



POOL YARD WOONTON HEREFORD HR3 6QL

Prices From **£365,000**

FREEHOLD

COMING SOON!!! Nestled in the heart of the picturesque Herefordshire village of Woonton, this bespoke new development introduces eight exceptional residential dwellings. Crafted by the acclaimed local family-run firm, JDW Homes Ltd, these residences represent the pinnacle of design-driven contemporary living. Each home harmonizes high-specification finishes with the tranquility of its stunning rural surroundings, offering a rare opportunity to enjoy a luxury modern lifestyle within a traditional village setting.



Location

Woonton is a small village located in Herefordshire, England, nestled amidst the gently rolling hills and breathtakingly picturesque countryside.

Renowned for its exceptionally tranquil atmosphere, Woonton features an array of charming stone cottages, vibrant, blooming gardens, and expansive farmland that beautifully characterise the stunning rural landscape of the region.

The village is steeped in history, boasting several historical sites that reflect its rich cultural heritage and traditions. Its community is notably close-knit, fostering a warm sense of belonging among residents who often come together for various local events and engaging activities.

Pool Yard will be located on the old farm yard of the adjacent 'Pool Farm'.

Surrounded by an abundance of natural beauty, Woonton offers picturesque walking trails and scenic views, making it an inviting destination for those seeking a serene and peaceful retreat in the heart of Herefordshire.

Sustainability & the Environment

The use of sustainable materials, such as timber cladding and energy-efficient glazing, underlines the commitment to eco-friendly practices. Roof gardens and balconies encourage a connection with nature, offering residents private outdoor spaces to unwind.

A key element of the design is the integration of smart home technology. Each unit is equipped with state-of-the-art systems that allow for remote monitoring and control of energy use, enhancing convenience while reducing the carbon footprint. The community layout promotes accessibility, with pedestrian pathways and cycling routes encouraging active lifestyles.

Specifications include:

Highly insulated and thermally efficient design.

Energy efficient composite windows and doors.

Under floor heating to both floors using Air Source Heat Pumps (ASHP's) as the primary heating source.

Mechanical ventilation with heat recovery (MVHR) - provides a constant supply of fresh filtered air, maintaining the air quality whilst being practically imperceptible.

Solar PV (photovoltaic) systems.

Feature wood burning stoves.

House Types

A superb selection of house styles are available, ranging from well-proportioned 2 and 3 bedroom terraced homes to spacious 3 & 4 bedroom detached houses, along with an exceptional three-bedroom detached bungalow.

Further Information

Please contact Flint & Cook for further information 01432 355455

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

Flint and Cook Hereford Sales 01432 355455

22 Broad Street

Hereford

Herefordshire

HR4 9AP

hereford@flintandcook.co.uk

flintandcook.co.uk

