



# The Alder

1 Monksbury Park  
Monkhide  
Hereford  
HR8 2TU



# The Alder, Monksbury Park, Monkhide, Hereford HR8 2TU

A newly constructed detached house on an exclusive rural development with 3 bedrooms, 3 en-suites, kitchen/dining room with integrated appliances, separate utility room, study, garage and gardens.

This individual, newly constructed, detached property is pleasantly located 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 where there is a filling station and shop with post office, Stretton Grandison with it's lovely park and church and nursery school, in near by Ashperton there is a well respected primary school and John Masefield High School is close-by in Ledbury.

Constructed by highly respected developers Kinspire Homes Ltd who have recently undertaken numerous other 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 the water heating and central heating (underfloor at ground floor), UPVC triple glazing, high levels of insulation, electric car charging point and provides well planned accommodation over 1,500 square feet (plus the garage) and has a good sized garden which will have a patio and a lawn.

## **Ground Floor**

Comprising an entrance hall, cloakroom, sitting room with window to rear, study with a window to the rear, a kitchen/dining room with contemporary style units with stone work surfaces and a range of built-in appliances a Rangemaster induction stove, a window to the front and bi-fold doors to the rear, a utility room with a Belfast sink and from the entrance hall stairs leading to the first floor.

## **First Floor**

The landing provides access to - **Bedroom 1** with large windows to the rear and an **en-suite bathroom**, **Bedroom 2** has a full-length window with Juliet balcony to the front and an **en-suite shower room** and **Bedroom 3** has a window to the rear and an **en-suite shower room**.

## **Garage and Gardens**

With electric roller door, hot water cylinder. Hot and cold water supply, outside lights and power. Electric charging point. Air source heat pump.

## **Agents Note**

1. Images are for illustrative purposes only.
2. 10 Year structural warranty.

## **Reservation Fee**

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

## **Services**

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



**Price** £650,000

**Money Laundering Regulations**

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

**Tenure & Possession**

Freehold - vacant possession on completion.

**Viewing**

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

**Opening Hours**

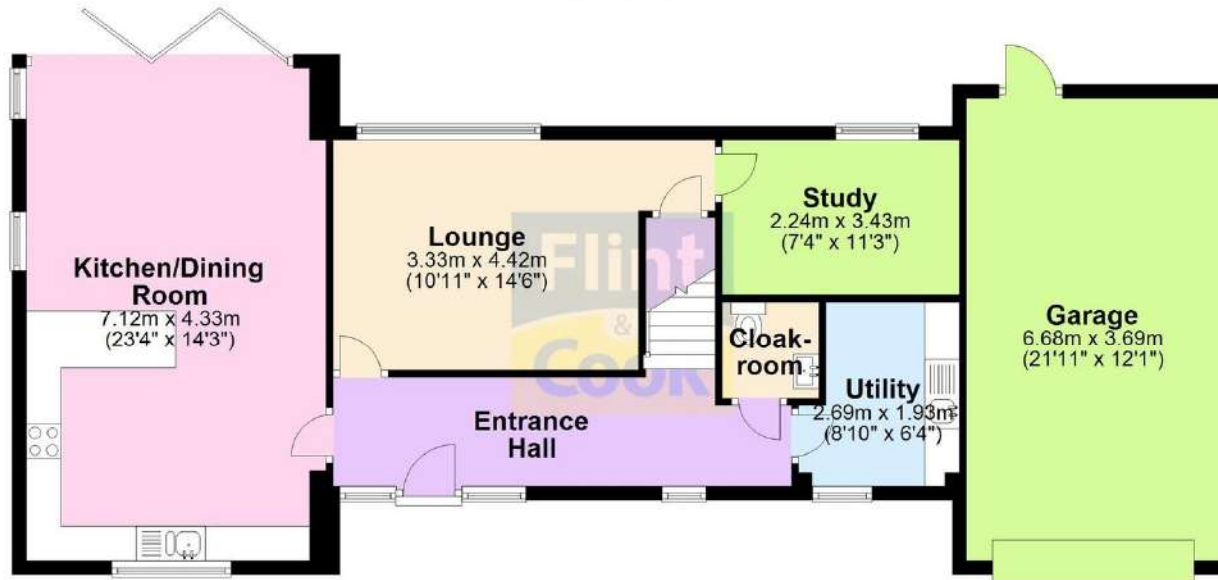
Monday - Friday 9.00 am - 5.30 pm  
 Saturday - 9.00 am - 2.00 pm

JRC FC00425 November 2024



## Ground Floor

Main area: approx. 76.7 sq. metres (825.3 sq. feet)  
Plus garages: approx. 24.7 sq. metres (265.4 sq. feet)



## First Floor

Approx. 67.7 sq. metres (728.6 sq. feet)



Main area: Approx. 144.4 sq. metres (1553.9 sq. feet)

Plus garages: approx. 24.7 sq. metres (265.4 sq. feet)

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

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