



LLANGROVE

Prices from **£575,000**



ARCHER & CO

1-5 MEADOW GROVE

Llangrove, Ross-on-Wye, Herefordshire HR9 6EW



Five executive detached properties
High specification throughout
EPC rating A

Llangrove is situated in a beautiful upland countryside village, between Ross-on-Wye and Monmouth with an active community, featuring a Primary School, Village Hall and well regarded Pub. Llangrove village is conveniently located mid-way between the market towns of Ross-on-Wye and Monmouth and just a twenty-minute drive from the City of Hereford.

Llangrove's village life belies the fact that it sits just five minutes from access to South Wales and the Midlands via the A40 road link and The Severn Bridge only being 25 miles away. The development is situated just six miles from the popular market town of Monmouth which has a range of amenities including the highly regarded Haberdashers school.



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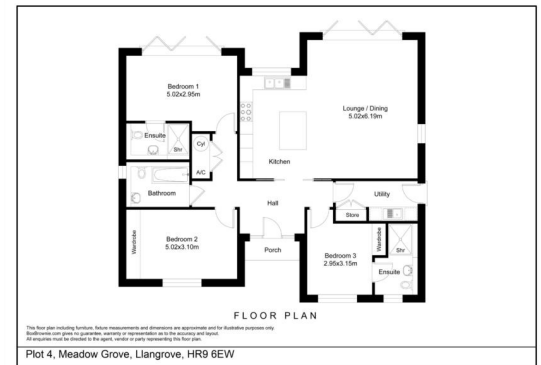
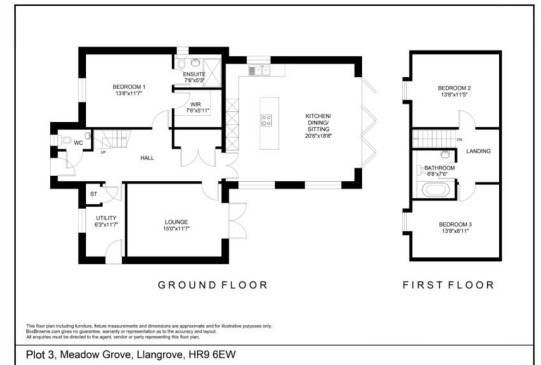
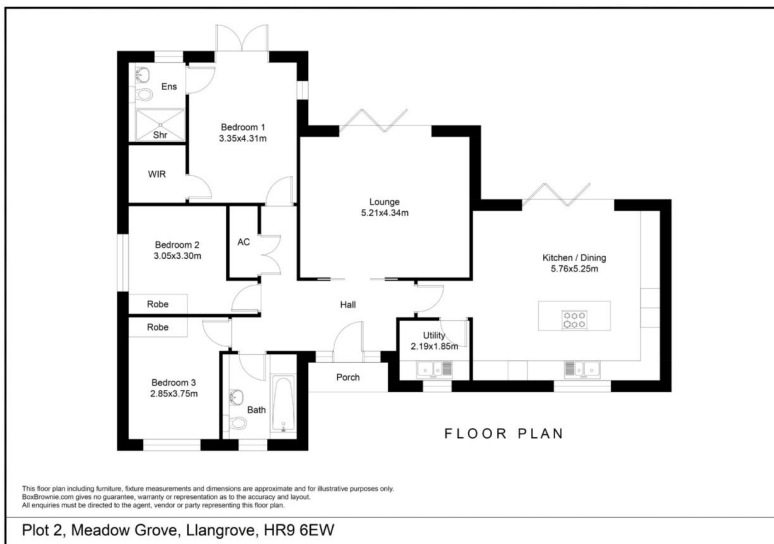
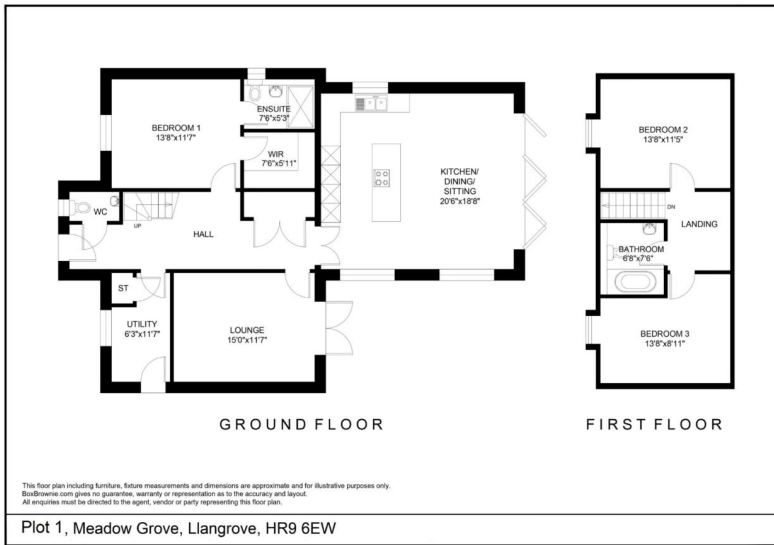


KEY FEATURES

- Executive three-bedroom detached properties
- EPC rating A
- Bespoke kitchen breakfast rooms
- En-suites, with generous shower enclosures
- Garages and driveway parking
- Large plots with landscaped gardens



STEP INSIDE



This exclusive development of five executive detached bungalows and dormer bungalows, built by the well regarded Butlerwall Homes, has been completed to the highest standards with meticulous attention to detail throughout.

Each of the properties had an individual character and spacious landscaped gardens.

All have A rating EPCs with Grant air source heat pumps, underfloor heating, solar panels and EV charging points.

The bespoke kitchen breakfast rooms are fitted with bi-fold doors, high end NEFF appliances to include oven, integrated microwave/grill, full height fridge and freezers, induction hobs as well as integrated dishwashers and wine coolers.

The utility rooms include washing machines and tumblers dryers with additional sinks and units.

All bathrooms and ensuites are of a high specification.

Prices start from £575,000



This site plan including measurements and dimensions are approximate and for illustrative purposes only.
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing the site plan.

1-5 Meadow Grove, Llangrove, Herefordshire, HR9 6EW

STEP OUTSIDE



The properties will be finished with turfed gardens, offering large bespoke patios and areas to level lawn.

INFORMATION

Postcode: HR9 6EW
Tenure: Freehold
Tax Band: TBC
Heating: Air Source Heat Pump
Drainage: Mains
EPC: A





DIRECTIONS

From our Monmouth office, joining the A40 towards Ross-on-Wye and follow the dual carriageway for approximately 3.5 miles, exit left towards the village of Whitchurch and after approximately a third of a mile, turn left on Llangrove Road/B4164 and the development will be found a short distance along on the left hand side.

From our Ross-on-Wye office, joining the dual carriage way at Wilton Roundabout towards Monmouth, travel for approximately 5.5 miles and exit left towards Whitchurch and Symonds Yat. Take the second exit at the roundabout and follow the road over the dual carriage way to Llangrove Road/B4164 for 1.5 miles. Upon entering the village, turn right and the development will be found a short distance along on the right hand side.



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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.