



Plot 2, The Highclere, Cherry Tree Mews Madley, Herefordshire, HR2 9LP

£750,000



SITE PLAN

CHERRY TREE MEWS, MADLEY, HEREFORDSHIRE, HR2 9LP



STAMP DUTY PAID

A stunning four bedroom double fronted home.

The Highclere is ideal for those looking for their own home office. The spacious open plan kitchen/dining/living room are ideal for modern family life, with patio doors that open out to the garden.

Upstairs the master bedroom has its own en-suite bathroom with bath, separate shower and a dressing room.

Bedroom 2 also with ensuite and two further double bedrooms and a family bathroom.

The property also has a double garage and driveway.



House Specification:

Kitchen:

Choice of Mackintosh Kitchens
Choice of Kitchens and Laminate Worktops up to Band D
Extra Deep and Tall Wall Units
Glass Drawers Sides With Oak Drawer Boxes
Le Mans Corner Unit
Choice of Quartz to Kitchen Band A
Choice of Quartz to Utility Band A
Choice of Wall Tiles to Kitchen upto Band C
Choice of Wall Tiles to Utility upto Band C
Stainless Steel 1.5 Bowl Undermounted Sink to the Kitchen
Quooker Tap in S/Steel to Kitchen
Stainless Steel Single Bowl Undermounted Sink & Tap to Utility
Breakfast Bar to Kitchen
Separate Utility Room
Choice of Ceramic Floor Tiles to Kitchen upto Band C
Choice of Ceramic Floor Tiles to Utility upto Band C
White Low Energy LED Downlighters

Appliances:

AEG Built In Double Oven
AEG 5 Burner Induction Hob
AEG Gloss Black Angled Chimney Hood
AEG Full Height Frost Free Fridge/Freezer 50/50
AEG Fully Integrated Dishwasher
Washing Machine Space & Plumbing Provided
Tumble Dryer Space Provided

Bedrooms:

Walk in Dressing Room to Bedroom 1
Ensuite to Bedroom 1
Fitted Wardrobes to Bedroom 2
Ensuite to Bedroom 2

Bathrooms:

Geberit Selnova Sanitaryware
Bristan Prism Brassware
Family Bathroom with Separate Shower Cubicle
Mira Shower Enclosure with Mira EV Shower to Bathroom
Mira Shower Enclosure with Mira ERD Shower to Master Ensuite
Shaver socket
White Low Energy LED Downlighters
Choice of Wall Tiles
Choice of Floor Tiles

Heating & Energy Efficiency:

Mitsubishi Ecodan Air Source Heat Pump
Mitsubishi Hot Water Cylinder
Underfloor Heating to Ground Floor
Stelrad Radiators to First Floor
White Towel Radiator to Bathroom
White Towel Radiator to Ensuite/s
Gas Point to Lounge
Wood Burning Stove

Electrical:

Energy Efficient Lighting Installed throughout
TV Point in Living Room, Dining Room and all Bedrooms
TV Point to Study
External PIR Lighting to all Front/Rear Doors
Telephone Point to Living Room, & Bedroom 1
Telephone Point to Study
CAT 6 Data Points to Living Room, Study and Master Bedroom
(Where applicable)
USB Charging Ports Socket to Kitchen, Study and Living Room
(Where applicable)
Power Points with High Performance RCBO Protection

Wired for High Speed Fibre Broadband Capabilities (Where Available)
Loft Light
Mains Powered Smoke Alarm to Hall & Landing with Battery Back Up
Fully Fitted Security System
Provision for Future Installation of Solar Panels

Internal Finishes:

Hardwood Composite Staircase
Oak Cottage Style Internal Doors with Chrome Lever on Rose Ironmongery
Choice of Carpets Band A or B
White Painted Walls & Ceilings Throughout
Storage Cupboard to Hallway

External Finishes:

Pebble Grey Timber Windows & French Doors
Pebble Grey UPVC Fascias
Black Cast Iron Effect Guttering
Pebble Grey Timber Front Doors
External Tap (Below kitchen window unless otherwise stated)
Electric Car Charging Point
External Power Point
Landscaped Front Gardens
Paved Patio area
Pebble Grey Timber Garage Personnel Door

Double Garage with Lighting and Power Points
Electrically Operated Up and Over Garage Door
Additional Off Road Parking

Please Note:

Images are from the current show home and are for marketing purposes. Colour schemes and styles may change.

Some images are changed to represent how the garden can look.

GDPR:

Please note that we will only pass your details onto Bell Homes for the purposes of arranging appointments to view.

If you do not wish to have your details passed onto Bell Homes, please let us know.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



Hybrid Map



Terrain Map



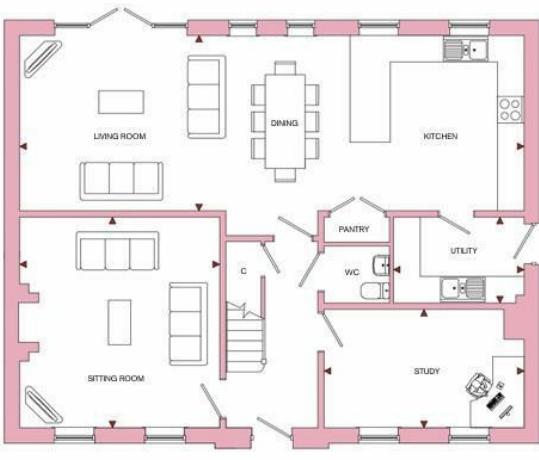
Floor Plan



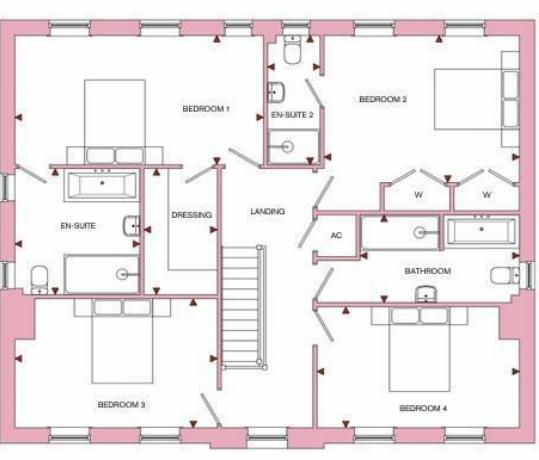
THE HIGHCLERE

FLOOR PLANS

ROOM	IMPERIAL / "	METRIC / mm	ROOM	IMPERIAL / "	METRIC / mm
Living/Kitchen/Dining	37' 1" x 12' 11"	11310 x 3940mm	Bedroom 1	18' 4" x 9' 6"	5575 x 2902mm
Sitting Room	14' 9" x 15' 6"	4485 x 4730mm	Bedroom 2	14' 5" x 10' 10"	4379 x 3302mm
Study	14' 9" x 8' 9"	4485 x 2660mm	Bedroom 3	14' 11" x 9' 7"	4537 x 2908mm
Utility	9' 7" x 6' 4"	2930 x 1930mm	Bedroom 4	14' 11" x 8' 11"	4537 x 2719mm
			Bathroom	11' 9" x 6' 6"	3568 x 1975mm
			En-Suite	9' 3" x 9' 4"	2805 x 2830mm
			Dressing Room	5' 5" x 9' 4"	1645 x 2830mm
			En-Suite 2	3' 11" x 9' 6"	1180 x 2902mm



GROUND FLOOR



FIRST FLOOR

TOTAL FLOOR AREA
2128ft² / 197.7m²




We strive to make each home and development as varied and interesting as possible. Therefore the above is for illustrative purposes only and individual properties may vary. Please ask for details of specific properties. Every care has been taken with the preparation of this information, which has been produced for your guidance only and does not form part of a contract. The plans are NOT TO SCALE, and may vary on site. Please do not use this information for purchase of furnishings and furniture.



Viewing

Please contact our Land & New Homes Office
on 01594 835751 if you wish to arrange a viewing appointment for
this property or require further information.

Energy Efficiency Graph

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.