

Plot 1 Poppy Fields
Lower Eggleton Herefordshire HR8 2TZ

£545,000



• Luxury 3 and 4 bedroom detached Homes • Purchase off plan and design your own interior • Commutable to M5 and beyond

OVERVIEW

This small development of just 6 luxury, three and four bedroom detached properties occupying a very pleasant semi rural position, with all plots enjoying good size gardens. The site has been 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. All purchasers will have the ability to purchase 'off plan' allowing the opportunity to choose own choice of kitchens and bathrooms (subject to budget), therefore allowing an individual purchaser to enjoy their own colours and styles which is very much like building your own property without the pressures.

Plot 1 is a large 3 bedroom design, enjoying a dressing room and en-suite to the master bedroom, whilst the ground floor enjoys a large kitchen, dining room, and separate large utility. Enjoying a plot size of .13 of an acre, it has a total square footage of 1,732 sq ft (161 sq m) of accommodation to include the garage. All properties have a full 10 year warranty and on site inspection can be easily arranged through ourselves as agents.

All plots have the opportunity to upgrade to solar to reduce running costs and this can include battery storage if required.

This development site is 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. In more detail the specification to this site comprises as follows:

SPECIFICATION

- Stunning Architect designed homes
- Chance to design your own interior
- Air source heat pump
- Underfloor heating
- Stylish brickwork finish
- Aluminium bi-fold doors
- Log burning stove
- En-suite bedrooms
- Separate utility rooms
- EV car charger

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

BATHROOM 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

INTERNAL

- Grant Aerona3 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 Klargestar private treatment plant (foul drainage)
- Secure cycle store within garage

ADVANTAGES OF BUYING OFF PLAN

- Choose your own paint colours
- Choose your own floor tiles from our select range, or upgrade to your own flooring and the difference in price.
- Design your own kitchen and utility room form our select range, or upgrade to you own kitchen and pay the difference in price.
- FREE carpets from our large selection, or upgrade to your own carpet and pay the difference in price.
- All works completed after exchange but before you move in. Move into a completed house designed internally by you.

AGENTS NOTE

The developer has the right to change or amend any specifications if necessary.

HEALTH AND SAFETY

All site viewings are strictly through Stooke, Hill and Walshe 01432 343477. Unauthorised entry onto this site is strictly prohibited at all times.

DIRECTIONS

From Hereford City proceed onto A465 Aylestone Hill, at the roundabout take the third exit onto A4103 towards Worcester and after approximately 7.5 miles turn left at the traffic lights by the garage onto A417 and the site is approximately 100yards on the right hand side as indicated by The Agents For Sale Board. For those who use 'What3words'///stance.instant.pillows

GENERAL INFORMATION

Tenure

Freehold

Services

Mains water, electricity. Private drainage. Air source heat pump and solar.

Outgoings

Council tax New build TBC

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.

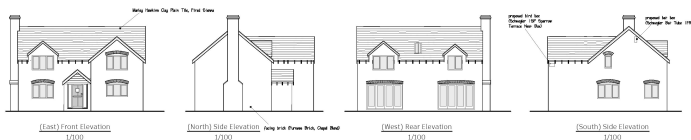
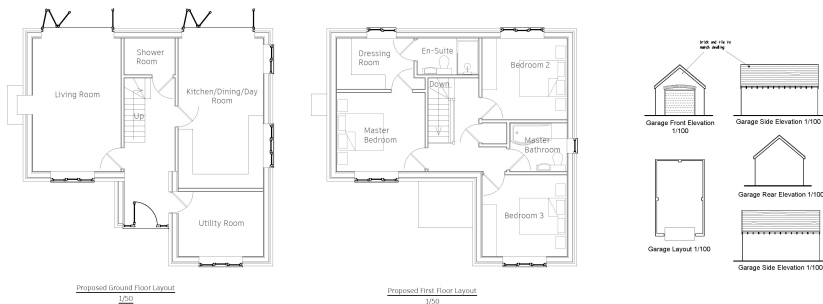
Opening Hours

MONDAY - THURSDAY 9.00 am - 5.30 pm

FRIDAY 9.00 am - 5.00 pm

SATURDAY 9.00 am - 12:30 pm

Plots 1 & 3



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