



The Staunton, Plot 33, Florence Fields, Leintwardine, SY7 0DF
Price £233,995

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LAND & NEW HOMES

The Staunton, Plot 33 Florence Fields Leintwardine

The Staunton is a well designed and thoughtfully laid out property measuring an impressive 825 sq. ft. and offers accommodation comprising a well appointed kitchen, spacious living room, downstairs cloakroom, two double bedrooms and a bathroom. All complimented by parking for at least 2 cars and gardens to both front & back. Certain purchase criteria applies for this property so please give us a call to find out if you qualify.

- Two bedroom semi-detached
- Living room with patio doors leading to garden
- Kitchen & cloakroom
- Family bathroom
- Front & rear gardens
- Parking for at least 2 cars
- Modern Air source heat pump radiator heating
- NHBC 10 year warranty

Material Information

Price £233,995

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: New Build

EPC: B (82)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

The Staunton

Enter through the front door and from the hallway you have a cloakroom, stairs rising to the first floor and a well appointed kitchen with a range of contemporary kitchen units with soft close doors & drawers and contrasting work surfaces. There is a built in oven, hob & extractor and spaces for freestanding kitchen appliances. To the rear of the hallway is the door to the full width living room which is a well proportioned room able to accommodate a dining table & lounge furniture. There are patio doors leading out on to the rear garden.

On the first floor are the two double bedrooms and the family bathroom as well as the airing cupboard and a further storage cupboard.

Externally there are front and rear gardens and a driveway providing parking for at least 2 cars.

Room sizes

Please note room sizes quoted are taken from the architects drawings and may vary slightly from property to property. Please ensure you have measured the rooms yourselves before purchasing any items.

Living Room: 4.82m x 4.43m (15' 10" x 14' 7")

Kitchen: 3.21m x 2.40m (10' 6" x 7' 10")

Bedroom 1: 4.82m x 2.92m (15' 10" x 9' 7")

Bedroom 2: 4.82m x 2.68m (15' 10" x 8' 10")

What is included in your home

Kitchen: Contemporary, soft close kitchen cabinets, laminate work surface and up-stand. Energy efficient appliances.

Bathrooms and Cloakroom: Ceramic wall tiles. Contemporary white sanitary-ware with chrome fittings. Chrome dual control towel radiator (excluding cloakroom).

Electrical: Low energy LED down-lights to kitchen, main bathroom, and en-suite(s) – where applicable. TV and data points – specific locations to each house type (ask for details). Each home is fibre broadband enabled.

Heating: Air source heat pump with wet radiator heating system and thermostatically controlled radiators.

Internal: White emulsion to all walls and ceilings. White gloss woodwork to window boards, doors and architraves.

External: PVCu windows and doors with polished chrome furniture. GRP front and rear doors with multipoint locking system and polished chrome furniture. Electric car charging point. Turf to front gardens.

PLEASE CHECK THE SPECIFIC SPECIFICATION OF EACH PLOT AS THEY MAY VARY ACCORDING TO AVAILABILITY & FLETCHER HOMES RESERVE THE RIGHT TO AMEND SPECIFICATIONS AS NECESSARY

Services & Tenure

All properties are Freehold

Council tax band - B (expected)

Mains services connected (except gas)

All homes will be subject to an annual service charge for the ground maintenance of the open spaces, foul pumping station, general repairs/maintenance and associated management fees. 2026 cost £371.62 per plot.

EPC rating is expected to be a band B (82) based on the other properties already constructed.

Marketing Suite & Showhome

The on site Sales Consultant is available on Mondays, Friday, Saturdays & Sundays from 11am to 4pm. If you wish to view outside of these times please contact Cobb Amos where an appointment can be organised. If you are travelling from a distance please contact the selling agent on 01584 874450 to check the site is open before setting off.

Location & Amenities

Situated on the border between Shropshire, Herefordshire and the Welsh Marches, Leintwardine is the prime location to explore and enjoy the surrounding areas. Near to the Shropshire Hills Area of Natural Beauty (AONB) and the popular historic market towns of Ludlow and Leominster, Leintwardine has all you need for a rural-living lifestyle.

The village is well served by a number of independent traders including Griffiths Garage & Spar shop, A H Griffiths Butchers, Fiddlers Elbow award winning fish & chip shop, a nursery and the Leintwardine Endowed C of E Primary School. For older children, Leintwardine is within the catchment area for the Wigmore School, which is four miles away. Both schools are rated 'Good' or above, by Ofsted. Leintwardine and the surrounding villages use the Parish Hall for a variety of community activities including live music nights, amateur dramatics through to health and fitness classes, so there's plenty of ways to immerse yourself. Within comfortable walking distance, you will also find a medical centre, churches, The Lion Bar & Restaurant which also offers guest rooms for visitors and the famous Sun Inn.

Leintwardine has regular bus routes through to Ludlow. Here you'll find a train station which provides service to towns and cities including Shrewsbury, Manchester and Cardiff. The local village of Hopton Heath (3.5 miles away) also offers a train service to either Shrewsbury or Llandrindod Wells and through to Swansea.

Running through Leintwardine is the picturesque River Teme and there are also plenty of walking opportunities with trails through the Mortimer Forest. Wigmore Rolls & Castle ruins and the famous Offas Dyke in nearby Knighton. A peaceful yet well-connected village with gorgeous, historic and natural surroundings, Leintwardine is the perfect location for rural living.

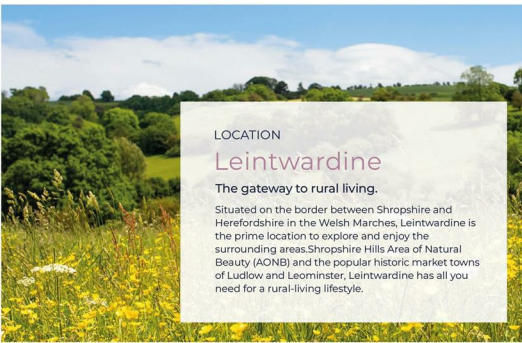
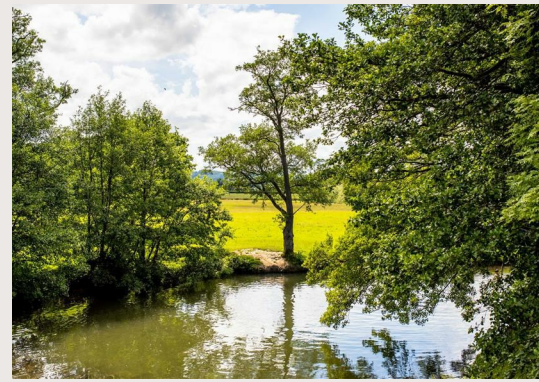
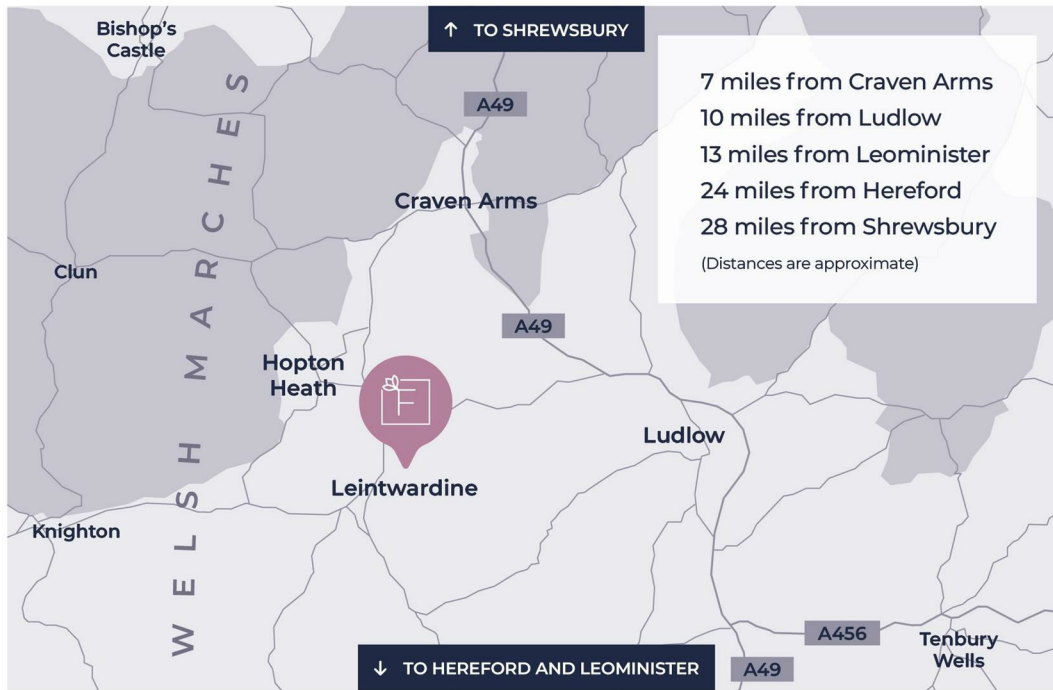
Your Developer - Fletcher Homes

TRUSTED FOR OVER 80 YEARS: Since 1940 Fletcher Homes have been building beautiful homes throughout Shropshire. As one of the first housing developers in the county, we use our love and experience of the area to identify key areas for development to build homes that are the very best. Their expertise in designing and constructing homes in Shropshire and the surrounding counties has helped them build a strong reputation as a trusted housing developer. All of the properties are covered by the ten year NHBC warranty and Customer Code for Home Builders.

DIRECTIONS

From Ludlow, proceed north along the A49 to Bromfield passing the Ludlow Food Hall on the right and take the next left turning on to the A4113 signposted to Leintwardine. Proceed through the village and turn left opposite The Lion on to Rosemary Lane. Follow this road for a short distance and Florence Fields can be found on the left hand side.





KEY FEATURES

Reasons to love your home at Florence Fields

- Thoughtfully designed with spacious interiors and high-quality fixtures & fittings.
- Approx. 2 mins walk to local amenities.
- Enjoy the village location set in the gorgeous Herefordshire countryside.
- High-efficiency homes with a 10-year NHBC warranty.

Beautiful homes in Leintwardine

HOUSE TYPES
The designs have been specifically created for Florence Fields and are named after local surrounding towns and villages.

- The Staunton***
2 Bedroom Semi-detached House
- The Norton****
2 Bedroom Semi-detached House
- The Eardisley**
2/3 Bedroom Detached Bungalow with attached single garage
- The Dinmore*****
3 Bedroom Semi-detached House
- The Grafton**
2/3 Bedroom Detached or Semi-detached House
- The Huntington**
3/4 Bedroom Detached House with single integral garage
- The Ryton**
3/4 Bedroom Detached House with medium sized single garage
- The Bromyard**
3/4 Bedroom Detached House with standard sized single garage
- The Foxley**
3/4 Bedroom Detached House with standard sized single garage
- The Croft**
3/4 Bedroom Semi-detached House with large single garage
- The Mortimer**
2/3 Bedroom Semi-detached House
- The Allensmore**
3/4 Bedroom Semi-detached House
- The Perton**
3/4 Bedroom Detached Dormer Bungalow with attached medium single garage
- The Thornbury**
5 Bedroom Detached House with detached double garage

*Available as Open Market, Low Cost Market & Shared Equity. ** Available as Low Cost Market only. *** Available as Low Cost Market & Shared Equity.
PLEASE NOTE: Low Cost Market & Shared Equity only available on certain nominated plots. Ask for details.

The Florence Fields development is constructed on a sloping site and therefore there will be changes in levels between the homes, the road and driveways. As a result, all homes will comply with the access requirements of the Building Regulations, consisting of paths with gradual ramps and in some locations, shallow steps. Entrance and garden paths have been omitted from the plan for clarity. Changes in level and sloping gardens are to be expected throughout the development. As changes in level exist between the gardens, privacy fencing is provided, where possible to the standard height of 1.8m. On the lower garden, this may result in taller boundary treatments. Fencing against boundaries with established neighbours, will be constructed as close to the existing boundary treatment(s) as possible. The Sales Consultants can assist with any questions you may have in relation to boundaries.