



## 1 NURSERY FIELDS

HOWLE HILL, ROSS ON WYE HR9 5SH

£330,000  
FREEHOLD

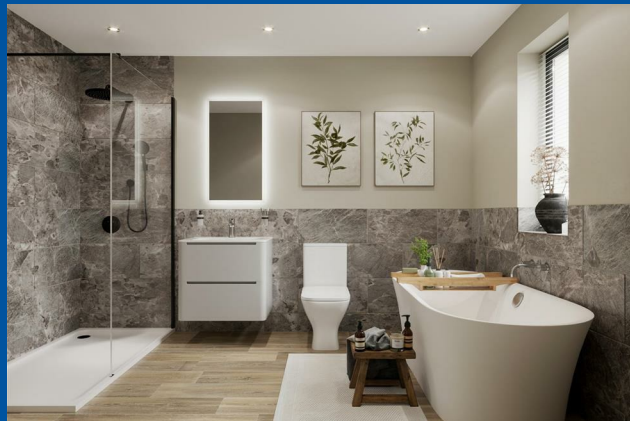
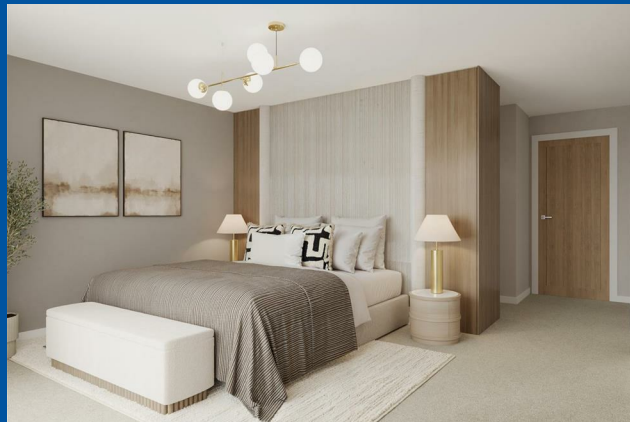
Last available 2 bedroom - The Holly (Plot 1). Located just outside Ross-on-Wye, an exclusive development of two 2-bedroom semi-detached, and six 4-bedroom detached properties, each with private driveways. The 4-bedroom properties come with garages.

Built to be statement homes, they will combine the benefits of modern living - energy efficient, high quality homes, with countryside living - set within the rural hamlet of Howle Hill, Herefordshire. In an area of outstanding natural beauty overlooking the Wye Valley, on the edge of the Forest of Dean



# 1 NURSERY FIELDS

- Last available 2 Bedroom!
- Two double bedrooms, open plan living
- Newly constructed semi detached house
- Fantastic rural location
- Ideal for a first time buyer or those looking to downsize
- Driveway parking & enclosed garden



## Welcome to Nursery Fields

Welcome to Nursery Fields, an exclusive new development of eight luxury houses situated in a tranquil rural hamlet of Howle Hill, just outside the charming market town of Ross-on-Wye.

Nursery Fields offers a rare opportunity to own a bespoke, high-specification home designed for modern living. Each residence has been thoughtfully crafted to blend seamlessly with the beautiful Herefordshire countryside, while providing the utmost in comfort, style, and contemporary convenience.

### Plot 1 - The Holly 830 sq.ft

The Holly is a 2 bedroom home with an open plan family living space. The high-quality Magnet kitchen includes Smeg appliances, including integrated Washer, Dishwasher and Fridge freezer. Whilst boasting induction hob and oven.

On the first floor you will find two double bedrooms and a good size bathroom with bath and shower over.

### Key Features

**Bespoke Design:** Individually designed layouts and architectural features that maximise space and natural light.

**High-Specification Interiors:** Premium fixtures, fittings, and finishes throughout, including high quality kitchens and luxurious bathrooms.

**Energy Efficiency:** Modern construction methods and advanced heating systems to ensure comfort and sustainability.

**Idyllic Location:** A peaceful setting with easy access to the amenities of Ross-On-Wye and the stunning Wye Valley Area of Outstanding Natural Beauty.

Discover the perfect balance of rural tranquillity and accessible luxury at Nursery Fields.

### External Features

Landscaped enclosed garden and driveway parking. Hot and cold water supply, outside lights and power. Electric vehicle charging point. Air source heat pump.

### Location

Ross-on-Wye and Hereford offer a blend of historic charm, natural beauty, and a high quality of life, making them appealing locations to live and visit. Ross-on-Wye provides a picturesque outlook, market-town atmosphere, while Hereford offers more city amenities and serves as the county's cultural hub.

Ross-on-Wye is often cited as one of the happiest places to live in Herefordshire, known for its strong community spirit, low crime rates, and picturesque surroundings. It offers a slower pace of life, ideal for nature lovers, retirees, and families. The town features an independent high street with unique shops, art galleries, cafes, and a twice-weekly market in the

17th-century Market House. Transport links are good via the M50 and A40 roads, although there is no local train station (the nearest are in Hereford and Gloucester).

### On the Doorstep

The River Wye: As the birthplace of British tourism, the river is central to the town's appeal. Visitors can enjoy leisurely riverside walks, hire a canoe or kayak, or take a scenic boat trip.

The Prospect Gardens: Located behind St. Mary's Church, this public garden offers panoramic views of the River Wye's horseshoe bend, the surrounding countryside, and even the Black Mountains on a clear day.

Goodrich Castle: Just a few miles away, this is one of the finest and best-preserved medieval castles in England, offering fascinating history and spectacular views from the battlements.

Symonds Yat: A short distance away, this area features a dramatic viewpoint, the opportunity to spot peregrine falcons, red kites and numerous outdoor activities like walking and rock climbing.

Forest of Dean: This ancient woodland, a hub for outdoor activities, is easily accessible and offers extensive walking and cycling trails, Go Ape high ropes courses, and attractions like Puzzlewood and Clearwell Caves.

### The Developers

Kinspire Homes is a local, family-run property developer based in Herefordshire, specialising in building high-quality, luxury homes with a focus on meticulous attention to detail and bespoke design. Part of the Kinspire Group since 2023 and operating with the principle of "quality over quantity". We care about every house we make a home for you.

### Services

Mains electricity and water (metered) supply.  
Rainwater harvest unit. Private treatment plant with shared drainage system. High speed broadband to the property. Service charge - there will be a charge for the shared drainage system.

### Agents Note

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

### Reservation Fee

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

### Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

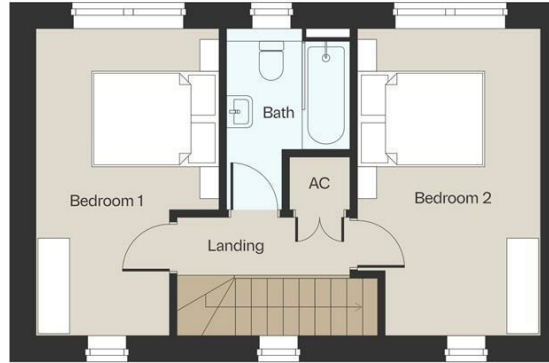
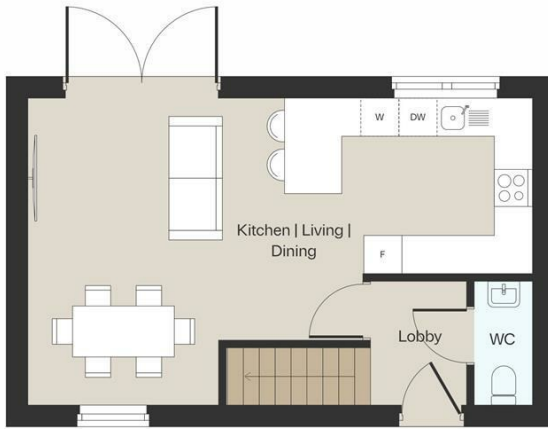
Saturday 9.00 am - 1.00 pm

### Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

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

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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