



Plot 9, The Chatsworth, Cherry Tree Mews

Madley, Herefordshire, HR2 9LP

£700,000



A select development of ten private 3 and 4 bedroom individually-designed homes. Madley is a village and civil parish in the county of Herefordshire, located just six miles West of the city of Hereford.

Bell Homes, a division of the K W Bell Group, is a fourth-generation family business renowned for building high-quality, thoughtfully crafted homes that meet the demands of modern living. With over fifty years of expertise passed down through generations, Bell Homes combines traditional craftsmanship with innovative design, creating spaces where families can truly thrive.

Rooted in strong family values, Bell Homes emphasises integrity, quality, and community in every development. Each project is approached with the same dedication to detail and care, whether designed for first-time buyers, growing families, or those looking to downsize. Their homes are built to suit every stage of life, offering practical, beautiful spaces that feel like home.

Bell Homes sets itself apart by providing a tailored experience for each buyer, offering a wide range of choices within the price to help customers personalise their homes. From kitchen finishes to bathroom fixtures, buyers can select from quality options to suit their style and preferences, ensuring that their new home feels uniquely their own.



House Specification:

Kitchen:

- Choice of Mackintosh Kitchens
- Choice of Kitchens and Laminate Worktops up to Band D
- Extra Deep and Tall Wall Units
- Glass Drawers Sides With Oak Drawer Boxes
- Le Mans Corner Unit
- Choice of Quartz to Kitchen Band A
- Choice of Quartz to Utility Band A
- Choice of Wall Tiles to Kitchen Upto Band C
- Choice of Wall Tiles to Utility Upto Band C
- Stainless Steel 1.5 Bowl Undermounted Sink to the Kitchen
- Quooker Tap in S/Steel to Kitchen
- Stainless Steel Single Bowl Undermounted Sink & Tap to Utility
- Breakfast Bar to Kitchen
- Separate Utility Room
- Choice of Ceramic Floor Tiles to Kitchen upto Band C
- Choice of Ceramic Floor Tiles to Utility Upto Band C
- White Low Energy LED Downlighters

Appliances:

- AEG Built In Double Oven
- AEG 5 Burner Induction Hob
- AEG Gloss Black Angled Chimney Hood
- AEG Full Height Frost Free Fridge/Freezer 50/50
- AEG Fully Integrated Dishwasher
- Washing Machine Space & Plumbing Provided
- Tumble Dryer Space Provided

Bedrooms:

- Walk in Dressing Room to Bedroom 1
- Ensuite to Bedroom 1
- Fitted Wardrobes to Bedroom 2
- Ensuite to Bedroom 2
- Fitted Wardrobes to Bedroom 3
- Fitted Wardrobes to Bedroom 4

Bathrooms:

- Geberit Selnova Sanitaryware
- Bristan Prism Brassware
- Family Bathroom with Separate Shower Cubicle
- Mira Shower Enclosure with Mira EV Shower to Bathroom
- Mira Shower Enclosure with Mira ERD Shower to Master Ensuite
- Shaver socket
- White Low Energy LED Downlighters
- Choice of Wall Tiles
- Choice of Floor Tiles

Heating & Energy Efficiency:

- Mitsubishi Ecodan Air Source Heat Pump
- Mitsubishi Hot Water Cylinder
- Underfloor Heating to Ground Floor
- Stelrad Radiators to First Floor
- White Towel Radiator to Bathroom
- White Towel Radiator to Ensuite/s
- Gas Point to Lounge
- Wood Burning Stove

Electrical:

Energy Efficient Lighting Installed throughout
TV Point in Living Room, Dining Room and all Bedrooms
TV Point to Study
External PIR Lighting to all Front/Rear Doors
Telephone Point to Living Room, & Bedroom 1
Telephone Point to Study
CAT 6 Data Points to Living Room, Study and Master Bedroom (Where applicable)
USB Charging Ports Socket to Kitchen, Study and Living Room (Where applicable)
Power Points with High Performance RCBO Protection
Wired for High Speed Fibre Broadband Capabilities (Where Available)
Loft Light
Mains Powered Smoke Alarm to Hall & Landing with Battery Back Up
Fully Fitted Security System
Provision for Future Installation of Solar Panels

Internal Finishes:

Hardwood Composite Staircase
Oak Cottage Style Internal Doors with Chrome Lever on Rose Ironmongery
Choice of Carpets Band A or B
White Painted Walls & Ceilings Throughout
Storage Cupboard to Hallway

External Finishes:

Pebble Grey Timber Windows & French Doors
Pebble Grey UPVC Fascias
Black Cast Iron Effect Guttering
Pebble Grey Timber Front Doors
External Tap (Below kitchen window unless otherwise stated)
Electric Car Charging Point
External Power Point
Landscaped Front Gardens
Paved Patio area
Pebble Grey Timber Garage Personnel Door
Double Garage with Lighting and Power Points
Electrically Operated Up and Over Garage Door
Additional Off Road Parking

Please Note:

Images are from the show homes and are for marketing purposes. Colour schemes and styles may change.

Some images are changed the represent how the garden can look.

GDPR:

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As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



Hybrid Map



Terrain Map



Floor Plan

THE CHATSWORTH

FLOOR PLANS

ROOM	IMPERIAL / "	METRIC / mm	ROOM	IMPERIAL / "	METRIC / mm
Living Room	13' 7" x 22' 10"	4133 x 6950mm	Bedroom 1	12' 7" x 14' 8"	3830 x 4468mm
Kitchen / Dining	19' 10" x 14' 6"	6035 x 4418mm	Bedroom 2	13' 9" x 10' 8"	4187 x 3257mm
Study	12' 7" x 9' 1"	3835 x 2760mm	Bedroom 3	13' 0" x 12' 1"	3947 x 3961mm
Utility	9' 8" x 5' 5"	2935 x 1660mm	Bedroom 4	10' 4" x 9' 9"	3149 x 2968mm
			Bathroom	9' 9" x 6' 6"	2968 x 1975mm
			En-Suite	6' 11" x 8' 0"	2118 x 2430mm
			Dressing	6' 11" x 6' 5"	2118 x 1950mm
			En-Suite 2	6' 7" x 8' 9"	2000 x 2653mm

GROUND FLOOR

TOTAL FLOOR AREA
2004ft² / 186.2m²

FIRST FLOOR

CONSUMER CODE FOR HOME BUILDERS
www.bellhomes.co.uk

APPROVED CODE
FRESHNESS STANDARDS UK

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Viewing

Please contact our Land & New Homes Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

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