

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



Example of a typical Bell Home



**A BRAND NEW DETACHED FAMILY HOME FORMING PART OF THE WHEATSHEAF CLOSE DEVELOPMENT IN FROMES HILL OFFERING HIGHLY ENERGY EFFICIENT ACCOMMODATION COMPRISING AN OPEN PLAN DINING/KITCHEN, SEPARATE SITTING ROOM, UTILITY ROOM, FOUR BEDROOMS (ONE EN SUITE), FAMILY BATHROOM, INTEGRAL GARAGE, ADDITIONAL OFF ROAD PARKING AND AN ENCLOSED GARDEN.**

**PLOT 12 £470,000**

**PLOT 13 £470,000**

## The Cedar – Price £470,000

Wheatsheaf Close, Fromes Hill, Ledbury, Herefordshire, HR8 1HT



# The Cedar

## Location & Description

Situated in the rural hamlet of Fromes Hill, conveniently located on the A4103 equidistance between the cathedral cities of Hereford and Worcester, both offering a wide range of shopping, dining and entertainment options.

The Victorian spa town of Malvern and the historic market town of Ledbury are just a short car journey away and provide a haven for independent cafes, restaurants and boutiques. There is a mainline train station at Malvern and Ledbury, providing easy access to London Paddington and Birmingham New Street.

Fromes Hill is home to the family friendly Wheatsheaf Inn and Restaurant, offering a wide range of home cooked meals. Adjacent to the development is Fromes Hill Services offering a convenience store, outdoor clothing store, takeaway and a café.

The nearby Hop Pocket Shopping Village offers a unique collection of independent shops including a garden centre, gift shop and food hall providing a selection of locally sourced produce.

Fromes Hill is also home to the Grade II listed St Michaels Church built circa 1875.

The nearby bus stop provides easy access to the surrounding towns of Ledbury, Bromyard and Leominster.

For those who enjoy the outdoors, there are numerous opportunities to explore the surrounding countryside.

The neighbouring village of Bishops Frome is just 2.5 miles away with its popular village hall offering a number of activities.

## Property Description

A beautiful development of twenty 2, 3 and 4 bedroom homes, including low cost homes, constructed by renowned local developers Bell Homes.

The Cedar has been constructed using energy efficient materials throughout and includes high performance insulation to ground floors, external walls and the roof. The property benefits from double glazed UPVC anthracite grey windows and French doors with energy efficient glazing. There is underfloor heating to the ground floor, providing comfortable and energy efficient heating and Stelrad compact eco friendly efficient radiators to the first floor.

The property is wired for a security system and for high speed fibre broadband.

There is a 10 year LABC structural warranty.

## ACCOMMODATION

### Entrance Hall

With storage cupboard

### Living Room 3.97m (12ft 10in) x 4.96m (16ft)

### Kitchen/Dining Room 8.06m (26ft) x 3.28m (10ft 7in)

Stainless steel 1.5 bowl sink and drainer with single lever chrome mixer tap. Stainless steel built under DOUBLE OVEN. 4 zone glass INDUCTION HOB with stainless steel chimney hood. Integrated FRIDGE FREEZER.

### Utility Room 1.89m (6ft 1in) x 1.65m (5ft 4in)

Stainless steel single bowl sink and drainer with single level chrome mixer tap. Space and plumbing for washing machine and tumble dryer.

### WC

### First Floor Landing

### **Bedroom 1 3.97m (12ft 10in) x 3.30m (10ft 8in)**

With fitted wardrobes

### **En Suite Shower Room**

Geberit contemporary white sanitaryware. Bristan chrome mixer taps. Mira shower enclosure with Mira water efficient shower. Shaver socket.

### **Bedroom 2 2.99m (9ft 8in) x 3.82m (12ft 4in)**

### **Bedroom 3 3.46m (11ft 2in) x 2.94m (9ft 6in)**

### **Bedroom 4 2.99m (9ft 8in) x 3.13m (10ft 1in)**

### **Family Bathroom 2.68m (8ft 8in) x 1.91m (6ft 2in)**

Family bathroom with separate Mira shower cubicle. Bristan chrome mixer taps. Shaver socket.

### **Outside**

Landscaped front garden and paved patio area to the rear.

7.3KW electric vehicle car charging point.

### **Single Integral Garage**

With lighting, power and additional off road parking.

### **Directions**

What3Words: natively.crowds.snowy

### **Services**

We have been advised that mains electricity, water and drainage are connected to the property. Heating is via a Mitsubishi Ecodan air source efficient heat pump. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

### **Tenure**

We are advised (subject to legal confirmation) that the property is freehold.

### **General**

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request. John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase the property or enter into any contract.

### **Viewing**

By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648).

### **EPC**

The predicted EPC ratings are as follows:

Plot 12 – B (81)

Plot 13 – B (81)

### **Agents Note**

The internal images are an example of a typical Bell Home.



# SITE PLAN

## House Type Accommodation Schedule

FIR	Semi-Detached / Terraced 2 bedroom home
GORSLEY	Semi-Detached 3 bedroom home
ASH	Detached 3 bedroom home
HAWTHORN	Semi-Detached 3 bedroom home
BIRCH	Detached 4 bedroom home
CEDAR	Detached 4 bedroom home
DAINTREE	Detached 4 bedroom home
ELDER	Detached 4 bedroom home



We strive to make each home and development as special 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 Plan is not to be used for planning or building regulations purposes.



## THE CEDAR FLOOR PLANS

ROOM	IMPERIAL / "	METRIC / mm
Living Room	12' 10" x 16' 0"	3903 x 4865mm
Kitchen / Dining	26' 0" x 10' 7"	7915 x 3235mm
Utility	6' 1" x 5' 4"	1850 x 1635mm

TOTAL FLOOR AREA  
1328sq / 122.8sqm

ROOM	IMPERIAL / "	METRIC / mm
Bedroom 1	12' 10" x 10' 8"	3903 x 3240mm
Bedroom 2	9' 8" x 12' 4"	2950 x 3762mm
Bedroom 3	11' 2" x 9' 6"	3410 x 2902mm
Bedroom 4	9' 8" x 10' 1"	2950 x 3078mm
Bathroom	9' 8" x 6' 2"	2930 x 1875mm
En-Suite	7' 11" x 4' 11"	2400 x 1500mm



GROUND FLOOR



FIRST FLOOR



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**Ledbury Office**  
**01531 634648**

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John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.

