



Plot 45 Kingstone Grange  
Kingstone, Hereford, Herefordshire, HR2 9HJ

jackson  
property



# £255,000

A 3 Bedroom Detached Property with En-Suite and fitted wardrobes to Master Bedroom, open plan Kitchen/Dining Room with French Doors onto the Gardens.

Part of a prestigious new development of 2, 3, 4 and 5 bedroom homes in the peaceful village of Kingstone, located in the upper Wye Valley, near the City of Hereford.

A sensitive addition to the existing surroundings in the centre of the village, this exclusive collection of distinctive and beautifully built new homes offers an unrivalled way of living, this unique development is creating a desirable new neighbourhood.

## Situation

Kingstone as a village has its own pub, The Bullring Inn, a Post Office and a number of specialist shops and businesses, there are also established farm shops in the area for fresh produce. There is a Doctor's Surgery within easy walking distance of Kingstone Grange and regular bus services to the city of Hereford, just over 8 miles, which provides the main shopping location with shops to include Waitrose, Tesco, Asda, Co-op, Morrisons and Aldi. There are also numerous restaurants and leisure facilities to enjoy.

The village itself benefits from its own Academy Trust comprising a Primary and High school, both rated 'Good' from Ofsted and is only a few minutes' walk from the development.

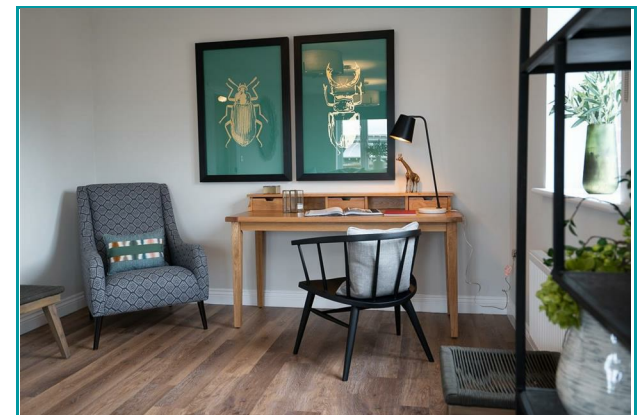
Other excellent private schools are located in and around Hereford.

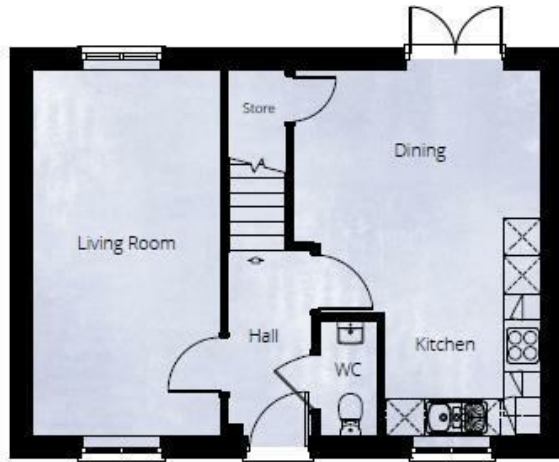
Kingstone is located in the upper Wye Valley, south-west of Hereford, close to the Golden Valley with surrounding patchwork fields and renowned areas of natural beauty. The River Wye winds its way from Wales, passing through Hereford and through its wooded banks down to the River Severn at Chepstow.

The Brecon Beacons National Park is a few miles to the south-west, together with Hay-on-Wye which is famous for its festival.

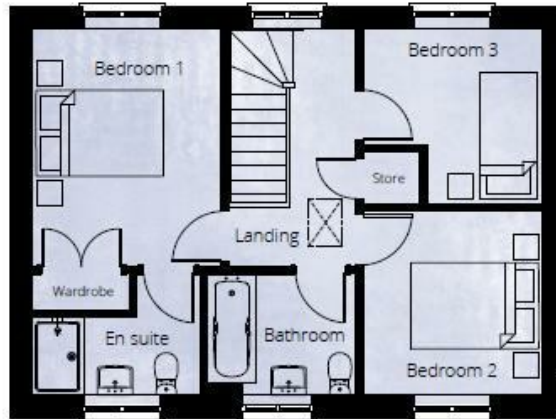
The closest railway station is in Hereford providing services by Arriva Train Wales to destinations along the South Wales coast to Fishguard and north to Manchester Piccadilly and Holyhead. It is also the terminus for West Midlands trains to Birmingham and The Cotswold Line to Oxford and London Paddington.

To arrange a viewing please contact us on t. 01432 344 779  
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GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
101-105	A		
91-100	B		
80-90	C		
69-79	D		
59-68	E		
49-58	F		
40-48	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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## THE HOUSE TYPES

### TWO BEDROOM HOMES

The Bantry	Plot 17
The Bushmills	Plots 6, 7, 8 & 9

### THREE BEDROOM HOMES

The Cookstown	Plots 4, 18, 24 & 52
The Enfield	Plots 5, 12, 47 & 48
The Feeny	Plot 14
The Carrickfergus	Plots 15, 16, 49, 50 & 51

### FOUR BEDROOMS

The Lettermore	Plots 10 & 13
The Gorey	Plots 2 & 11
The Katesbridge	Plots 3 & 46

### FIVE BEDROOMS

The Portadown	Plot 1
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The following plans are not to scale.

All dimensions are approximate and should not be used for carpets, appliance spaces or furniture.

Lagen Homes has a policy of continuous improvement and individual features may vary from time to time.

The computer generated images represent the house types, however elevational treatments, landscaping, garage position, fencing and landscaping may vary.

Please ask the sales adviser for details of specific plots.