



Plot 5, Llangrove View
Llangrove, Ross-on-Wye, HR9 6EZ

Prices from
£645,000

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Plot 5, Llangrove View Llangrove Ross-on-Wye

Cobb Amos are delighted to offer for sale five spacious, four and five bedroom homes that will be finished to a high standard on an exclusive development in the pretty Herefordshire village of Llangrove. Plot 5 is a five bedroom detached house with a single garage.

- 4 x 4 bedroom detached homes
- 1 x 5 bedroom detached home
- Exclusive development
- High specification
- Available from Spring 2021
- Early reservation incentives

Directions

From Hereford, proceed south on the A490 towards Ross-on-Wye. Take the right hand turn just after Harewood End on the A4137 sign posted Monmouth. Drive past St Owens Cross, turning right at the second cross roads sign posted Llangarron, after 1/4 mile turn left for Ruxton Green and Llangrove. When you reach Ruxton Green, turn right for Llangrove. You will see the development on the right hand side, opposite The Royal Arms pub, as indicated by our For Sale board.

TYPE C



Total area: approx. 178.7 sq. metres (1923.5 sq. feet)

For illustration only - Not guaranteed to scale
Plan produced using PlansJP

Introduction

Set in a short, exclusive cul de sac of three house types on just five plots, in a small hamlet, this four double bedroom, two en-suite, executive style detached home has a rendered elevation that features twin bay windows and a master bedroom with a luxurious master suite with walk through dressing room and a master bedroom with a luxurious master suite with walk through dressing room and en-suite shower room, the lounge has a dual aspect to front and rear, and is built to a superb standard with quality appointments that include bespoke oak doors and staircase, a comprehensive electric pumped boiler system featuring zoned heating, 2.5kw solar panel and EV charging point in the garage, and Super Fast Fibre Broadband. The generously proportioned accommodation includes a superbly appointed kitchen/breakfast room and utility, and a formal dining room or study. Llangrove is conveniently situated for the A40 for access to both South Wales and the Midlands.

The area

Llangrove is a charming village with an active community and is located between the beautiful towns of Ross-on-Wye and Monmouth, and has other larger villages and towns nearby, so whether you want to enjoy a day out with family, explore the great outdoors or indulge in some retail therapy, you will be spoilt for choice. The area is renowned for its amazing countryside and is only a short drive from The Royal Forest of Dean which caters for all types of outdoor activities.

The village boasts a wealth of local amenities including a primary school, pub, Village Hall, Church. There is a shop in the nearby village of Whitchurch and the local doctors surgery in Ross-on-Wye.

Within your home

Every detail has been carefully considered, from the spacious rooms to the quality finish, each home has been designed with your lifestyle in mind.

The generous living spaces will ensure you have room to entertain family and friends all year round. The high specification kitchen is an ideal place to cook up a storm, with sleek and stylish integrated appliances and ample cupboard space and the open plan nature of this room means you will never be too far away from the action and is a room you will love to show off. In the summer months you will have lots of room to entertain and socialise in your large private garden, so open the doors and throw a BBQ in the sunshine.

Upstairs the generous bedrooms gives each member of your family a place they can enjoy and spend time relaxing, studying or simply sleeping.

Buying a new home also provides you with complete peace of mind and can save you money! Features like building warranties, new appliances, modern heating and insulation, low energy lighting and no DIY tasks or redecorating projects to tackle meaning you have more time for the important things in life.

Also available

Do you have a property to sell or rent?

We offer a free market appraisal and according to Rightmove we are the number one agent across our region for sales and lets agreed*

* Rightmove Intel - HR1, HR2, HR3, HR4, HR5, HR6, SY7, SY8 LD7, LD8

FULL SAP CALCULATION PRINTOUT					
Calculation Type: New Build (As Designed)					
Property Reference	Llangrove-Plot 3-HTC	Issued on Date	22/02/2021		
Assessment Reference	001-Design	Prop Type Ref	PR8602		
Property	[Plot 3, House Type C, Llangrove, Ross-On-Wye, Herefordshire, HR9 6Z2]				
SAP Rating	91 B	DER	21.74	TIER	22.14
Environmental	79 C	% DER-TIER	1.80		
CO ₂ Emissions (t/year)	3.23	FEE	46.79	TREE	N/A
General Requirements Compliance	Pass	% DFEE-TFEE	N/A		
Assessor Details	Mr. Iraj Maghounaki, B&Y Consultants Ltd, Tel: 020 8253 4930			Assessor ID	v571-0001
Client					



