Roger Parry & Partners

Plot 7 Somerford Reach, Cae Heulog, Arddleen, Llanymynech, SY22 6FJ

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£380,000

Somerford Reach Phase 2 presents an exceptional opportunity to acquire a new home in the desirable rural community of Arddleen. This extension of the highly successful Cae Haulog development comprises 14 thoughtfully designed residences, situated conveniently between Welshpool and Oswestry, with easy access to the A483. The development offers a diverse selection of properties, including three-bedroom houses and bungalows, four-bedroom houses, and two smaller homes specifically designated for local first-time buyers at an affordable price point. Anticipated for completion in May/June 2026.

The Sycamore offers ample space for growing families or those downsizing without sacrificing comfort. The expansive kitchen, complete with garden access, is perfect for entertaining. A generously sized lounge with a bay window and a dedicated dining room offer comfortable living spaces. Storage is abundant throughout, including under-stair storage and a utility room. Upstairs, find four bedrooms with fitted wardrobes, including a master ensuite. Positioned adjacent to farmland, select plots boast picturesque open rural views, while others offer the advantage of sheltered, sunny, south-facing rear gardens. Arddleen is a thriving village, and Somerford Reach Phase 2 is within easy walking distance of the local school and village hall, offering a convenient and community-oriented lifestyle. Completion Summer 2026. Personalization options are available.

Description

Immediately, you'll be drawn to the kitchen of the Sycamore. Spanning the full width of the home, there are many possibilities as to how you can utilise large open space. This room includes double doors, which take you from the open-plan kitchen, through to the rear garden. Enjoy the perfect social setting for the summer months – BBQs, get-togethers, or nights with the family, the Sycamore will be an excellent home to create many memories in. On the ground floor, you'll find a generously sized lounge with a bay window, which provides the perfect space to relax and unwind after a long day. Head into the dining room, across the hallway, to enjoy mealtimes with the whole family.

The Sycamore's layout is designed with storage in mind. Next to the ground floor cloakroom is a dedicated storage space located under the staircase. Across the way, the utility room provides ample space. On the first floor, you'll find four double bedrooms – all of which benefit from fitted wardrobes. The main bedroom comes complete with an ensuite bathroom, whilst the remaining three bedrooms share a large family bathroom. An additional storage cupboard completes the first floor.

All Primesave homes are traditionally built by skilled local tradespeople incorporating the latest high-performance insulation in the floors, walls, windows and roof spaces. Low carbon central heating is installed with an air source heating pump and solar panels are added as standard. For safety, there are mains power heat and smoke alarms together with a fire suppression sprinkler system. The Sycamore includes the option to personalise your home with a wide choice of kitchens subject to the build stage.

Internal

Decoration: Walls and ceilings finished in Salt Rock matt emulsion, doors and woodwork finished in satin white gloss.

Interior doors: Painted with vertical plank finish. Contemporary brushed chrome door furniture.

Light switches and sockets: White plastic finish.

TV Points: Lounge, kitchen, dining room and bedroom 1.

Broadband: BT Fibre to house.

Kitchen & Utility Room: Choice from the available Koncept range by Symphony Kitchens (Alta, Woodbury, Turin, Melrose, Urban, Plaza, Medford or Virginia) with 40mm laminate work surfaces. Choice of tiled splash backs. Stainless steel 1 ½ bowl sink with mixer tap.

Appliances: Built in double oven, 4 ring electric hob, cooker hood, dishwasher and fridge / freezer. (Appliance brands determined by availability at supply). Space and plumbing for washing machine and tumble dryer in utility room.

Main bathroom: "P" shaped shower bath with mains pressure shower and screen. Basin in wash unit with mixer tap, WC, mirror, shaver socket, white wall tiles to splash backs, chrome electric heated towel rail.

Bedroom 1 en-suite: Basin in wash unit with mixer tap, WC, shaver socket, white wall tiles to splash backs and shower splash area, choice of floor tiles, shower with screen and mains pressure shower, chrome electric heated towel rail.

Cloakroom: Corner basin in wash unit with mixer tap, WC, white tiles to splash backs.

Wardrobes: Built-in wardrobe in each bedroom.

Central Heating: Daikin Altherma monobloc air source heat pump with pre-plumbed hot water cylinder and central heating radiators. Individual radiator thermostats and dual zone heating control. Please note alternative heating systems are not available.

Lighting: 3 pendant fittings in kitchen / family room. 2 pendant fittings in dining room. Single pendant fittings in the remaining rooms.

Warranty: 10-year Build-Zone insurance backed New Build Warranty.

External

Bricks, Elevation Treatments and Roof Tiles: As specified in the approved planning permission. The chimney pot, if shown, is a dummy.

Entrance and exit doors: Security doors with locks to current standards, anthracite grey in colour as specified in the approved planning permission.

Windows: Double glazed with low maintenance frames to current standards, anthracite grey in colour, materials, design and location will be specified in the approved planning permission.

Outside lights: One by entrance door, one by utility room exit door, one by patio doors.

Pathways & Patios: Paved.

Front Garden: Turf.

Rear Garden: Topsoil.

Fencing: 1.5m high close boarded fencing to side rear boundaries. 1.5m high close boarded fence with gate between front and rear garden. Fencing to rear will be as specified in planning permission.

Garage: Double vehicle door, exit door to side, light, double power socket.

Optional Extras and changes to the property

Primesave will quote for optional extra on request. Please note they cannot make structural alterations, remove or move internal walls, amend kitchen or bathroom layouts, add extensions / conservatories, change window positions or sizes, or change the external appearance of the property, as these matters have already been determined within the approved detailed planning permission and agreed with Building Control. Optional extras are subject to the build stage and to the availability of materials and workforce. Full pre-payment is required. Optional extras are considered a separate consumer contract sitting outside the legal contract to purchase. Refunds are not made if you decide not to complete the purchase or if a reservation is terminated by either party. This information was correct at the time of publication and we reserve the right to amend prices and specifications as required. Issued April 2025. V1.

Additional Information

- Predicted EPC rating: Band B
- Predicted council tax band F
- Tenure: Freehold
- Management fee: An annual management charge, currently estimated at £250, will be payable to the resident's management company to cover the maintenance cost of common areas not adopted by the local Community Council, County Council or manis service providers
- Mains services connected: Water, drainage, electricity. Full fibre high speed broadband.
- Anticipated completion date: Summer 2026
- The images are artist's impressions or photographs that show completed properties of the same type on previous developments. NOTE: Elevation colours, such as brick work and window frames will vary and some images may show alterations or extras arranged at additional cost.

Floor Plan
(not to scale - for identification purposes only)

Primesave - Sycamore detached house - Bay to right

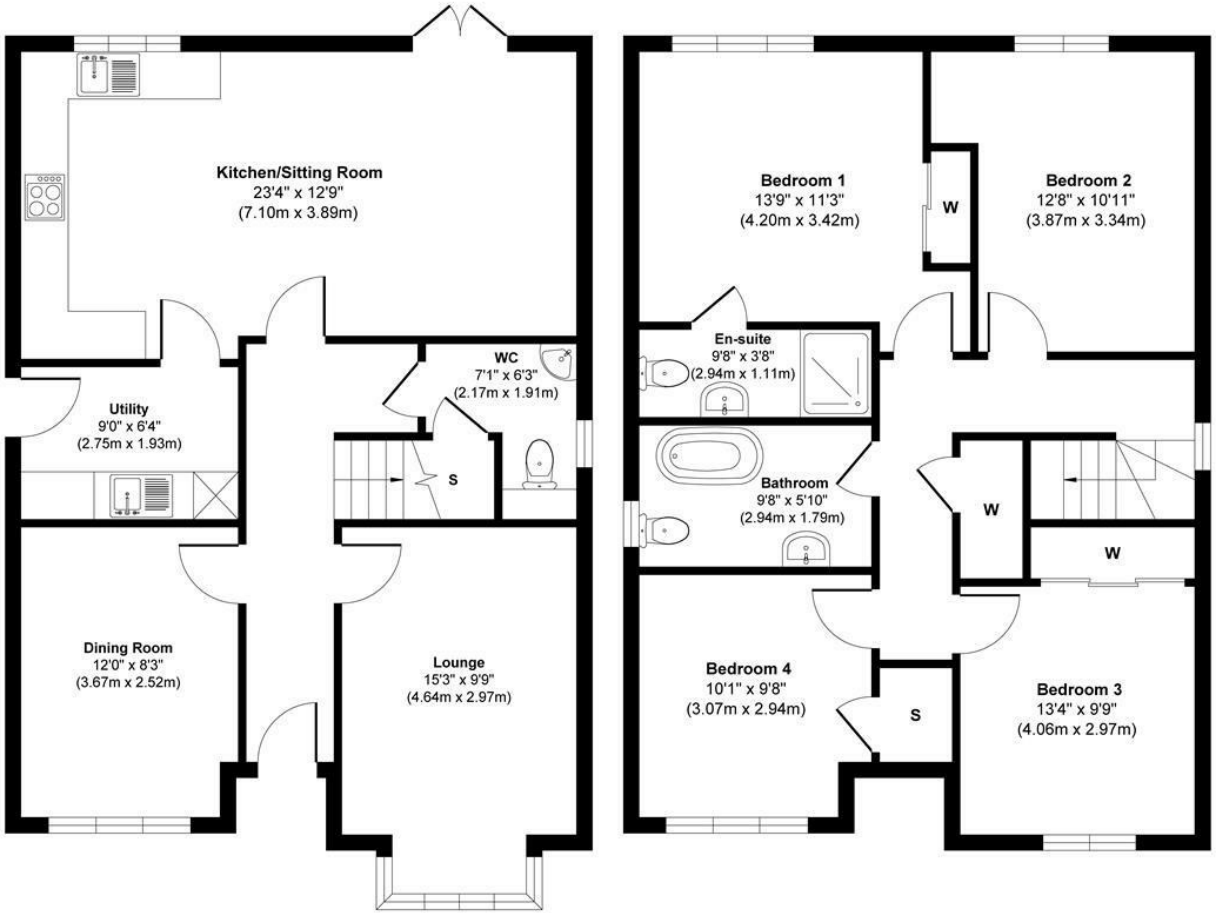

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

General Services:

Local Authority: Powys
Council Tax Band: New Build
EPC Rating:
Tenure: Freehold
Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.
Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

From Oswestry take the A483 towards Welshpool and pass through Pant. On entering Llanymynech go ahead at the crossroads, follow the main road through Four Crosses. Shortly after turn right at the main junction for Arddleen then, turn second right towards the village school, pass the school and the development will be seen on the right, before the new development of Badgers Field.

Viewing arrangements

Viewing of the property is strictly by appointment only through:
Roger Parry & Partners LLP

Please contact our Welshpool Office:
1 Berriew Street, Welshpool, Powys, SY21 7SQ
welshpool@rogerparry.net

01938 554499

Important Notice: 1. 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. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made t o planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It s hould not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not b een photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.