

# NEW DEVELOPMENT

## Wellfield Gardens

Cleghonger  
Hereford

HR2 9SW

Flint  
&  
Cook

In a popular village location, just a short distance from Hereford, this exclusive development comprises five beautifully designed detached homes offering a choice of spacious 3 and 4 bedroom homes. Combining contemporary living with a semi-rural setting, each home has been thoughtfully crafted to provide stylish accommodation ideal for modern family life.



Plot 2



**WELLFIELD GARDENS POPLAR ROAD**  
CLEHONGER, HEREFORD HR2 9SW

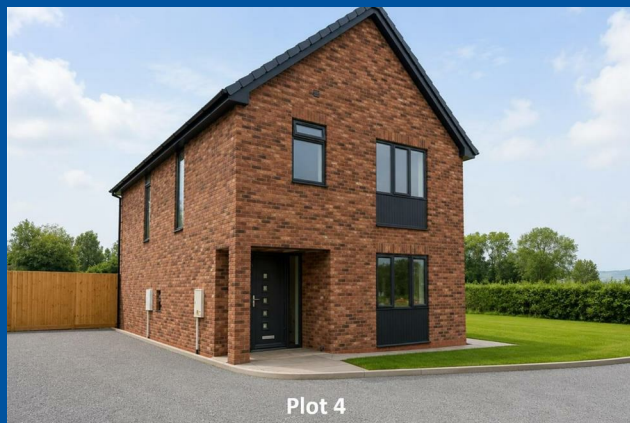
**£475,000**  
FREEHOLD

FULL DETAILS COMING SOON - Situated in a popular village location, just a short distance from Hereford, this exclusive development comprises five beautifully designed detached homes offering a choice of spacious 3 and 4 bedroom homes. Combining contemporary living with a semi-rural setting, each home has been thoughtfully crafted to provide stylish accommodation ideal for modern family life.

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## WELLFIELD GARDENS POPLAR

- Popular village location
- Exclusive small development
- 3 & 4 bedrooms available
- Contemporary living accommodation
- High specification
- Quality fittings throughout
- Viewing highly recommended



### An Exclusive Development of High-Specification Vill

Situated in the heart of a desirable village setting, this exciting new development offers a carefully designed collection of exceptional three and four-bedroom detached homes.

Combining contemporary living with traditional craftsmanship, each property has been thoughtfully created to provide spacious and versatile accommodation, finished to an impressive specification throughout. Stylish kitchens with quality integrated appliances, luxurious bathrooms, energy-efficient features, and premium finishes come as standard, ensuring every home is ready for modern family life.

Outside, each property benefits from a private enclosed garden, ideal for entertaining and family enjoyment, together with a garage and driveway parking.

Enjoying the charm and community spirit of village living whilst remaining conveniently placed for nearby towns, schools, transport links, and everyday amenities, this development presents a rare opportunity to acquire a brand-new home in a sought-after rural location.

Whether you are looking for your first family home, more space for a growing family, or a peaceful village retreat, these outstanding homes offer the perfect blend of comfort, quality, and lifestyle.

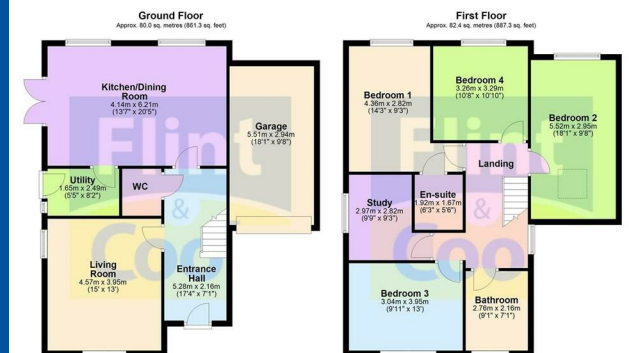
# WELLFIELD GARDENS POPLAR



## Plot 2




## Plot 3





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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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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