



## Plot 8, The Longleat, Cherry Tree Mews Madley, Herefordshire, HR2 9LP

£350,000



### SITE PLAN

CHERRY TREE MEWS, MADLEY, HEREFORDSHIRE, HR2 9LP



The Longleat is a three bedroom open plan home with the master bedroom having its own en-suite , two further bedrooms and a family bathroom.

The Longleat also benefits from off road parking for 2 cars.

Built around a courtyard setting of just 10 Homes by Bell Homes a family business renowned for crafting high quality homes.



## House Specification:

### Kitchen:

Choice of Mackintosh Kitchens  
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 Wall Tiles to Kitchen upto Band C  
Stainless Steel 1.5 Bowl Undermounted Sink to the Kitchen  
Quooker Tap in S/Steel to Kitchen  
Choice of Ceramic Floor Tiles to Kitchen upto Band C  
White Low Energy LED Downlighters

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

### Electrical:

Energy Efficient Lighting Installed throughout  
TV Point to Living Room and all Bedrooms  
External PIR Lighting to all Front/Rear Doors  
Telephone Point to Living Room, & Bedroom 1  
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

### Appliances:

AEG Built Under Double Oven  
AEG 4 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

### Bedrooms:

Ensuite to Bedroom 1

### Bathrooms:

Geberit Selnova Sanitaryware  
Bristan Prism Brassware  
Family Bathroom with Over Bath Shower & Shower Screen  
Mira EV Thermostatic Shower Over Bath  
Mira Elevate Hinged Bathscreen

Fully Fitted Security System  
Provision for Future Installation of Solar Panels

#### Internal Finishes:

Painted Softwood Staircase  
Oak Cottage Style Internal Doors with Chrome Lever on Rose Ironmongery  
Choice of Carpets  
White Painted Walls & Ceilings Throughout  
Storage Cupboard to Hallway

#### External Finishes:

Pebble Grey Timber Windows & French Doors  
Pebble Grey UPVC Fascia's  
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  
Off Road Parking

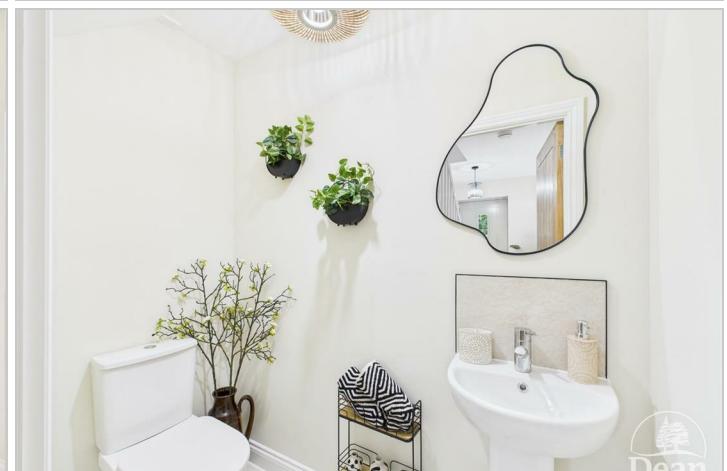
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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before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

## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### THE LONGLEAT FLOOR PLANS

ROOM	IMPERIAL / "	METRIC / mm
Living / Dining	24' 10" x 12' 0"	7560 x 3660mm
Kitchen	10' 5" x 8' 11"	3160 x 2719mm

ROOM	IMPERIAL / "	METRIC / mm
Bedroom 1	11' 9" x 12' 0"	3568 x 3654mm
Bedroom 2	12' 10" x 8' 7"	3905 x 2617mm
Bedroom 3	9' 5" x 6' 10"	2873 x 2067mm
Bathroom	6' 6" x 6' 10"	1975 x 2067mm
En-Suite	4' 10" x 6' 10"	1480 x 2067mm

GROUND FLOOR

FIRST FLOOR

**TOTAL FLOOR AREA**  
946ft<sup>2</sup> / 87.8m<sup>2</sup>

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## Energy Efficiency Graph

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