



FreemanHomes

ENERGY-EFFICIENT  
EPC A-RATED HOMES



# Cherry Hill

OLD BARN CLOSE, FOWNHOPE, HEREFORDSHIRE, HR1 4NQ



By FreemanHomes



WELCOME TO



# Cherry Hill

FOWNHOPE, HEREFORDSHIRE

A small and unique collection of individually-designed, low-carbon properties in the charming and coveted village of Fownhope. Beautiful exteriors and outdoor spaces are met with spacious layouts and a luxury specification, to present exclusive, energy-efficient properties created for modern lifestyles.

Situated amongst the undulating Herefordshire countryside and raised high above the banks of the mesmerising River Wye, these properties enjoy a desirable position, surrounded by stunning and expansive scenery. In addition to the fabulous location, Fownhope is home to an impressive community of independent businesses, services and clubs; and the village is conveniently connected to local market towns and the Cathedral city of Hereford.

**Freeman**Homes



Cherry Hill

## SPACE TO LIVE

Each property at Cherry Hill has been individually-designed with your comfort, convenience and enjoyment in mind. We have prioritised spacious layouts, rooms and outdoor areas, as well as an abundance of built-in storage. A superior specification provides luxury features and market leading renewable energy technologies. Natural light flows throughout layouts that have been thoughtfully designed to create space for modern lifestyles, to include working from home.

For those who reserve early, we offer the opportunity to personalise your new home, from flooring finishes to additional appliances, and kitchen cabinets to outdoor kitchens. Our Freeman Choice range of options will help you make your new property feel like home before you've unpacked the first box.

At Cherry Hill, we have positioned the properties to make the most of the surrounding countryside, and drawn inspiration from the local architecture to design modern homes that complement the village's existing style and aesthetic. Inside, contemporary comforts blend with practical and stylish layouts, creating stunning spaces 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 these properties and the surrounding area. We look forward to meeting you.



**Luke Freeman**

Founder of Freeman Homes and Group CEO



*Stunning views from Cherry Hill woodland walks, Fownhope*



*Open countryside views around Fownhope*



*Village trails*

*Herefordshire countryside views*

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SAY HELLO TO A  
LOCATION LIKE NO OTHER



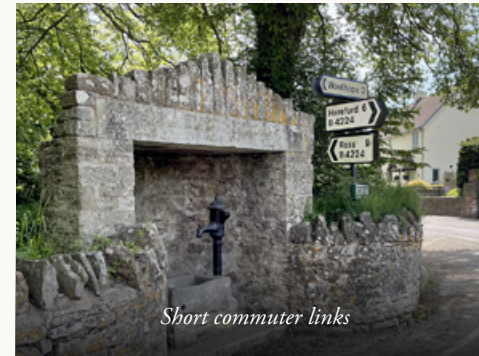
Cherry Hill

## A WELL-CONNECTED COMMUNITY

Fownhope is home to an impressive community of quality independents and services that includes a private leisure club, country pubs, butchers, gift shop and café, village shop and post office, church, primary school, village hall and recreation fields. Hereford and the market towns of Ledbury and Ross-on-Wye are just a short distance away.



*Village lifestyle in Fownhope*



*Short commuter links*



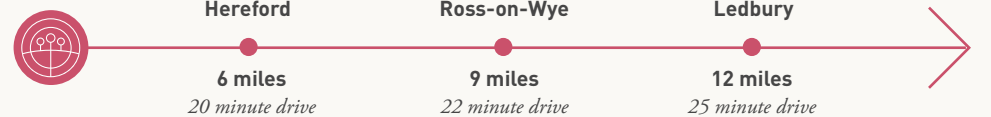
*The River Wye, Fownhope*



*St Mary's Church, Fownhope*



*Fownhope village post office and stores*



FreemanHomes

SAY HELLO TO  
WOODLAND WALKS  
IN FOWNHOPE



Cherry Hill

## WHAT'S NEARBY

### Food & Drink

Herefordshire is famed for its local produce and boasts a fast-growing foodie scene to feast within. Locally-brewed ales, ciders, and cocktails mixed with tipples from local distilleries can be found in most eateries. Fownhope itself has not just one, but two village country pubs where you can dine on delicious home-cooked classics at The New Inn, and contemporary gastro-pub plates of food at The Green Man. Venture out to the surrounding area and villages that are also peppered with notable country pubs and farmhouse delis. The Café @ Coo Corner within Fownhope offers a cosy little area to grab a delicious, freshly-roasted coffee and a homemade slice of cake.

### Shopping

West End Store in Fownhope stocks a wide range of everyday essentials and is also home to the village Post Office. For handmade gifts and products, The Shop @ Coo Corner is a beautiful boutique that also provides a range of eco-friendly refillable products and a refill service in store. In Hereford you will find a good balance of popular high-street brands and independents. Explore cobbled streets for hidden gems and the Old Hereford Market where you will find everything in one place, including a Waitrose supermarket and ODEON cinema. Nearby, Ledbury and Ross-on-Wye are home to independent shops, restaurants, delis and cafes.



*Shop and café at Coo Corner, Fownhope*



*Hereford Old Market*



*Burger Shop, Hereford*



*Shop local, Fownhope butchers*

## Arts & Culture

Fownhope has a wide range of clubs and societies for you and your family to join; badminton, bowls, flower arranging, gardening, cricket, table tennis, Taekwon-Do – the list goes on! Fownhope Fringe is a group in the village that run workshops and events to include music, art, wine tasting, photography and crafts. Flicks in the Sticks show newly released films, old classics and comedies in the New Memorial Hall.

An exciting variety of museums, attractions and festivals can be found across the county. The Courtyard in Hereford is a centre for the arts and stages touring shows and in-house productions. Hereford Cathedral hosts notable events and exhibitions, and is home of Mappa Mundi and the Chained Library.

## Health & Wellbeing

In addition to the village's sports clubs and recreation fields, Fownhope has its own private health and leisure club, Wye Leisure. Saunas, steam rooms, spa pools, heated stone beds and swimming pools provide the ideal place to relax and unwind after a session in the gym or an exercise class. The club has family friendly and adult-only areas, plus a terrace bar and poolside coffee shop.

## Education

St Mary's C of E Primary School is less than a mile from Cherry Hill and was rated 'good' in their last Ofsted inspection. Fownhope sits within the catchment area of numerous high-performing high schools to include St Mary's RC High School in Hereford and Fairfield High School in Peterchurch; both with 'Outstanding' Ofsted ratings; Hereford Cathedral School is also an outstanding independent school for nursery to sixth form age.

## Get Outdoors

Fownhope sits within the Wye Valley Area of Outstanding Natural Beauty where you are surrounded by beautiful scenery and world-class walking trails to include The Wye Valley Walk which passes through the village. Enjoy riverside and woodland walks from your front door, canoeing and paddleboarding on the River Wye, and cycling in Haugh Woods – the outdoor pursuits are endless.



*Community centre, Fownhope New Memorial Hall*



*Wye Leisure, Fownhope*



*Open countryside walks throughout Herefordshire*



FreemanHomes

SAY HELLO TO  
NEW ADVENTURES AND  
PLACES TO EXPLORE



Cherry Hill

FreemanHomes

SAY HELLO TO  
A BRIGHT AND SPACIOUS  
HOME



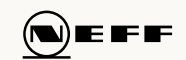
## OUR SIGNATURE SPECIFICATION

Let your personality shine through your new home with the Freeman Choice of options and upgrades. We will talk you through the items available and offer more detailed information to assist with decision making, helping you to personalise your home.

The homes at Cherry Hill feature the Freeman Homes' signature specification, combining meticulous attention to detail with premium branded appliances, technologies and products.

### Kitchen

- Beautifully designed, fully-fitted Symphony kitchen
- Soft close doors and drawer units with integrated cutlery tray
- Choice of worktops with matching upstand (subject to build stage)
- NEFF integrated single oven
- NEFF integrated dishwasher
- Integrated 70/30 fridge freezer
- NEFF 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 Cloakroom**

- White Villeroy and Boch sanitaryware
- Hansgrohe chrome fittings
- Mira Evoco 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
- Porcelanosa half-height tiles, or splashback tiles to sink (as design dictates)
- Porcelanosa full-height wall tiles to shower enclosure and bath



## Finishes

- Tomkinson Twist carpet to stairs, landing, bedrooms, hall and living room
- Fitted wardrobes with sliding doors to bedrooms (as design dictates)
- Natural stained ash handrail
- Internal walls and ceilings finished in Crown White
- Internal woodwork finished in Crown Brilliant White
- uPVC windows, patio, utility, and garage personnel doors, prefinished in Pebble Grey
- Bowater Maple natural grained front door with clear glass, prefinished in Pebble Grey, Bone, or Borrowed Light
- Glazed sliding doors or French patio doors leading to patio and garden
- 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 (option available for battery storage - 5.0 kWh 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 BT point in living room
- TV points to kitchen, living room and all bedrooms
- USB charging port sockets to kitchen and master bedroom
- Satin chrome push door bell
- Pendant light to loft

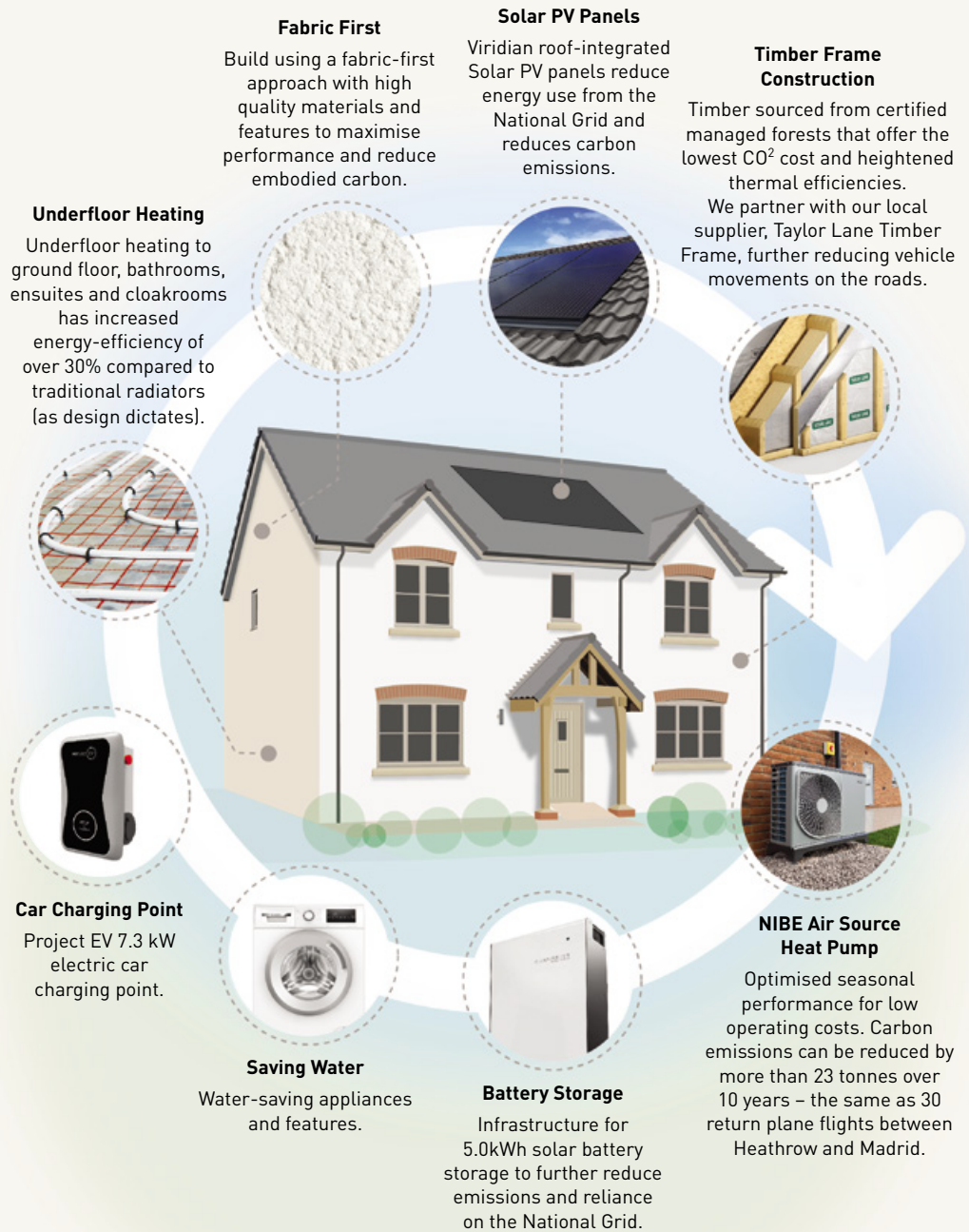


## EPC A-RATED HOMES

### 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



Environmental Details 

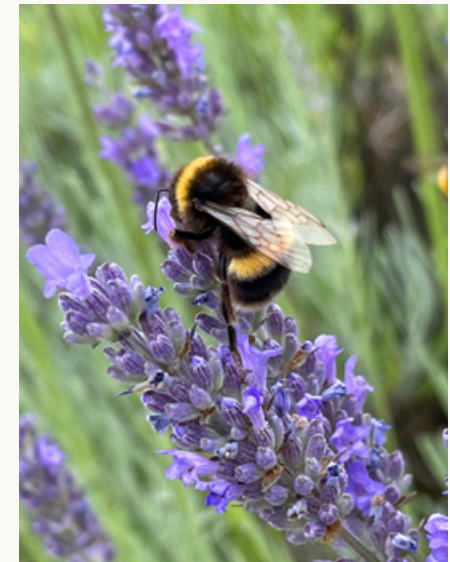
Properties achieved A-rated energy assessments

Market-leading renewable energy technologies

- Hedgehog-friendly fencing allows hedgehogs to roam freely in search of food and mates
- Hedgehog houses within the shared open areas provide shelter and somewhere to nest
- Bird boxes provide a home for nesting birds, and bat boxes provide a place for bats to roost
- Bee bricks for nesting solitary bees
- Fownhope is an Area of Outstanding Natural Beauty with a Dark Skies Policy, making it a haven for wildlife and stargazing. All external lights at Cherry Hill are wildlife-friendly, low-light fixtures
- Dual flush mechanism to toilets to reduce water use
- Double-glazed windows providing a high level of thermal insulation and reduced heat loss
- 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
- Significant recycling of waste materials and packaging during the construction of each home
- Rainwater butt and garden composting bin

Garden & Garage

- Lighting and double power socket to garage
- Up and over garage door, prefinished in Pebble Grey, Bone, or Borrowed Light
- External tap
- Landscaping to front garden and turf to back garden
- External, low-level, wildlife-friendly lights to front and back of property
- Patio to rear garden



## Stay connected at home

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

Fownhope 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. This means you can upgrade to ultrafast fibre through your provider and access broadband speeds up to 1,000Mbps. For more information visit [www.fastershire.com](http://www.fastershire.com)

## Space to work from home

Whether it's a downstairs study, upstairs 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.





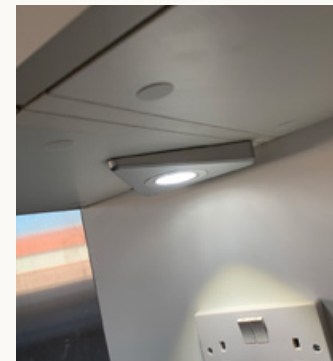
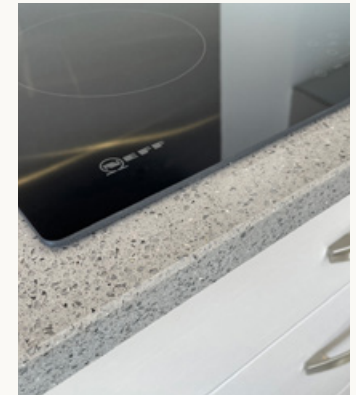
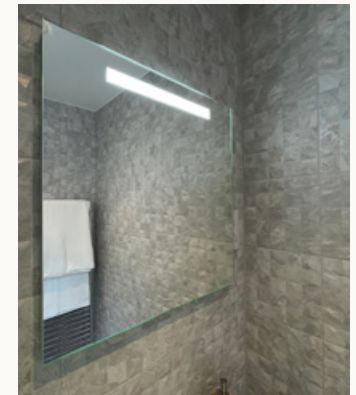
## YOUR FREEMAN CHOICE

Once you have chosen your Freeman Home, it's time to personalise it and make it your own. We have spent a lot of time talking to our customers, sourcing items and researching ideas to create the perfect specification.

Our customers tell us they want to choose colours, finishes and add personal touches to make their home truly individual.

You may have some ideas about what you want, or perhaps you are looking for some inspiration. The Freeman Choice helps you personalise your property and ensure it feels like home from the moment you step inside.

*Create your perfect home*



FreemanHomes

SAY HELLO TO  
HEALTH AND WELLBEING  
IN FOWNHOPE



Cherry Hill

# Cherry Hill

PROPERTY LOCATION  
 OLD BARN CLOSE, FOWNHOPE, HR1 4NQ



### THE HARWOOD

Total area:  
 247.01 sqm / 2,660 sqft  
 5 BED DETACHED



PAGE 19



### THE YEAT

Total area:  
 201.9 sqm / 2,174 sqft  
 4 BED DETACHED



PAGE 21



### THE BLAKE

Total area:  
 174.48 sqm / 1,878 sqft  
 4 BED DETACHED



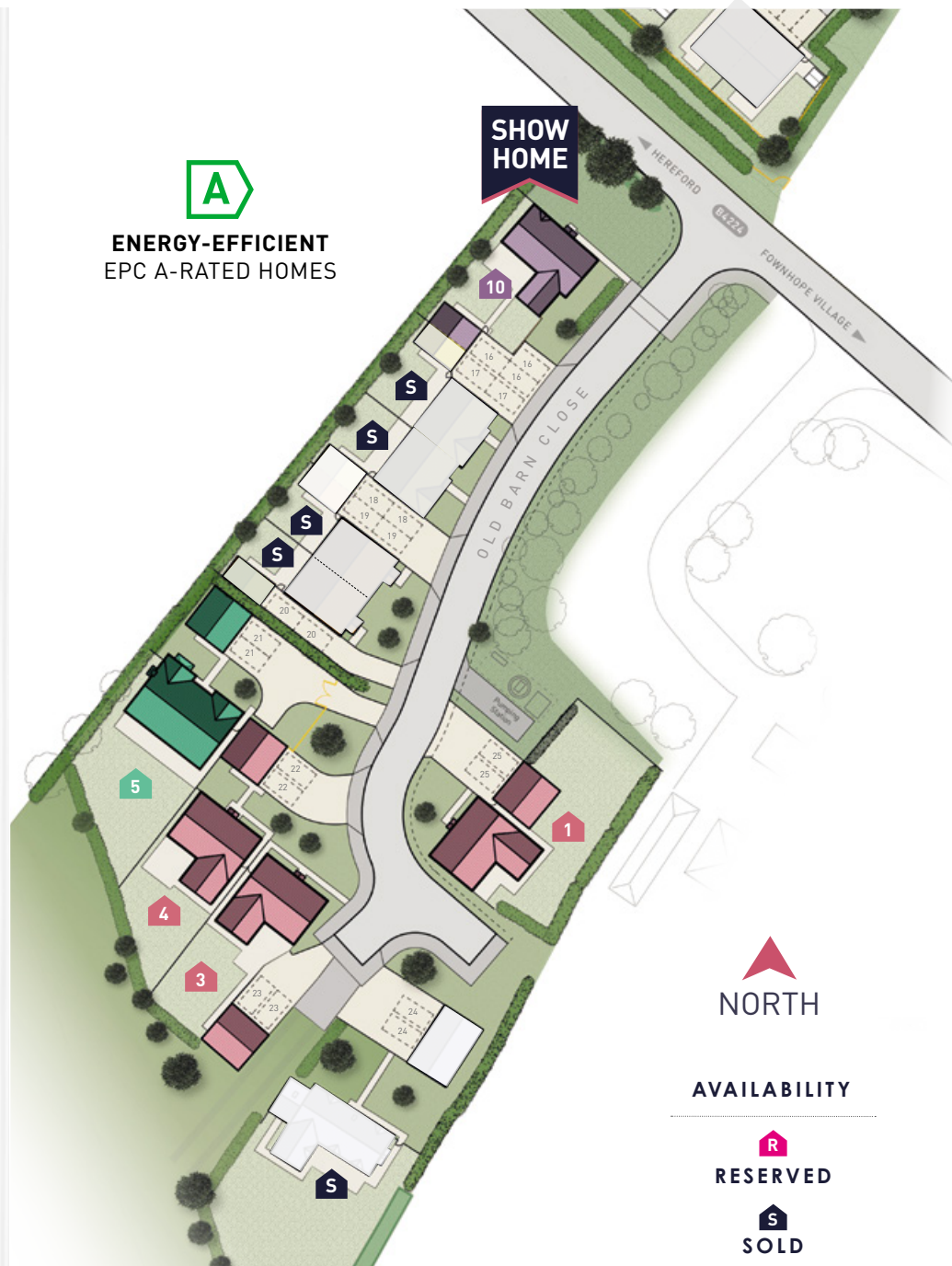
PAGE 25

**SHOW HOME**

*Ready to  
 move  
 into now*



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. Computer generated images are indicative only and all measurements are approximate. Details may be subject to change.



## THE HARWOOD

5 Total area: 247.01 sqm / 2,660 sqft

NORTH



### Only five-bedroom property at Cherry Hill in a premium position

- Low-carbon, energy-efficient and predicted to achieve an A-rated energy assessment
- Large South-West facing garden
- Large kitchen and family room with breakfast bar
- Integrated NEFF appliances
- Separate utility with external door
- Separate dining room with connecting doors
- Large living room with French doors and glazed side panels to patio
- Spacious hall and landing
- Family bathroom
- Bathroom en suite to master bedroom
- Fitted wardrobes with sliding doors
- Double garage with electric car charging point
- Sleek integrated solar PV panels and market leading NIBE air source heat pump



Cherry Hill



Ready to  
move  
into now




### KEY FEATURES



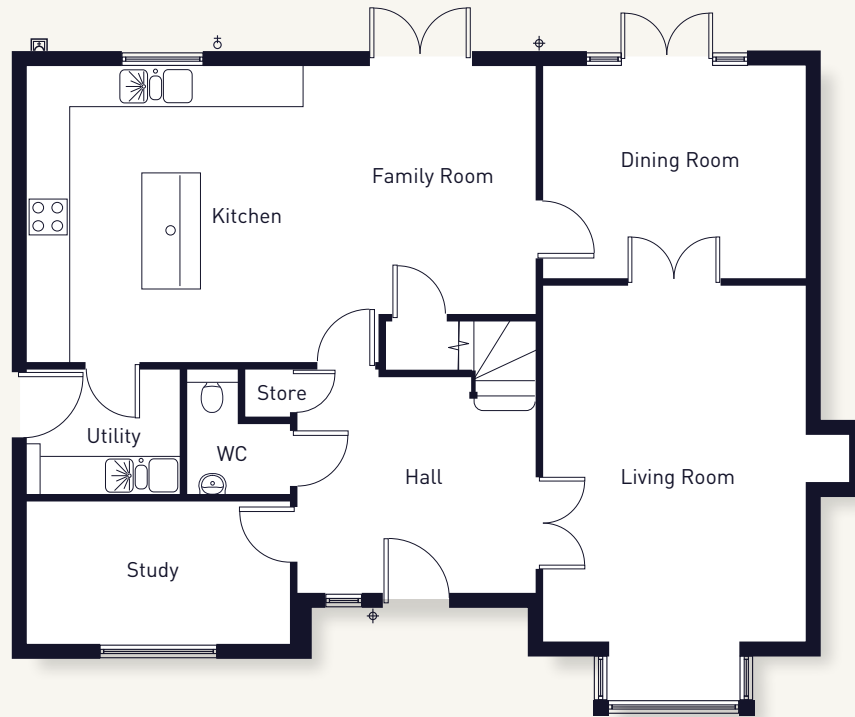
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THE HARWOOD

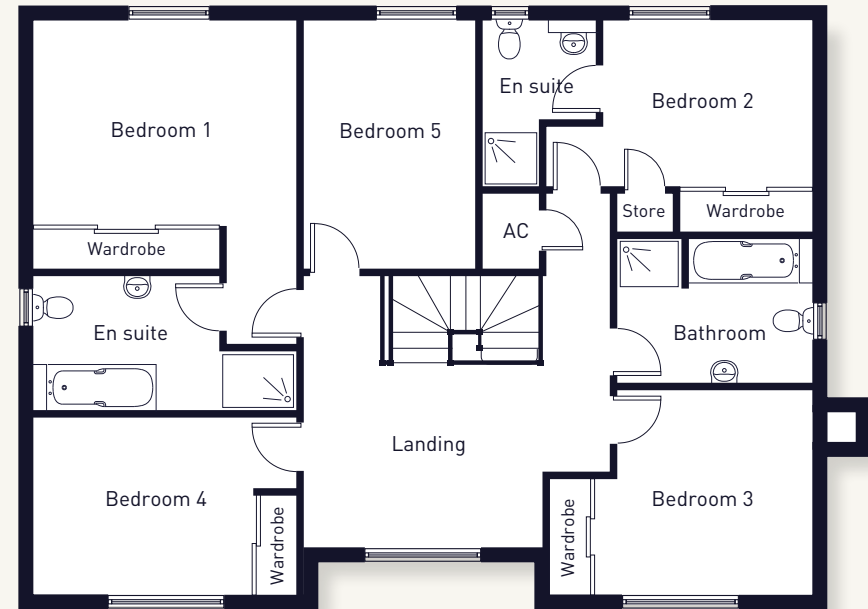
Ready to  
move  
into now

-  Exterior Socket
-  Light
-  Tap

**5** Total area: 247.01 sqm / 2,660 sqft



GROUND FLOOR



FIRST FLOOR

**Living Room** 5.5m x 4.1m 18' 1" x 13' 5"  
*(excl. bay window)*

**Dining Room** 4.1m x 3.3m 13' 5" x 10' 10"

**Kitchen/Family** 7.9m x 4.6m 25' 11" x 15' 1"

**Study** 4.1m x 2.1m 13' 5" x 6' 11"

**Utility** 2.4m x 1.9m 7' 10" x 6' 3"

**Bedroom 1** 3.2m x 4.1m 10' 6" x 13' 5"

**Bedroom 2** 3.2m x 2.6m 10' 6" x 8' 6"

**Bedroom 3** 3.4m x 3.2m 11' 2" x 10' 6"

**Bedroom 4** 3.2m x 2.7m 10' 6" x 8' 10"

**Bedroom 5** 4.1m x 2.8m 13' 5" x 9' 2"

All measurements are approximate and may vary on site. CGIs and floor plans are indicative only and are subject to change. Please refer to the sales advisor for specific details as layout may be mirrored on individual plots.



**DETACHED  
DOUBLE GARAGE**  
37.3 sqm / 402 sqft

THE YEAT

1 3 4 Total area: 201.9 sqm / 2,174 sqft



3 Red brick and natural stone finish

- Exceptionally spacious, detached property
- Low-carbon, energy-efficient home, predicted to achieve an A-rated energy assessment
- Premium positions at Cherry Hill
- Oak porch
- Large kitchen with breakfast bar and integrated NEFF appliances
- Separate utility with external door
- Separate dining room
- Large living room with French doors to patio
- Family bathroom
- Two bedrooms with en suite shower room
- Walk-through wardrobe to bedroom 1
- Fitted wardrobes with sliding doors to bedrooms 2 and 3
- Double garage
- Sleek roof-integrated Solar PV panels and market leading NIBE Air Source Heat Pump
- Electric car charging point




KEY FEATURES



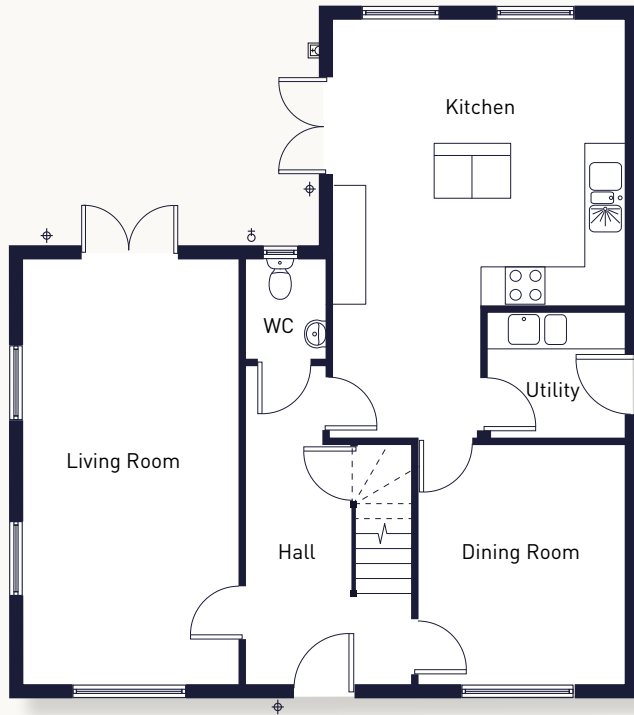
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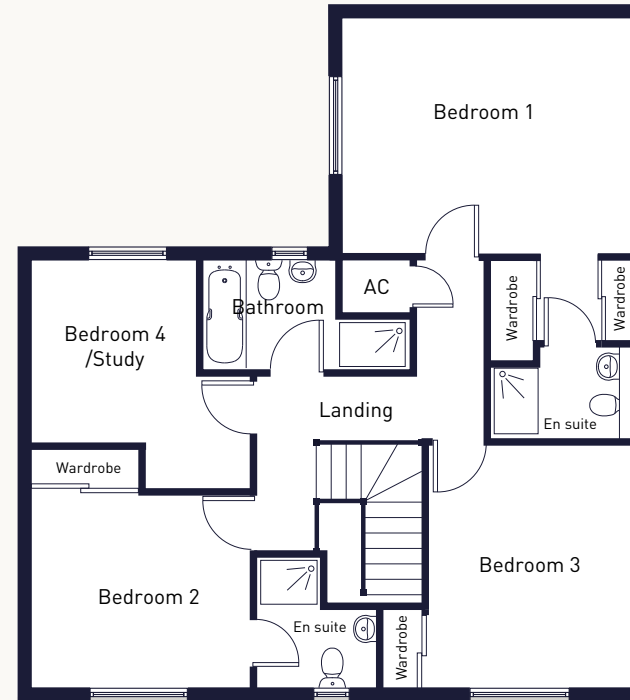
Ready to  
move  
into now

-  Exterior Socket
-  Light
-  Tap

**3** Total area: 201.9 sqm / 2,174 sqft



GROUND FLOOR



FIRST FLOOR

Living Room	6.79m x 3.47m	22'3" x 11'4"
Kitchen	4.86m x 4.59m	15'9" x 15'1"
Dining Room	3.30m x 3.85m	10'8" x 12'6"
Utility	2.0m x 2.20m	6'6" x 7'2"

Bedroom 1	4.65m x 3.73m	15'3" x 12'2"
Bedroom 2	3.51m x 3.11m	11'5" x 10'2"
Bedroom 3	3.85m x 3.30m	12'6" x 10'8"
Bedroom 4	2.89m x 2.68m	9'5" x 8'8"

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DETACHED  
DOUBLE GARAGE  
37.3 sqm / 402 sqft



THE YEAT

1 4 Total area: 201.9 sqm / 2,174 sqft

*Ready to  
move  
into now*






1 4 Red brick finish

CGI are indicative only and are subject to change.

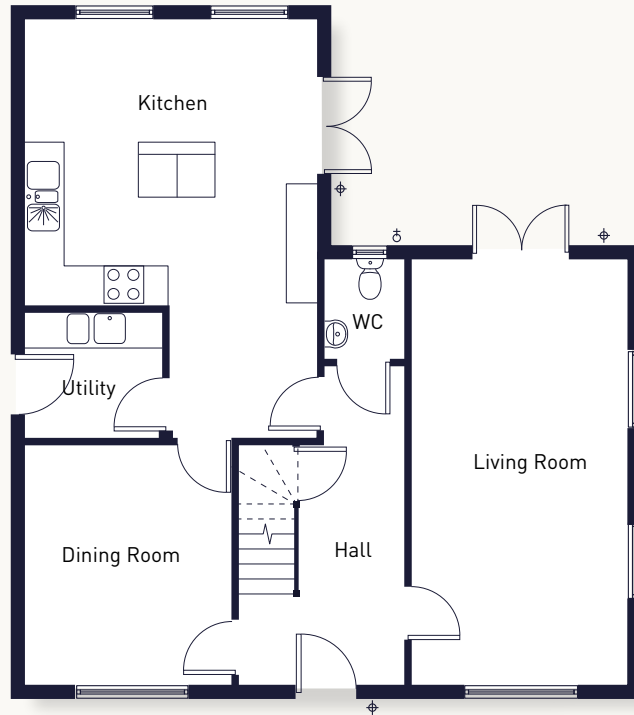


THE YEAT

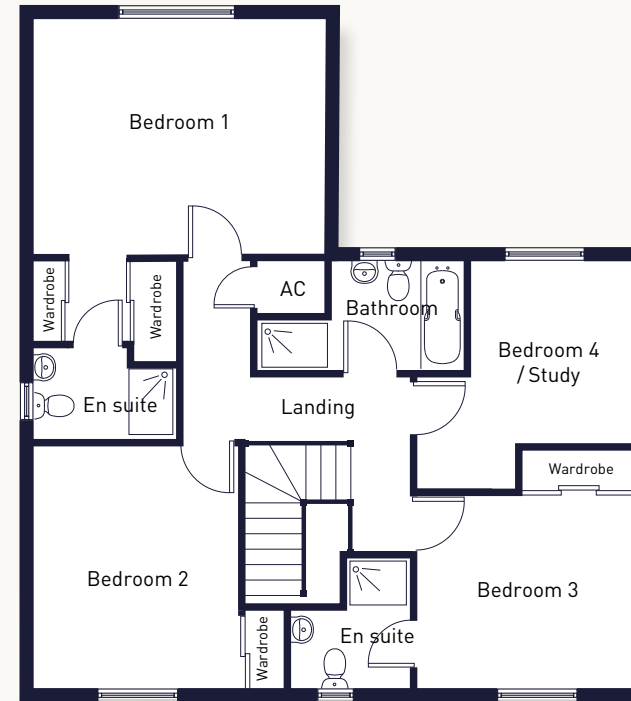
Ready to  
move  
into now

-  Exterior Socket
-  Light
-  Tap

**1** **4** Total area: 201.9 sqm / 2,174 sqft



GROUND FLOOR



FIRST FLOOR

Living Room	6.79m x 3.47m	22'3" x 11'4"
Kitchen	4.86m x 4.59m	15'9" x 15'1"
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DETACHED  
DOUBLE GARAGE  
37.3 sqm / 402 sqft



## THE BLAKE

10 Total area: 174.48 sqm / 1,878 sqft



- Exceptionally spacious, detached property
- Features a beautiful natural stone exterior
- Low-carbon, energy-efficient home, predicted to achieve an A-rated energy assessment
- Premium position at Cherry Hill
- Oak porch
- Open plan kitchen and dining room
- Breakfast bar and integrated NEFF kitchen appliances
- Separate utility with external door to garden
- Separate study
- Spacious family bathroom
- Two bedrooms with en suite shower room
- Fitted wardrobes with sliding doors to bedrooms 1, 2 and 3
- Generous private garden & detached double garage
- Sleek roof integrated Solar PV panels and market leading NIBE Air Source Heat Pump
- Electric car charging point



Ready to move into now




### KEY FEATURES

- ENERGY EFFICIENT
- FAMILY BATHROOM
- 2 EN SUITES
- FITTED WARDROBES
- UTILITY
- HOME WORKING
- SINGLE GARAGE
- VIEWS

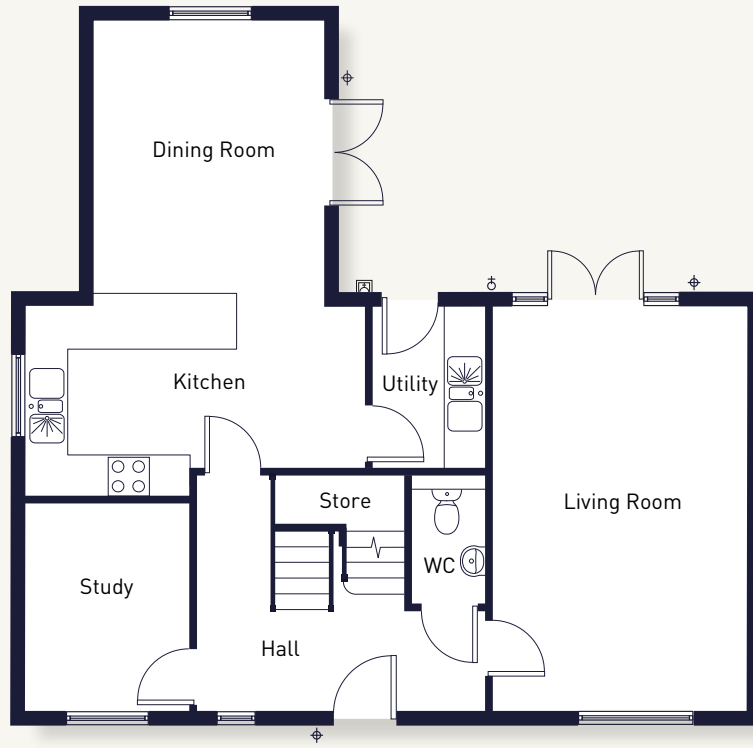
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**THE BLAKE**

*Ready to  
move  
into now*

-  Exterior Socket
-  Light
-  Tap

**10** Total area: 174.48 sqm / 1,878 sqft



**GROUND FLOOR**



**FIRST FLOOR**

<b>Living Room</b>	6m x 3.78m	19'7" x 12'4"
<b>Kitchen</b>	2.41m x 5.06m	7'9" x 16'6"
<b>Dining Room</b>	4.27m x 3.42m	14'0" x 11'2"
<b>Utility</b>	1.72m x 2.41m	5'6" x 7'9"
<b>Study</b>	3.10m x 2.45m	10'2" x 8'0"

<b>Bedroom 1</b>	3.42m x 2.98m	11'2" x 9'8"
<b>Bedroom 2</b>	2.76m x 2.69m	9'1" x 8'8"
<b>Bedroom 3</b>	2.70m x 2.80m	8'9" x 9'2"
<b>Bedroom 4</b>	2.41m x 4.10m	7'9" x 13'5"

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**SINGLE GARAGE**  
17.98 sqm / 193 sqft

## SUPPORTING THE LOCAL COMMUNITY

Within Cherry Hill, we are providing 5 properties that will only be made available to local people at a 36% and 39% discounted price of the open market value. These properties are subject to Herefordshire Council criteria. For more information about the properties, please talk to our sales team.

**We are contributing £82,913 to the Fownhope community**

**Education £22,626**

Education facilities at St Mary's C of E Primary School

**Recreation £18,137**

Play area at Malthouse Recreation Field in Fownhope

**Recycling & Waste Management £1,200**

Waste collection facilities

**Sport £8,511**

Cricket training facilities in Fownhope, inline with the Council's Outdoor Sports Investment Plan

**Transport £32,439**

Improving transport facilities and traffic regulation in Fownhope



## PROUD TO BE DIFFERENT

### 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 Fownhope 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.

### Excellent customer service

We are a customer-focused organisation whose customers are at the forefront of our minds when we design, build and hand over our homes. We listen to our customers and treat them like members of our family, getting to know each individual and doing what we can to remove any stress and make moving an enjoyable experience.

### 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 FOR 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.

*From our family to yours*



## LOCAL LINKS

Some useful links to notable local establishments and amenities we would like to share with you.

### EDUCATION

[stmarys.hereford.sch.uk](http://stmarys.hereford.sch.uk)

[hlcollege.ac.uk](http://hlcollege.ac.uk)

### SPORT, FITNESS & WELLBEING

[wyeleisure.co.uk](http://wyeleisure.co.uk)

[south-herefordshireregc.co.uk](http://south-herefordshireregc.co.uk)

### HEALTH CARE

[fownhopesurgery.nhs.uk](http://fownhopesurgery.nhs.uk)

### THINGS TO DO

[wyedeantourism.co.uk](http://wyedeantourism.co.uk)

[visitherefordshire.co.uk](http://visitherefordshire.co.uk)

### PUBS & RESTAURANTS

[thegreenman.co](http://thegreenman.co)

[thenewinnfownhope.co.uk](http://thenewinnfownhope.co.uk)



*Ready to  
move  
into now*

*Talk to our friendly team today*

01594 543354

fownhope@freemanhomes.co.uk

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