





Plot 4 Somerford Reach, Cae Heulog, Arddleen, Llanymynech, SY22 6FJ
£470,000

Somerford Reach Phase 2 presents an exceptional opportunity to acquire a new home in the desirable rural community of Arddleen. This extension of the highly successful Cae Haulog development comprises 14 thoughtfully designed residences, situated conveniently between Welshpool and Oswestry, with easy access to the A483. The development offers a diverse selection of properties, including three-bedroom houses and bungalows, four-bedroom houses, and two smaller homes specifically designated for local first-time buyers at an affordable price point. Anticipated for completion in May/June 2026.



The Hornbeam presents an exceptional opportunity to acquire a substantial detached family home characterized by its inviting layout and naturally bright rooms. Featuring a large light-filled living room, and a separate dining room and study. Upstairs, the master suite boasts a walk-in wardrobe and en-suite, with three additional bedrooms and a family bathroom. Double garage, ample parking, and a southeast-facing garden complete this dream home.

Description

The key to the Hornbeam's appeal is its family friendly layout, which is most prominent in the kitchen. The kitchen is the hub of the home, with all the space you need to prep and cook meals, host, sit and enjoy spending time with your family. There are double doors to the garden which adds natural daylight into the home and creates perfect access for those summer nights spent in the garden. Double doors can also be found within the living room, giving the space a light and airy feel as you relax in the comfort of your own little haven. There is a separate dining room, study and ground floor WC and completing the ground floor is a utility room, providing ample space for appliances and additional storage. Heading upstairs, the main bedroom is something to behold. A luxury en-suite shower room and walk-in wardrobe, create the perfect bedroom space. The remaining three bedrooms all include fitted wardrobes and easy access to the main bathroom. The family bathroom features a WC, basin, shower, and free-standing roll-edged bath. All Primesave homes are traditionally built by skilled local tradespeople incorporating the latest high-performance insulation in the floors, walls, windows and roof spaces. Low carbon central heating is installed with an air source heating pump and solar panels are added as standard. For safety, there are mains power heat and smoke alarms together with a fire suppression sprinkler system. The Hornbeam comes with either a double garage, four parking spaces and southeast facing rear garden.

Internal

Decoration: Walls and ceilings finished in Rock Salt Matt Emulsion, doors and woodwork finished in White Silk Gloss.

Interior doors: Painted with vertical plank finish. Contemporary brushed chrome door furniture.

Light switches and sockets: Brushed chrome finish.

TV Points: Lounge, kitchen, dining room and bedrooms 1 & 2.

Broadband: BT Fibre to house.

Floor Covering: Choice of ceramic tiles to kitchen, utility room, main bathroom, en-suite and cloak room.

Kitchen & Utility Room: Full choice from the available Konzept range by Symphony Kitchens with choice of quartz work surfaces with upstand in kitchen. Stainless steel 1 ½ bowl sink with mixer tap. 40mm laminate worktop with upstand in utility room with single drainer stainless steel sink.

Appliances: Built in eye level double oven and microwave, 4 ring electric hob, cooker hood, dishwasher and fridge / freezer. (Appliance brands determined by availability at supply). Space and plumbing for washing machine and tumble dryer in utility room.

Main bathroom: Freestanding roll edged bath with freestanding chrome mixer tap and hand shower.

Basin in wash unit with mixer tap, WC, Glazed shower with twin head rainfall mains pressure shower, wall cupboard, mirror, shaver socket, choice of wall tiles to 1200mm, chrome heated towel rail.

Bedroom 1 en-suite: Basin in wash unit with mixer tap, WC, mirror, shaver socket, choice of wall tiles to 1200mm plus shower splash area, Glazed shower with twin head rainfall mains pressure shower, chrome heated towel rail.

Cloakroom: Basin in wash unit with mixer tap, tiled splash back, WC, mirror, chrome heated towel rail.

Wardrobes: Bedroom 1 – walk-in. Bedrooms 2, 3 & 4 – built-in with sliding mirror doors.

Central Heating: Daikin Altherma monobloc air source heat pump with pre-plumbed hot water cylinder

and central heating radiators. Individual radiator thermostats and dual zone heating control. Please note alternative heating systems are not available. Fireplace in lounge with flue suitable for woodburning stove, slate hearth and oak fascia. Heating appliance not supplied.

Lighting: LED spotlights in kitchen, bathroom and en-suite, single pendant fittings in remaining rooms.

Warranty: 10-year Build-Zone insurance backed New Build Warranty.

External

Bricks, Elevation Treatments and Roof Tiles: As specified in the approved planning permission.

Entrance and exit doors: Security doors with locks to current standards, finished in anthracite grey as specified in the approved planning permission.

Windows: Double glazed with low maintenance frames to current standards, finished in anthracite grey, materials, design and location will be specified in the approved planning permission.

Outside lights: One by entrance door, two on rear elevation, one by utility room exit door. Pathways &

Patios: Paved, grey concrete slabs.

Front Garden: Turf.

Rear Garden: Topsoil.

Fencing: 1.5m high close boarded fencing to side rear boundaries. 1.5m high close boarded fence with gate between front and rear garden. Fencing to rear will be as specified in planning permission.

Garage: Electric vehicle door, exit door to side, light points, double power socket.

Optional Extras and changes to the property

We will quote for optional extra on request. Please note we cannot make structural alterations, remove or move internal walls, amend kitchen or bathroom layouts, add extensions / conservatories, change window positions or sizes, or change the external appearance of the property, as these matters have already been determined within the approved detailed planning permission and agreed with Building Control. Optional extras are subject to the build stage and to the availability of materials and workforce. Full prepayment is required. Optional extras are considered a separate consumer contract sitting outside the legal contract to purchase. Refunds are not made if you decide not to complete the purchase or if a reservation is terminated by either party. This information was correct at the time of publication and we reserve the right to amend prices and specifications as required. Issued March 2025. V1.

Additional Information

- Predicted EPC rating: Band B
- Predicted council tax band F
- Tenure: Freehold
- Management fee: An annual management charge, currently estimated at £250, will be payable to the resident's management company to cover the maintenance cost of common areas not adopted by the local Community Council, County Council or manis service providers
- Mains services connected: Water, drainage, electricity. Full fibre high speed broadband.
- Anticipated completion date: May / June 2026
- The images show properties of the same type completed on previous developments. NOTE: Elevation colours, such as brick work and window frames will vary and some images may show alterations or extras arranged at additional cost.

Floor Plan
(not to scale - for identification purposes only)

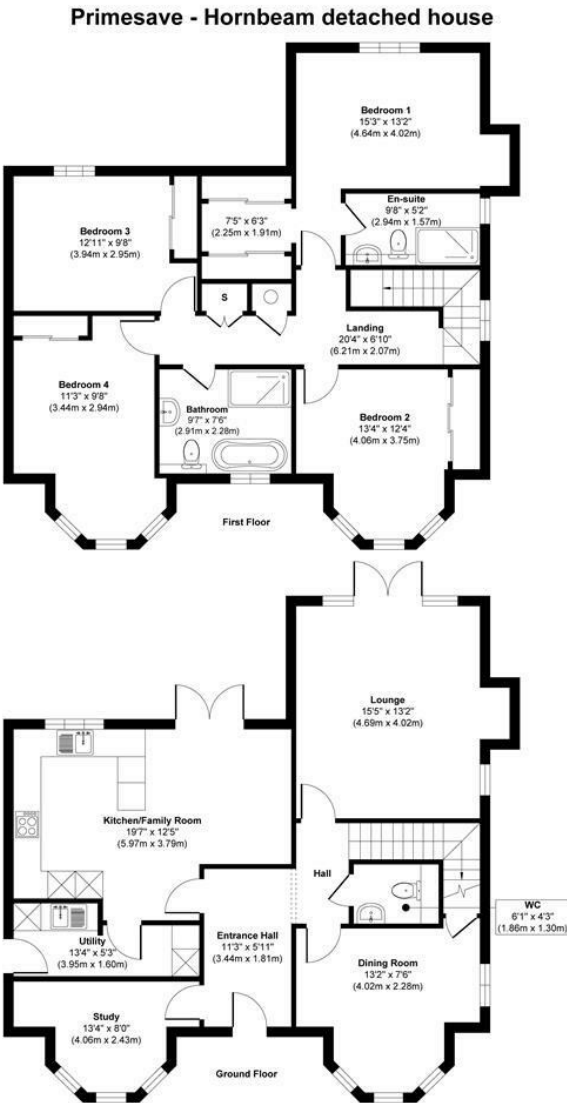


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

General Services:

Local Authority: Powys

Council Tax Band: Predicted council tax band F

EPC Rating: Predicted EPC rating: Band B

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

From Oswestry take the A483 towards Welshpool and pass through Pant. On entering Llanymynech go ahead at the crossroads, follow the main road through Four Crosses. Shortly after turn right at the main junction for Arddleen then, turn second right towards the village school, pass the school and the development will be seen on the right, before the new development of Badgers Field.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Welshpool Office:

1 Berriew Street, Welshpool, Powys, SY21 7SQ

welshpool@rogerparry.net

01938 554499



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.