Connells

Barnwood Hawthorn Park
Leominster

Barnwood Hawthorn Park
Leominster HR6 8RJ

for sale shared ownership

£243,750

Property Description

The Barnwood has been thoughtfully designed to provide the perfect balance of space and functionality.

At the heart of the home is a generous kitchen/dining room stretching over 18 feet in length, creating a sociable space ideal for family meals, entertaining guests and everyday living. A separate utility room helps keep household tasks conveniently tucked away, while a downstairs cloakroom adds further practicality.

The dual-aspect living room is equally impressive, extending over 18 feet and providing plenty of space to relax and unwind. Large windows allow natural light to flow through the home, creating a bright and welcoming atmosphere.

Upstairs, the principal bedroom benefits from its own en-suite shower room, while two further bedrooms offer flexible accommodation for children, guests or home working. A contemporary family bathroom serves the remaining bedrooms.

Outside, the property benefits from a private rear garden and parking, making it an ideal home for first-time buyers, growing families and those seeking more space.

Room Dimensions:

Living Room: 18'6" x 10'3" (5.64m x 3.12m)

Kitchen/Dining Room: 18'6" x 9'1" (5.64m x 2.76m)

Utility Room

Cloakroom/WC

Bedroom 1: 10'4" x 10'1" (3.15m x 3.07m)

En-Suite

Bedroom 2: 10'10" x 9'7" (3.30m x 2.92m)

Bedroom 3: 9'6" x 8'6" (2.90m x 2.59m)

Family Bathroom

What Is Shared Ownership?

Shared Ownership is a government-backed scheme designed to help people who cannot afford to buy a suitable home outright.

It's often described as part-buy, part-rent:

You buy a share of your home (usually between 10% and 75%)

You pay rent to the housing association on the share you don't own

You're an owner-occupier and hold a lease on the property

Benefits Of Shared Ownership

A lower deposit and mortgage compared to buying outright

The opportunity to increase your share over time (known as Staircasing)

More security than private renting

The chance to benefit if your home increases in value

Shared Ownership Eligibility:

Your household income is £80,000 or less

You cannot afford to buy a suitable home on the open market

You have a good credit history and enough savings for a deposit (usually 5-10% of the share you're buying)

You can afford the ongoing costs of owning a home

Existing homeowners may still be eligible, but you'll normally need to be selling your current home and show that it doesn't meet your needs.

Pricing Example:

Full market value - £325,000

Share price based on 75%

Share price - £243,750

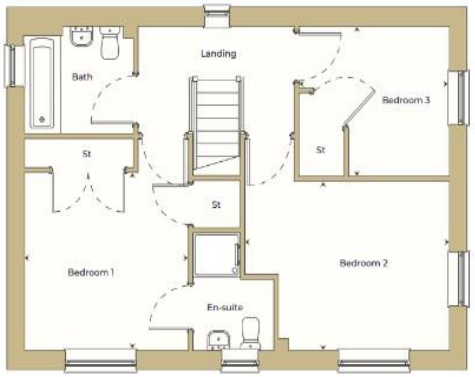
Estimated Rent per month (inclusive of service charges) £260.47

Lease term 999 years

Minimum deposit required £12,187.50

what's for dinner?

Barnwood



Living Room	5657 x 3138	18'6" x 10'3"
Kitchen/Dining	5657 x 2789	18'6" x 9'1"

Bedroom 1	3164 x 3092	10'4" x 10'1"
Bedroom 2	3310 x 2936	10'10" x 9'7"
Bedroom 3	2916 x 2608	9'6" x 8'6"

To view this property please contact Connells on

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23 King Street
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EPC Rating:
Exempt

Service Charge: 891.19 Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HER316916

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Oct 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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