



## THE ALDER 1 MONKSBURY PARK MONKHIDE, HEREFORD HR8 2TU

£600,000  
FREEHOLD

EXCLUSIVE OPEN DAY PRICE

OPEN DAY' 31st JAN 9am-3pm. The Alder - Modern take on a barn conversion. Charmingly designed, energy efficient, high quality new home by local developer. Peaceful rural hamlet between Ledbury & Hereford. Large garden, 3 bedrooms (all en-suite), high specification kitchen/diner, separate lounge, study, utility, garage, side by side parking.

**Flint**  
&  
**Cook**

# THE ALDER 1 MONKSBURY PARK

- EXCLUSIVE OPEN DAY PRICE • 'OPEN DAY' - 31st JAN 9am-3pm • LAST THREE PLOTS REMAINING!
- Utility/Study • Electric car charging point • Newly constructed detached house • 3 Bedrooms, 3 en-suites • UPVC triple glazing • Garage & driveway • Rural location, near Ledbury



## Full Description

A newly constructed detached house on an exclusive rural development, 3 bedrooms, 3 en-suites, kitchen/dining room with integrated appliances, separate utility room, study, garage and gardens.

This individual, newly constructed, detached property is pleasantly located on a small development of 7 properties, in a glorious rural location between the cathedral cities of Hereford (9 miles) and the market town of Ledbury (9 miles) with the M50 motorway link and is also well placed for access to Malvern (13 miles), Ross on Wye (17 miles) and the cathedral city of Worcester (20 miles) with the M5 motorway link.

Monkhope is a spread out rural hamlet with a section of the former Gloucester to Hereford canal running through it. There are local amenities at Newtown Crossroads where there is a filling station and shop, Stretton Grandison with its lovely park and church and nursery school, in nearby Ashperton there is a well-reputed primary school and John Masefield High in Ledbury for a secondary school.

The property is constructed by highly respected developers Kinspire Homes, who have recently undertaken numerous other projects (Ramblers Park, Pilgrim Park, Woodland Park etc).

The property is attractively designed and is highly

energy efficient with an air source heat pump for water heating and central heating (underfloor at ground floor), UPVC triple glazing, high levels of insulation, electric car charging point and provides well planned accommodation of 1,540 square feet (plus the garage) and has a good sized garden which will have a patio and a lawn.

## Ground Floor

Comprising an entrance hall, cloakroom, sitting room with window to rear, study with a window to the rear, a kitchen/dining room with contemporary style units with stone work surfaces and a range of built-in appliances, a Rangemaster induction stove, a window to the front and bi-fold doors to the rear, a utility room with a Belfast sink and from the entrance hall stairs leading to the first floor.

## First Floor

The landing provides access to - Bedroom 1 with large windows to the rear and an en-suite bathroom, Bedroom 2 has a full-length window with Juliet balcony to the front and an en-suite shower room and Bedroom 3 has a window to the rear and an en-suite shower room.

## Garage and Gardens

With electric roller door, hot water cylinder. Hot and cold water supply, outside lights and power. Electric vehicle charging point. Air source heat pump.

#### Agents Note

1. Images are for illustrative purposes only
2. There will be a 10 year structural warranty

#### Services

Are mains electricity and water (metered) supply, private (shared) drainage system. High speed broadband to the property. Service charge - there will be a charge for maintenance of the shared drainage system and communal road.

#### Reservation Fee

£1,500 - refundable subject to sales code of practice.

#### Viewing

Strictly by appointment through the Agents, Flint & Cook 01432 355455

Showhome viewings available by appointment

#### Opening Hours

Monday - Friday 9.00 am - 5.30 pm Saturday 9.00 am - 2.00 pm

#### Tenure & Possession

Freehold - vacant possession on completion.

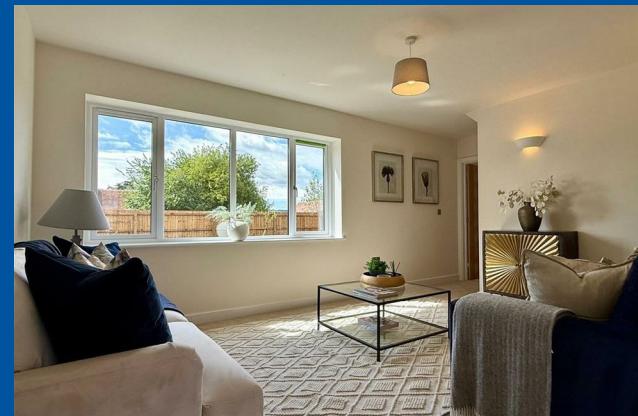
#### Directions

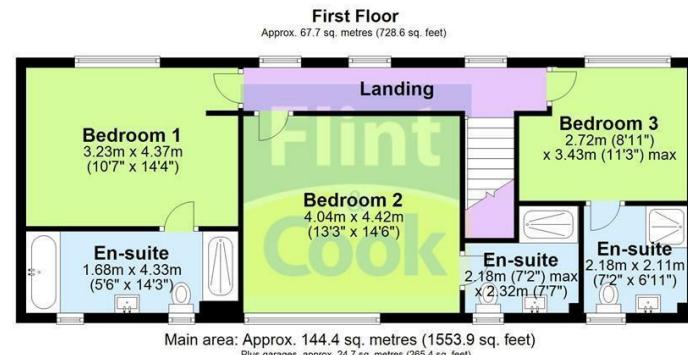
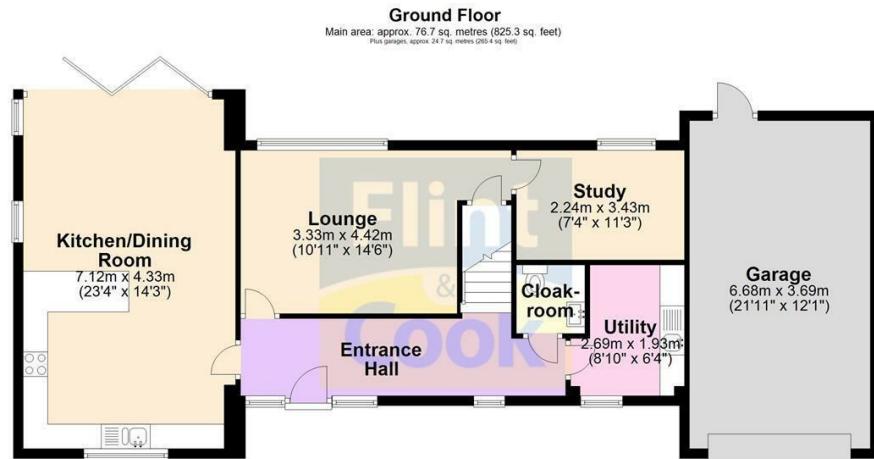
Monksbury Park is located in the hamlet of Monkhide, towards the end of a shared private drive which is accessed from the A417, between Newtown Cross and Stretton Grandison. Please note - If approaching from Hereford, there is no access via Monkhide and the A4103.

#### Money Laundering Regulations

Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer.

## THE ALDER 1 MONKSBURY PARK





**EPC Rating:** A **Council Tax Band:** New Build



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<span style="background-color: #008000; color: white; padding: 2px;">A</span>		
(81-91)	<span style="background-color: #66CDAA; color: white; padding: 2px;">B</span>		
(69-80)	<span style="background-color: #9ACD32; color: white; padding: 2px;">C</span>		
(55-68)	<span style="background-color: #FFDAB9; color: black; padding: 2px;">D</span>		
(39-54)	<span style="background-color: #FF8C00; color: black; padding: 2px;">E</span>		
(21-38)	<span style="background-color: #FF4500; color: white; padding: 2px;">F</span>		
(1-20)	<span style="background-color: #DC143C; color: white; padding: 2px;">G</span>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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