



**COBB
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LAND & NEW HOMES

The Perton, Florence Fields, Leintwardine, SY7 0DF
Guide Price £474,995

The Perton, Florence Fields Leintwardine

****DORMER BUNGALOW****

Most developers shy away from building anything with a ground floor bedroom but not here. A well designed & spacious three bedroom, three reception room detached home with garage located on the edge of this well serviced village with immediate access to the incredible countryside and excellent road links to all major towns.

- Detached Dormer Bungalow
- Three receptions rooms
- Three double bedrooms
- Ensuite shower room. family bathroom & cloakroom
- Utility room
- Parking for at least 2 cars & large single garage
- Modern Air source heat pump radiator heating
- NHBC 10 year warranty

Material Information

Guide Price £474,995

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: New Build

EPC: (0)

For more material information visit www.cobbamos.com

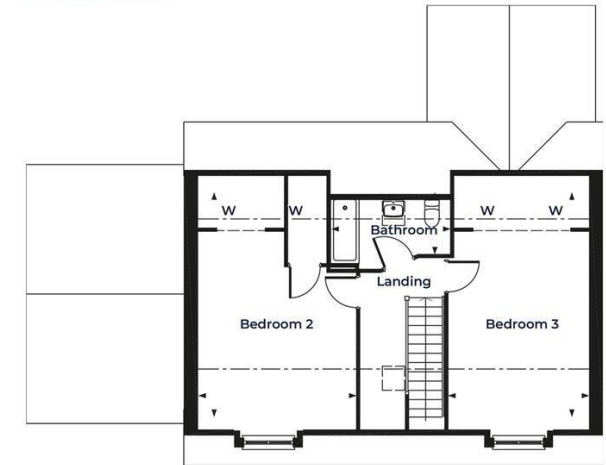
Awaiting Energy Performance Certificate

Please note that the dimensions stated are taken from internal wall to internal wall.

GROUND FLOOR



FIRST FLOOR



Living Room
3.44m x 4.42m (11'3" x 14' 6")

Kitchen
3.64m x 3.17m (11'11" x 10'5")

Dining
3.41m x 2.49m (11'2" x 8' 2")

Home Office
3.83m x 2.40m (12'7" x 7' 10")

Utility
1.81m x 1.98m (5'11" x 6' 6")

Cloaks
0.95m x 1.56m (3'1" x 5' 1")

Bedroom 1
3.83m x 3.46m (12'7" x 11'4")

Ensuite
2.65m x 1.55m (8'8" x 5'1")

Garage
3.60m x 5.95m (11'10" x 19'6")

Bedroom 2
3.85m x 5.51m (12'8" x 18'1")

Bedroom 3
3.29m x 5.51m (10'10" x 18'1")

Bathroom
2.92m x 1.85m (9'7" x 6'1")

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 Perton

This is a modern 6 spacious three bedroom detached dornier bungalow with flexible accommodation (1142 sq. ft.). As you enter through the front door on the left is the home office or possible 4th bedroom and on the right is the living room. As you progress through the hallway there are the stairs to the first floor, airing cupboard and under-stairs storage. Immediately in front of you is the utility room and to the right is the kitchen with the dining room extending in to the garden with French doors making this a fabulous indoor/outdoor entertaining room. Also on the ground floor is the main bedroom with French doors opening on to the garden and with the ensuite shower room this is a great room.

On the first floor there are two double bedrooms both with full width wardrobes/storage and a family bathroom.

Externally there are front 6 rear gardens and a detached single garage with parking for at least 2 cars.

Available plots & prices

Plot 13: £474,995- available May 2026

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: 4.42m x 3.44m (14' 6" x 11' 3")
Home office: 3.83m x 2.40m (12' 7" x 7' 10")
Kitchen: 3.64m x 3.17m (11' 11" x 10' 5")
Dining room: 3.41 x 2.49m (11' 2" x 8' 2")
Utility room: 1.98m x 1.81m (6' 6" x 5' 11")
Bedroom 1: 3.83m x 3.46m (12' 7" x 11' 4")
Bedroom 2: 5.51m x 3.85m (18' 1" x 12' 8")
Bedroom 3: 5.51m x 3.29m (18' 1" x 10' 10")
Garage: 5.95m x 3.60m (19' 6" x 11' 10")

What is included in your home

Kitchen and Utilities (if applicable): Contemporary, soft close kitchen cabinets, laminate work surface and up-stand. Energy efficient appliances.

Bathrooms, En-suite(s) 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 6 FLETCHER HOMES RESERVE THE RIGHT TO AMEND SPECIFICATIONS AS NECESSARY

Services & Tenure

All properties are Freehold
Council tax band - TBA
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.

Marketing suite & show home

The on site Sales Consultant is available on Mondays, Friday, Saturdays 6 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 6 Spar shop, A H Griffiths Butchers, Fiddlers Elbow award winning fish 6 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 6 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 Temе and there are also plenty of walking opportunities with trails through the Mortimer Forest. Wigmore Rolls 6 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

DEVELOPMENTS IN RURAL LOCATIONS: The majority of their developments are set in beautiful, rural locations. The homes are built with consideration for both the environment and our buyers and don't build mass volume homes; they build beautiful homes with fantastic community connections. Their homes provide buyers with a village experience whilst being in locations that boast great travel connections to towns and cities – a village feel for today's living.

BEAUTIFUL AND UNIQUE HOMES: All homes are designed and finished to match current design trends and homeowners aspirations. A home by Fletcher Homes is completed to the highest finish with impeccable kerb appeal. Each of their developments are unique to the location in which they are built and each is given its own personality and bespoke treatment.

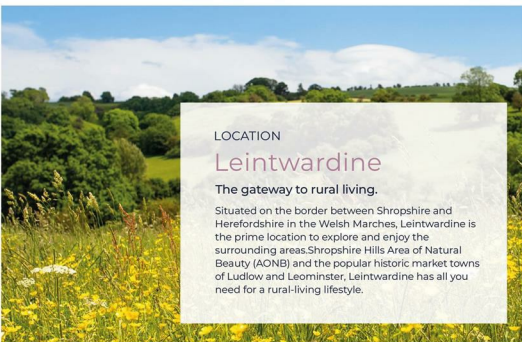
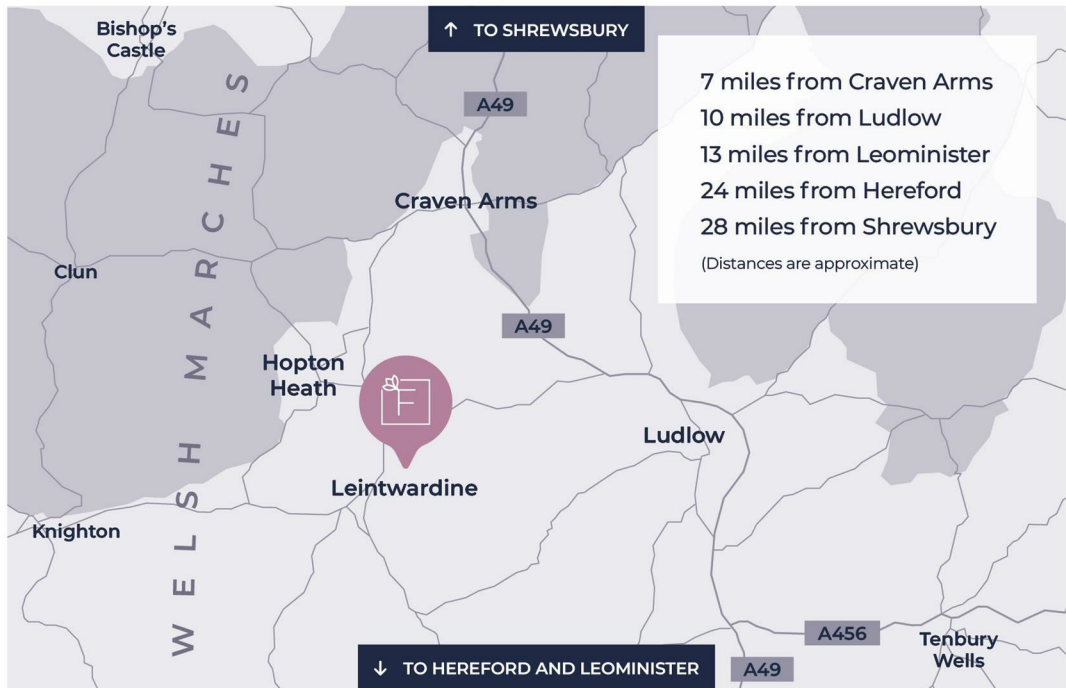
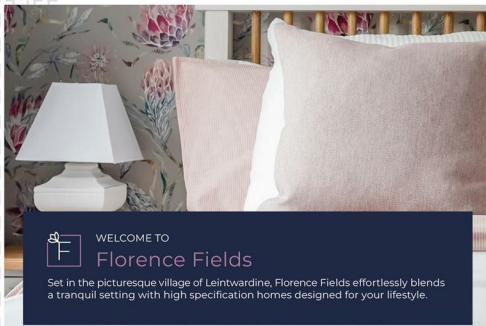
PERSONALISED, GUIDED SERVICE: Dedicated to providing a personalised service at all times. Fletcher Homes are proud to be a family business that provides their customers with their dream home.

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.





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

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.	