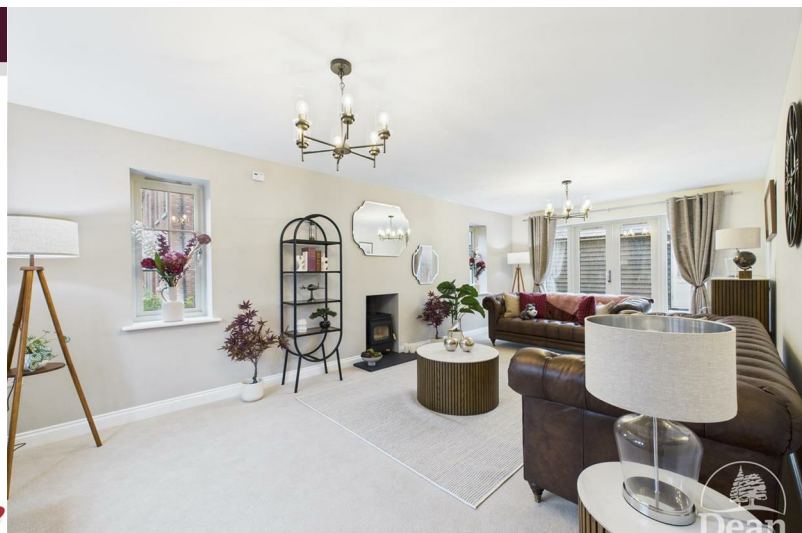




Plot 2, The Highclere, Cherry Tree Mews

Madley, Herefordshire, HR2 9LP

£750,000



****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 the represent how the garden can look.

GDPR:

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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
Living/Kitchen/Dining	37' 1" x 12' 11"	11310 x 3940mm
Sitting Room	14' 9" x 15' 6"	4485 x 4730mm
Study	14' 9" x 8' 9"	4485 x 2660mm
Utility	9' 7" x 6' 4"	2930 x 1930mm

ROOM	IMPERIAL / "	METRIC / mm
Bedroom 1	18' 4" x 9' 6"	5575 x 2902mm
Bedroom 2	14' 5" x 10' 10"	4379 x 3302mm
Bedroom 3	14' 11" x 9' 7"	4537 x 2908mm
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

TOTAL FLOOR AREA
2128ft² / 197.7m²

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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

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