



THE WILLOW 2, MONKSBURY PARK MONKHIDE, HEREFORD HR8 2TU

£675,000
FREEHOLD

EXCLUSIVE OPEN DAY PRICE - 'OPEN DAY' - 31st JAN 9am-3pm. The Willow - Beautifully designed high quality, energy efficient, new home by local developer. Peaceful rural hamlet between Ledbury & Hereford. Fabulous entertaining space - kitchen/diner with bi-fold doors to generous garden backing onto fields. 4 bedrooms (2 en-suite), separate lounge, study, utility, garage, private parking.

**Flint
&
Cook**

THE WILLOW 2, MONKSBURY

- 'OPEN DAY' - 31st JAN 9am-3pm. • EXCLUSIVE OPEN DAY PRICE • Last remaining 4 bedroom • Newly constructed detached house • Highly energy efficient • Exclusive development • Rural location, near Ledbury • 4 Bedrooms, 2 en-suites • Good-sized garden • Garage & ample parking



Full Description

Showhome viewings available by appointment.

A newly constructed detached house on an exclusive rural development, highly energy efficient with double glazing and air source heating. There are 4 bedrooms (2 with en-suites), study and utility room, garage and gardens.

Plot 2 is a newly constructed house on a small development of just 7 properties, in a glorious rural location between the cathedral cities of Hereford (9 miles) and the market town of Ledbury (9 miles) with the M50 motorway link and is also well placed for access to Malvern (13 miles), Ross on Wye (17 miles) and the cathedral city of Worcester (20 miles) with the M5 motorway link.

Monkhope is a spread out rural hamlet with a section of the former Gloucester to Hereford canal running through it. There are local amenities at Newtown Crossroads with a filling station and shop/post office. Stretton Grandison has a lovely park and church and nursery school, in near by Ashperton there is a well repected primary school, with John Masefield High in Ledbury for secondary school.

The property is being constructed by highly respected developers, who have recently undertaken numerous other successful projects (Ramblers Park, Pilgrim Park,

Woodland Park etc).

The property is attractively designed and is highly energy efficient with an airsource heat pump for the central heating (underfloor at ground floor), UPVC double glazing, high levels of insulation, electric car charging point and provides well planned accommodation of approximately 1,656 square feet (plus the garage) and has a good sized garden which will have a patio and a lawn.

Ground Floor

Entrance hall with plant cupboard and staircase to the first floor, cloakroom, lounge with windows to the front and side and a door to the study with window to front. Kitchen/dining room with contemporary style units with stone work surfaces and a range of built in appliances and a Rangemaster induction stove and bi-fold doors and feature corner window, utility room with Belfast sink unit.

First Floor

Landing with window to the front. Bedroom 1 has a window to the rear, a built in wardrobe and en-suite shower room with window. Bedroom 2 with a window to the rear, built in wardrobe and en-suite shower room with a window to the side. Bedroom 3 has a window to the front and a built in wardrobe. Bedroom 4 has a window to the front and a built in wardrobe. The Bathroom has a a freestanding bath, separate shower cubicle and vanity unit and window to the rear.

Garage and Gardens

There is a landscaped garden and adjoining garage with electric roller door. Outside lights and power, Electric vehicle charging point. Air source heat pump.

Services

Are mains electricity and water (metered) supply, private (shared) drainage system, high speed broadband to the property. Service charge - there will be a charge for maintenance of the shared drainage system and communal road

Viewings

Strictly by appointment through the Agents, Flint & Cook 01432 355455

Showhome viewings available by appointment

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Directions

Monksbury Park is located in the hamlet of Monkhide towards the end of a shared private drive which is accessed from the A417 between Newtown Cross and Stretton Grandison. Please note - If approaching from Hereford, there is no access via Monkhide and the A4103.

Money Laundering Regulations

Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer.

Agents Note

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

Reservation Fee

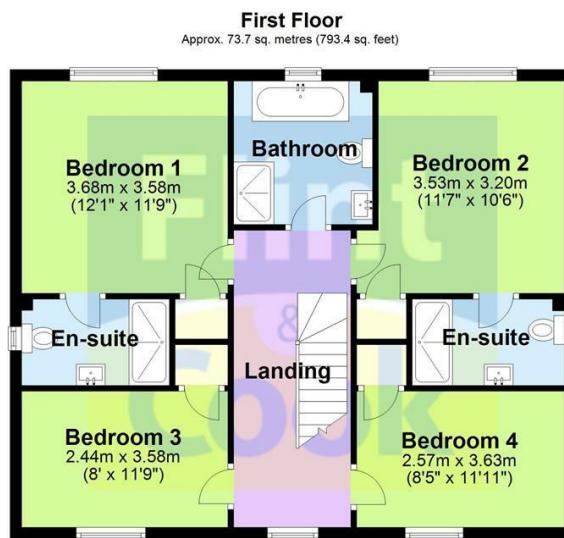
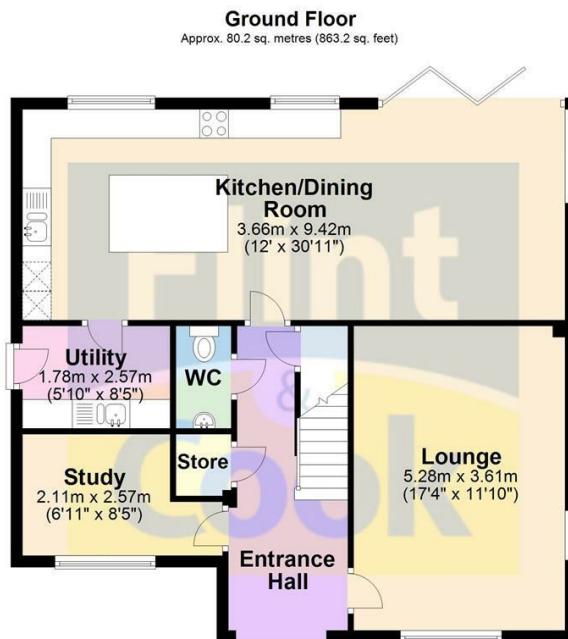
£1,500 -refundable subject to sales code of practice.

Tenure & Possession

Freehold - vacant possession on completion.

THE WILLOW 2, MONKSURY





Total area: approx. 153.9 sq. metres (1656.7 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

EPC Rating: Council Tax Band: New Build



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

Flint and Cook Hereford Sales
22 Broad Street
Hereford
Herefordshire
HR4 9AP

01432 355455
hereford@flintandcook.co.uk
flintandcook.co.uk

