



EDENSTONE
HOMES



ST MARY'S
GARDEN VILLAGE

ROSS-ON-WYE





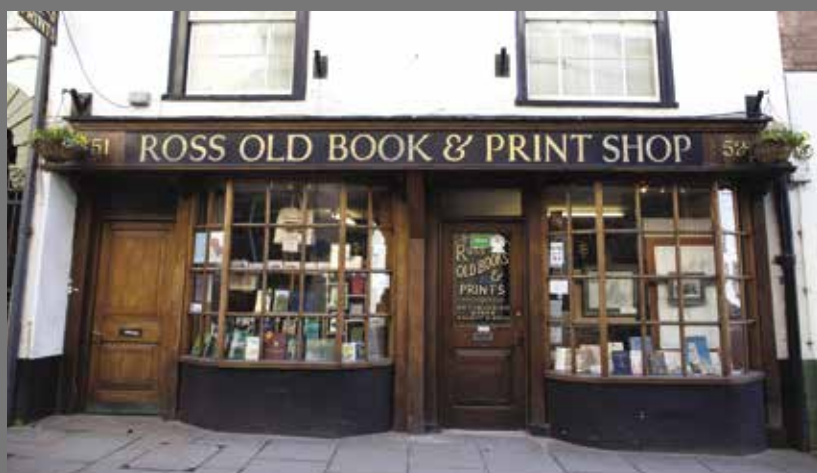
WELCOME TO ST MARY'S

St Mary's Church spire has shaped the skyline of the historic market town of Ross-on-Wye for over 700 years.

Overlooking the River Wye and the picturesque Herefordshire countryside, Ross has long been a magnet for visitors. Renowned for its rich history and stunning scenery, today it is a thriving, yet traditional town with good schools and amenities, shopping facilities and road links.

St Mary's Garden Village offers modern, comfortable living in a highly sought after location under a mile from the town centre. Combining quality and good looks, these beautiful 'arts and crafts' inspired homes, are both spacious and well designed and enjoy an enviable position in the 'garden village' community of new homes and exclusive community features.





Top left: Goodrich Castle. Top middle: Leaping salmon sculpture by Walenty Pytel. Top right: Half timbered Antique emporium, Ross on Wye Middle left: Canoeing the River Wye in the Wye Valley. Bottom left: Ross Old Book and Print Shop, Ross on Wye. Bottom middle: The Phoenix Theatre, Ross on Wye. Middle right: Barge moored on the River Wye. Bottom right: Metal sculpture of three mallard ducks about to land by Walenty Pytel

ROSS-ON-WYE - EVERYTHING YOU NEED

With a mix of high street and independent shops and a host of eateries, cafes and restaurants, Ross-on-Wye makes a great area for spending quality leisure time and is fast building a reputation as a 'gastro town'.

The town's iconic 17th century Market House still hosts twice weekly markets and 'Made in Ross' a collective of local artists, artisans and craft workers who regularly display a range of individual works.

There's a wealth of events and festivals to explore all year round, many centred on the riverside, alongside the town's rowing club. From regattas to Dragon Boat racing, to the River Festival and the annual Hedgehog Festival - the symbol of the town - to national dog events and fire-walking spectacles, Ross has something for everyone.

Rich in culture, Ross is also home to the Phoenix Theatre, which dates from 1923, with its 64 tiered seating area and busy programme of films and amateur theatre group productions.

Alternatively, get on your bike and join the brand new cycle link from St Mary's through to the Ross Town Trail, or even take a stroll along the meandering River Wye right through to Goodrich Castle or along the Wye Valley Walk - you won't be disappointed.

Ross-on-Wye borders the counties of Gloucestershire and Monmouthshire, with views in every direction - from St Mary's Church's own Prospect Viewpoint, to the Malvern Hills in the east and the Black Mountains in the west.

Within easy reach of the A40/M50 and M5 motorway network and close to the Wye Valley and Forest of Dean, St Mary's Garden Village offers modern living, spectacular scenery and a sense of community.



Market House - Ross on Wye



View from the pontoon and wetland habitat towards St Mary's Garden Village

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HOMES

4 BEDROOM
FARNHAM

TENBURY

3 BEDROOM
BROUGHTON

ALVESTON

BUNGALOWS

3 BEDROOM
BUDLEIGH

BOURNEMOUTH

2 BEDROOM
EASTBOURNE

To be read in conjunction
with the St Mary's
Community Brochure

FARNHAM

A FOUR BEDROOM
DETACHED FAMILY HOME

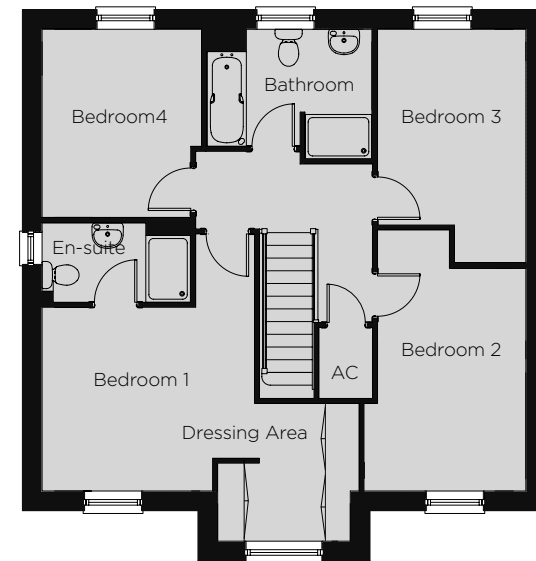
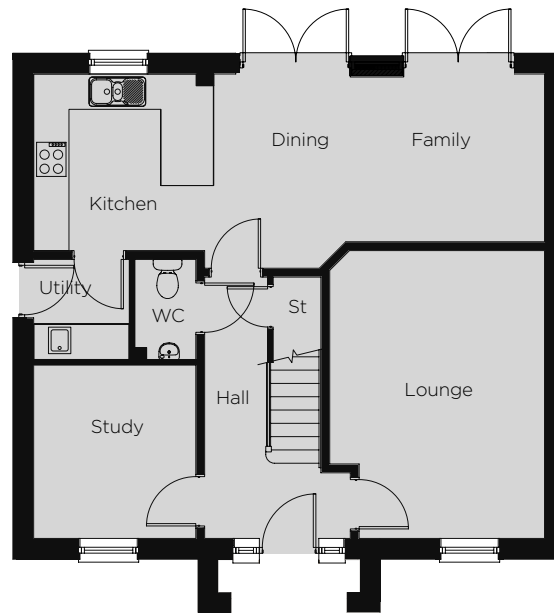


GROUND FLOOR

Kitchen	3.00m x 3.50m	9'10" x 11'5"
Dining / Family	5.21m x 3.30m	17'1" x 10'10"
Lounge	4.89m x 3.65m	16'1" x 12'0"
Study	2.95m x 2.76m	9'8" x 9'0"

FIRST FLOOR

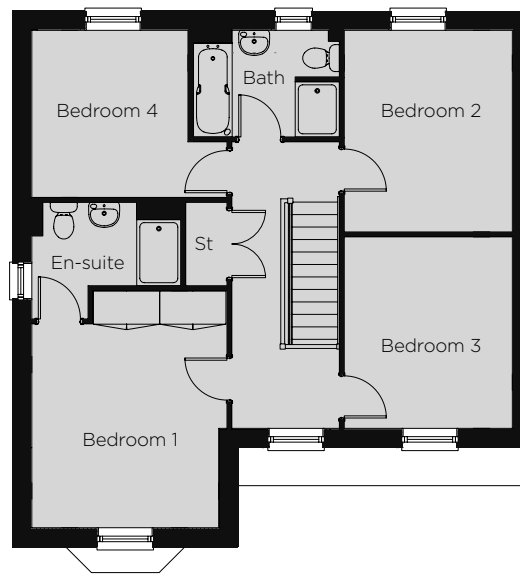
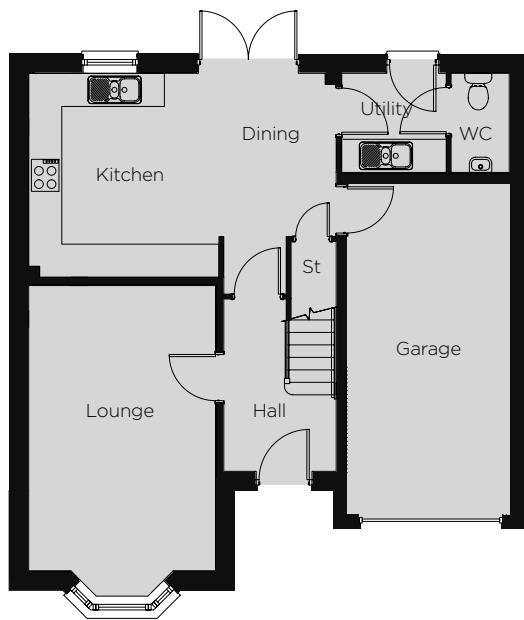
Bedroom 1	3.30m x 3.81m	10'10" x 12'6"
Bedroom 2	3.68m x 2.91m	12'1" x 9'6"
Bedroom 3	3.43m x 2.67m	11'3" x 8'9"
Bedroom 4	3.22m x 2.87m	10'6" x 9'5"





TENBURY

A FOUR BEDROOM
DETACHED FAMILY HOME



GROUND FLOOR

Kitchen	3.70m x 2.81m	12'2" x 9'3"
Dining	2.96m x 2.76m	9'8" x 9'1"
Lounge	5.17m x 3.39m	16'11" x 11'1"

FIRST FLOOR

Bedroom 1	3.69m x 3.54m	12'1" x 11'7"
Bedroom 2	3.65m x 3.05m	12'0" x 10'0"
Bedroom 3	3.47m x 3.05m	11'5" x 10'0"
Bedroom 4	3.03m x 2.83m	9'11" x 9'3"

BROUGHTON

A THREE BEDROOM
SEMI-DETACHED HOME

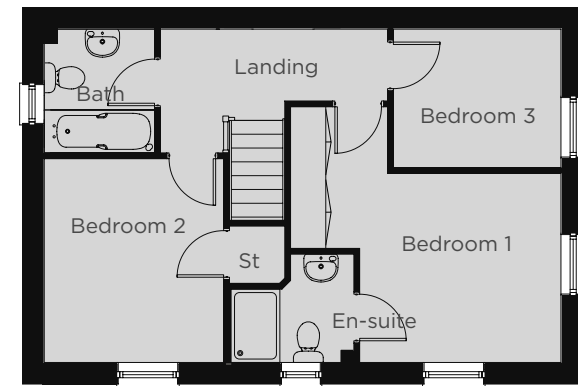
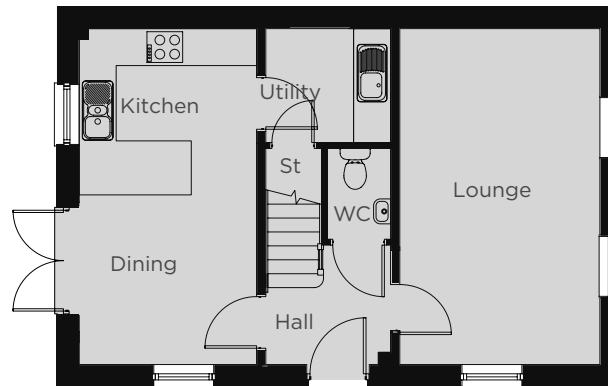


GROUND FLOOR

Kitchen	2.88m x 2.70m	9'5" x 8'10"
Dining	2.88m x 2.76m	9'5" x 9'1"
Lounge	5.46m x 3.25m	17'11" x 10'8"

FIRST FLOOR

Bedroom 1	4.38m x 3.10m	14'4" x 10'2"
Bedroom 2	3.33m x 2.94m	11'3" x 10'11"
Bedroom 3	2.74m x 2.27m	9'0" x 7'5"

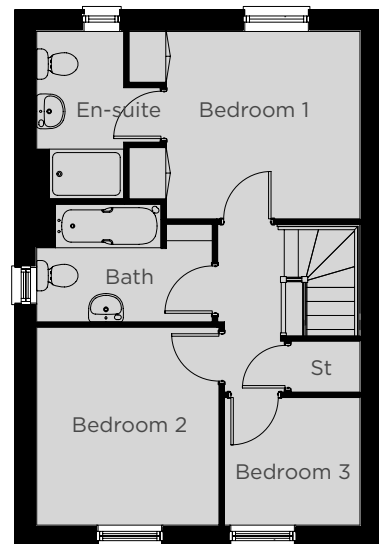
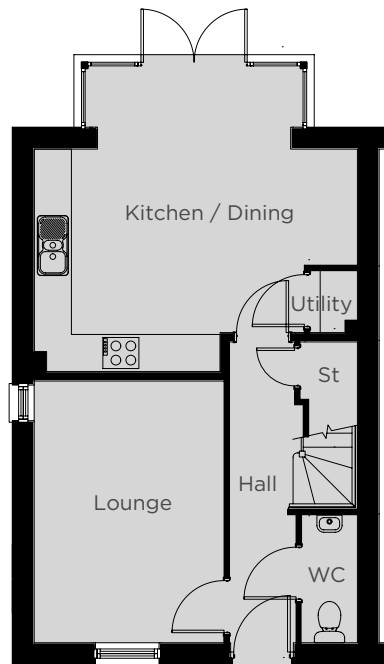




ALVESTON

A THREE BEDROOM
SEMI DETACHED HOME

CGI shows two semi-detached Alveston homes.



GROUND FLOOR

Kitchen / Dining	5.20m x 4.92m	17'1" x 16'2"
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Lounge	4.21m x 3.06m	13'10" x 10'0"
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FIRST FLOOR

Bedroom 1	3.11m x 3.02m	10'2" x 9'11"
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Bedroom 2	3.19m x 2.93m	10'5" x 9'8"
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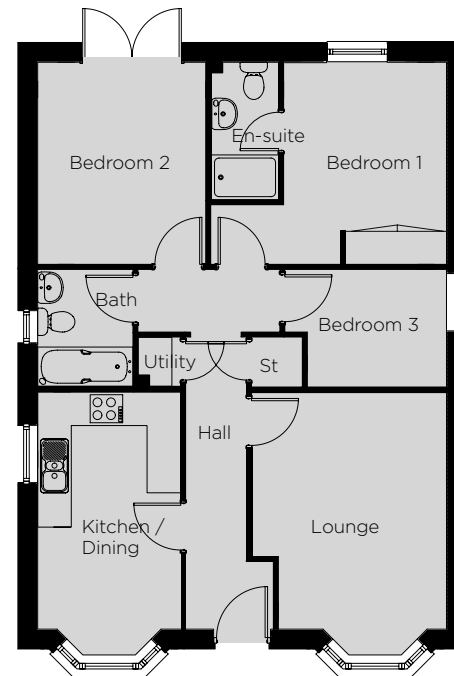
Bedroom 3	2.18m x 2.05m	7'2" x 6'9"
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BOURNEMOUTH

A THREE BEDROOM
DETACHED BUNGALOW



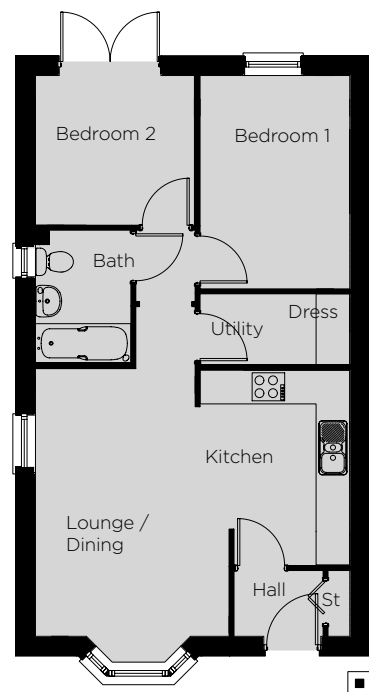
Kitchen / Dining	4.68m x 2.60m	15'5" x 8'6"
Lounge	4.68m x 3.48m	15'4" x 11'5"
Bedroom 1	3.60m x 2.91m	11'10" x 9'6"
Bedroom 2	3.60m x 2.98m	11'10" x 9'10"
Bedroom 3	2.48m x 2.10m	8'2" x 6'9"





EASTBOURNE

A TWO BEDROOM
SEMI-DETACHED BUNGALOW



Kitchen	2.66m x 3.48m	8'8" x 11'5"
Lounge / Dining	5.23m x 3.49m	17'1" x 11'4"
Bedroom 1	3.80m x 2.67m	12'6" x 8'8"
Bedroom 2	2.84m x 2.67m	9'3" x 8'8"

SPECIFICATION

KITCHEN

- Premium range of traditional and contemporary style kitchens
- Choice of worktops and glass hob splashback*
- Stainless steel ovens and induction hob
- Stainless steel sinks and chrome taps
- Plumbed washing machine space
- Integrated dishwasher & fridge freezer

BATHROOM / EN-SUITES & CLOAKROOM

- Contemporary Roca white sanitary ware
- Porcelanosa premium ceramic wall tiling
- Chrome lever action taps

HEATING & ELECTRICS

- Gas central heating system with energy efficient, wall mounted combination boiler/boiler with cylinder and contemporary radiators
- TV points fitted to the lounge/family room and Bedroom 1
- Phone points to the hall and lounge
- USB points to kitchen and Bedroom 1
- Wiring for satellite TV from the roof space

GENERAL

- Landscaped front garden
- NHBC 10 year Buildmark warranty
- Dressing area/fitted wardrobe to Bedroom 1

Our sales team will take you through all you need to know about the process of buying an Edenstone Home and will be delighted to provide a full specification for the home you have chosen.

We also offer each of our purchasers the opportunity to personalise their new home through a comprehensive range of upgrades to help make your home, your very own.

* subject to build stage

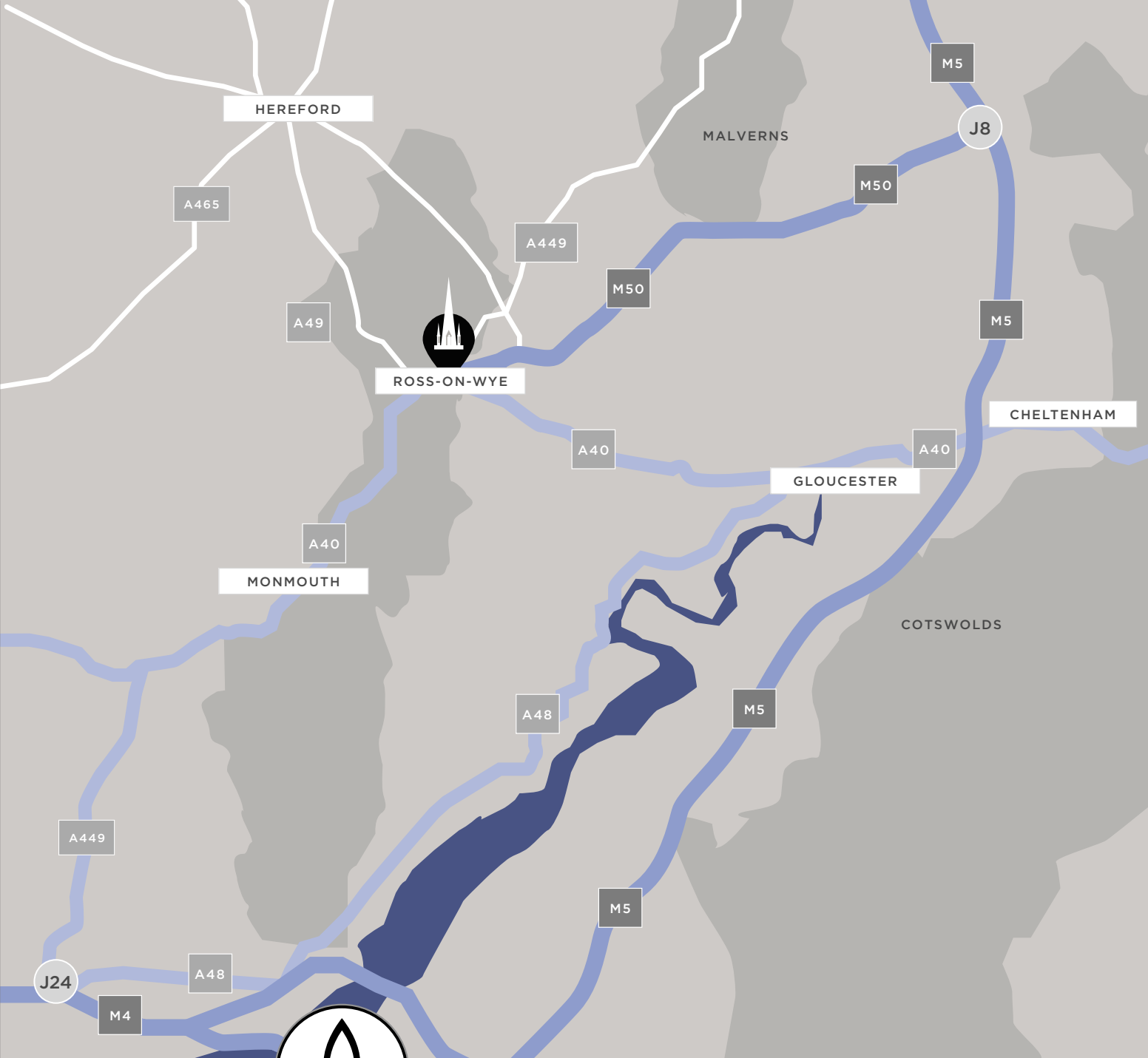


We believe in a shared sense of community. That's why every time Edenstone Homes sells a home we donate a portion of the proceeds to charity.

This donation is managed through the **Edenstone Foundation**
www.edenstonefoundation.com

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk



HR9 7QJ

CAR DISTANCES

MONMOUTH
11 MILES

HEREFORD
15 MILES

GLOUCESTER
18 MILES

CHELTENHAM
26 MILES

M5 J8 STRENSHAM
22 MILES

M4 J24 COLDRA
30 MILES



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HOMES**

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Edenstone Homes is part
of the Edenstone Group

“At Edenstone Homes, we’re passionate about creating beautiful homes in fantastic locations. We pride ourselves on using traditional materials, delivering a solidity and longevity of home that meets the high standards expected by our discerning customers.”



A handwritten signature in black ink, appearing to read 'M Taylor'.

Martin Taylor
Managing Director - Edenstone Homes



EDENSTONE
HOMES

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