



G O R S L E Y F I E L D S

by

O A K W R I G H T S

No. 5 Whipstocks





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Discover exceptional country living at Gorsley Fields

A luxury oak framed home in the heart of Herefordshire

Welcome to No. 5 Whipstocks, an exquisite 3-bedroom oak framed home that perfectly balances traditional craftsmanship with contemporary comfort. Nestled in the idyllic village of Gorsley on the Herefordshire/Gloucestershire border, this stunning property offers a perfect blend of countryside living, cutting-edge sustainable technology and uncompromising luxury.

The home

No. 5 Whipstocks is part of an exclusive Oakwrights custom build development featuring just 5 super energy efficient homes at Gorsley Fields. This select community offers the perfect balance of privacy and neighbourly connection in a charming countryside setting.

Key features at a glance

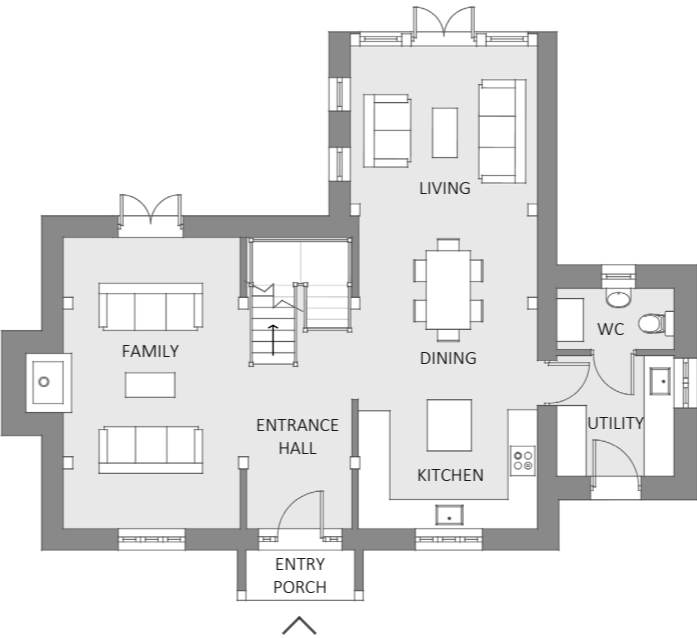
- Architecturally designed oak frame home
- 3 double bedrooms and master en-suite
- Neptune Kitchen with Rangemaster & NEFF appliances
- Sunroom and utility room for practical luxury
- Parkray Aspect 5 Eco wood burning fireplace
- Rational award winning aluminium-clad triple glazed windows



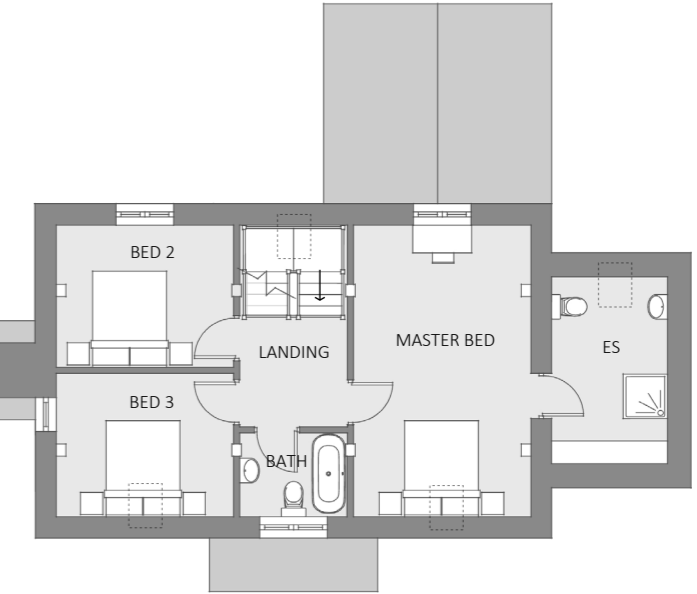
No. 5 Whipstocks

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Floorplans



Ground floor



First floor

Ground floor

Living room	6 m x 3.5 m
Kitchen	2.5 m x 3.5 m
Dining	3 m x 3.5 m
Sunroom	3.5 m x 4 m
W/C	1.5 m x 2.5 m
Utility	2.5 m x 2.5 m

First floor

Master bedroom	6 m x 3.5 m
En-suite	1.5 m x 2 m
Bedroom 2	3 m x 3.5 m
Bedroom 3	3 m x 3.5 m
Bathroom	2 m x 2 m

Total floor areas

Ground floor	103 m ² / 1,109 ft ²
First floor	78 m ² / 840 ft ²
GEA	181 m ² / 1,948 ft ²
GIA	149 m ² / 1604 ft ²



Front elevation



Rear elevation

No. 5 Whipstocks

Ground floor (103 m² / 1,109 sqft)

Spanning an impressive 1,948 ft² (181 m²), No. 5 has been thoughtfully designed to provide spacious, light-filled living areas and generous bedrooms.



Entrance hall

Spacious hallway featuring a premium Ratel front door with dual triple-glazed panels flooding the area with natural light.



Living area

6 m x 3.5 m
A generous living room for relaxation, with double doors opening to the rear garden, enhancing natural light and space.



Kitchen

2.5 m x 3.5 m
A Neptune Chichester kitchen with a Karahi white marble quartz countertop, Rangemaster, NEFF N70 combi oven and Quooker instant boiling water tap.



Dining area

3 m x 3.5 m
An elegant dining area for memorable family gatherings that can easily seat 6 people.



Sunroom

3.5 m x 4 m
A stunning vaulted sunroom featuring a dramatic pitched roof, floor-to-ceiling garden views and triple-glazed casement doors, creating a seamless indoor-outdoor living space.



Utility room

2.5 m x 2.5 m
An elegant utility room with Neptune fittings, washer and dryer, side access door, and windows offering charming countryside views.

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First floor (78 m² / 840 sqft)



Master bedroom

6 m x 3.5 m
A large master suite featuring elegant built-in wardrobes that maximise storage, with ample space for a king-size bed and a stylish dressing area.



En-suite

1.5 m x 2 m
A luxurious double vanity with an oversized rainfall shower featuring a premium soft-close door.



Bedroom 2

3 m x 3.5 m
An elegant bedroom featuring striking oak beams, crisp white walls, abundant natural light and contemporary design elements.



Bedroom 3

3 m x 3.5 m
A charming third bedroom with abundant natural light, featuring exposed beams, custom storage with space for a designer workstation and daybed.



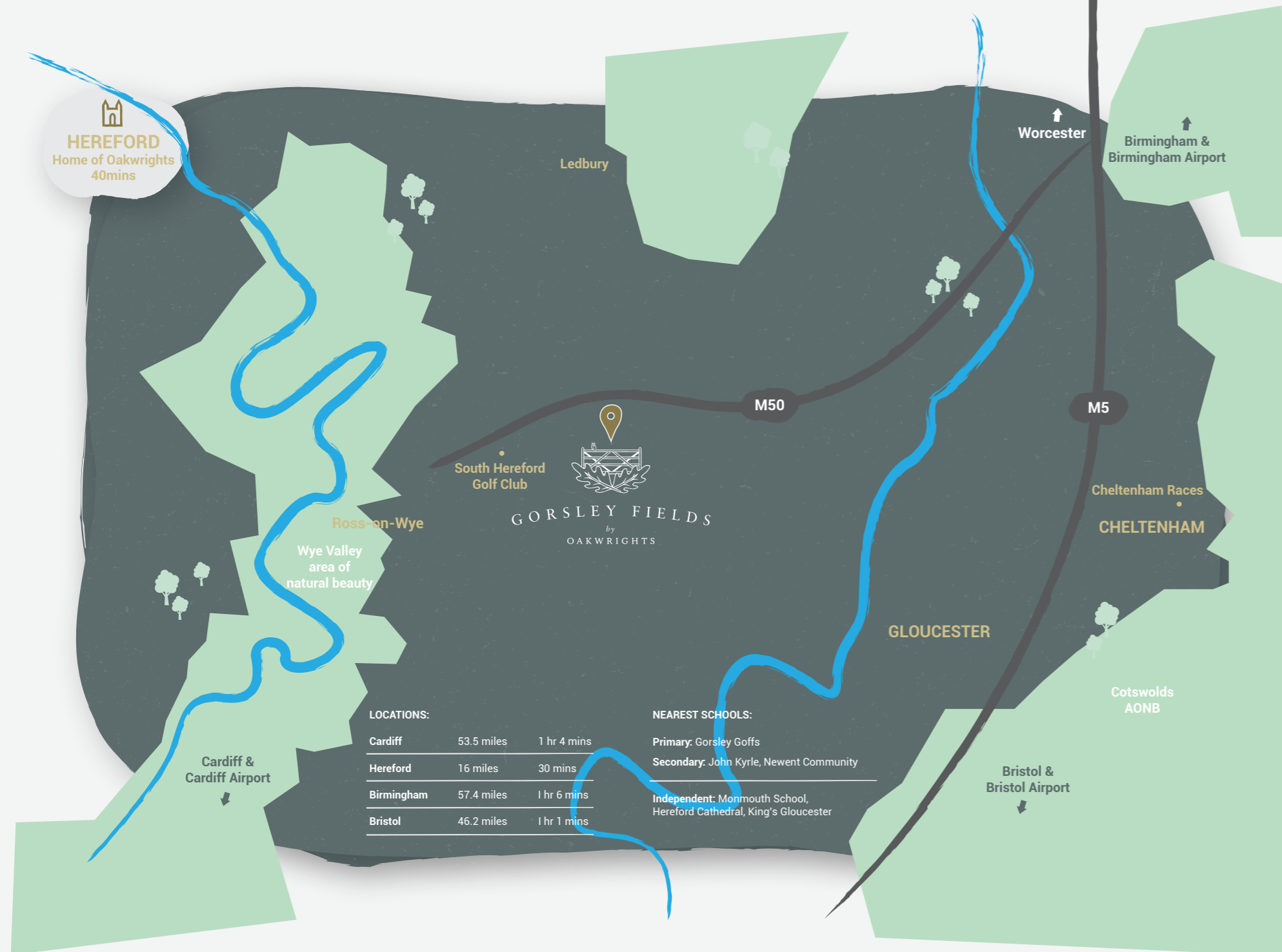
Bathroom

2 m x 2 m
A bright, spa-inspired bathroom showcasing premium Burlington fixtures, a freestanding bath, and picturesque countryside views through aluminium-clad, triple-glazed windows.









The location

Gorsley offers the perfect blend of rural charm and practical convenience:

Natural beauty surrounds you

- Positioned between three National Landscapes: the Malvern Hills, the Cotswolds, and the Wye Valley.
- Picturesque countryside walks right from your doorstep.
- Stunning landscapes in every direction.

Village life

- Vibrant community spirit with regular local events.
- Historic Christ Church and Baptist Church with Orchard Coffee House.
- Village Post Office and Store.
- The Roadmaker Inn, a charming 19th-century local pub.
- Excellent Gorsley Goffs Primary School for ages 5-11.

Excellent connections

- Just 2 minutes from Junction 3 of the M50.
- Easy access to the M5 motorway network.
- 16 miles (30 minutes) to Hereford.
- 30 minutes to the Malvern Hills.
- Approximately 1 hour to Cardiff (53.5 miles), Bristol (46.2 miles), and Birmingham (57.4 miles).
- Direct trains from Hereford station to London, Birmingham, Cardiff, and Manchester.

- Just over an hour from Bristol, Birmingham, and Cardiff airports.

Local attractions

- Ross-on-Wye (10 minutes) - voted the UK's best-loved market town.
- Ledbury (30 minutes) - market town with excellent shopping and dining.
- Cheltenham Racecourse - home of the famous Cheltenham Festival.
- The picturesque Cotswolds villages including Broadway, Chipping Camden, and Moreton-in-Marsh.
- The magnificent Wye Valley with its riverside walks and historic sites.
- South Hereford Golf Club nearby for golf enthusiasts.

Education

- **Primary:** Gorsley Goffs (village location).
- **Secondary:** John Kyrle, Newent Community School.
- **Sixth form:** Hartpury College.
- **Independent options:** Monmouth Haberdashers, Hereford Cathedral, The Kings School Gloucester, Cheltenham College, The Kings School Worcester.



Built for a greener future – sustainability at its core

No. 5 isn’t just future-proofed, it’s a leading example of energy efficient design. From its solar power and advanced insulation to smart automation and renewable heating, this home offers not only peace of mind but a lighter footprint on the earth.

Every detail of this home has been engineered to deliver energy efficiency, reduced carbon impact, and long-term resilience to climate change. This is sustainable luxury living, built to benefit both you and the planet.

A fabric first approach to design

- WrightWall & Roof Natural² panels: deliver industry-leading thermal performance with wall U-values of 0.13 W/m² K and roof U-values of 0.11 W/m² K, far exceeding standard building regulations and as a result cutting energy bills.
- Marmox Thermoblock foundations: prevent thermal bridging at the base of the structure, maintaining a continuous thermal envelope.

Energy independence & cost savings

- Integrated solar PV system: cuts electricity bills and carbon emissions while safeguarding against energy price increases.
- State-of-the-art underfloor heating on both

Floors, powered by a Panasonic Air Source Heat Pump that delivers gentle, consistent warmth throughout every room, eliminating cold spots and creating a healthy and comfortable living environment.

Exceptional airtightness & heat recovery

- AeroBarrierUK: achieves 0.34 ACH for elite airtightness, eliminating draughts and enhancing comfort.
- Systemair MVHR: recovers up to 90% of heat from outgoing air while supplying fresh, filtered air throughout the home.

High performance glazing & natural comfort

- Triple-glazed windows (U-value of 0.85 W/m² K): experience serene quiet thanks to superior sound insulation, while the thermal benefits keep your home cosy in winter and pleasantly cool in summer. These award-winning, engineered softwood frames with aluminium cladding offer exceptional durability and performance.

Smart systems for energy optimisation

- Baulogic smart home control: this system puts control of your entire home at your fingertips.

Manage heating zones, lighting scenes, and door access from your smartphone or wall panels, saving energy without sacrificing convenience.

- Quooker tap: instant boiling water on demand, saving energy and eliminating the need for a kettle.

Built to outlast & outperform

- SAP rating: A: reflects best-in-class energy performance offering long-term savings and enhanced energy efficiency.
- Sustainably sourced oak frame: Minimises embodied carbon and stands the test of time.

Energy performance certificate (EPC)

1 Whipstocks Gorsley ROSS-ON-WYE HR9 7XT	Energy rating A	Valid until:	7 May 2035
		Certificate number:	9900-8588-0632-0009-3553

Property type	Detached house
Total floor area	142 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property’s energy rating is A. It has the potential to be A.

[See how to improve this property’s energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A	97 A	113 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property’s current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60





Your custom build opportunity

No. 5 Whipstocks at Gorsley Fields represents a rare opportunity to own a premium oak framed home in one of Herefordshire's most desirable locations. As part of an exclusive development of just 5 custom build houses, you'll enjoy the benefits of a thoughtfully planned community while maintaining privacy and individuality.

Crafted with attention to detail by Oakwrights, this exceptional property combines the character and warmth of traditional oak framing with contemporary design and modern comforts.

Being part of the Gorsley Fields development gives you the perfect balance - a custom home built to exacting standards with the advantages of a small, curated community.

Your next steps at No. 5 Whipstocks

We would love to hear from you...

Don't miss your chance to make this stunning home your own. For a private viewing of No.5 Whipstocks at Gorsley Fields get in touch...

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