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Another quality
development by
ButlerWall Homes



ST. BRIDGETTS CLOSE, BRIDSTOW
Guide price from **£575,000 - £735,000**



- Countryside edge of village setting
- Only 2 miles Ross-on-Wye, 1 mile A40
- Just eight detached 3 & 4 bed luxury homes
- All with individual style & top specification
- Eco friendly with Air Source Heating
- Choice of floor coverings, ground floor & wet areas (subject to construction stage)
- Electric car charging point



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THE OAK PLOTS 1-6



A substantial family house, nearly all with south facing private gardens and a double garage. The heart of the house is an impressive 11.5m (37'9" ft) Living/dining/kitchen with two pairs of wide bi-fold doors, and a comprehensively equipped kitchen. In addition there is a large sitting room and four generous double bedrooms (two en-suites) and the principal bedroom with a large dressing room. The spacious family bathroom includes a separate walk-in shower. The properties benefit from a double garage with black electrically operated roller door and fitted wall mounted electric car charging points.

PLOTS 1,3 & 5
St. Bridgetts Close, Bridstow, Ross on Wye



This floor plan is provided without warranty of any kind. The plan maker disclaims any warranty including, without limitation, satisfactory quality or accuracy of dimensions.

Please note – each house may differ slightly from the plans shown, for example the position of the front door. Some plots are handed, that is a mirror image shown and although of the same overall dimensions the front door, staircase, landing, 3rd and 4th bedroom and family bathroom may be slightly different. Plots 1 and 6 also have bifold doors on the side elevation.

THE SYCAMORE PLOTS 7 & 8



A very generous and substantial home, with three double bedrooms, ideal for those seeking a larger house but without the need to accommodate a family. The stunning 10.26m (33'8" ft) Living/dining/kitchen, has two pairs of bi-fold doors opening to the generous south facing gardens with hedging against an adjacent paddock. The large en-suite has a bath and separate shower. These plots benefits from a large open fronted car port.

SPECIFICATION

All homes are of timber frame construction, to maximise insulation properties. Externally the finishes are a mixture of render, brick and 'cedral' cladding, so that each house has an individual feel. There is a generous planting and landscaping scheme.

- Black high performance uPVC windows with aluminium bi-fold doors.
- Fully equipped kitchens with quartz worktops, integrated CDA wine cooler & 'American' fridge/freezer.
- 'Samsung' appliances - induction hob, extractor, oven and grill/microwave, dishwasher.
- Utility room with quartz worktops and 'Samsung' washing machine and tumble dryer.
- Choice, where possible depending on timing of reservation, of 'Kamdean' floor coverings to ground floor and all wet areas.
- Openreach fibre sites with super-fast internet.
- Eco friendly Mitsubishi air source heating. Under floor heating throughout the ground floor and radiators upstairs.
- Quality wall tiling, stylish ceramic paths & patios.
- Double garage or car port with power and a fitted electric car charging point.
- CAT 6 cable sockets throughout the house, central position.



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EXCLUSIVE SMALL DEVELOPMENT

BUTLERWALL HOMES are award winning developers earning a deserved reputation for creating quality homes across South Wales and the southern Marches. The BWH standard specification is much higher than most of the national and regional developers. For example, brushed aluminium electrical switches and sockets, high level wall mounted power and CAT 6 in most rooms and a generous choice 'Karndean' floor coverings throughout the ground floor and in wet areas.



This site plan including measurements and dimensions are approximate and for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy and layout.

ST. BRIDGETTS CLOSE is a small, virtually level, development of just 8 quality properties in a delightful rural setting just 2 miles from Ross on Wye. Nearly all rear gardens have a sunny south aspect and plots 6,7 & 8 are adjacent to a lovely parkland paddock.

BRIDTSOW is a village and parish in south Herefordshire extending down to the banks of the River Wye.

Within the parish is the Church of St. Bridgett, a thriving Primary school and at Wilton, a garage, shop, riverside pub and several restaurants. Communications are excellent with Ross on Wye just two miles from the site, the A40 at Wilton just 1 mile and the M50 just under 3 miles.

LAUNCH EVENT
19TH & 20TH NOVEMBER

WARRANTY

Each home is sold with a 10 year structural warranty.

VIEWING

Strictly by appointment with Archer & Co 01989 768 484

BUILDING SITES ARE DANGEROUS

Please do not attend on site without a pre-arranged appointment via Archer & Co. This is a Health and Safety issue and is in your best interest.

DIRECTIONS

From Ross on Wye take the A49 towards Hereford, after crossing Wilton roundabout, take the second turning on the right signposted Hoarwathy. Continue for 1 mile and the site is on the left hand side.

INFORMATION

Postcode: HR9 6PX
Tenure: Freehold
Tax Band: TBC
Heating: Air source
Drainage: Mains
EPC: TBC

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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

