



8 NURSERY FIELDS

HOWLE HILL, ROSS ON WYE HR9 5SH

£945,000
FREEHOLD

OPEN DAY - SATURDAY 15TH AUGUST 10AM-3PM

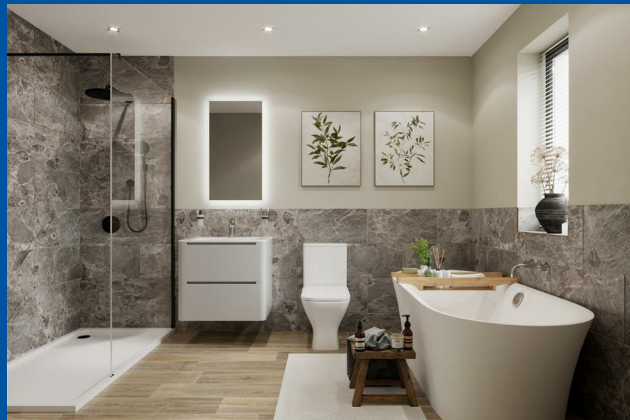
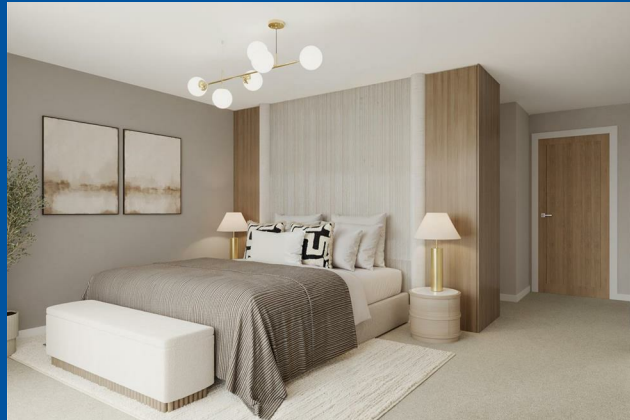
Located just outside Ross-on-Wye, an exclusive development of two 2-bedroom semi-detached, and six 4-bedroom detached properties, each with private driveways. The 4-bedroom properties come with garages.

Built to be statement homes, they will combine the benefits of modern living - energy efficient, high quality homes, with countryside living - set within the rural hamlet of Howle Hill, Herefordshire. In an area of outstanding natural beauty overlooking the Wye Valley, on the edge of the Forest of Dean



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- *OPEN DAY - SATURDAY 15TH AUGUST 10AM-3PM*
- Fantastic newly constructed detached home
- Four bedrooms, four bathrooms
- Double garage, driveway & garden
- Rural location, near to Ross on Wye
- High specification throughout



Welcome to Nursery Fields

Welcome to Nursery Fields, an exclusive new development of eight luxury houses situated in a tranquil rural hamlet of Howle Hill, just outside the charming market town of Ross-on-Wye.

Nursery Fields offers a rare opportunity to own a bespoke, high-specification home designed for modern living. Each residence has been thoughtfully crafted to blend seamlessly with the beautiful Herefordshire countryside, while providing the utmost in comfort, style, and contemporary convenience.

Plot 8 - The Elm 2,441 sq.ft + Double Garage

The Elm is a beautifully designed four bedroom detached house with double garage and private parking. The hall with open atrium, feature lighting and floating staircase will give this house a show stopping wow on entry.

From the entrance hallway, you will find a boot room connects to the garage and outside space, a large lounge with bifold doors leads to the garden patio space, a cloakroom with shower, and a large study big enough to be a further bedroom with downstairs accessibility. A modern kitchen family room is the final door which boasts a paint to order Magnet kitchen, appointed with fabulous Smeg appliances, including a state of the art downdraft hob and steam oven. From this delightful space you have access to the gardens via French Doors and separate bifold doors overlooking a generous size private patio. From the kitchen/family room is a separate utility room, with door to outside.

On the first floor, up the oak and glass floating staircase, is a fantastic open landing, a master bedroom suite, a further three generous bedrooms, (bedroom 2 also includes an en-suite shower room) and a well-appointed bathroom, including freestanding bath and separate shower.

The master bedroom suite includes a large dressing area, including a dressing table and wardrobe, through to a generous en-suite with bath and separate shower. Located at the back of the property, the master bedroom includes full height glass windows, flooding the room with light.

Outside there is a landscaped garden with large patio, adjoining double garage with electric roller door and driveway parking. Hot and cold water supply, outside lights and power. Electric vehicle charging point. Air source heat pump.

Key Features

Bespoke Design: Individually designed layouts and architectural features that maximise space and natural light.

High-Specification Interiors: Premium fixtures, fittings, and finishes throughout, including high quality kitchens and luxurious bathrooms.

Energy Efficiency: Modern construction methods and advanced heating systems to ensure comfort and sustainability.

Idyllic Location: A peaceful setting with easy access to the amenities of Ross-On-Wye and the stunning Wye Valley Area of Outstanding Natural Beauty.

Discover the perfect balance of rural tranquillity and accessible luxury at Nursery Fields.

Location

Ross-on-Wye and Hereford offer a blend of historic charm, natural beauty, and a high quality of life, making them appealing locations to live and visit. Ross-on-Wye provides a picturesque outlook, market-town atmosphere, while Hereford offers more city amenities and serves as the county's cultural hub.

Ross-on-Wye is often cited as one of the happiest places to live in Herefordshire, known for its strong community spirit, low crime rates, and picturesque surroundings. It offers a slower pace of life, ideal for nature lovers, retirees, and families. The town features an independent high street with unique shops, art galleries, cafes, and a twice-weekly market in the 17th-century Market House. Transport links are good via the M50 and A40 roads, although there is no local train station (the nearest are in Hereford and Gloucester).

On the Doorstep

The River Wye: As the birthplace of British tourism, the river is central to the town's appeal. Visitors can enjoy leisurely riverside walks, hire a canoe or kayak, or take a scenic boat trip.

The Prospect Gardens: Located behind St. Mary's Church, this public garden offers panoramic views of the River Wye's horseshoe bend, the surrounding countryside, and even the Black Mountains on a clear day.

Goodrich Castle: Just a few miles away, this is one of the finest and best-preserved medieval castles in England, offering fascinating history and spectacular views from the battlements.

Symonds Yat: A short distance away, this area features a dramatic viewpoint, the opportunity to spot peregrine falcons, red kites and numerous outdoor activities like walking and rock climbing.

Forest of Dean: This ancient woodland, a hub for outdoor activities, is easily accessible and offers extensive walking and cycling trails, Go Ape high ropes courses, and attractions like Puzzlewood and Clearwell Caves.

The Developers

Kinspire Homes is a local, family-run property developer based in Herefordshire, specialising in building high-quality, luxury homes with a focus on meticulous attention to detail and bespoke design. Part of the Kinspire Group since 2023 and operating with the principle of "quality over quantity". We care about every house we make a home for you.

Services

Mains electricity and water (metered) supply. Rainwater harvest unit. Private treatment plant with shared drainage system. Service charge – there will be a charge for maintenance of the shared drainage system.

Agents Note

1. Images are for illustrative purposes only 2. There will be a 10 year structural warranty

Reservation Fee

£1,500 - refundable subject to sales code of practice.

Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

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

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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