



**FreemanHomes**

ENERGY-EFFICIENT  
EPC A-RATED HOMES

# CLIFTON MEADOWS

*St Weonards · Herefordshire*



By **FreemanHomes**

LOW  
CARBON  
HOMES





FreemanHomes

WELCOME TO

# CLIFTON MEADOWS

*St Weonards · Herefordshire*

Clifton Meadows is a beautiful collection of only 32 spacious, low-carbon, EPC A-rated homes that combine traditional designs with contemporary touches for comfortable, connected, modern living.

From a vantage point in the village of St Weonards, this unique development enjoys classic Herefordshire countryside views across rolling open fields, yet it is less than nine miles from the Wye Valley market towns of Ross-on-Wye and Monmouth, and just over ten miles to the cathedral city of Hereford.



**ENERGY-EFFICIENT**  
EPC A-RATED HOMES



## SPACE TO LIVE

We design every Freeman Home with your comfort, convenience and enjoyment in mind. We prioritise features that we know are important to you, such as spacious rooms, an abundance of built-in storage, a superior specification and plenty of natural light.

The homes at Clifton Meadows have achieved A-rated Energy Performance Certificates, featuring solar PV panels, air source heat pumps and an energy-efficient design and specification.

At Clifton Meadows, we have positioned the properties to make the most of the views into the surrounding countryside, and we've drawn inspiration from the local architecture to design beautiful homes that complement the village's existing aesthetics.

Inside, these properties blend contemporary comforts with practical and stylish layouts, giving you space to live.

We're confident that you will love these homes as much as we do. Talk to our friendly team today and let us tell you more about Clifton Meadows and the surrounding area. We look forward to meeting you.



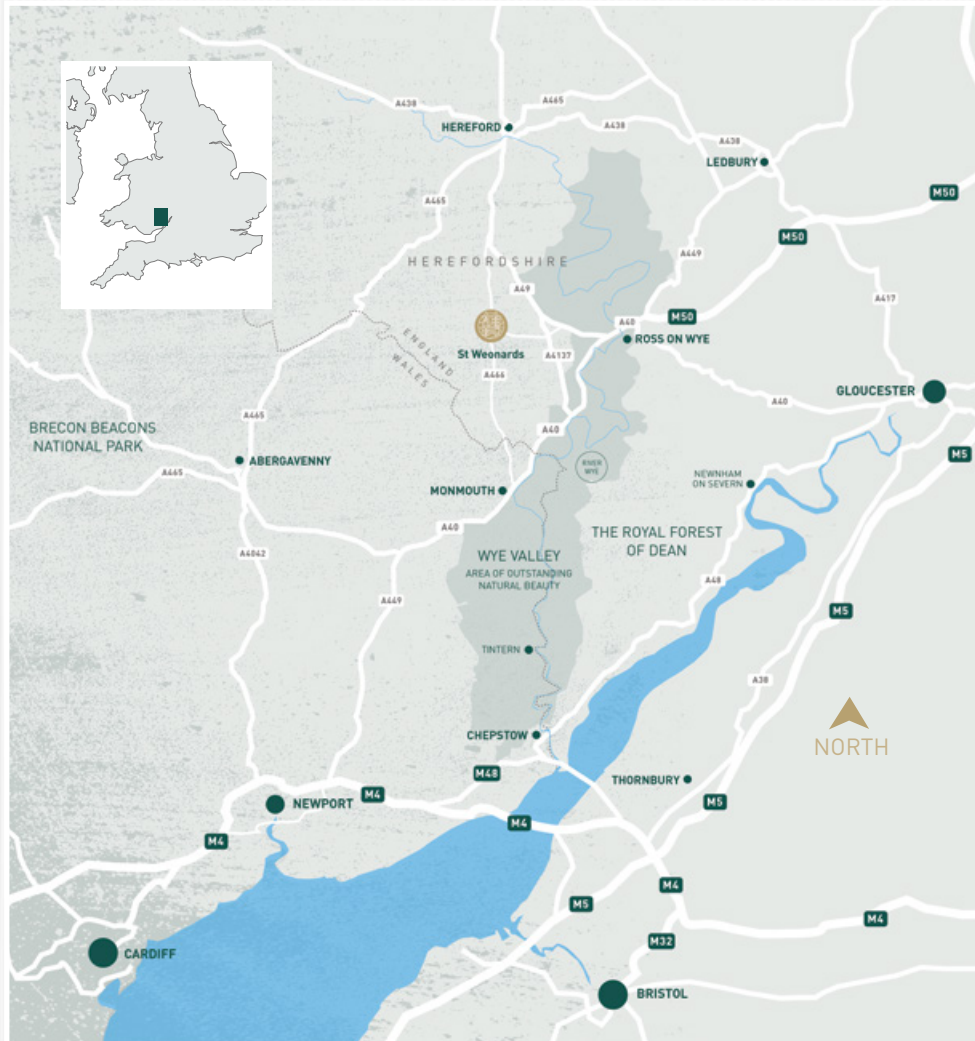
**Luke Freeman**

Founder of Freeman Homes and Group CEO



*Classic  
Herefordshire  
countryside  
views*

## AREA OF OUTSTANDING NATURAL BEAUTY



1  
*St Leonards  
Church*

2  
*Monmouth  
Coffee Shop*

3  
*Hereford Cider  
Museum*

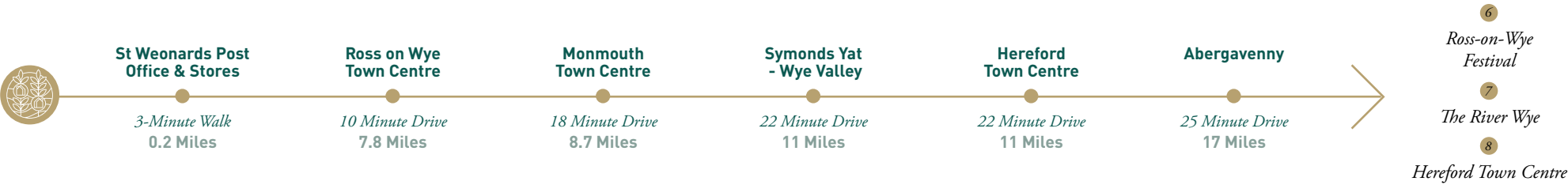
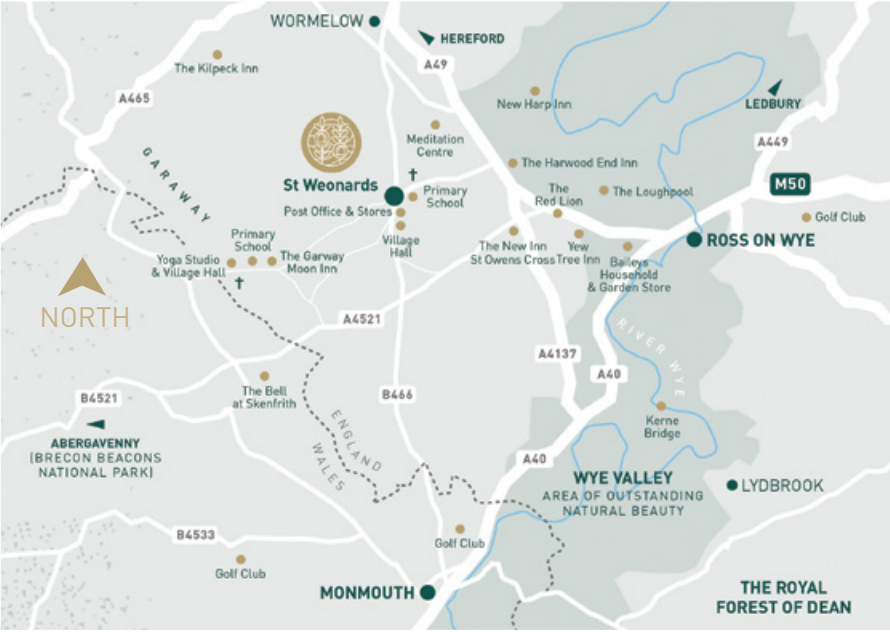
4  
*Local produce from  
the Wye Valley*

5  
*View across  
Ross-on-Wye*



A LOCATION LIKE NO OTHER

Enjoy the best of both worlds at Clifton Meadows where you can explore open countryside from your front door step, or bustling market towns and a vibrant cathedral city just a short distance away. The entire area is peppered with noteworthy independents, activities and attractions.





## WHAT'S NEARBY

### Eating out

Herefordshire is famed for its local produce, so it's unsurprising that you are spoilt for choice with places to eat and drink, no matter what you fancy, close to home. Country pubs are plentiful, each offering something different to the other; tuck into great British pub classics at The Garway Moon Inn, just over two miles away; book into The Loughpool at Sellack, just six miles away, for a Sunday Roast you won't forget in a hurry; or sample dishes from award-winning chef, Michael Fowler, at The New Inn at St Owens Cross, less than 4 miles away, in newly refurbished, cosy surroundings.

### Shopping

St Weonard's village Post Office & Stores stock an impressive selection of fresh and dried goods to include local fruit and vegetables, homemade cakes and even local wine! The nearby market towns of Ross-on-Wye and Monmouth are home to beautiful independent shops, delis and cafes, plus multiple supermarkets such as Waitrose and M&S Foodhall; Visit Baileys Home Store on the A40 just off the Wilton roundabout to shop an array of beautifully designed homewares; Hereford is only ten miles away and offers a mix of popular high-street brands and growing number of independents, with Old Hereford Market housing numerous family restaurants alongside a Waitrose supermarket; and in less than an hour you could be in Cheltenham or Cardiff for a full day or afternoon's shopping trip.



9  
*The New Inn  
at St Owens Cross*

10  
*Hereford Old Market*

11  
*The market town  
of Ross on Wye*



## Culture

From small pop-up craft fairs to nationally-renowned food festivals, the local towns and city present exciting annual event calendars to excite all the senses. The annual Abergavenny Food Festival showcases locally farmed, grown and artisan-made produce; Hereford's Bastion Street Feast brings together the best street food, drinks and local music artists; Rossiter Books in both Ross-on-Wye and Monmouth host author events; and The Savoy Theatre in Monmouth – one of the oldest theatres in Wales – host films, live entertainment and cinema events.

## Health & Wellbeing

Nurture your health and wellbeing with a never-ending list of indoor and outdoor activities on your door step. Explore the expanse of Herefordshire countryside on foot with the family and any four-legged friends; walk alongside the River Wye brimming with wildlife in the Wye Valley; find your inner yogi with weekly yoga classes at both Garway and Orcop village halls; join a group exercise class or step into the gym at Halo leisure in both Ross-on-Wye and Hereford; or try something a little bit different and scale the walls at Hereford Climbing centre for an adrenaline boost!

## Education

St Weonards Academy Primary School, which also hosts a pre-school group, is just one mile from Clifton Meadows; the school was rated 'Outstanding' in their last Ofsted inspection. John Kyrle High School and Sixth Form College in Ross-on-Wye is rated 'Good' by Ofsted and Hereford Sixth Form College is rated Ofsted 'Outstanding'. Monmouth is home to the renowned family of Haberdashers' schools for girls and boys from 4 to 18 years.

12

*Open countryside walks  
throughout Herefordshire*

13

*Hereford  
Climbing Centre*





OUR SIGNATURE SPECIFICATION





## CONTEMPORARY LIVING

The homes at Clifton Meadows feature Freeman Homes' Signature Specification, combining meticulous attention to detail with premium branded appliances and products.

### Kitchen & Utility

- Beautifully designed, fully-fitted Symphony kitchens
- Soft close doors and drawer units with integrated cutlery tray
- NEFF integrated oven
- NEFF integrated dishwasher
- Integrated 70/30 fridge freezer
- NEFF 4-zone ceramic hob, stainless steel splashback and cooker hood
- Utility room with space for one or two appliances (as design dictates)



Symphony® 



### Bathroom, En suite and Cloakrooms

- White Villeroy and Boch sanitaryware
- Hansgrohe chrome fittings
- Adept Eco BIV thermostatic shower with low profile shower tray to bathrooms and en suite
- Underfloor heating to bathrooms and en suites
- Classic straight towel rail in chrome to bathrooms and en suites
- Shaver socket to bathroom and en suite
- Porcelanosa half-height tiles with full-height wall tiles to shower enclosure and bath



  
**Villeroy & Boch**  
1748

**hansgrohe**

**mira**  
SHOWERS

**PORCELANOSA**



### Finishes

- Tomkinson Twist carpet to stairs, landing, bedrooms and living room
- Comfytex flooring to kitchen, utility, hall and WC
- Fitted wardrobes with sliding doors to bedrooms (as design dictates)
- Natural stained ash handrail
- Internal walls and ceilings finished in white emulsion
- Internal woodwork finished in Crown Pure Brilliant White
- uPVC windows and patio doors prefinished in Silver Grey
- Bowater Maple natural grained front door with clear glass
- Patio doors leading to garden
- Hormann metal up and over garage door in Silver Grey
- Oak Veneer Prefinished interior doors

### Safety and Security

- External multi-point locking door with thumb lock
- Window locks
- In-door viewer with security chain

### Heating, Lighting & Electrical

- Viridian roof-integrated solar PV panels
- Underfloor heating system throughout ground floor (as design dictates)
- NIBE air source heat pump
- Project EV 7.3 kW electric car charging point
- Underfloor heating and/or Stelrad Compact Radiators (as design dictates)
- Low energy downlights and pendant lighting (as design dictates)
- Ample sockets throughout including media plate in living room
- TV and telephone points to kitchen, study and living room
- TV points to all bedrooms
- USB charging port sockets to kitchen/family room and master bedroom
- Satin chrome push door bell
- Pendant light to loft



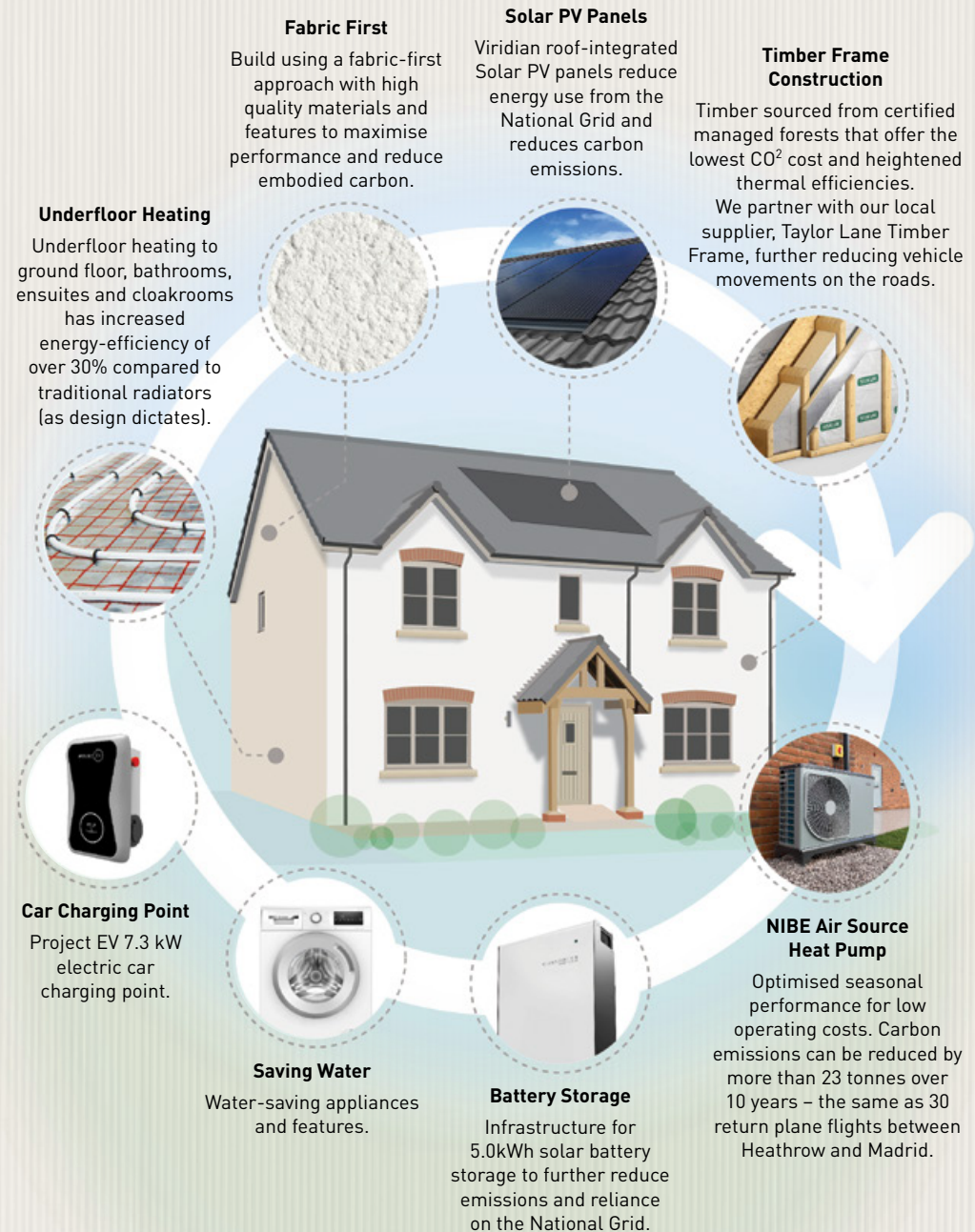
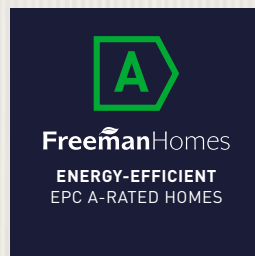


## EPC A-RATED HOMES

### Low-carbon, sustainable features

Our approach to sustainability is about carefully considering the future and ensuring that we build communities that create a positive impact. We adopt a fabric-first approach to design, partnering with market-leading renewable technology brands to maximise energy performance, reduce carbon emissions, and lower embodied carbon. The result is an EPC A-rated property with significantly lower running costs\*

\*HBF Watt a Save Report July 2023





### Stay connected at home

With fast broadband, everyone in the house can be online, keeping in touch with friends and family on Skype or Facetime, working from home, watching iPlayer or a movie on Netflix, and doing the weekly shop, all at the same time!

St Weonards benefits from fibre enabled broadband with average speeds of 67Mbps. The village also falls under Fastershire, which is a partnership between Gloucestershire County Council and Herefordshire Council, that is bringing even faster broadband to the two counties. St Weonards is part of the Stage 3 Rollout, which will see network provider Gigaclear build a brand-new fibre to the premises (FTTP) in the village. The properties will then receive access to an ultrafast fibre connection with speeds up to 1,000Mbps. For the latest updates visit [www.fastershire.com](http://www.fastershire.com)

### Space to work from home

Whether it's a downstairs study, spare room converted into a home office, or a dedicated corner of a spacious open-plan layout, we have a wide range of designs to suit your work-from-home style. Better still, inspire productivity and put your own stamp on your work-friendly space!



## *Fast fibre enabled broadband*





### Wildlife-friendly features

St Weonards, recognised as an Area of Outstanding Natural Beauty with a Dark Skies Policy, is a haven for wildlife and stargazing. At Clifton Meadows, all external lights are wildlife-friendly, low-light fixtures.

Our commitment extends to ecology landscaping and green open spaces, designed to meet local biodiversity action plan targets. The hedgehog-friendly fencing ensures these small mammals can roam freely in search of food and mates, while hedgehog houses within shared open areas provide shelter and nesting sites. Bird boxes are strategically placed to offer homes for nesting birds, and bat boxes provide roosting places for bats.

### Environmental detail

- High levels of insulation within roof spaces and external wall cavities, to limit heat loss in the winter and reduce heat gain in the summer
- Double-glazed windows providing a high level of thermal insulation and reduced heat loss
- Dual flush mechanism to toilets to reduce water use
- Significant recycling of waste materials and packaging during the construction of each home

### Garden & Garage

- Landscaping to front garden and turf to back garden
- Patio to rear garden
- Lighting and double power socket to garage
- External tap





FreemanHomes

SAY HELLO TO A LOCATION  
LIKE NO OTHER





# CLIFTON MEADOWS

## SITE MAP



### THE TENNYSON

Total area:  
100.4sqm / 1,081sqft  
**PLOT 31**

Page 15



### THE WILDE

Total area:  
174.7sqm / 1,877sqft  
**PLOT 28**

Page 17



### THE GOLDING

Total area:  
204.8sqm / 2,196sqft  
**PLOTS 10 & 22**

Page 19



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These particulars are set out as a general outline for guidance only.  
The information in this site map does not in any way form part of a contract or warranty.

All measurements are approximate and may vary on site.  
CGIs and floor plans are indicative only and are subject to change.



## SPECIFICATION OVERVIEW

- Low-carbon, energy efficient home, predicted to achieve an A-rated energy assessment
- Semi-detached two bedroom property
- Open plan kitchen living and dining area
- Integrated NEFF kitchen appliances
- French doors onto patio and garden
- En suites to both bedrooms
- Fitted wardrobes with sliding doors
- Private garden
- Sleek roof-integrated solar PV panels and market leading NIBE air source heat pump
- Single garage with private parking
- Electric car charging point

## THE TENNYSON KEY FEATURES



2 BEDROOMS



OPEN PLAN LAYOUT



2 EN SUITES



FITTED WARDROBES



SINGLE GARAGE



ENERGY EFFICIENT



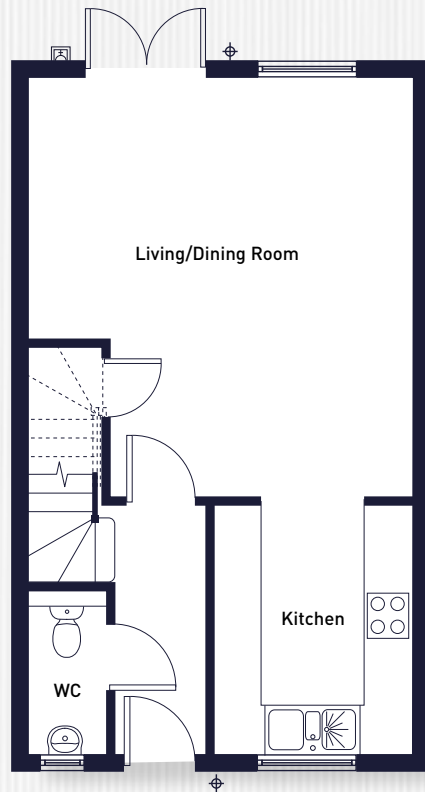
LOW CARBON



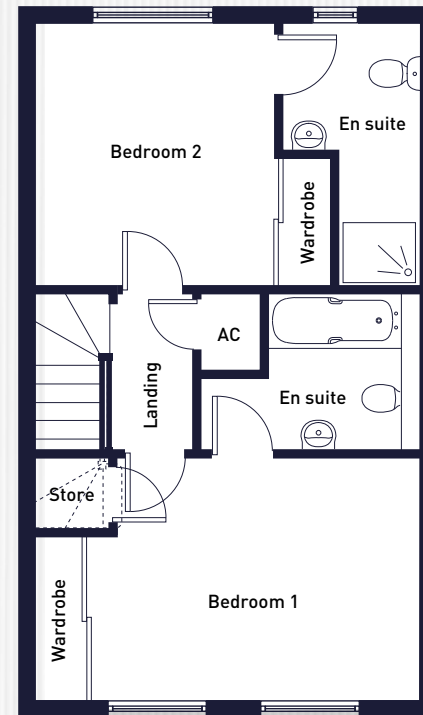


## THE TENNYSON




PLOT 31 Total area: 100.4sqm / 1,081sqft



GROUND FLOOR



FIRST FLOOR

-  Exterior Socket
-  Light
-  Tap

<b>Living/Dining Room</b>	5.2m x 4.8m	17'1" x 15'9"
<b>Kitchen</b>	3.1m x 2.5m	10'2" x 8'2"

<b>Bedroom 1</b>	4.2m x 3.1m	13'9" x 10'2"
<b>Bedroom 2</b>	3.2m x 3.1m	10'6" x 10'2"



**Single Garage**  
19.26 sqm / 207 sqft

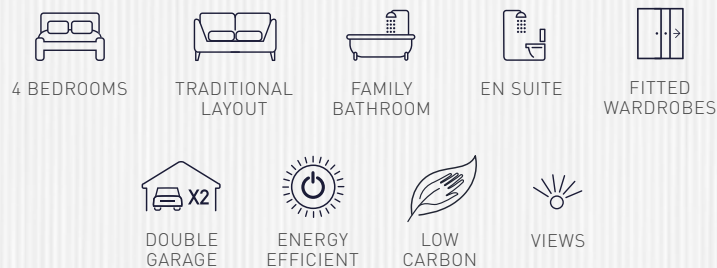
All measurements are approximate and may vary on site. CGIs and floor plans are indicative only and are subject to change.



## SPECIFICATION OVERVIEW

- Low-carbon, energy efficient home, predicted to achieve an A-rated energy assessment
- Detached four-bedroom property
- Spacious kitchen
- Integrated NEFF kitchen appliances
- Two sets of French doors onto garden
- Separate and spacious living room
- Separate dining room
- Family bathroom
- En suite to master bedroom
- Fitted wardrobes with sliding doors to bedrooms 1, 2 & 3
- Generous private garden
- Sleek roof-integrated solar PV panels and market leading NIBE air source heat pump
- Double garage with private parking
- Electric car charging point

## THE WILDE KEY FEATURES



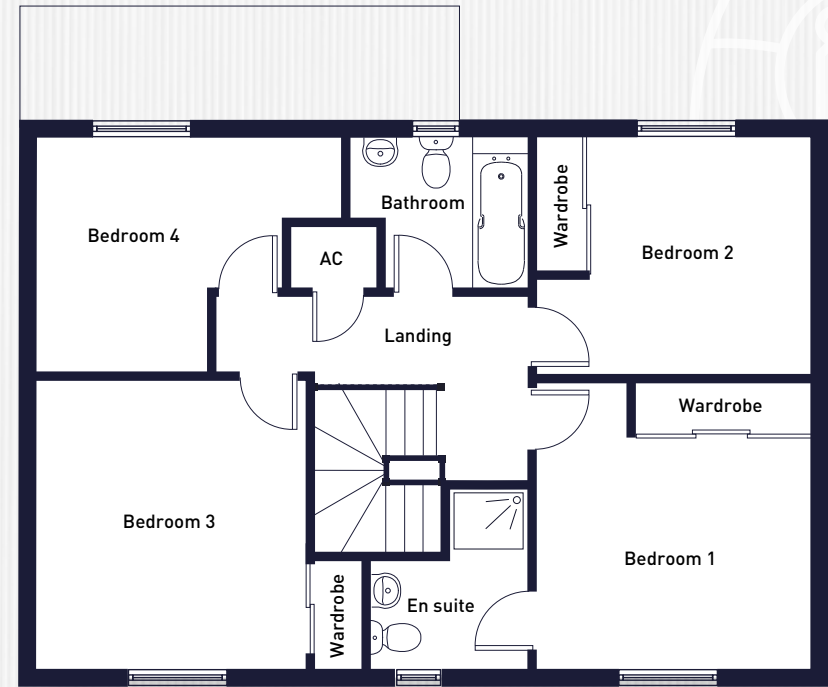


## THE WILDE




PLOT 28 Total area: 174.4sqm /1,877sqft | DETACHED



GROUND FLOOR



FIRST FLOOR

-  Exterior Socket
-  Light
-  Tap

<b>Living Room</b>	6.9m x 3.5m	22'8" x 11'6"
<b>Kitchen</b>	5.0m x 4.5m	16'5" x 14'9"
<b>Dining Room</b>	3.6m x 3.4m	11'8" x 11'2"

<b>Bedroom 1</b>	3.4m x 2.9m	11'2" x 9'6"
<b>Bedroom 2</b>	3.0m x 2.7m	9'10" x 8'10"
<b>Bedroom 3</b>	3.4m x 3.6m	11'2" x 11'8"
<b>Bedroom 4</b>	3.0m x 2.2m	9'10" x 7'3"



**Detached Double  
Garage**  
38.6 sqm / 415.4 sqft

All measurements are approximate and may vary on site. CGIs and floor plans are indicative only and are subject to change.





### SPECIFICATION OVERVIEW

- Low-carbon, energy efficient home, predicted to achieve an A-rated energy assessment
- Detached four bedroom property
- Spacious kitchen with NEFF appliances
- Open plan kitchen and dining area with large sliding doors
- Utility room
- Spacious living room with French doors to patio
- Separate study for home working
- Family bathroom with separate shower
- Ensuite to bedroom 1 and bedroom 2
- Fitted wardrobes with sliding doors to bedrooms 1 & 3
- Walk in wardrobe to bedroom 2
- Sleek roof-integrated solar PV panels and market leading NIBE air source heat pump
- Single garage with personnel door and private parking
- Electric car charging point

### THE GOLDING KEY FEATURES



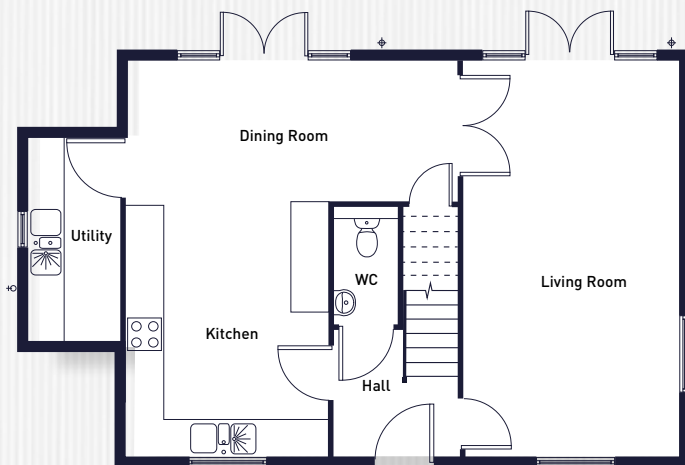
\*Plot 22 Double Garage



- ⏏ Exterior Socket
- ⊕ Light
- ⚙ Tap

## THE GOLDING

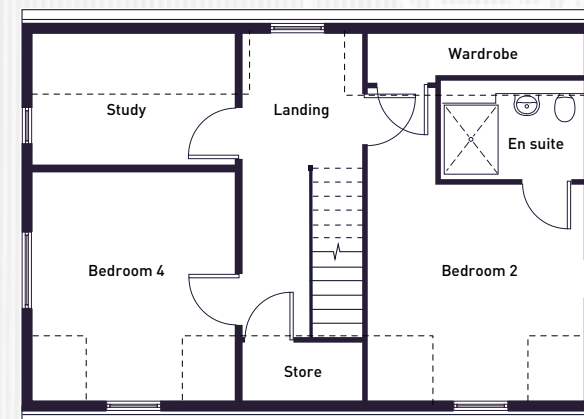
PLOT 10 Total area: 185sqm / 1,995sqft | DETACHED



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

<b>Living Room</b>	6.5m x 3.5m	21'3" x 11'4"
<b>Kitchen/Family Area</b>	6.4m x 5.3m	20'9" x 17'4"
<b>Utility</b>	3.3m x 1.2m	10'8" x 3'9"

<b>Bedroom 1</b>	4.4m x 3.5m	14'4" x 11'4"
<b>Bedroom 3</b>	3.8m x 3.3m	12'4" x 10'8"

<b>Bedroom 2</b>	3.5m x 3.5m	11'4" x 11'4"
<b>Bedroom 4</b>	3.2m x 3.7m	10'4" x 12'1"
<b>Study</b>	2.2m x 3.3m	7'2" x 10'8"



**Detached Single  
Garage**  
19.26 sqm / 207 sqft

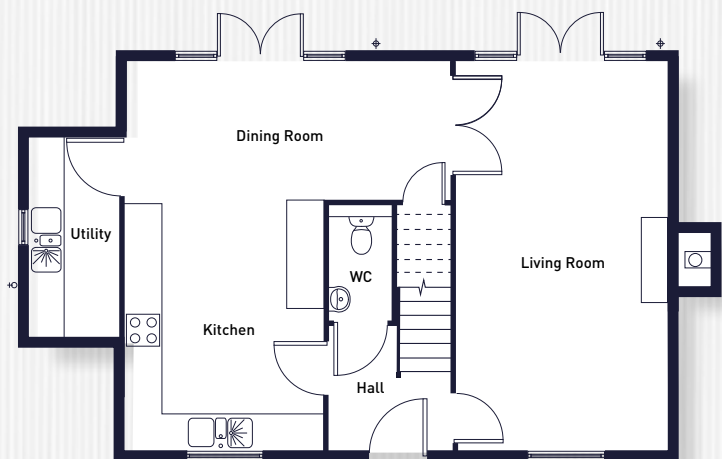
Plot 10: Traditional masonry build | All measurements are approximate and may vary on site. CGIs and floor plans are indicative only and are subject to change.



- ⏏ Exterior Socket
- ⊕ Light
- ⚙ Tap

## THE GOLDING

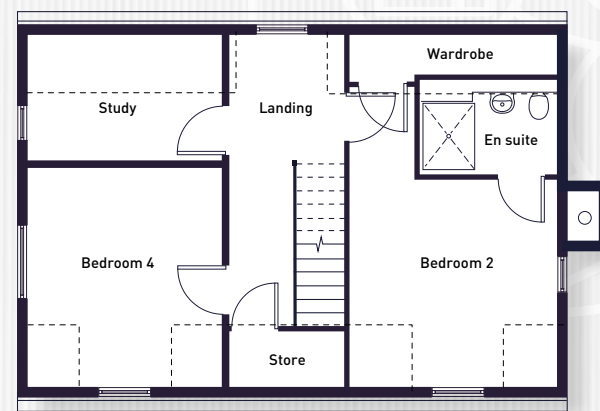
PLOT 22 Total area: 204.8sqm / 2,196sqft | DETACHED



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

<b>Living Room</b>	6.5m x 3.5m 21'3" x 11'4"
<b>Kitchen/Family Area</b>	6.4m x 5.3m 20'9" x 17'4"
<b>Utility</b>	3.3m x 1.2m 10'8" x 3'9"

<b>Bedroom 1</b>	4.4m x 3.5m 14'4" x 11'4"
<b>Bedroom 3</b>	3.8m x 3.3m 12'4" x 10'8"

<b>Bedroom 2</b>	3.5m x 3.5m 11'4" x 11'4"
<b>Bedroom 4</b>	3.2m x 3.7m 10'4" x 12'1"
<b>Study</b>	2.2m x 3.3m 7'2" x 10'8"



**Double Garage**  
37.98 sqm / 408.8sqft

All measurements are approximate and may vary on site. CGIs and floor plans are indicative only and are subject to change.

## PROUD TO BE DIFFERENT

### Sustainability

We are committed to building sustainable homes and work with our suppliers to source sustainable products and methods to ensure we are building for a better future.

### Room to live

Freeman Homes have garnered a reputation for generously proportioned homes that will be a pleasure to live in for years to come.

### Abundance of storage

You will find ample built-in storage throughout our homes - a feature for which our customers continually praise us.

### Exceptional quality

All of the homes at Clifton Meadows have quality touches throughout, including Porcelanosa tiles, underfloor heating, integrated NEFF kitchen appliances, Villeroy & Boch sanitaryware and Hansgrohe brassware.

### Peace of mind

All of our homes have a ten-year NHBC warranty and our team is always on hand to assist you with any queries you may have.

### Award-winning

Our growing array of accolades for design and innovation is testament to our dedication to excellence. You can be assured that every Freeman Home is of the highest quality.





## BUILDING A BETTER FUTURE

We have all been rethinking the way we live our lives, and here at Freeman Homes we are more committed than ever to building for a better future.

Enjoy space to work, relax and play; countryside in which to exercise, connect with nature and breathe fresh air every day; a safe community in which to live, where you can spend quality time with loved ones.

Freeman Homes is a second generation, family-owned business with a heritage dating back to 1966. Our commitment to excellence remains true to the values upon which our company was founded.

Family is at the heart of everything we do, and we are proud to build homes where memories are made and cherished.

We are passionate about the stunning landscapes within which we build, and actively seek locations that offer great lifestyles and better futures.

*From our family to yours*







## A PERSONALISED JOURNEY

At Freeman Homes, we pride ourselves on putting our customers at the heart of everything we do. Experience a personalised homebuying journey where your individual needs are listened to and valued. As a family-run business, we understand the importance of the finer details and personal touches, making your move stress-free and enjoyable.

Our dedicated after-sales team is on hand to provide support and assistance long after your completion day. Your friendly and effective direct point of contact will be our Customer Services Manager, who will stay in touch and ensure your ongoing satisfaction.

*Don't just take our word for it.  
Here is what some of our customers have said:*

“

“All the local people we spoke to commented on Freeman Homes’ reputation for good quality building. Once we approached them we couldn’t fail to be impressed. We highly recommend Freeman Homes for the quality of their work and caring attitude”

*R & H Moir*

“It has been a real pleasure to deal with them. I cannot recommend them highly enough and am happy to thank them for all their assistance”

*Mr David Allen*

“The location, design, and build of my new home are amazing. From my initial interest, to purchase and aftercare, the staff were helpful and informative – nothing was too much trouble.”

*Mrs T Mills*

“They were very easy to deal with, very gracious, trustworthy and reassuring. Buying a house can be stressful, but it was so refreshing. I recommend them to everyone, and my in-laws even moved into one!”

*Kate*

”

*Talk with our friendly team today*

01594 543354

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www.freemanhomes.co.uk

**FreemanHomes**  
A division of the MF Freeman Group



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