

BEACH LANE, BROMSBERROW HEATH, HR8 1PQ



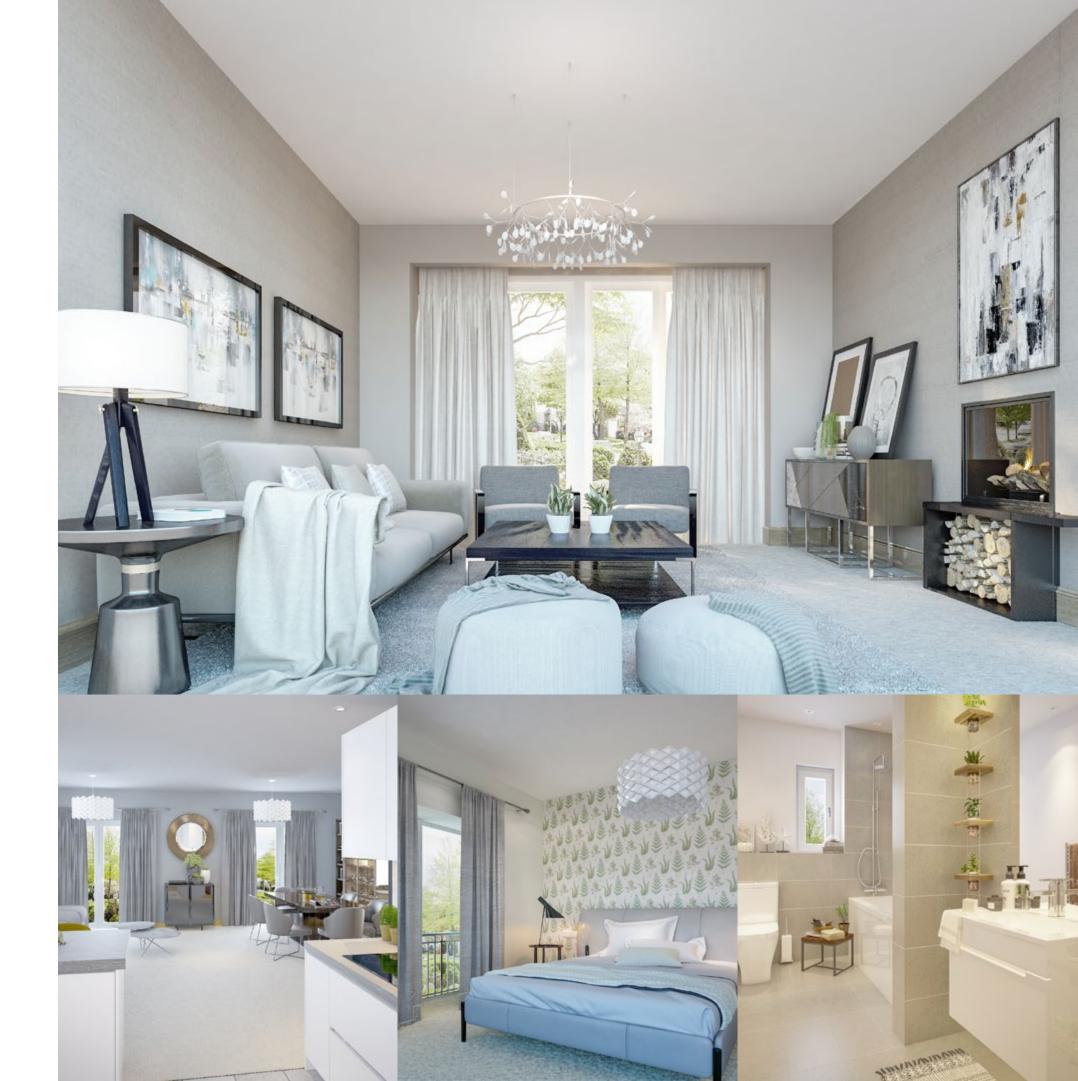
DESIGNED WITH YOU IN MIND

SPELLER METCALFE OFFER A HIGH-QUALITY SPECIFICATION AT THE ORCHARDS, WITH SPECIAL FEATURES INCLUDING:

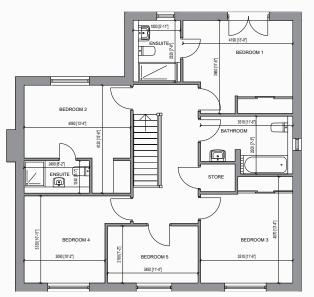
- 10-year LABC warranty
- Open plan living spaces
- Range of quality NEFF appliances
- Designer Porcelanosa bathroomsUnderfloor heating on the ground
- Energy efficient heating system (air source heat pump with central heating system)
- Spacious lounge with log burner
- Oak flooring to ground floor areas
- Access via private driveway
- Large double garage0.5 acre setting with extensive landscaping











FIRST FLOOR

Bedroom 1 4.2m x 3.5m

Bedroom 1 Ensuite 1.8m x 2.4

Bedroom 2 4.1m x 4.1m (Max)

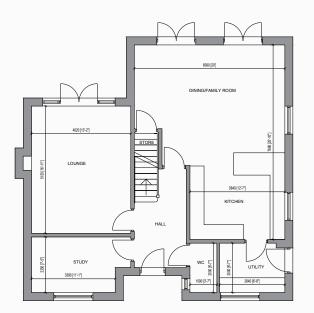
Bedroom 2 Ensuite 2.5m x 1.2m

Bedroom 3 3.5m x 4.1m

Bedroom 4 4m x 3.3m

Bedroom 5 3.5m x 2.2m

Bathroom 3.5m x 2.2m (Max)



GROUND FLOOR

Lounge 4.0m x 5.1m
Study 4.0m x 2.3m (Max)
Kitchen/Dining 5.0m x 7.90m (Max)
Utility 2.6m x 2m
WC 1.1m x 2m

5 BEDROOMS

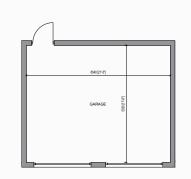
3 BATHROOMS

DOUBLE GARAGE

EXTENSIVE GARDEN

THE ASHTON

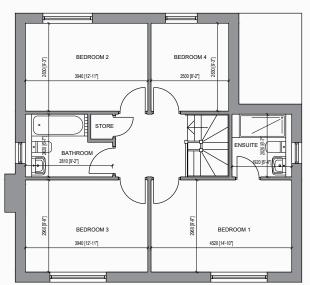
A spacious modern home, The Ashton has a large open-plan kitchen/diner, separate utility, large living room, study and downstairs toilet on the ground floor. With five double bedrooms, two ensuites and a large family bathroom on the second floor.



GARAGE

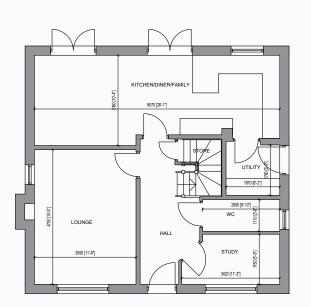
Internal 6.5m x 5.3m





FIRST FLOOR

Bedroom 1 4.5m x 2.9m
Bedroom 1 Ensuite 1.9m x 2m
Bedroom 2 3.9m x 2.8m
Bedroom 3 3.9m x 2.9m
Bedroom 4 2.5m x 2.8m
Bathroom 2.8m x 2m (Max)



GROUND FLOOR

Lounge 3.5m x 4.7m
Study 3.4m x 1.7m (Max)
Dining Room/Kitchen8.6m x 3.2m (Max)
Utility 1.8m x 1.8m
WC 2.7m x 1.1m

4 BEDROOMS

2 BATHROOMS

DOUBLE GARAGE

EXTENSIVE GARDEN

THE BRAMLEY

A beautiful home, The Bramley has a spacious open-plan kitchen/diner, separate utility, large living room, study and downstairs toilet on the ground floor. Four double bedrooms, master bedroom ensuite and large family bathroom on the second floor.



GARAGE

Internal 6.5m x 5.3m

To view The Orchards from above please click





WELL CONNECTED

LOCATED NEAR JUNCTION 2 OF THE M50, THE ORCHARDS IS NESTLED IN THE CHARMING VILLAGE OF BROMSBERROW HEATH AND SOUTH-EAST OF THE HEREFORDSHIRE MARKET TOWN OF LEDBURY WHICH OFFERS A MAINLINE RAILWAY STATION.

The development has good commuter links, conveniently located close to the borders of the three counties of Gloucestershire, Worcestershire and Herefordshire. The Orchards is also a short drive from the stunning Malvern Hills.

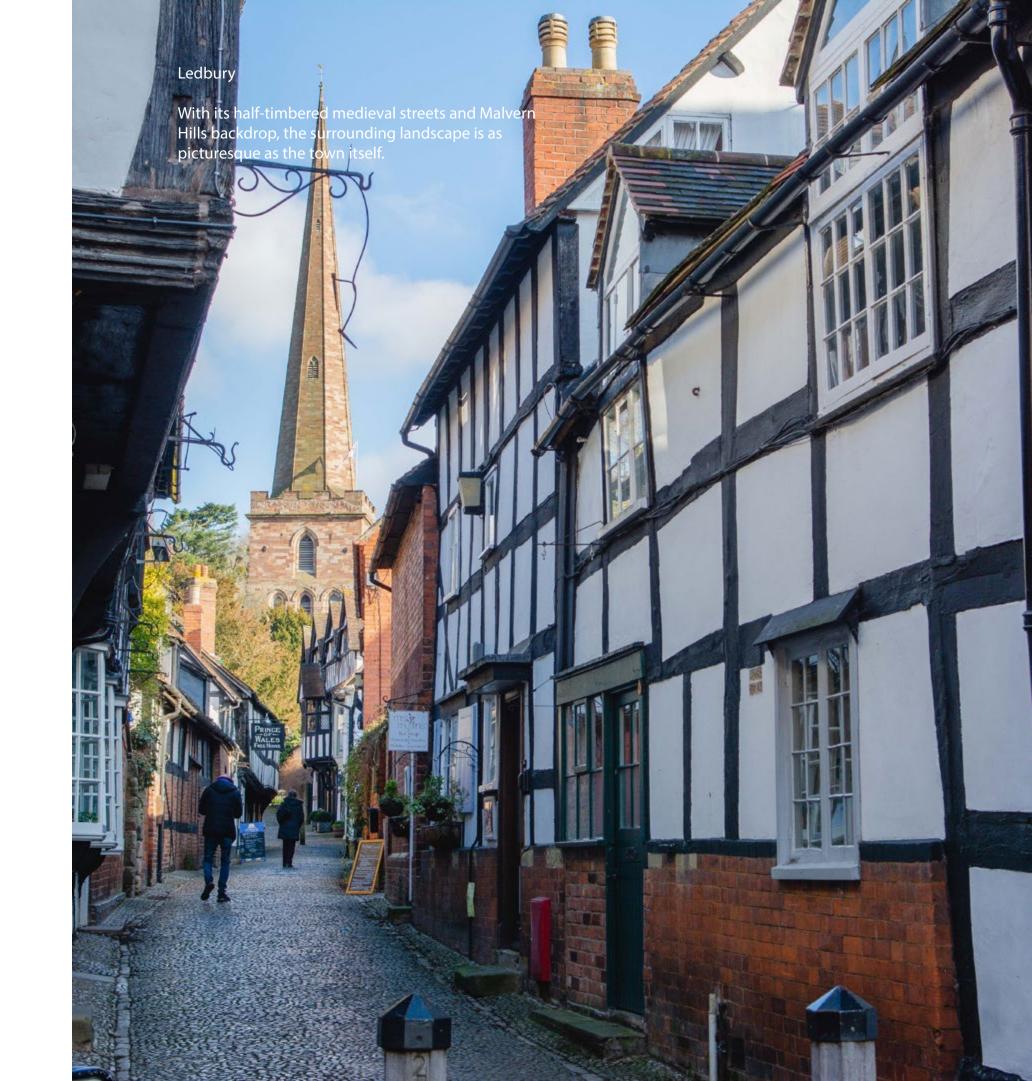


RURAL AND CITY LIVING

THE ORCHARDS IS LOCATED NEAR THE MALVERN HILLS AND CLOSE TO THE PICTURESQUE MARKET TOWN OF LEDBURY, WHICH BOASTS AN ECLECTIC MIX OF INDEPENDENT CAFES, PUBS AND RESTAURANTS AND IS A HAVEN FOR POETRY, CULTURE AND FESTIVALS.

Ledbury's arty vibe and great selection of independent shops is why the market town was named one of the best Christmas shopping destinations in Europe by the Guardian in 2019.

Less than 20 miles from The Orchards is the cathedral city of Hereford. This vibrant and bustling city offers great shopping with a mixture of independent shops and high street stores located in the beautiful historic city centre. You could also enjoy a stroll along the banks of the River Wye, watch a show at The Courtyard Theatre or enjoy locally sourced Herefordshire produce from one of the city's many restaurants.



AN OUTSTANDING EDUCATION

THE ORCHARDS IS SET CLOSE TO AN EXCELLENT RANGE OF HIGH ACHIEVING STATE AND INDEPENDENT SCHOOLS.

Within close proximity is a cluster of excellent primary and secondary schools including Eastnor Primary School which is rated Ofsted 'Outstanding' and is less than a 10 minute drive from The Orchards. Other highly rated state schools nearby include Ledbury Primary School and John Masefield High School.

Malvern College is a world-renowned, coeducational school, offering first class facilities and education to both day and boarding pupils and located less than a 30 minute drive from The Orchards.



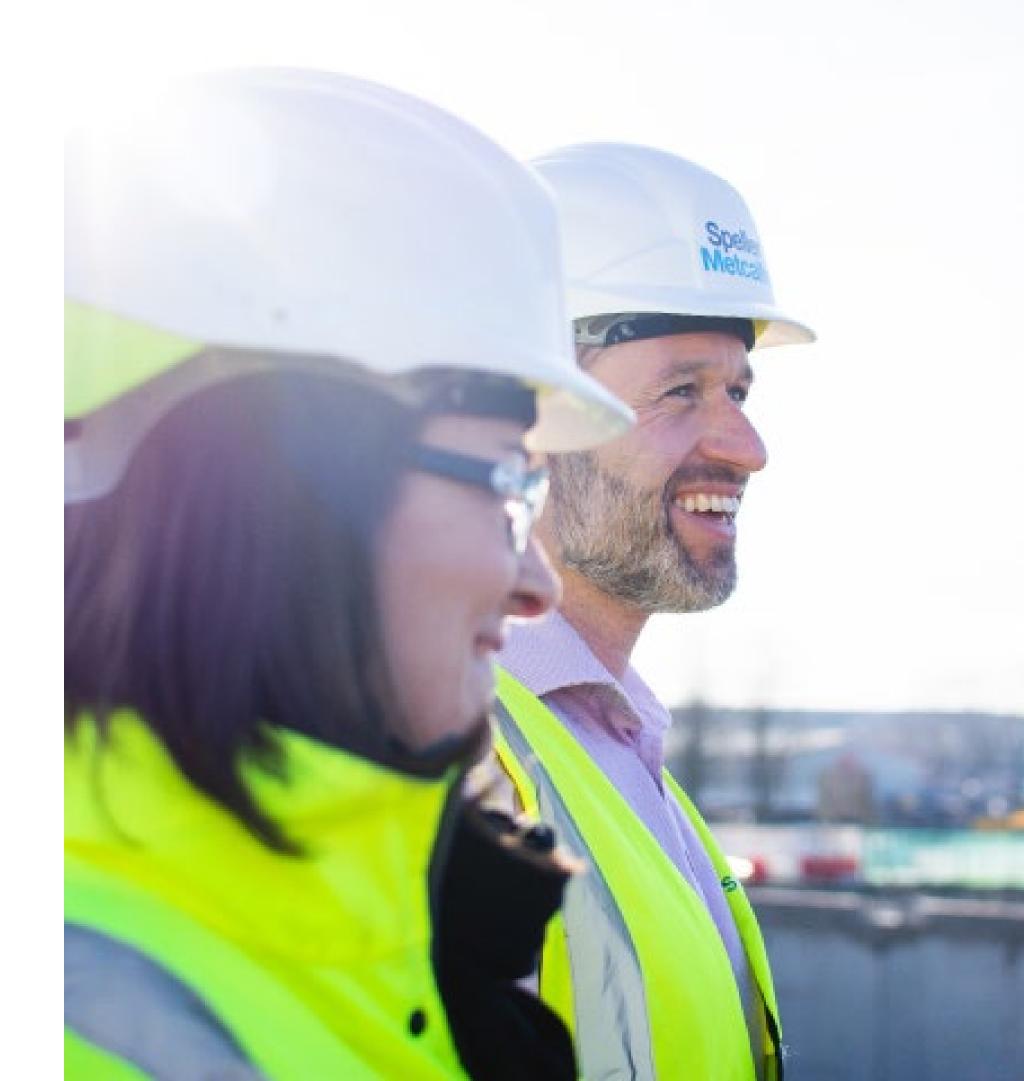
BUILT BY SPELLER METCALFE

SPELLER METCALFE SPECIALISES IN THE DEVELOPMENT OF THOUGHTFULLY DESIGNED, QUALITY, DISTINCTIVE HOMES.

Speller Metcalfe is a national construction company and family-owned business that has a passion for innovation and drive for achieving excellence in building delivery. With our head office based in nearby Malvern, we also have excellent knowledge of the local area.

Speller Metcalfe's specialist residential team has over 20 years' experience in delivering award-winning homes, with a key focus on sustainability, enabling us to reach the highest standards in house building.

As a family-owned business, people are at the very heart of what we do and what we represent as a company. It is with people in mind that we approach each of our projects, with a key understanding that what we are building for you is not just a house, but your home.





JOHN GOODWIN ledbury@johngoodwin.co.uk 01531 634648



CONNELLS malvern@connells.co.uk 01684 892 282