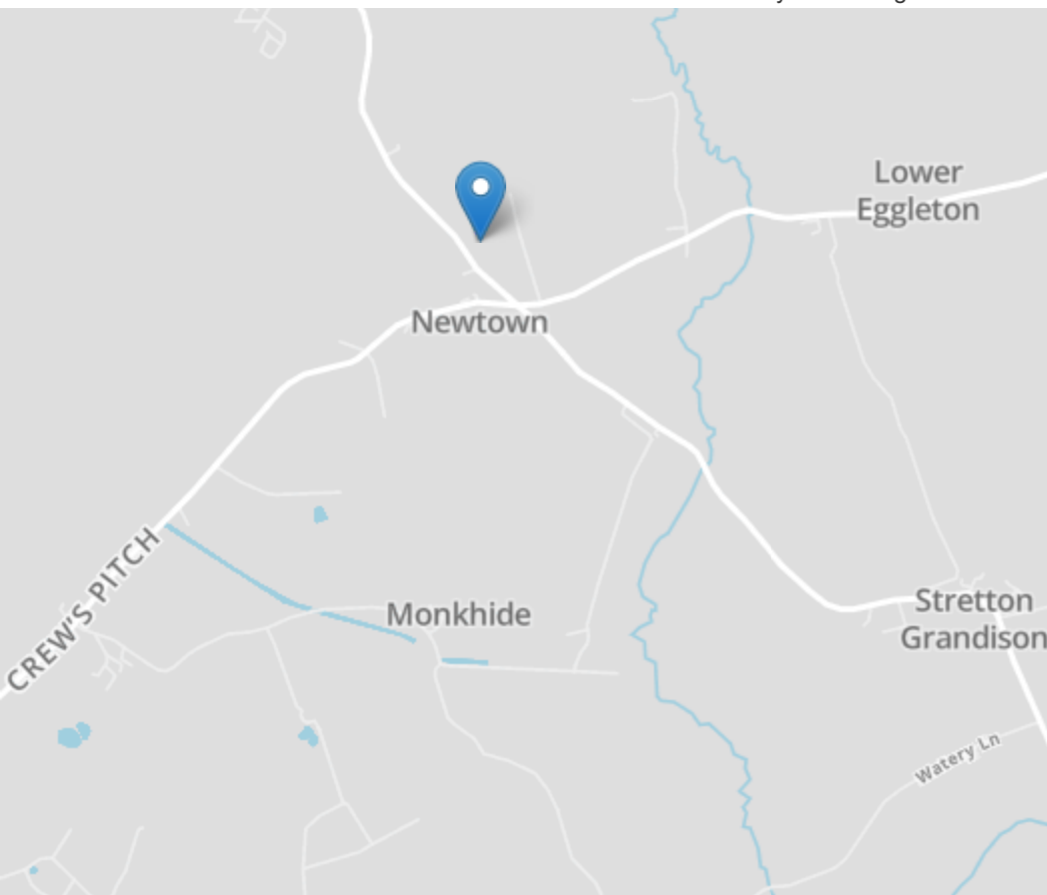




DIRECTIONS

From Hereford City proceed onto A465 Aylestone Hill, at the roundabout take the third exit onto A4103 towards Worcester, after approximately 7.5 miles turn left at the traffic lights by the garage onto A417, the site is approximately 100yards on the right hand side. From Ledbury proceed to Lower Eggleton on the A417, at the Worcester road junction proceed straight over towards Burley Gate, the site will be found after 300 yards on your right hand side, clearly indicated by Stooke, Hill and Walshe For Sale Board. For those who use 'What3words' //Vineyard.vesting.talked



GENERAL INFORMATION

Tenure
Freehold

Services
Mains water, electricity. Private drainage.
Air source heat pump

Outgoings
Council tax TBC new build

Viewing
By appointment through the Agents:
Hereford Office
8 King Street
Hereford, HR4 9BW
T: 01432 343477
E: hereford@shandw.co.uk

Ledbury Office
14 The Homend
Ledbury, HR8 1BT
T: 01531 631177
E: ledbury@shandw.co.uk

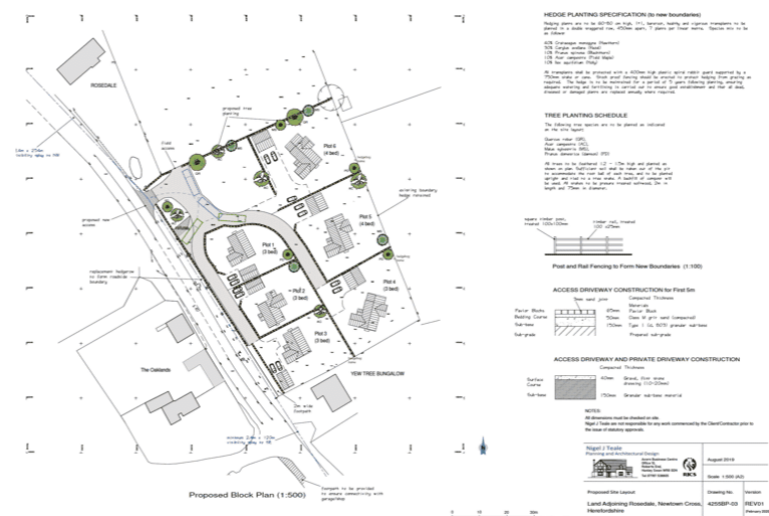
www.stookehillandwalshe.co.uk

Offers
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.
N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours
MON - THUR 9.00 am - 5.30 pm
FRI 9.00 am - 5.00 pm
SAT (Remotely) 9.00 am - 12:30 pm

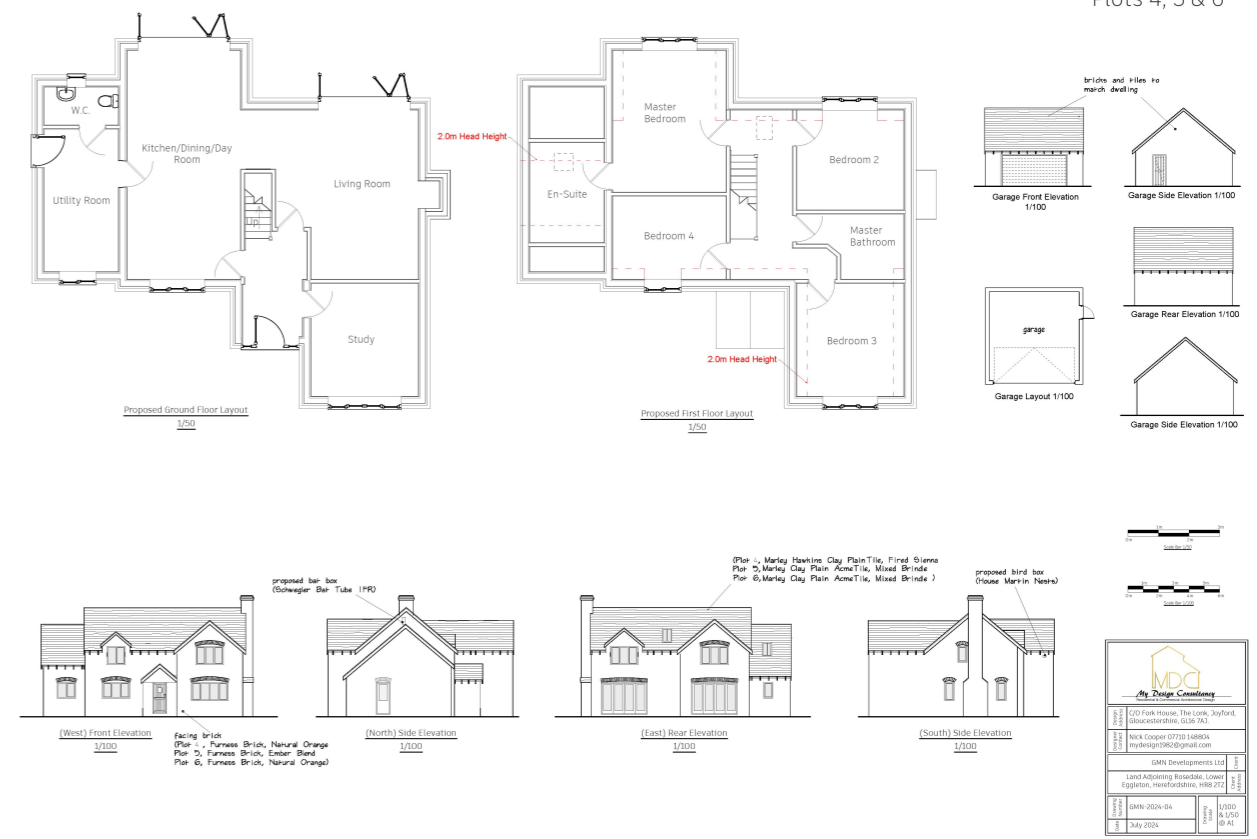
Plot 5 , Poppy Fields
Lower Eggleton Herefordshire HR8 2TZ

£600,000



MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

• Commutable to M5 and beyond • VIRTUAL TOUR AVAILABLE VIA OUR WEBSITE & YOUTUBE CHANNEL • 10 Year Warranty



A FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE AND ON OUR YOUTUBE CHANNEL

OVERVIEW

Plot 5 is a large 4 bedroom detached property, enjoying a pleasant position set well back from the road and backing onto open farmland. Having spacious planned accommodation extending to a total square footage of 2254 sq ft (209.40 sq m) including the garage. The plot itself is of good size extending to just under 0.25 of an acre. They are all architecturally designed enjoying a modern contemporary feel, and having air source heating with underfloor heating to the ground floor, and radiators to the first floor.

Located in a very convenient position on the Worcester side of Hereford City, and being equally distant approximately 9 miles from both Hereford and Ledbury, this development is situated within easy access to the Midlands and southeast via M50 and motorway networks which are available east Herefordshire.

On site inspection can be easily arranged through ourselves as agents.

In more detail the specification to this site comprises as follows:

Hall

2.1m x 3.52m (6' 11" x 11' 7")

Living room

4.651m x 5.515m (15' 3" x 18' 1")

With chimney breast and fireplace, bi-fold doors to the rear aspect.

Kitchen/Dining/Day Room

3.76m x 7.56m (12' 4" x 24' 10")

With window to front aspect and bi-fold doors to the rear.

Kitchen Area:

Comprises; 1.5 sink, integrated dishwasher, oven, microwave, grill, 4 ring induction hob, extractor over, built-in fridge & freezer, and granite working surfaces.

Study/Bedroom 5

3.73m x 3.55m (12' 3" x 11' 8")

With window to the front aspect.

Utility

2.3m x 4.69m (7' 7" x 15' 5")

With window to front aspect, external personal door to side aspect, matching units to the kitchen, space and plumbing for washing machine and tumble dryer, cupboard housing pressurised hot water system and ample storage.

Door to:

Cloakroom

White cloakroom suite

From the main reception hall stairs leads to:

FIRST FLOOR

Landng

Master Bedroom

4.68m x 3.77m (15' 4" x 12' 4")

With window to rear aspect.

Door to:

En-Suite

2.417m x 3.257m (7' 11" x 10' 8")

With skylight, rolled bath with shower over, vanity wash hand basin and low level WC.

Bedroom 2

3.56m x 3.73m (11' 8" x 12' 3")

Window to front aspect

Bedroom 3

3.55m x 3.3m (11' 8" x 10' 10")

With window to rear aspect.

Bedroom 4

3.74m x 2.74m (12' 3" x 9' 0")

Window to front aspect.

Bathroom

2.118m x 3.492m (6' 11" x 11' 5")

Comprising tiled floors, panelled bath, shower over, vanity wash hand basin, designer bathroom cabinets with illuminated mirrors, low

flush WC, ladder radiator and London brick tiled walls.

AT A GLANCE

QUALITY KITCHENS

Buy off plan and design your own kitchen/colours (additional upgrade charges may apply)
High end appliances
Solid granite or solid surface worktops
Induction hob
Integrated dishwasher
High level oven and grill

BATHROOMS AND EN-SUITES

Downstairs shower room or cloak room
Tiled bath/shower areas
Anti-slip tiled floors
Thermostatic showers
Designer bathroom cabinets and WC
Illuminated mirrors
Shower niche for toiletries
Storage shelving/niche for towels etc

SPECIFICATION

Stunning Architect designed homes
Air source heat pump
Underfloor heating
Stylish brickwork finish
Aluminium bi-fold doors
Log burning stove
En-suite bedroom
Separate utility room
EV car charger

INTERNAL

Grant Aeron3 heat pump
210 litre hot water cylinder
Zoned underfloor heating
Smart controller
Radiators to first floor
Tiled ground floor
Separate utility room
Downstairs cloak room or shower room

OUTSIDE

Spacious sandstone patio area
Permeable gravel driveway with gravel retention matting
Single garage
EV car charger
Individual Klargester private treatment plant (foul drainage)
Secure cycle store within garage

WARRANTY

10 year Warranty

AGENTS NOTE

The developer has the right to change or amend any specifications if necessary.
Plans/images/video are for representational purposes only.
All site viewings to the ongoing development areas is strictly prohibited at all times, and viewing these areas are by prior arrangement strictly through Stooke, Hill and Walshe 01432 343477.



Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.

At a glance...

- Hall 2.1m x 3.52m (6' 11" x 11' 7")
- Living room 4.651m x 5.515m (15' 3" x 18' 1")
- Kitchen/Dining/Day Room 3.76m x 7.56m (12' 4" x 24' 10")
- Study 3.73m x 3.55m (12' 3" x 11' 8")
- Utility 2.3m x 4.69m (7' 7" x 15' 5")
- Master Bedroom 4.68m x 3.77m (15' 4" x 12' 4")
- En-Suite 2.417m x 3.257m (7' 11" x 10' 8")
- Bedroom 2. 3.56m x 3.73m (11' 8" x 12' 3")
- Bedroom 3. 3.55m x 3.3m (11' 8" x 10' 10")
- Bedroom 4. 3.74m x 2.74m (12' 3" x 9' 0")
- Master Bathroom 2.118m x 3.492m (6' 11" x 11' 5")

And there's more...

- 10 Year Warranty
- Commutable area
- Good size accommodation and garden
- Garage