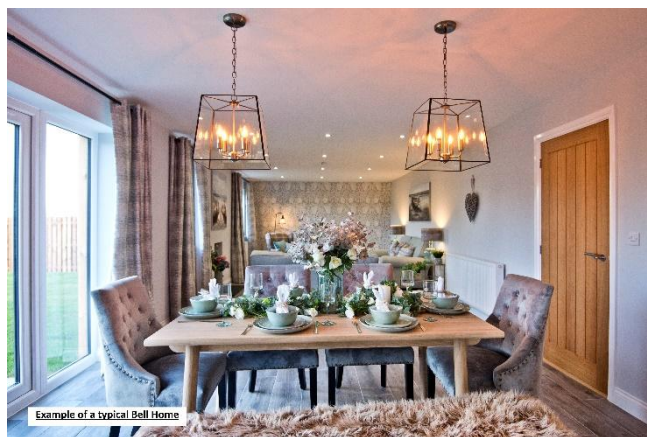


JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



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 15 £650,000 RESERVED

PLOT 16 £650,000

The Elder – Price £650,000

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



The Elder

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 Elder 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 4.08m (13ft 2in) x 5.37m (17ft 4in)

Feature woodburning stove.

Study 4.08m (13ft 2in) x 2.30m (7ft 5in)

Living/Kitchen/Dining 8.31m (26ft 10in) x 4.39m (14ft 2in)

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 1.80m (5ft 10in) x 4.18m (13ft 6in)

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 4.11m (13ft 3in) x 4.34m (14ft)

Dressing Room 2.99m (9ft 8in) x 2.14m (6ft 11in)

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 4.11m (13ft 3in) x 3.44m (11ft 1in)

En Suite Shower Room

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

Bedroom 3 4.08m (13ft 2in) x 3.69m (11ft 11in)

Bedroom 4 4.13m (13ft 4in) x 2.89m (9ft 4in)

Family Bathroom 2.94m (9ft 6in) x 2.25 (7ft 3in)

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: intrigues.professes.capers

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 15 – B (85)

Plot 16 – B (85)

Agents Note

The internal images are examples of a typical Bell Home.



SITE PLAN



THE ELDER FLOOR PLANS

ROOM	IMPERIAL / "	METRIC / mm
Living/Kitchen/Diner	26' 10" x 14' 2"	8177 x 4325mm
Sitting Room	13' 2" x 17' 4"	4015 x 5290mm
Study	13' 2" x 7' 5"	4015 x 2250mm
Utility	5' 10" x 13' 6"	1763 x 4103mm

TOTAL FLOOR AREA
2012m² / 186.9m²

ROOM	IMPERIAL / "	METRIC / mm
Bedroom 1	13' 3" x 14' 0"	4039 x 4275mm
Bedroom 2	13' 3" x 11' 1"	4039 x 3375mm
Bedroom 3	13' 2" x 11' 11"	4015 x 3625mm
Bedroom 4	13' 4" x 9' 4"	4063 x 2850mm
Bathroom	9' 6" x 7' 3"	2903 x 2215mm
En-Suite	9' 8" x 5' 11"	2941 x 1800mm
Dressing	5' 8" x 7' 8"	1725 x 2325mm
	9' 8" x 6' 11"	2941 x 2115mm



CONSUMER CODE FOR HOME BUILDERS
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bellhomes

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EST. 1981

Ledbury Office
01531 634648

3-7 New Street, HR8 2DX
ledbury@johngoodwin.co.uk

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