



WALNUT FIELD

LUXURY RURAL LIVING

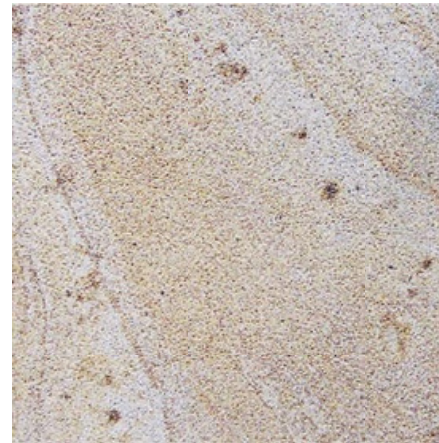


Darley Homes



WALNUT FIELD

LLANGROVE





You know you have
arrived at a distinctive
and special place ...

... Llangrove



The village of Llangrove is situated in the beautiful rolling Herefordshire countryside between Ross-on-Wye and Monmouth, on the edge of the Wye Valley Area of Outstanding Natural Beauty.

Located within the Village, the Walnut Field is a bespoke development of eighteen individual homes which offer country living away from the hustle and bustle of nearby towns and cities – but within easy reach of them too.

Bespoke Design

The primary objective of the Walnut Field development has been to create a truly exceptional place to live.

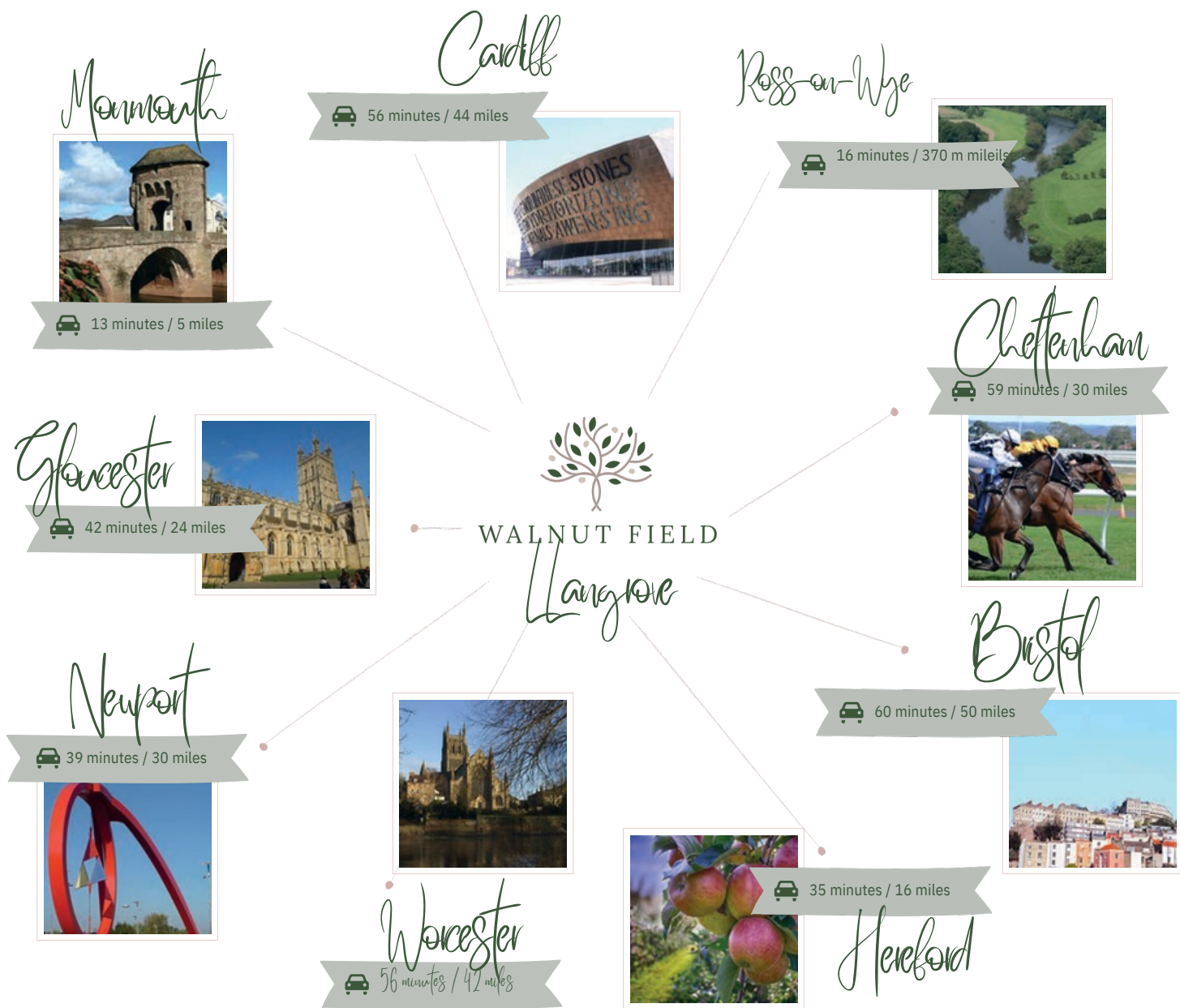
Starting with the landscaping, part of the development was originally an orchard and the most significant present feature is the walnut trees. This is part of the distinctive pattern of the village and generous private and public green space has been retained as a setting for the different character areas.

From the entrance of the development where the homes are set in the manner of wayside cottages, the road leads around the curve past the Walnut trees further into the development. You know you have arrived at a distinctive and special place.

The road is designed as a grass verged lane and takes you through either to the Green, which maintains the sense of space between wayside cottages along the main road, or the Courtyard where five houses are set around a courtyard in the form of the informal village and farmstead yards typical of the area.

Finally, the Close to the north is naturally secluded from the rest of the development with two larger houses here formed around a smaller courtyard setting.

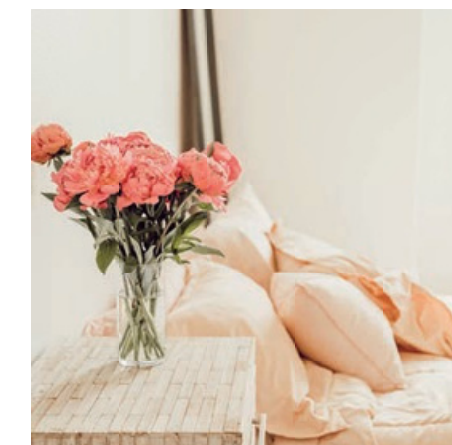
High quality design, landscaping and use of materials all add up to a development of exceptional quality and somewhere to proudly call your home.



Just around the corner...

TOWNS	
Monmouth	5 miles
Ross-on-Wye	7 miles
Hereford	16 miles
Gloucester	24 miles
Newport	30 miles
LOCAL ATTRACTIONS	
Symonds Yat	3 miles
Goodrich Castle	4 miles
Black Mountains	29 miles
Wye Valley Area	6 miles
TRAIN STATIONS	
Hereford	16 miles
Lydney	17 miles
Ledbury	20 miles
Gloucester	24 miles
Newport	30 miles
AIRPORTS	
Bristol	55 miles
Cardiff	56 miles
Birmingham	78 miles
Heathrow	124 miles
Gatwick	154 miles





A Home to Suit You

Offering an idyllic rural village lifestyle, each home has been individually, architect designed to offer high quality, well-appointed accommodation with well-proportioned outside space.

The landscaped private gardens and living areas have been designed “to bring the outside in”, allowing optimum use of the home and the garden space for living and entertaining.

The homes will be built using handmade bricks, natural sandstone and render with natural slate roofs and wooden windows to create characterful cottage-styled homes.

Garages which include an electric car charging point and gravelled driveways and parking spaces complete the cottage feel.

Careful consideration has been given to the interior layouts to suit today’s busy lifestyles. The variety of layouts with flexible rooms, that can be adapted to suit different lifestyles, ensures that there is something for everyone at the Walnut Field. As well as being aesthetically pleasing, homes at the Walnut Field offer high quality interior specifications with contemporary bathrooms and stylish, practical kitchens.

*"A vibrant sustainable
rural community,
providing a high quality of
life for people who live,
and visit the Parish"*





Local Community, on your doorstep

The village of Llangrove is an active community of around 500 residents with Llangrove CE Academy at its heart. There is also a busy Village Hall, a children’s play area, a Church and the Royal Arms, a welcoming country pub. The village is well connected by a bus route to Herford and Ross-on-Wye.

The beautiful surrounding countryside off ers plenty of opportunities for outdoor activities with local footpaths including the Wye Valley Walk and nearby Forest of Dean.

Additional state and independent schooling for both primary and secondary pupils is available within 10 miles of Walnut Field.

PRIMARY SCHOOLS

- Llangrove C of E Academy
- Whitchurch C of E Primary school
- Goodrich C of E Primary School
- Monmouth School for Girls – Preparatory School
- The Grange Preparatory School (Boys)
- Ashfi eld Park Primary School
- Hereford Cathedral School

OFSTED AUDITS/OTHER REPORTS

- Ofsted Outstanding
- Ofsted Outstanding
- Ofsted Good
- Estyn Report Excellent
- Ofsted Excellent
- Ofsted Good
- ISI Excellent

DISTANCE FROM SITE

- 300m
- 2.3 miles
- 4.4 miles
- 5.2 miles
- 6.1 miles
- 7.5 miles
- 16.7 miLes

SECONDARY SCHOOLS

- Haberdashers Monmouth School for Girls
- Monmouth School (Boys)
- John Kyrle High School
- Hereford Cathedral School

OFSTED AUDITS/OTHER REPORTS

- Estyn report Excellent
- Estyn report excellent
- Ofsted Good
- ISI Excellent

DISTANCE FROM SITE

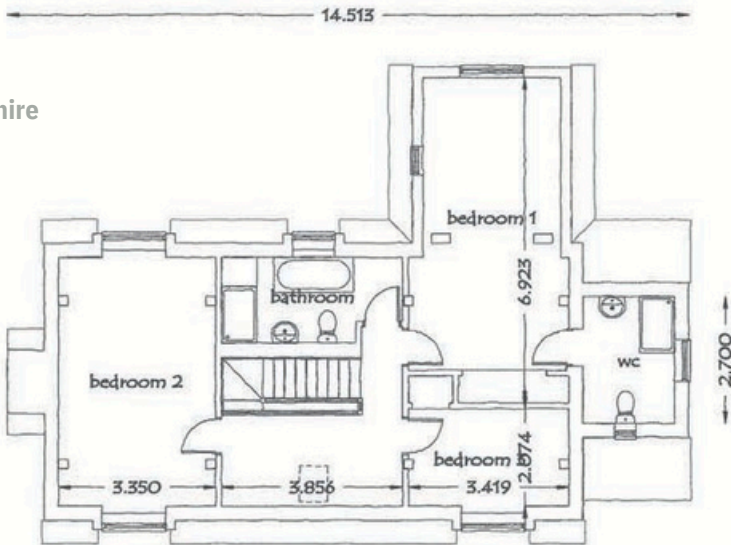
- 5.2 miles
- 5.8 miles
- 9.4 miles
- 16.7 miles

Floorplans

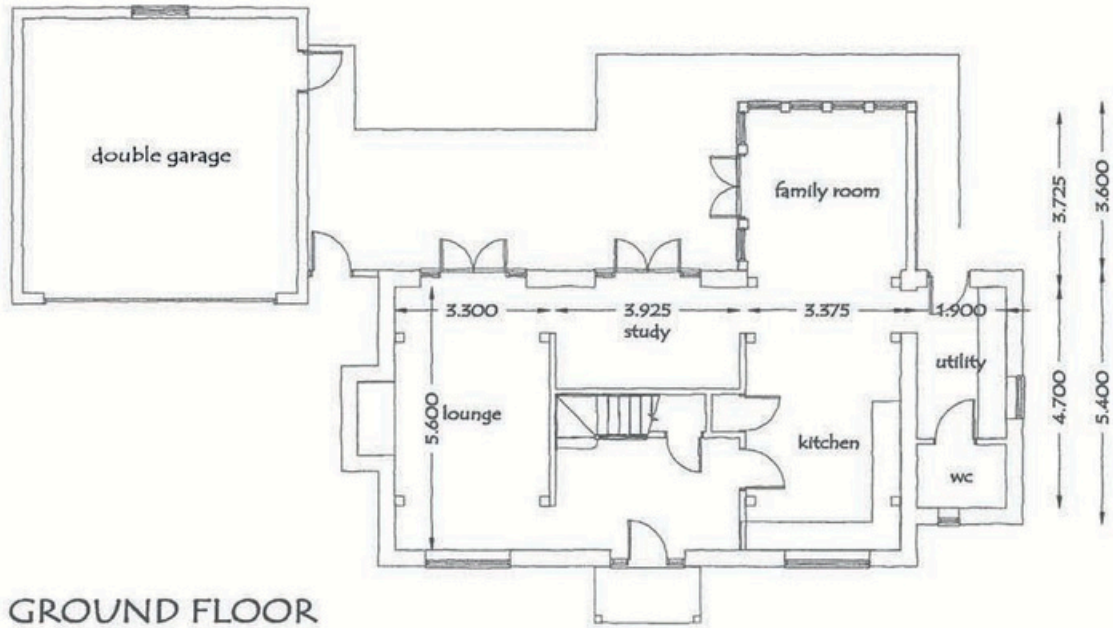
Development at Llangrove Herefordshire

House 15: 1:100 @ A2 | May 2019

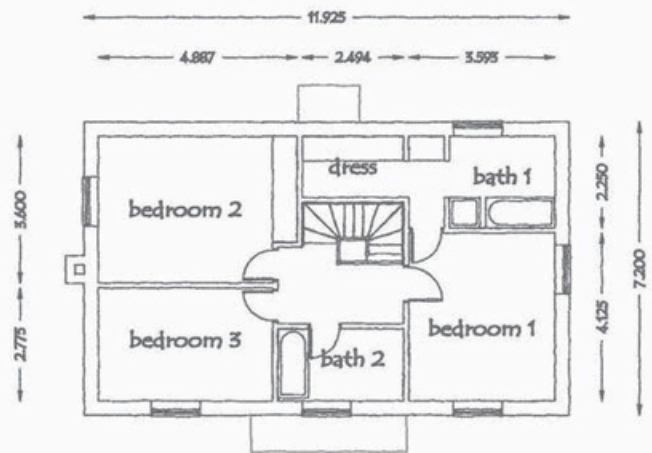
FIRST FLOOR



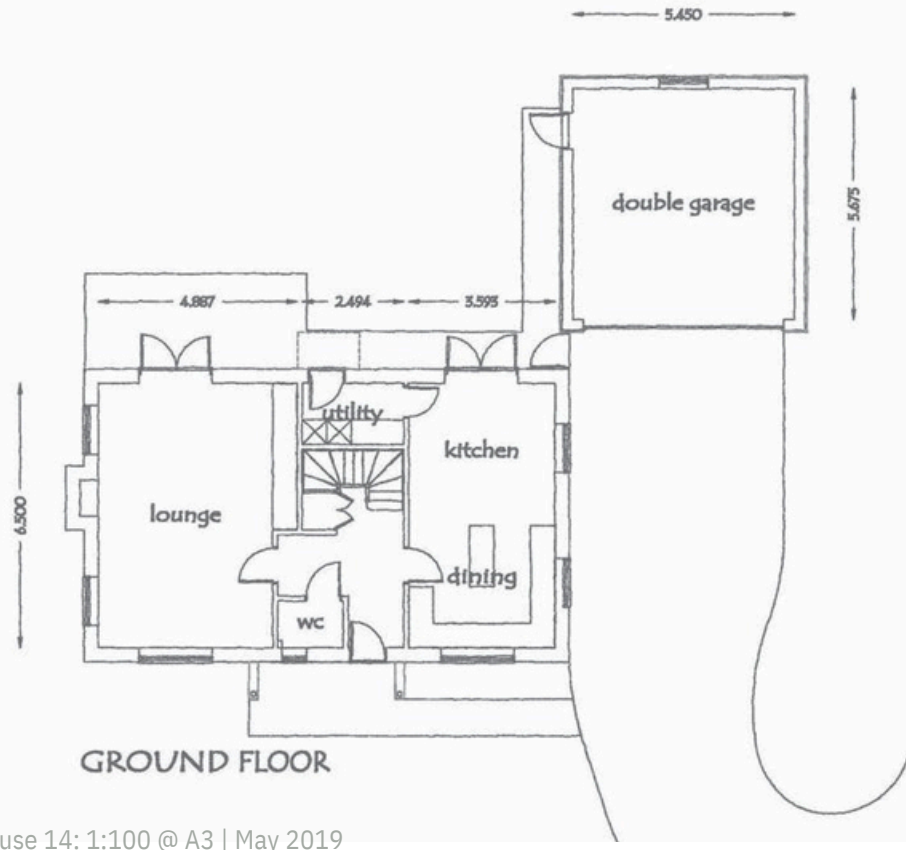
GROUND FLOOR



FIRST FLOOR

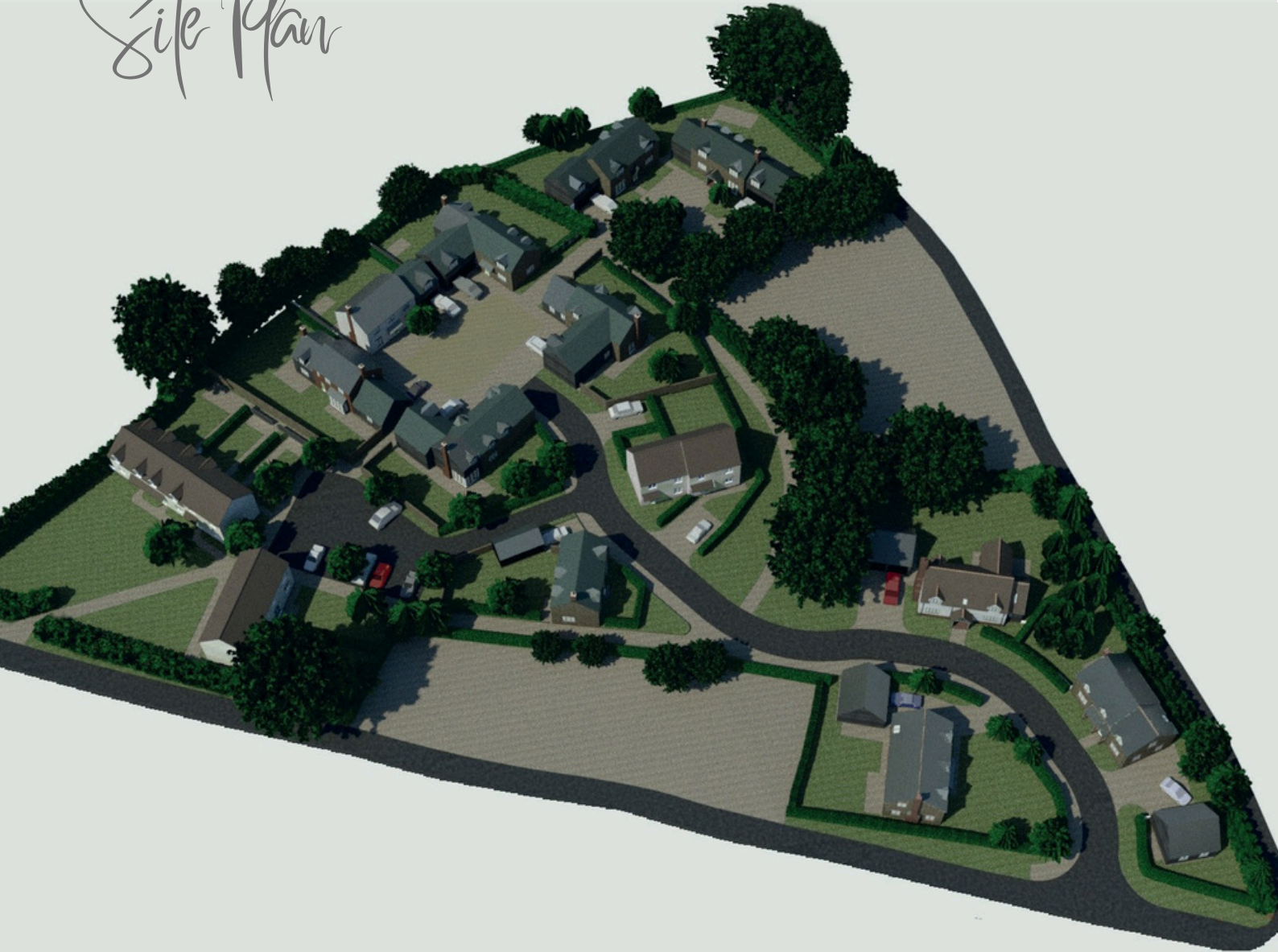


GROUND FLOOR



House 14: 1:100 @ A3 | May 2019

Site Plan



Get in touch!

Archer & Co with Abbie Drew

E-mail: monmouth@archerandco.com

Telephone: 01600 713030



Darley Homes

