



GENERAL INFORMATION

Tenure

Freehold

Services

Mains electric, and water. Private drainage (individual treatment plant). Air source heating. Solar panels.

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

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

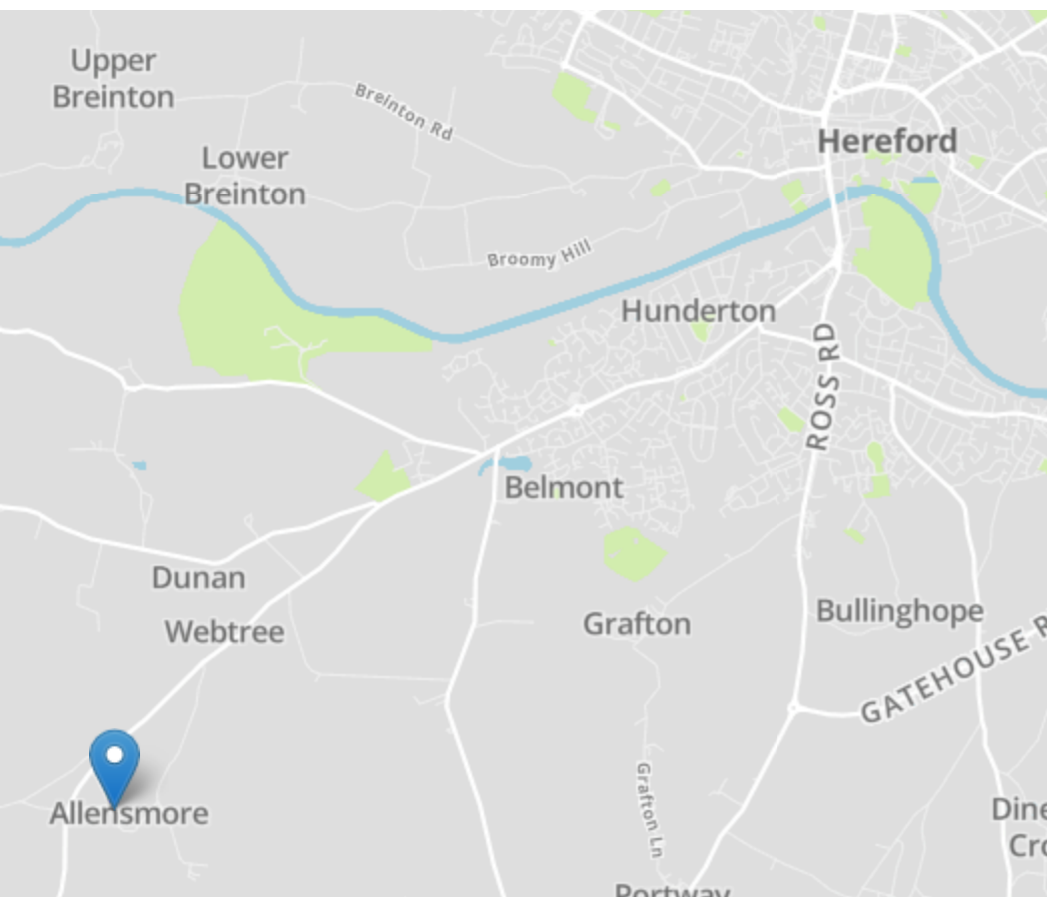
View Point, Church Road
Allensmore HR2 9AG

£645,000



DIRECTIONS

From Hereford City proceed south onto A49 and keeping to the two right hand lanes proceed onto A465 Belmont Road, after approximately 2.5 miles take the 2nd turn left, onto Church Road and this new development can be found on the left hand side as indicated by the Agents/Developer For Sale Board. For those who use 'What3words' //surprised.hostels.baker



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.

• 10 year LABC Warranty • 4 bedroom detached contemporary luxury house • 2 en-suite bedrooms • Available to purchase off plan • Award winning developer Perfection Homes • Beautiful sought after village of Allensmore

Hereford 01432 343477

Ledbury 01531 631177



GROUND FLOOR PLAN
GIA FLOOR AREA - 79 Sq. m - 849 Sq. Ft



FIRST FLOOR PLAN
GIA FLOOR AREA - 79 Sq. m - 849 Sq. Ft

OVERVIEW

Currently being constructed to a high specification, by the Award winning developer Perfection Homes, an exciting opportunity to purchase 'off plan' a contemporary, luxury 3/4 bedroom detached house. The property comprises designer kitchen, designer bathroom and en-suites to master bedroom and bedroom 2, a further bedroom and a first floor study (depending on an incoming purchaser's needs the first floor study could adapt to a fourth bedroom), family/kitchen/dining room, utility, downstairs cloakroom, under floor heating to ground floor, landscaped garden, patio, garage, electric car charge, block paving driveway and outside lighting.

Being one of six newly constructed properties, with one already reserved, this contemporary small development is located off Church Road which is in a 'horseshoe road' location, between two easy access/exit turnings off the A465 Hereford-Abergavenny Road, which gives this development the convenience of being a short commuting distance to south Wales and the southwest, but also has the advantage of being set amid some stunning Herefordshire countryside. It has the advantage of nearby amenities like Lock's Garage and store, but is also conveniently located about 3.9 miles southwest of Hereford City centre, offering a vibrant mix of shops, restaurants, and riverside charm along the Wye. Local schools are within reach in Clehonger and Kingstone, with the latter being served by a nearby bus pickup, with the Steiner Academy only

4 miles away in Much Dewchurch.

SPECIFICATIONS

- Architect design contemporary stylish homes
- Low maintenance design
- Windows and doors- High performance, with Bifold doors
- Siberian Larch Pressure Treated Cladding
- 10 Year Warranty - LABC
- Landscape Garden by Holly Mead Garden Designs
- Solar PV Fitted – Battery can be supplied (Extra Cost)
- Electric Car Charge Fitted

DESIGNER KITCHEN

- German Kitchens
- Samsung and Bosch Appliances
- Integrated electric oven
- Integrated dishwasher
- Induction Hob
- Canopy Hood
- Fridge Freezer
- Hot Tap fitted by Quooker

DESIGNER BATHROOM, EN-SUITES AND CLOAKROOM

- Designer Vanity Units
- Mira Platinum Showers
- Back to Wall Toilets
- Designer Baths
- Black Taps
- Mirror Lights
- Designer Wall and floor coverings

INTERNAL

- Air Source Heating
- Myson underfloor heating system- Ground floor
- Rads on the first floor
- Ash Box feature around windows
- Ash Skirting Architraves
- LED lighting
- Designer Doors
- Designer wardrobes fitted
- Hard Flooring and carpets fitted throughout
- Dimmable lighting in the living room/kitchen – wise box
- Fitted Luxury Wood Burner

OFF PLAN ROOM MEASUREMENTS AT A GLANCE

Kitchen/Family /Dining 5.15m x 7.31m (16' 11" x 24' 0")
 Living 6.05m x 3.48m (19' 10" x 11' 5")
 Hall 4.18m x 2.90m (13' 9" x 9' 6")
 Bedroom 1. 3.26m x 5.15m (10' 8" x 16' 11")
 Bedroom 2. 3.33m x 3.06m (10' 11" x 10' 0")
 Bedroom 3. 3.31m x 3.48m (10' 10" x 11' 5")
 Study 3.48m x 2.62m (11' 5" x 8' 7")

EXTERNAL

- Landscape Gardens
- Parking
- Storage
- Outside Lighting
- Stone Patio Areas
- Permeable Block Paving Driveways
- Garage
- Fitted Hormann Electric Garage Doors

- Option for Electric Gates (Extra Cost)
- Individual treatment plant

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.

PLANS/IMAGES

Plans/images are for representational purposes only.

AGENTS NOTE

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



At a glance...

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And there's more...

- Contemporary style new homes
- Attention to detail
- Highest quality
- Local developer

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.