

Pixley End Country Park

The Trumpet, Nr. Ledbury Herefordshire HR8 2RA

Pixley End is a NEW development of luxury holiday homes for adults over forty five; set in approx. five acres the site is open twelve months of the year for your 'holiday use'. Each FURNISHED PARK HOME offers: Fitted Kitchen with integrated appliances L.P.G. GAS C.H., UPVC double glazed windows, parking etc. MUST BE SEEN!

Fully sited prices From: £ 44,500 (1st Phase)



KIMBERLEY'S
ESTATE AGENTS

Tel: 01531 635151 OR 01684 892322

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Prices From: £44,500

We are delighted to offer "For Sale" these **LUXURIOUS PARK HOMES** offering **QUALITY FURNISHED ACCOMMODATION** with L.P.G. GAS fired C.H. and UPVC double glazed windows. Having large open plan Living Areas with Quality Fitted Kitchens with integrated appliances, modern Bathrooms and En-suites etc.. YOU chose your plot and the style of Park Home and you will achieve country living and be able to enjoy your own Decked Area and Views to the surrounding countryside (Plot dependant).

Pixley End is set in roughly 5 acres and the different styles of Park Homes available will all offer potential purchasers the opportunity to purchase different sized and styles of TWO bedroom Single or Double Unit Park Homes. **YOU CHOOSE THE PLOT, THE STYLE OF "Park Home", PAY THE RESIDENT SITE OWNER AND RURALITY CAN BE ENJOYED WITH 12 MONTHS OCCUPANCY!!!**

Pixley End is situated off the A438 Ledbury to Hereford road within quick and easy reach of Ledbury which has all the usual amenities, including excellent local shops, Tesco, Aldi & Co-op Supermarkets, a Railway Station, Library and recreational facilities. Pixley End is approx.14 miles from Hereford & 12 miles from Ross-on- Wye and these homes have all the usual amenities to enable relaxed 'holiday' time. The park has been re-developed with renewed water and electric systems and the Lodges / Park Homes are sited on a concrete Bases with double glazing and central heating enabling year round use and have their own electricity meter and bottled LPG gas; plus each plot has a hard standing for your car parking.

THE PROPERTIES COMPRISE AS PAGES
HEREAFTER:

VIEWING via **KIMBERLEY'S**

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TENURE We understand the tenure to be a 12 month occupancy. There is a site fee of £3000 per annum incl. WATER & DRAINAGE.

AGENTS NOTE 1 We have not tested systems, services or appliances, therefore we cannot confirm them to be free from defects; purchasers must check for themselves.

AGENTS NOTE 2 As these 'Park Homes/Lodges' are classed as Holiday homes there would be no council tax payable, however, purchasers are liable to pay for gas and electricity as this is NOT included in the site fee.

SERVICES Mains Electricity, LPG Gas, Private Water and Drainage.

TELEPHONE LINE Subject to telecoms provider.

Available Plots



N.B. Any Sizes herein are approx. and measured wall to wall. If you require measurements for any purposes, we recommend you measure RELEVANT areas independently.

AGENTS NOTE 3 We endeavour to ensure the accuracy of property details produced and displayed, but, we have not had sight of the legal documents to verify the tenure of any property. Any potential "Buyer" should check the availability of a property before embarking on a journey to see a property and items shown in photographs are NOT included unless specifically stated within the sales particulars.

NOTE: **An EPC... EPC's are required for any building or part of a building which has four walls, a roof and an energy conditioned interior that is subject to Building Regulations. A Park-Home is not subject to Building Regulations, so is exempt.**

PRICES for the 1st Phase 'MOLINA' 37'6" x 12'6" is FROM...£46,500; 'HADLEY' 40' x 13' is FROM £62,000; 'OAKWOOD' (as front cover) is FROM £49,000; & 'SUPERIOR' 40' x 13' is FROM £69,000

Superior

The living room is wonderfully inviting, with comfortable seating incorporating a fold out occasional bed and co-ordinated scatter cushions. The bedrooms, include plush headboards and co-ordinated curtains. The modern stylish kitchen has high gloss doors with LED plinth lights and under unit lighting. There are many integrated appliances and an American style fridge freezer.

The Superior has a light and spacious bathroom with a shower above the bath plus a second shower room featuring a large shower enclosure; both include mirrored cabinets and dual flush toilets.

Standard features include UPVC double glazed windows and doors and PVC cladding to the exterior.



Standard Features

- Gas combi central heating system
- Steel pantile roof
- Lagged pipes
- Exterior light
- Feature fireplace with TV points and twin HDMI connections
- Dining table and chairs
- Gas oven and hob / Stainless steel cooker hood
- Integrated dishwasher
- Integrated washer dryer
- Built-in microwave
- American style fridge freezer
- Domestic interior doors
- Gas ram bed with underbed storage to main bedroom
- Foldout bed to lounge seating
- Vaulted ceiling throughout
- Thermostatic shower mixer



'SUPERIOR' 40' x 13'



*An example layout, more layouts are available upon request.
Floor plan and pictures are for illustrative purposes only and are not of the actual site.*

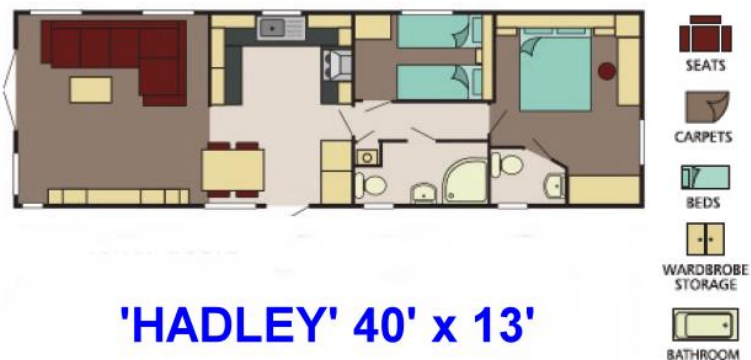
Hadley

The spacious lounge has a large 'L' shape suite incorporating a fold out occasional bed and co-ordinated scatter cushions. The bedrooms include plush curtains and headboards together with modern furniture design with a high gloss finish.

The kitchen with its high gloss finish, LED plinth lights and matching black appliances gives a modern look with a great amount of cooking space.

Standard Features Include

- Spacious living area
- Light and airy feel
- Feature TV unit with extra storage
- Large comfortable 'L' shape seating in the lounge



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Additional Standard Features

- Fold out bed for extra sleeping accommodation
- Feature lighting to lounge and master bedroom
- Stylish high gloss kitchen
- Steel pantile roof
- UPVC double glazed throughout
- Gas combi central heating
- Vaulted ceiling throughout
- Mirror to the lounge area
- Exterior light
- Domestic interior doors



16 Worcester Road, Malvern. WR14 4QW
Tel: 01684 892322
Email: property@kimberleymalvern.co.uk
Website: www.kimberleyestateagents.co.uk

KIMBERLEY'S
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'EVESHAM' double unit with incomplete decking & plinth



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