



LOVERS GROVE

MODERN EXCELLENCE

GORSLEY | HEREFORDSHIRE

Welcome to **LOVERS GROVE**

Experience unparalleled luxury in this exclusive enclave of nine eco-conscious homes. Nestled in a serene environment, each residence is meticulously crafted to provide an exceptional living experience while minimizing our impact on the planet.

Designed with sustainability and ease of living in mind, these south-facing homes boast a range of eco-friendly features, including:

- MVHR systems: Ensuring optimal indoor air quality and energy efficiency
- High-performance double glazing: Maximizing natural light while minimizing heat loss
- Solar panels: Harnessing renewable energy to power your home
- Air source heat pumps: Providing efficient and eco-friendly heating and cooling

These low-maintenance homes are designed for effortless living, allowing you to spend more time enjoying your surroundings and less time on upkeep. Each boasts generous gardens perfect for relaxation and outdoor entertaining, while the south-facing orientation ensures an abundance of natural light throughout the day.

Indulge in the comforts of home with charming wood-burning stoves in the living rooms, underfloor heating throughout the ground floor, and generously sized garages with convenient electric doors. These homes are perfect for both entertaining guests and enjoying peaceful moments – whether hosting gatherings by the fire or simply relaxing while admiring the views.

Most importantly, these are homes you will be proud to call your own.





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OUTSTANDING NATURAL BEAUTY

on your doorstep...

Gorsley is a picturesque village that combines rural charm with a convenient lifestyle. It offers amenities, including a primary school, a post office, a community-run café, a friendly pub, a church and youth sports teams.

Surrounded by breathtaking natural beauty, Gorsley is a haven for outdoor enthusiasts. Two golf clubs are within easy reach, and the stunning landscapes of Herefordshire, Gloucestershire, and the Welsh Borders offer endless opportunities for exploration. From fishing or paddleboarding along the scenic River Wye to invigorating walks in the Malvern Hills and Brecon Beacons, there is something for everyone to enjoy.

Conveniently situated near the bustling market towns of Ross-on-Wye, Ledbury, and Newent, Gorsley provides the perfect balance of rural tranquillity and modern accessibility.





Rural tranquillity and modern accessibility... ”





THE PERFECT LOCATION

Schools

Primary

- Gorsley Goffs Primary School is just a short walk from the development and is rated 'Good' by Ofsted

Secondary

- John Kyrle High School, Ross-on-Wye
- Newent Community School, Newent

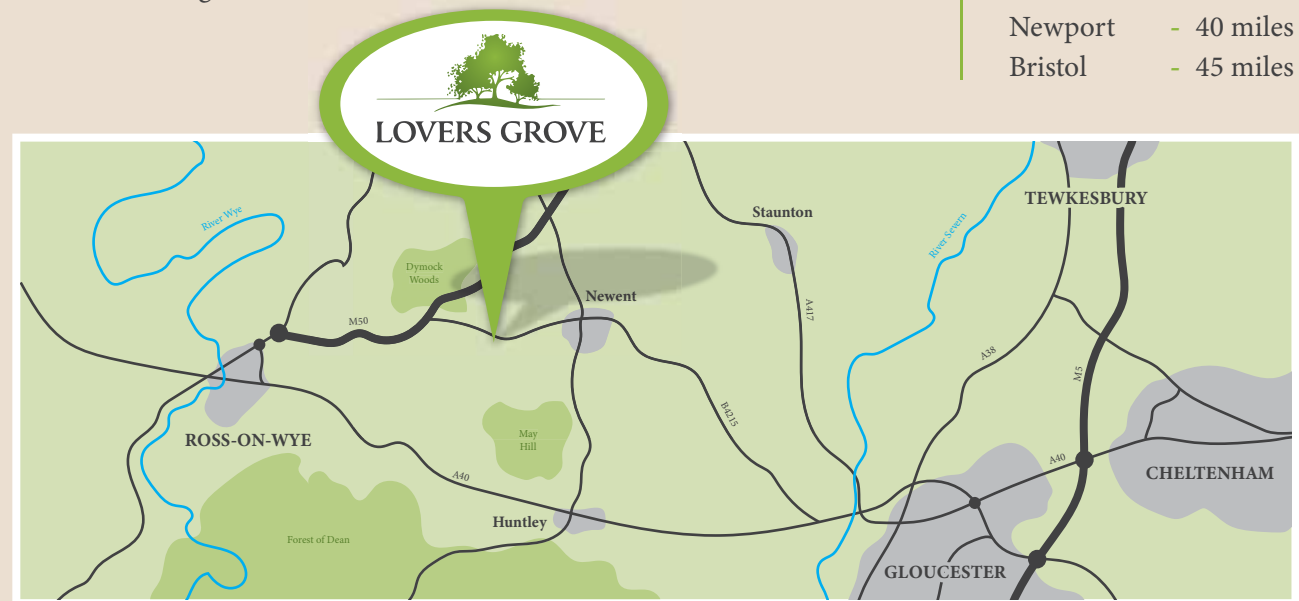
Independent

- Monmouth Haberdashers Schools, Monmouth
- Kings School, Gloucester
- Hereford Cathedral School, Hereford
- Malvern College, Malvern

Commuting

Commuters can access the M50 (Junction 3) for connections to the M5, A40/M4, and key destinations like the Midlands, South Wales, and London. High-speed trains from Gloucester and Cheltenham offer direct routes to London Paddington.

Gloucester	- 12 miles
Cheltenham	- 20 miles
Hereford	- 15 miles
Worcester	- 25 miles
Newport	- 40 miles
Bristol	- 45 miles







SITE MAP

PLOT	BEDROOMS
1	4
2	4
3	3
4	3
5	3
6	5
7	5
8	4
9	4

Prices from £799,000

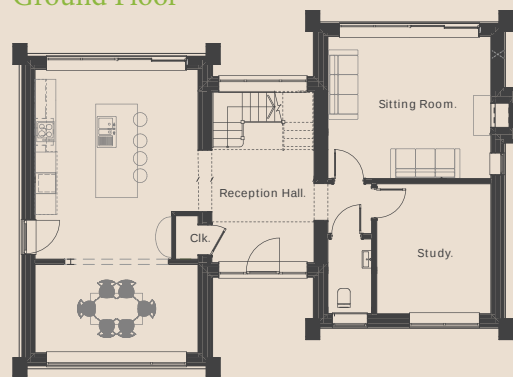
- 3 Bedrooms
- 4 Bedrooms
- 5 Bedrooms

3 BEDROOMS

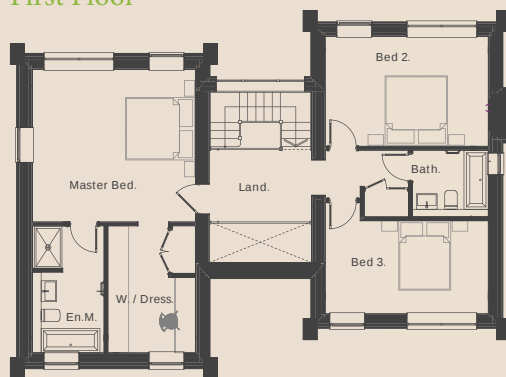
Room	Size (m)	Size (ft)
Reception Hall	4.99 x 2.95	16'4" x 9'8"
Kitchen/Dining/Family	8.02 x 4.70	26'3" x 15'5"
Sitting Room	4.70 x 4.10	15'5" x 13'5"
Study	3.75 x 3.29	12'3" x 10'9"
Cloakroom	2.16 x 1.26	7'1" x 4'1"
Landing	2.95 x 2.03	9'8" x 6'7"
Master Bedroom	4.70 x 4.40	15'5" x 14'5"
Dressing Room	3.67 x 2.52	12'0" x 8'3"
En-Suite	3.68 x 2.06	12'0" x 6'9"
Bedroom 2	4.72 x 3.17	15'5" x 10'4"
Bedroom 3	4.70 x 2.68	15'5" x 8'9"
Bathroom	2.18 x 1.93	7'1" x 6'3"
Garage	6.12 x 6.02	20'0" x 19'9"
Total area	199 sq m	2,142 sq ft



Ground Floor



First Floor

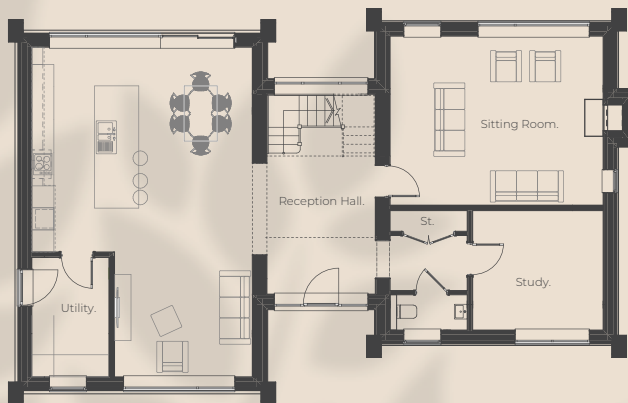




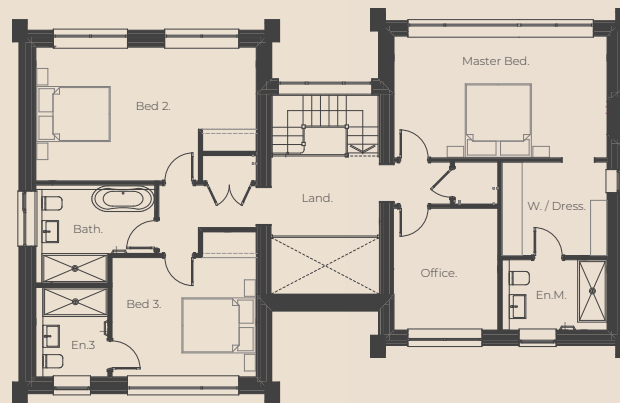
4 BEDROOMS

Room	Size (m)	Size (ft)
Reception Hall	5.44 x 2.95	17'10" x 9'8"
Kitchen/Dining/Family	8.97 x 5.99	29'5" x 19'8"
Utility	3.23 x 2.08	10'7" x 6'10"
Study	3.53 x 3.23	11'7" x 10'7"
Sitting Room	5.79 x 4.60	19'0" x 15'1"
Master Bedroom	5.79 x 3.30	19'0" x 10'10"
Dressing Room	2.84 x 2.51	9'4" x 8'3"
En-Suite	2.84 x 1.91	9'4" x 6'3"
Bedroom 2	5.99 x 3.63	19'8" x 11'11"
En-Suite	3.91 x 3.28	12'10" x 10'9"
Bedroom 3	3.91 x 3.28	12'10" x 10'9"
Office (First Floor)	3.30 x 2.82	10'10" x 9'3"
Bathroom	3.23 x 2.67	10'7" x 8'9"
Garage	6.12 x 6.02	20'0" x 19'9"
<i>Total area</i>	<i>248 sq m</i>	<i>2,669 sq ft</i>

Ground Floor



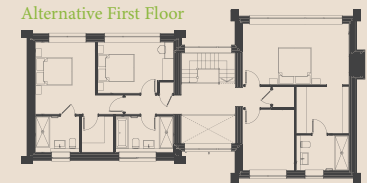
First Floor



Alternative Ground Floor



Alternative First Floor



5 BEDROOMS

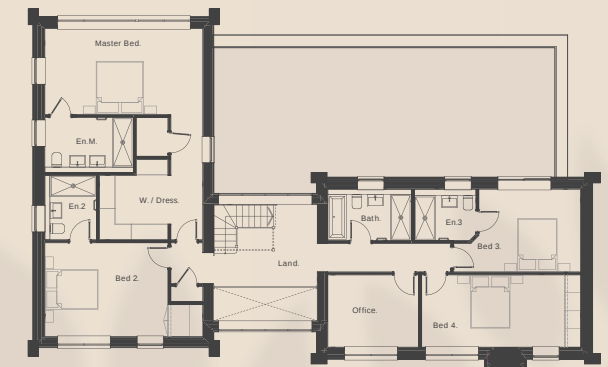
Room	Size (m)	Size (ft)
Reception Hall	4.42 x 3.95	14'6" x 12'11"
Kitchen/Dining/Family	13.42 x 5.40	44'0" x 17'8"
Utility	3.90 x 1.86	12'9" x 6'1"
Sitting Room	6.25 x 6.00	20'6" x 19'8"
Study	6.00 x 3.19	19'8" x 10'5"
Shower Room	2.30 x 1.62	7'6" x 5'3"
Master Bedroom	6.00 x 3.26	19'8" x 10'8"
Dressing Room	3.92 x 2.44	12'10" x 8'0"
En-Suite	3.40 x 2.03	11'1" x 6'7"
Bedroom 2	4.67 x 3.56	15'3" x 11'8"
En-Suite	2.44 x 1.96	8'0" x 6'5"
Bedroom 3	3.87 x 3.14	12'8" x 10'3"
En-Suite	2.33 x 1.98	7'7" x 6'5"
Bedroom 4	6.03 x 2.78	19'9" x 9'1"
Bathroom	3.17 x 1.95	10'4" x 6'4"
Bedroom 5	3.45 x 2.74	11'3" x 8'11"
Garage	6.12 x 6.02	20'0" x 19'9"
<i>Total area</i>	<i>321 sq m</i>	<i>3,455 sq ft</i>



Ground Floor



First Floor



SPECIFICATION

All houses come with A-rated EPC credentials. Eco-friendly features that come as standard on each home include:

- Inline solar panels on the roof to provide a substantial amount of your energy needs.
- Panasonic Air Source Heat Pump for a free, renewable energy source to aid the heating system
- Thermostats to control every room with autonomous settings
- Fast EV car charger
- High levels of insulation and airtightness to minimize energy required for heating.
- A whole-house ventilation and heat recovery system (MVHR) for continuous fresh filtered air while redistributing heat from bathrooms and kitchens to other areas of the home
- Smart aluminum double glazing
- Option to add a battery for lower cost energy storage

Features within each house:

- Underfloor heating on the ground floor.
- Luxury scratch resistant Laminate flooring on the ground floor.
- Carpets in the lounge, study, and first floor.
- Bifold doors to the patio
- Engineered Suffolk oak doors with chrome hardware

Kitchen:

- German high-quality kitchens from Culina + Balneo (options to customise)
- Quartz worktops
- Full-sized fridge/freezers
- Siemens warming drawer
- Siemens microwave oven
- Siemens oven
- Siemens 5-ring induction hob with built in extraction
- In-built dishwasher
- Mixer tap with bowl sink

Bathroom:

- Italian Minoli Tiles as standard Modern white sanitary ware.
- Walk-in shower
- Chrome heated towel rail
- Vanity unit
- Heated mirror
- Downlights

Outside:

- Electrically operated, insulated garage door with internal power and lighting
- Outside power point
- Glass canopy
- Private block-paved driveways
- Turfed gardens
- Italian Porcelain patio

FREQUENTLY ASKED QUESTIONS

Sustainability & Energy Efficiency

What is an air source heat pump?

An efficient system that extracts heat from the air, even in cold weather, to provide heating and hot water.

What does "whole house ventilation with heat recovery" mean?

This system circulates fresh air while recovering heat from outgoing air, improving indoor air quality and saving energy.

What are A-rated green credentials?

This signifies the homes meet the highest energy efficiency standards, minimizing environmental impact.

Finished Product & Customization

What are the interior finishes like?

High-quality finishes with a professional snagging inspection upon purchase.

What is a snagging inspection?

A review with the builder to identify and address any minor defects before you move in.

Can I choose my own interior finishes?

Yes, for plots 1-4 & 6, you can select paint colors, flooring, and kitchen design and finishes through Culina + Balneo. Other plots have stylish, contemporary designs.

What is the final landscaping design?

Lawns will be established like those in front of plots 7-9.

Can you change the fence?

While the current fence is required for planning sign off, a homeowner is not restricted from installing a 1.8m close board fence - which we can install.

Optional Extras At Cost

Battery for Energy Storage:

Store excess solar energy or cheap energy storage overnight for use during peak demand

Other changes:

We can work with you on modifications to suit your lifestyle.

Other

"We really like the houses, but we don't like the road"

The speed limit is being reduced from 40mph to 30mph from the county border to the M50, expected to be implemented by the end of 2025.



KH DEVELOPMENT *About Us...*

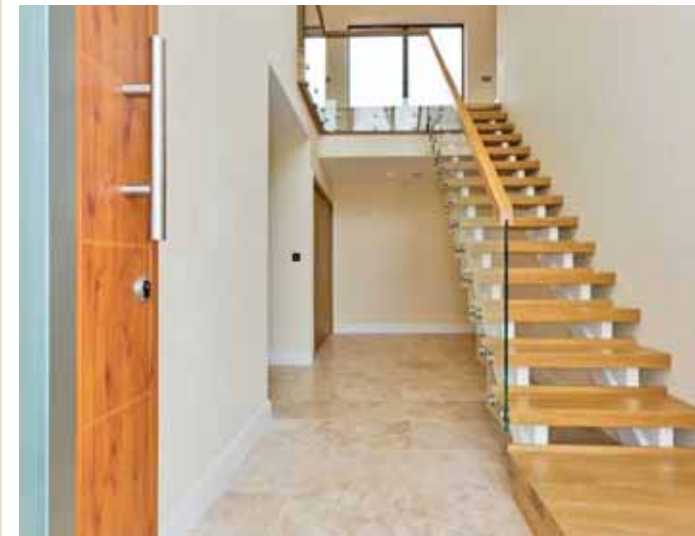
We are a trusted, family-run property development firm based in Gloucestershire, delivering exceptional homes across the Midlands and South West.

KHDevelopments



Our commitment to quality stems from a genuine care for the people who will call our developments home. We approach every project with the mindset of designing and building homes we would be proud to live in ourselves. This ensures not only a stunning look and flawless finish but also thoughtful attention to the details that make everyday living comfortable—from maximizing energy efficiency to providing practical features like ample storage space.

For this unique development, we collaborated with the acclaimed Cheltenham-based architects, coombes:everitt. Known for their innovative approach to bespoke design, sustainability, and longevity, their ethos perfectly aligns with our vision of creating homes that stand the test of time.





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We'd be thrilled to welcome you to our stunning show home, where you can experience firsthand what makes these homes truly exceptional.

To book an appointment please contact
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KHDevelopments

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