



The Ryton, Plot 3, Florence Fields, Leintwardine, SY7 0DF
Price £404,995

The Ryton, Plot 3 Florence Fields Leintwardine

A well designed & spacious four bedroom 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.

- Four bedroom detached house
- Large living room
- Kitchen/dining room & utility room
- Ensuite shower room & family bathroom
- Downstairs WC
- Parking for at least 2 cars & large single garage
- Modern Air source heat pump radiator heating
- NHBC 10 year warranty

Material Information

Price £404,995

Tenure: Freehold

Local Authority: Herefordshire

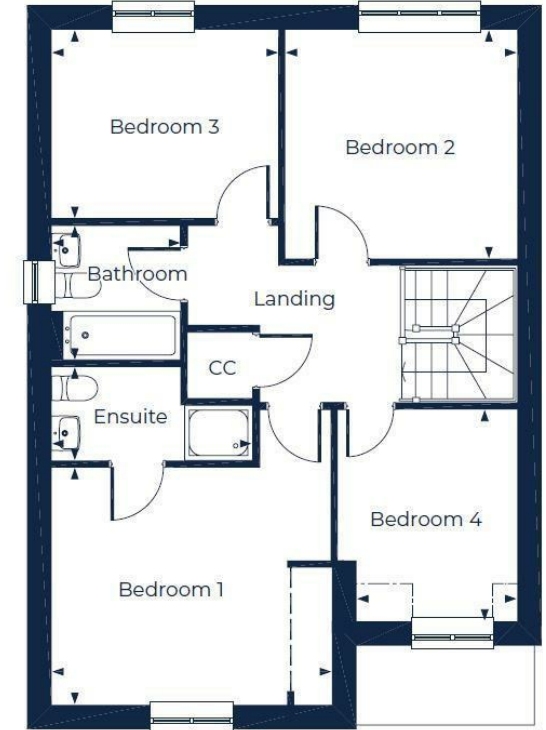
Council Tax: New Build

EPC: C (79)

For more material information visit www.cobbamos.com

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | 79 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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



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 Ryton

This is a very well designed four bedroom detached house (approx. 1346 sq. ft.). Enter through the front door in to the spacious hallway large enough to have a small desk if needed, then you have a cloakroom, large under-stairs storage cupboard and stairs rising to the first floor. There is a door leading to the kitchen/dining with a range of contemporary kitchen units with soft close doors & drawers and contrasting work surfaces. There is a built in oven, hob & extractor, integrated fridge/freezer and dishwasher. There is space for a dining table in front of the French doors that leads out over the rear garden which makes this room the hub of the home and ideal as an indoor/outdoor entertaining room. There is then a separate utility room with with door to the outside. To the front of the hallway is the door to the well proportioned living room where there is a window overlooking the front of the property. Plots 2 & 3 have incredible views over the countryside.

On the first floor is the main bedroom with fitted wardrobes and an ensuite shower room, two further double bedrooms and a fourth bedroom that could also double up as a home office, the family bathroom as well as the hot water cylinder cupboard.

Externally there are front and rear gardens and a driveway providing parking for at least 2 cars and a large single garage.

Available plots & prices

Plot 2: £404,995 - available now

Plot 3: £404,995 - available now

Plot 23: £389,995 - available now

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: 4.53m x 4.02m (14' 10" x 13' 2") - Kitchen/dining: 6.69m x 3.24m (22' 0" x 10' 8")

Utility room: 2.25m x 1.58m (7' 5" x 5' 2")

Bedroom 1: 4.01m x 3.38m (13' 2" x 11' 1") - Bedroom 2: 3.31m x 3.26m (10' 10" x 10' 9")

Bedroom 3: 3.24m x 2.68m (9' 11" x 7' 5") - Bedroom 4: 3.01m x 2.27m (9' 11" x 7' 5")

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 & 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 & 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 & Spar shop, A H Griffiths Butchers, Fiddlers Elbow award winning fish & 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 & 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 Teme and there are also plenty of walking opportunities with trails through the Mortimer Forest. Wigmore Rolls & 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.



