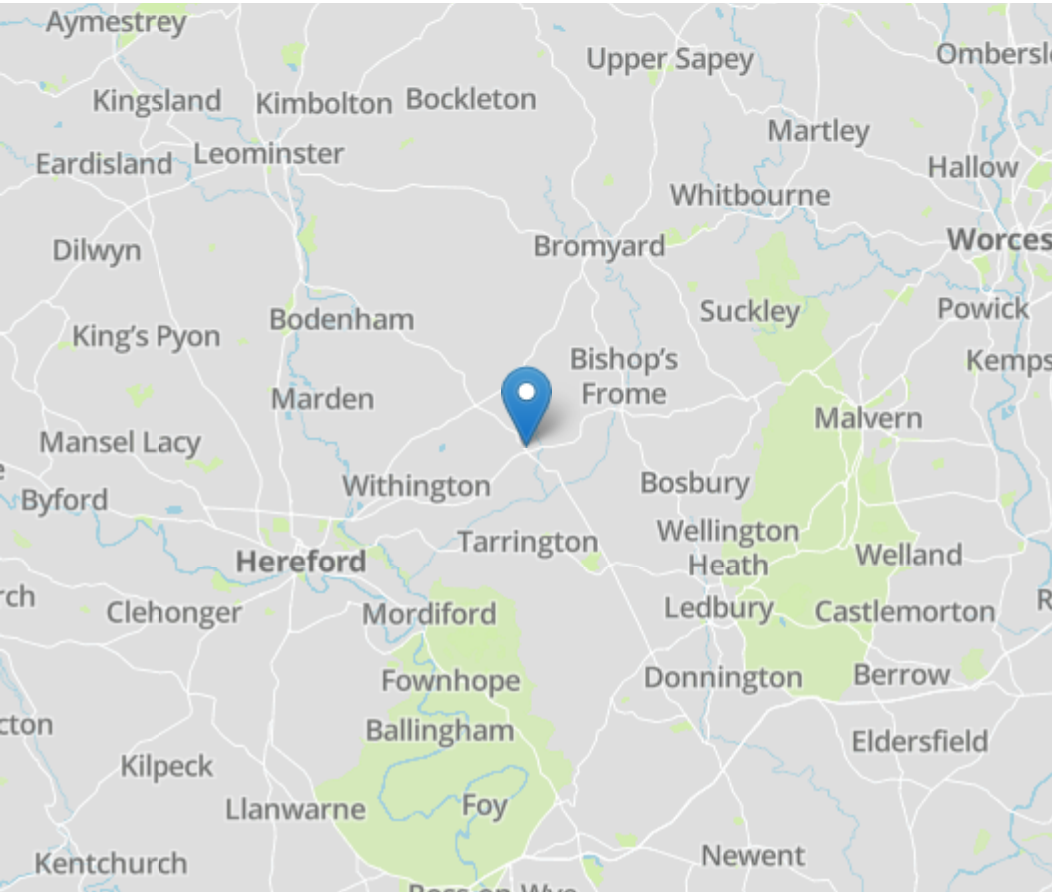




## DIRECTIONS

From Ledbury proceed to Lower Eggleton on the A417, at the worcester road junction proceed straight over towards Burley Gate and the site will be found after 300 yards on your right hand side .

What 3 Words Vineyard.vesting.talked



## GENERAL INFORMATION

### Tenure

Freehold

### Services

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

### 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](http://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

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.

Plot 5 , Poppy Fields

Lower Eggleton Herefordshire HR8 2TZ

Price Guide £635,000

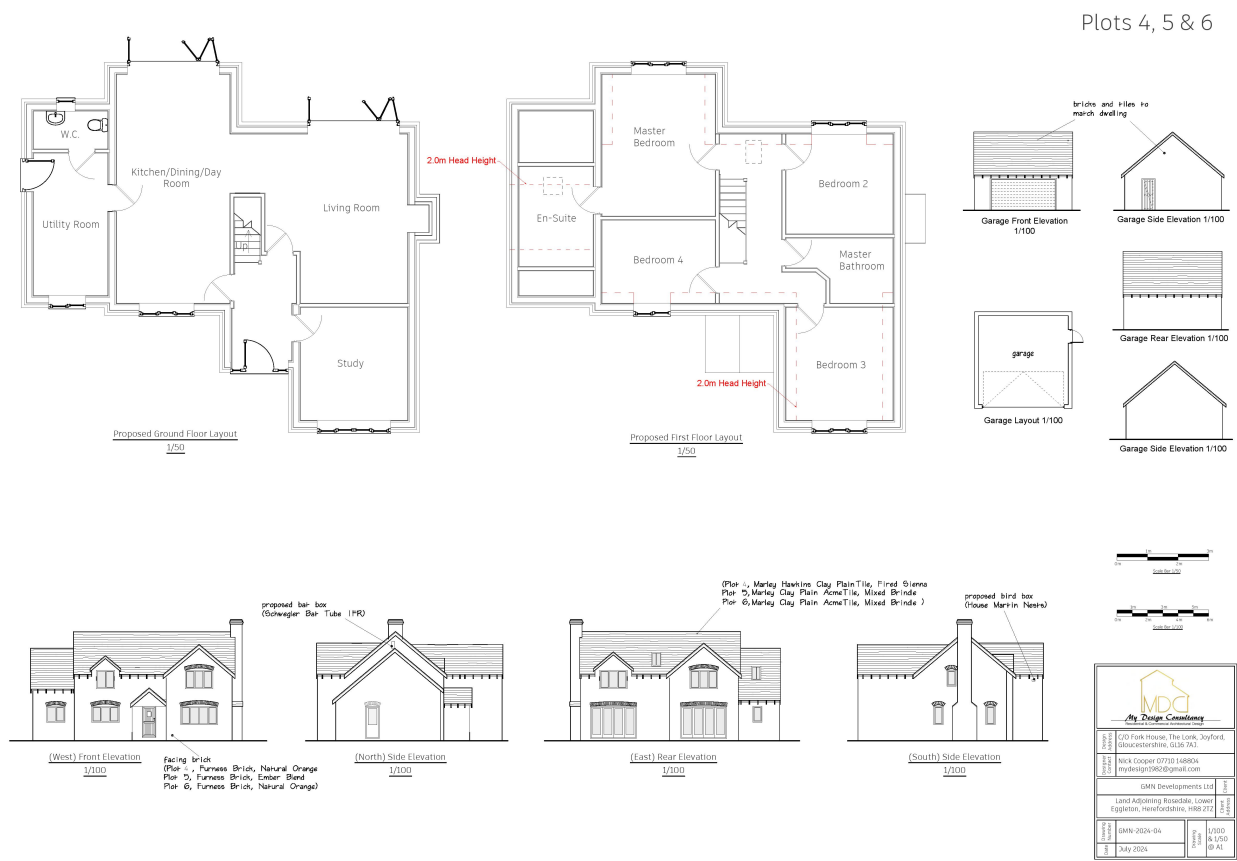


• Luxury 3 and 4 bedroom detached Homes • Purchase off plan and design your own interior • Commutable to M5 and beyond

Hereford 01432 343477

Ledbury 01531 631177





## OVERVIEW

This small development of just 6 luxury, three and four bedroom 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. 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.

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 spaciouly 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. All properties have a full 10 year warranty and on site inspection can be easily arranged through ourselves as agents.

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

### OFF PLAN ROOM DIMENSIONS

Living room 4.651m x 5.515m (15' 3" x 18' 1")  
Kitchen/Dining/Day Room 3.695m x 7.465m (12' 1" x 24' 6")

Study 3.678m x 3.495m (12' 1" x 11' 6")  
Utility 2.417m x 4.648m (7' 11" x 15' 3")  
Cloakroom 1.225m x 2.417m (4' 0" x 7' 11")  
Master Bedroom 4.618m x 2m (15' 2" x 6' 7")  
En-Suite 2.417m x 3.257m (7' 11" x 10' 8")  
Bedroom 2. 3.495m x 3.250m (11' 6" x 10' 8")  
Bedroom 3. 3.678m x 3.495m (12' 1" x 11' 6")  
Bedroom 4. 3.695m x 2.700m (12' 1" x 8' 10")  
Master Bathroom 3.492m x 2.118m (11' 5" x 6' 11")

### SPECIFICATON

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 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 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.  
Please note photos used are for illustrated purposes only.

## 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.



## Like the property?

Just call into the office or give us a call on 01531 631177, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.

## At a glance...

- ✓ Living room 4.651m x 5.515m (15' 3" x 18' 1")
- ✓ Kitchen/Dining/Day Room 3.695m x 7.465m (12' 1" x 24' 6")
- ✓ Study 3.678m x 3.495m (12' 1" x 11' 6")
- ✓ Utility 2.417m x 4.648m (7' 11" x 15' 3")
- ✓ Cloakroom 1.225m x 2.417m (4' 0" x 7' 11")
- ✓ Master Bedroom 4.618m x 2m (15' 2" x 6' 7")
- ✓ En-Suite 2.417m x 3.257m (7' 11" x 10' 8")
- ✓ Bedroom 2. 3.495m x 3.250m (11' 6" x 10' 8")
- ✓ Bedroom 3. 3.678m x 3.495m (12' 1" x 11' 6")
- ✓ Bedroom 4. 3.695m x 2.700m (12' 1" x 8' 10")
- ✓ Master Bathroom 3.492m x 2.118m (11' 5" x 6' 11")

## And there's more...

- ✓ A select Site of just 6 homes
- ✓ Choice of Kitchens and Bathrooms
- ✓ Large Plots