

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



Example of a typical Bell Home



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

PLOT 14 £660,000

PLOT 17 £660,000

The Daintree – Price £660,000

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



The Daintree

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 Daintree 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 fitted with an intruder alarm system and is wired for high speed fibre broadband.

There is a 10 year LABC structural warranty.

ACCOMMODATION

Entrance Hall

With storage cupboard.

WC

Sitting Room 3.85m (12ft 5in) x 5.47m (17ft 8in)

Feature woodburning stove.

Study/Family Room 3.04m (9ft 10in) x 3.82m (12ft 4in)

Living/Kitchen/Dining 7.44m (24ft) x 6.12m (19ft 9in)

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 **DISHWASHER**. Integrated **FRIDGE FREEZER**.

Utility Room 2.63m (8ft 6in) x 2.87m (9ft 3in)

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

First Floor Landing

Bedroom 1 3.75m (12ft 1in) x 3.69m (11ft 11in)

Dressing Room 2.53m (8ft 2in) x 2.35m (7ft 7in)

En Suite Shower Room

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

Bedroom 2 4.13m (13ft 4in) x 3.87m (12ft 6in)

En Suite Shower Room

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

Bedroom 3 4.13m (13ft 4in) x 3.25m (10ft 6in)

Bedroom 4 2.68m (8ft 8in) x 4.00m (12ft 11in)

Family Bathroom 3.04m (9ft 10in) x 2.11m (6ft 10in)

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

Outside

Landscaped front garden with paved patio area to the rear garden.
7.3KW electric vehicle car charging point.

Double Garage

Electrically operated up and over door. Light and power connected. 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 14 – B (84)

Plot 17 – B (84)

Agents Note

The internal images are example of a typical Bell Home.



SITE PLAN



House Type Accommodation Schedule

FJR	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



KEY:
 • Triangle Single Garage
 • Square External Hardwearing



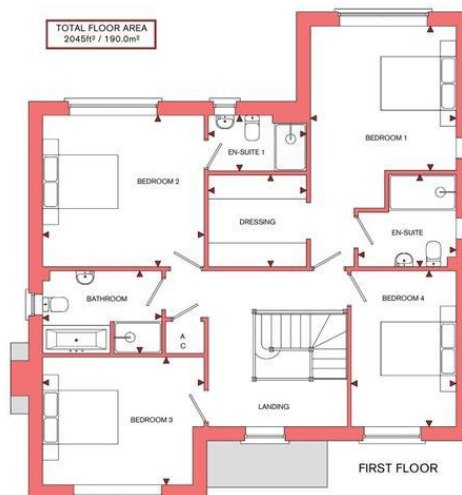
We strive to make each home and development as varied and interesting as possible. Therefore the above is for illustrative purposes only and individual properties may vary. Please ask for details of specific properties. Every care has been taken with the preparation of this information, which has been 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.



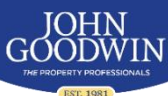
THE DAINTREE FLOOR PLANS

ROOM	IMPERIAL / "	METRIC / mm
Living/Kitchen/Dining	24' 0" x 19' 9"	7322 x 6012mm
Study/Family Room	9' 10" x 12' 4"	3000 x 3762mm
Sitting Room	12' 5" x 17' 8"	3748 x 5385mm
Utility	8' 6" x 9' 3"	2597 x 2822mm

ROOM	IMPERIAL / "	METRIC / mm
Bedroom 1	12' 1" x 11' 11"	3672 x 3637mm
Bedroom 2	13' 4" x 12' 6"	4072 x 3812mm
Bedroom 3	13' 4" x 10' 6"	4072 x 3210mm
Bedroom 4	8' 8" x 12' 11"	2647 x 3922mm
Bathroom	9' 10" x 6' 10"	3000 x 2075mm
En-Suite	8' 1" x 7' 8"	2454 x 2325mm
En-Suite 1	8' 2" x 4' 7"	2478 x 1400mm
Dressing	8' 2" x 7' 7"	2478 x 2312mm



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