



Plot 17 Stately Highgrove 40 x 20 sq ft Lead Villa Park, Lea, Ross-on-Wye,  
Wiltshire, HR9 7GP

**£199,950**

 **GOODCHILD**  
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## PROPERTY OVERVIEW

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Available now to view is the Stately Highgrove park home range which is our newest home design. This new range adds a modern feel to this home, featuring our newly designed brick slips and flush gable, which are included as standard additions.

The home has two bedrooms with upgraded furniture, one of the bedrooms has an ensuite and walk in wardrobe, and comes fully furnished.

The kitchen takes the practical Highgrove park home design, but adds, tiling from the worktop to the underside of the top lockers, integrated fridge/freezer, washing machine and dishwasher, vaulted ceilings in the kitchen and lounge.

PLEASE NOTE THIS IS A STOCK PHOTOGRAPH ONLY

### Location

Just a short drive from the heart of Ross-on-Wye, Lea Park in Herefordshire HR9 7GP offers convenient access to a variety of services, shops, and entertainment options in town.

Lea Villa Park is surrounded by Herefordshire's picturesque landscapes, which transform beautifully with each season. From rolling hills and lush countryside to nearby parks and gardens, nature is ever-present. Whether you enjoy leisurely walks, scenic drives, or simply unwinding in a peaceful setting, the surroundings of Lea Park will continually inspire you.

Lea Villa Park is conveniently located near major roads, providing easy access to nearby towns and cities. The park is connected via the A40, making it ideal for residents who seek a tranquil, nature-rich environment but also appreciate quick access to larger towns for shopping, healthcare, and work.

**IMPORTANT NOTICE:** These park homes are marketed jointly by Goodchild Estate Agents? and Highgrove Parks Ltd. Goodchild Estate Agents act as marketing agents only. Viewings, negotiations and receipt of any monies are handled solely by Highgrove Parks Ltd. Buyers should satisfy themselves regarding site rules, pitch fees, tenure/licence arrangements and all other matters relating to the park and home.

## KEY DETAILS

- 2 Bedrooms
- Fully Furnished
- Integrated Appliances
- Vaulted Ceilings
- Fitted Wardrobes

Guide Price: £199,950

Tenure: Non-traditional

Council Tax Band: A

Local Authority: Wiltshire

Vendors Onward Position:

No Onward Chain

EPC: N/A

Viewing: By appointment only

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**Important Notice:**

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

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If you would like a valuation please either call, email or follow the QR to book online.



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