

The Yew
Monksbury Park
Monkhide
Hereford
HR8 2TU



The Yew, Monksbury Park, Monkhide, Hereford HR8 2TU

A newly constructed link detached house on an exclusive rural development, highly energy efficient with double glazing and air source heating. There are 3 bedrooms (1 en-suite), garage and gardens.

Plots 3, 4, 5 and 7 are newly constructed houses on a small development of 7 properties, in a glorious rural location between the cathedral cities of Hereford (9 miles) and the market town of Ledbury (9 miles) with the M50 motorway link and is also well placed for access to Malvern (13 miles) , Ross on Wye (17 miles) and the cathedral city of Worcester (20 miles) with the M5 motorway link.

Monkhide is a spread out rural hamlet with a section of the former Gloucester to Hereford canal running through it. There are local amenities at Newtown Crossroads with a filling station and shop/post office. Stretton Grandison has a lovely park and church and nursery school, in near by Ashperton there is a well repected primary school, with John Masefield High in Ledbury for secondary school.

The property is being constructed by highly respected developers, Kinspire Homes Limited, who have recently undertaken numerous other successful projects (Ramblers Park, Pilgrim Park, Woodland Park etc).

The property is attractively designed and is highly energy efficient with an air source heat pump for water heating and the central heating (underfloor at ground floor), UPVC double glazing, high levels of insulation, electric car charging point and provides well planned accommodation of approximately 1,308 square feet (plus the garage) and has a good sized garden which will have a patio and a lawn.

Ground Floor

Entrance hall with storage cupboard and staircase to the first floor, cloakroom, lounge with bi-fold doors to the rear, kitchen/dining room with window to front and French doors to garden, contemporary style units with stone work surfaces and a range of built in appliances and a Rangemaster induction stove, access to integrated garage with utility storage space.

First Floor

Full height window to front and rear and two storage cupboards. **Bedroom 1** has a window to the rear and an **en-suite shower room**. **Bedroom 2** has windows to the rear and side. **Bedroom 3** has windows to the front and side. The **bathroom** has a bath with an overhead rain shower fitment, vanity unit and heated towel radiator.

Outside

There is a landscaped garden and adjoining garage, with electric roller door, hot water cylinder. Hot and cold water supply, outside lights and power. Electric vehicle charging point. Air source heat pump.

Agents Note

1. Images are for illustrative purposes only.
2. There will be a 10 year structural warranty.

Services

Are mains electricity and water (metered) supply, private (shared) drainage system. High speed broadband to the property. Service charge - there will be a charge for maintainance of the shared drainange system and communal road.

Reservation Fee

£1,500 - refundable subject to sales code of practice.

Directions

Monksbury Park is located in the hamlet of Monkhide towards the end of a shared private drive which is accessed from the A417 between Newtown Cross and Stretton Grandison. Please note - If approaching from Hereford, there is no access via Monkhide and the A4103.





Price From - £550,000

Viewing

Strictly by appointment through the Agents, Flint & Cook 01432 355455

Tenure & Possession

Freehold - vacant possession on completion

Opening Hours

Monday - Friday 9.00 am - 5.30 pm
 Saturday 9.00 am - 2.00 pm

Money Laundering Regulations

Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer.



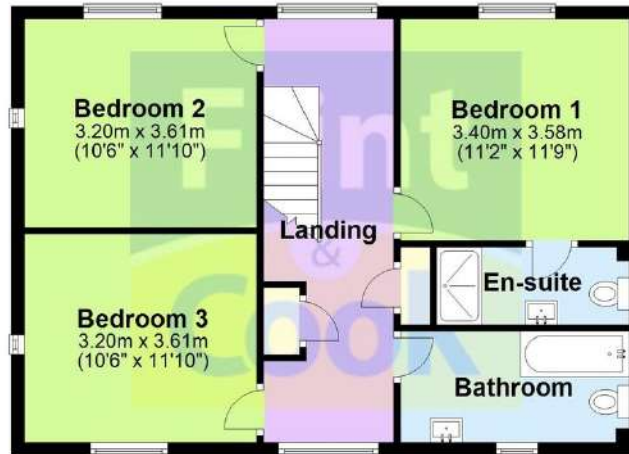
Ground Floor

Main area: approx. 60.6 sq. metres (652.1 sq. feet)
Plus garages, approx. 26.1 sq. metres (280.6 sq. feet)



First Floor

Approx. 61.0 sq. metres (656.5 sq. feet)



Main area: Approx. 121.6 sq. metres (1308.6 sq. feet)

Plus garages, approx. 26.1 sq. metres (280.6 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

