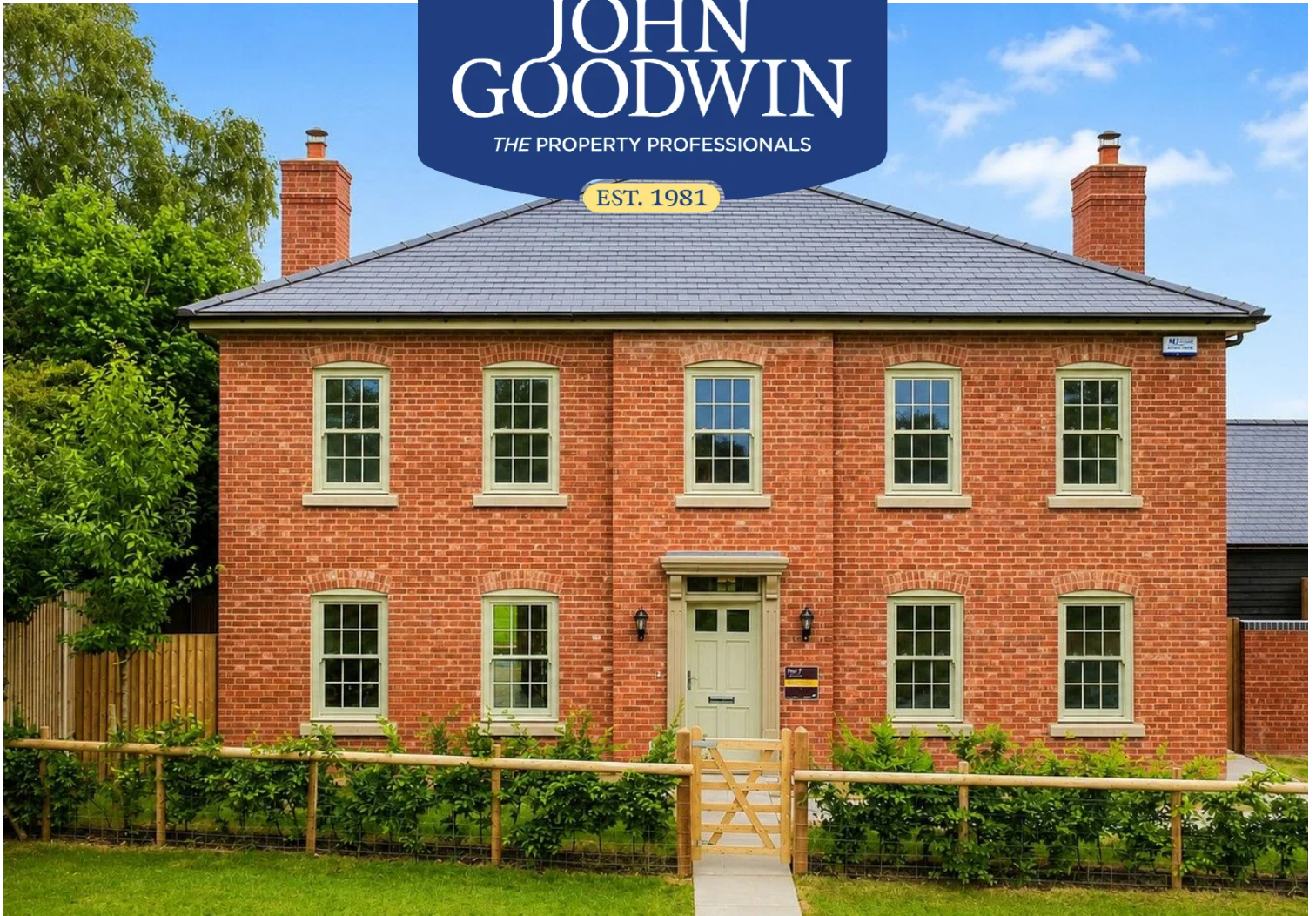


JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



Plot 2, The Highclere, HR2 9LP

Guide Price **£750,000**

Superb Detached Property on an Exclusive Small Development in Well Served Village of Madley. Four Bedrooms, Three Bathrooms, Double Garage & Driveway. High Quality Finish Throughout. Trusted Local Developers.

Bedrooms: 4 | Bathrooms: 3 | Receptions: 3



01989 768320

Ross-on-Wye Office
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@JGoodwinFRICS

Stroud House, Gloucester Road, Ross-on-Wye, HR9 5LE
Offices also at Ledbury, Malvern, Upton, Colwall Office & London





Location

Tucked into the heart of Madley, one of Herefordshire's most cherished villages, just six miles west of the cathedral city of Hereford - Cherry Tree Mews is a quietly exceptional place to call home. With just ten properties, this is a genuinely exclusive development: thoughtfully designed to complement the character of its surroundings, and built to the exacting standards that Bell Homes is known for. The result is a collection of homes that feel like they belong here, set against the rolling Herefordshire countryside with the River Wye and the Black Mountains within easy reach.

Madley itself is the kind of village that families put down roots in and stay. The village is home to Madley Primary School (rated Good by Ofsted across every category at its most recent inspection) with a strong reputation for sport, the arts, and community involvement, making Cherry Tree Mews a natural choice for growing families who want excellent education on their doorstep without sacrificing the space and pace of rural life.

With Hereford city centre only minutes away by car, residents at Cherry Tree Mews enjoy the best of both worlds: the tranquillity of genuine countryside living, and easy access to the retail, dining, and transport connections of a thriving city. Each home at Cherry Tree Mews has been crafted with the same care and precision that earned Bell Homes recognition from Local Authority Building Control, because we believe that where you live should be built to last, and built to be proud of.

Description

The Highclere is an impressive four-bedroom detached, double-fronted new build home offering style and space throughout. The ground floor features a stunning open-plan kitchen, dining, and living area with integrated AEG appliances and double





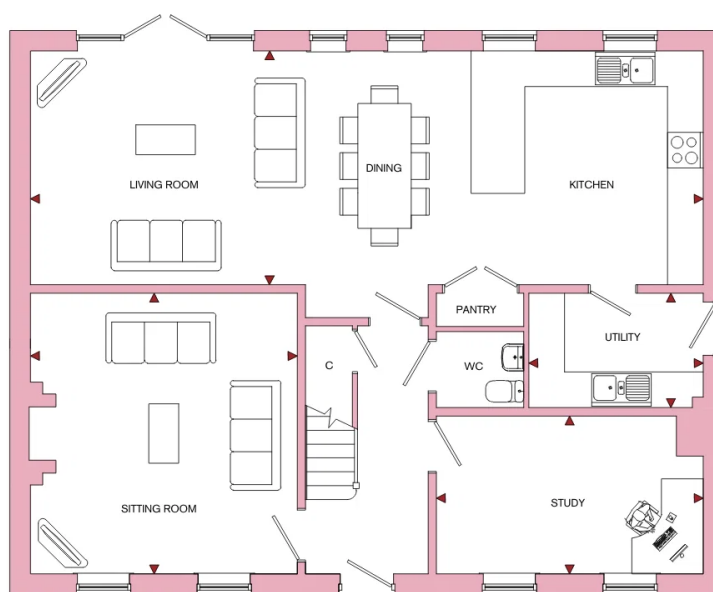
doors leading to the garden. There's also a generous separate lounge with a wood-burning stove, a study, WC, and utility room. Upstairs, all four bedrooms are spacious, with the master bedroom benefiting from a private dressing room and en suite. Bedroom two also has its own en suite, in addition to a well-appointed family bathroom. Buyers can personalise their home with a choice of kitchens, wall and floor tiles, and carpets. Outside, The Highclere includes a double garage, driveway, and EV charging point. Cherry Tree Mews is an exclusive small development of 10, three and four bedroom individually-designed homes. Each property has been finished to an exceptionally high standard, with high quality fixtures and fittings.

Services

We have been advised that mains water, electricity and drainage are connected to the property. Air Source 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 authorities. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending purchasers are advised to satisfy themselves where necessary.

Tenure

Freehold. We are advised (subject to legal verification) that the property is freehold.



GROUND FLOOR

Viewing

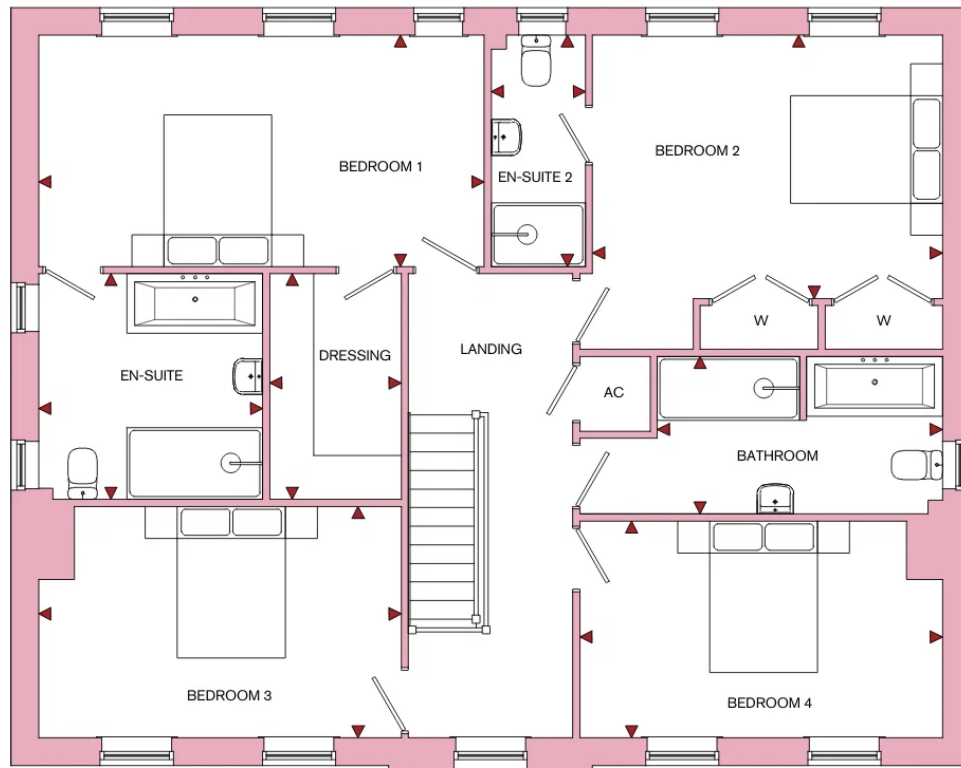
By appointment to be made through the Agent's Ross-On-Wye Office, Tel:

01989 768 320 

Directions

From Hereford take the A465, turning right onto the B4349. Pass through Clehonger and as you approach the village of Madley Cherry Trees Mews will be seen on the right hand side.





FIRST FLOOR

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 formerly 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/lease the property or enter into any contract.