



ST MARY'S GARDEN VILLAGE

ROSS-ON-WYE

A stunning new development
of 2, 3 & 4 bedroom homes



Bluebell Homes



OUR VISION

At Bluebell Homes we're passionate about the need to build sustainably. We aim to create communities of attractive, high quality homes; with plenty of open spaces for residents to enjoy, alongside shared facilities, in places where people want to live.

We share our customers' concerns about the environment. Blending sustainability with style, we're already working hard to reduce energy consumption and overall carbon foot print while still celebrating great architecture and location.

Part of the Edenstone Group, we built our first zero carbon home in 2016 and we have ambitious plans for the future. By 2025 every home we build will be solar powered, with battery storage, creating zero carbon new homes across every development.

Our developments are already well on their way to becoming sustainable places for future generations. Our designs encourage cycling and electric vehicles, with home and community charging points. Walking and fitness trails, plus opportunities to experience the natural world among wetland habitats and wildflower meadows meanwhile, are all aimed at improving health and well-being.



Energy efficient, low carbon, community focused

WELCOME TO ST MARY'S GARDEN VILLAGE

St Mary's, Ross on Wye offers the ultimate in lifestyle living. It isn't just about beautifully designed new homes - which there are in abundance - it's about the creation of somewhere that people really want to live, with green open spaces, plenty of exclusive amenities and a real sense of community. There's so much to enjoy at St Mary's from its community hub, gym and play areas to informal walkways, peaceful gardens and wetland habitats - complete with oak built retreat - you'll be spoilt for choice!

Step out of this unique garden village development and you're right on the doorstep of some of Herefordshire's most spectacular countryside and just under a mile from the town centre. Ross on Wye has long been a magnet for visitors with its rich history and stunning scenery. Today you'll want to do more than just visit - Ross is a thriving, traditional town with good schools and amenities, as well as a mix of high street and independent shops and places to eat. There are excellent road links to the M5 motorway too.

Bluebell Homes at St Mary's Garden Village offers modern, comfortable living in a choice of two, three and four bedroom homes. Combining superb quality and good looks, these homes really can be somewhere to enjoy and a place to be proud of.

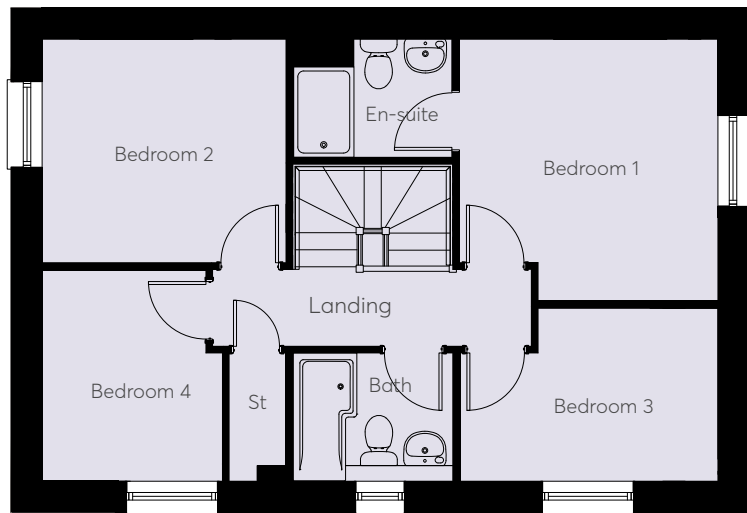
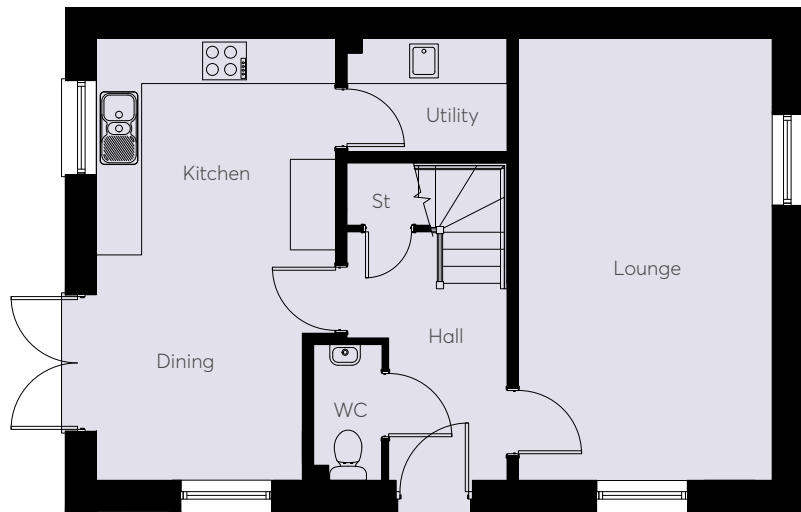
SITE PLAN



Customers should note that this illustration is representative only and should be treated as general guidance, it should not be relied on to show ownership of boundaries, easements or wayleaves. It cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescription Act 1991. Nor does it constitute a contract or a warranty. Detailed plans and specifications are available upon request. Please check with sales representative on site for the extent of pathways and patio areas. Housetype CGI images are designed to give an impression of the development and our housetypes - they may not reflect a specific plot and do not form part of any contract. Final finishes, landscaping and detail will vary. All dimensions have been calculated to their maximum. This information has been provided in good faith, however all layouts and measurements are approximate only. Some house types include areas of reduced headroom. Bathroom and kitchen layouts are indicative only and designs may change due to our process of continuous product development. Images used in marketing materials may be computer generated or photography of previous developments. Maps are not to scale. Travel times and distances are approximate only.

THE STANTON

A four bedroom detached home



Ground Floor

Kitchen	3.17m x 2.87m	10'5" x 9'5"
Dining	2.99m x 2.73m	9'10" x 9'0"
Lounge	5.88m x 3.39m	19'4" x 11'2"

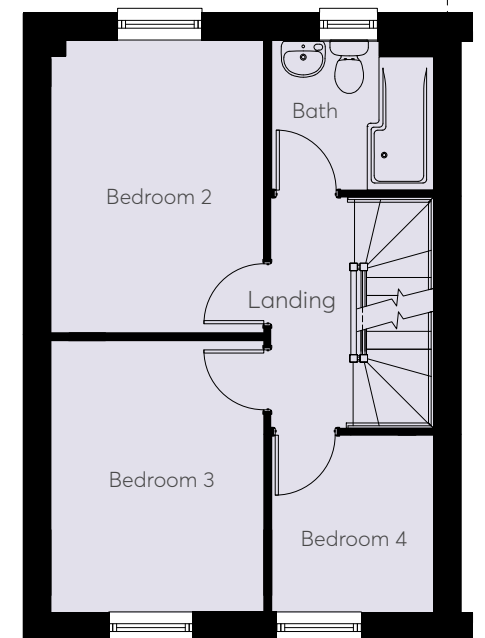
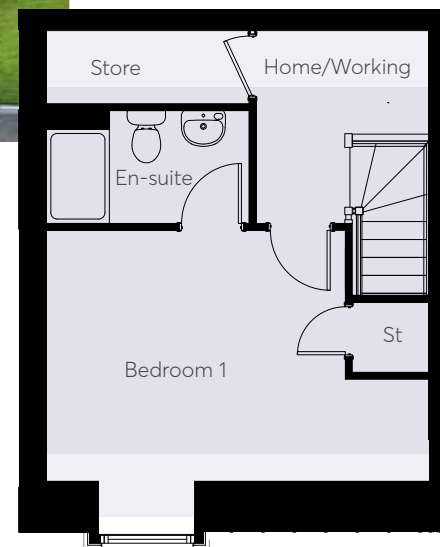
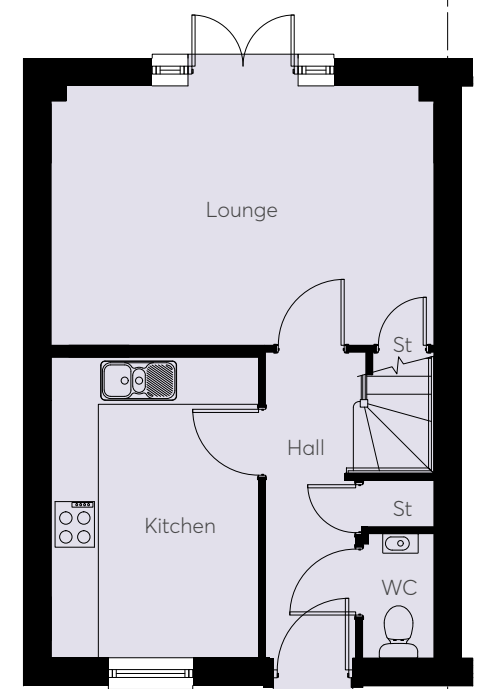
First Floor

Bedroom 1	3.47m x 3.43m	11'5" x 11'3"
Bedroom 2	3.23m x 2.95m	10'7" x 9'8"
Bedroom 3	3.43m x 2.31m	11'3" x 7'7"
Bedroom 4	2.80m x 2.39m	9'2" x 7'10"



THE TADLOW


A four bedroom semi-detached townhouse



CGI shows two semi-detached Tadlow townhouses.

Ground Floor

Kitchen	3.83m x 2.64m	12'7" x 8'8"
Lounge	4.87m x 3.30m	16'0" x 10'10"

 Reduced ceiling height

First Floor

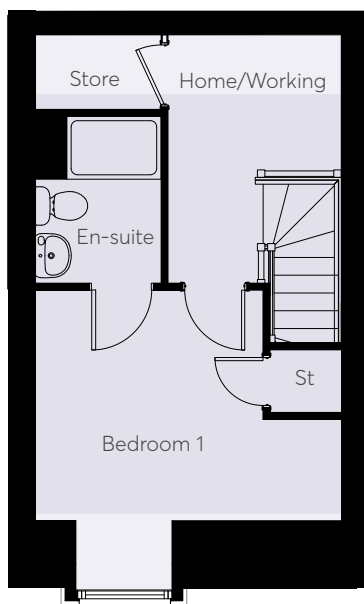
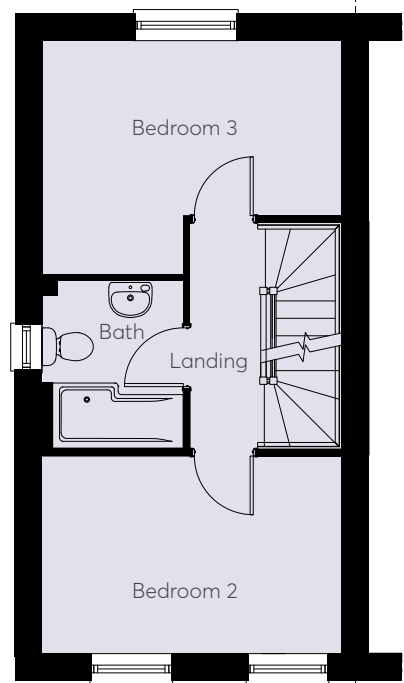
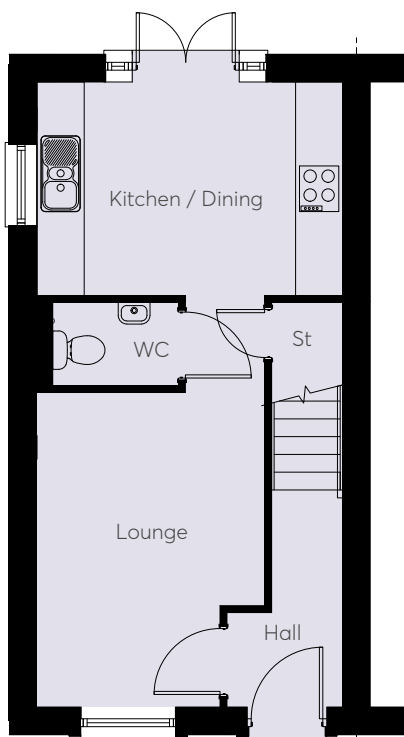
Bedroom 2	3.71m x 2.71m	12'2" x 8'11"
Bedroom 3	3.46m x 2.71m	11'4" x 8'11"
Bedroom 4	2.26m x 2.06m	7'5" x 6'9"

Second Floor

Bedroom 1	4.87m x 2.84m	16'0" x 9'4"
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THE TETFORD

A three bedroom semi-detached townhouse



CGI shows two semi-detached Tetford townhouses.

Ground Floor

Kitchen / Dining	3.89m x 2.72m	12'9" x 8'11"
Lounge	4.00m x 2.90m	13'1" x 9'6"

First Floor

Bedroom 2	3.89m x 2.56m	12'9" x 8'5"
Bedroom 3	3.89m x 3.02m	12'9" x 9'11"

Second Floor

Bedroom 1	3.89m x 2.93m	12'9" x 9'7"
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 Reduced ceiling height



THE ASHFORD

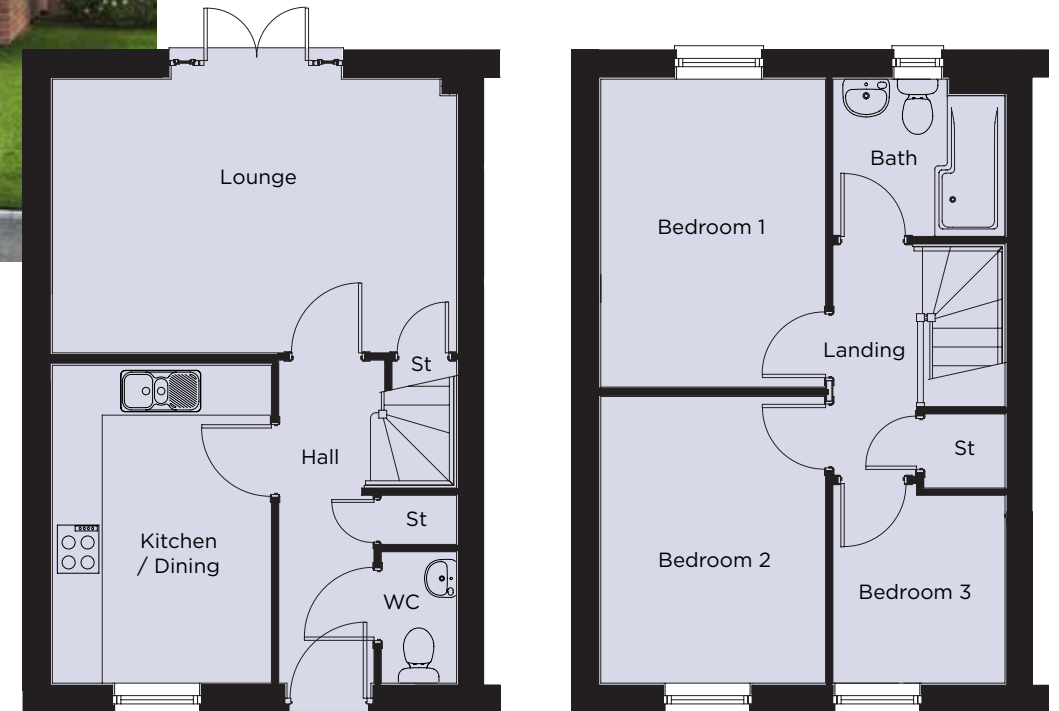
A three bedroom
semi-detached home

Ground Floor

Kitchen / Dining	3.83m x 2.64m	12'7" x 8'8"
Lounge	4.87m x 3.3m	15'12" x 10'10"

First Floor

Bedroom 1	3.72m x 2.71m	12'3" x 8'11"
Bedroom 2	3.46m x 2.71m	11'4" x 8'11"
Bedroom 3	2.26m x 2.06m	7'5" x 6'9"



CGI shows two semi-detached Ashford homes.

Ground Floor

Kitchen / Dining	3.89m x 2.72m	12'9" x 8'11"
Lounge	4.00m x 2.90m	13'1" x 9'6"

First Floor

Bedroom 2	3.89m x 2.56m	12'9" x 8'5"
Bedroom 3	3.89m x 3.02m	12'9" x 9'11"

Second Floor

Bedroom 1	3.89m x 2.93m	12'9" x 9'7"
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 Reduced ceiling height

THE ASHMORE

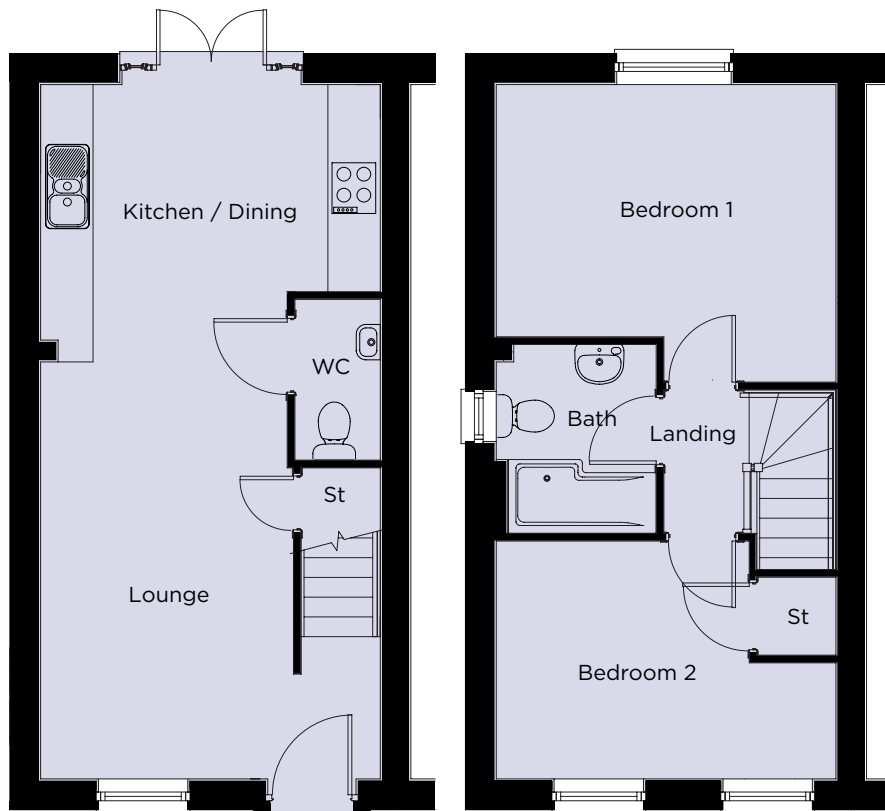
A two bedroom semi-detached and terraced home

Ground Floor

Kitchen / Dining	3.89m x 3.18m	12'9" x 10'5"
Lounge	4.77m x 2.82m	15'8" x 9'3"

First Floor

Bedroom 1	3.89m x 3.41m	12'9" x 11'2"
Bedroom 2	3.89m x 2.72m	12'9" x 8'11"



CGI shows two semi-detached Ashmore homes.



St Mary's Garden Village Community Hub

SPECIFICATION

At Bluebell Homes, we offer exceptional levels of build quality and specification across all our homes as standard. Attention to detail extends from design right through to the handover of keys

KITCHEN

- An exclusive range of stylish, high quality kitchens
- Choice of worktops and hob splashbacks*
- Stainless steel single ovens and 4 zone gas hob
- Integrated fridge freezer
- Polished Franke steel sinks and chrome mixer taps
- Plumbing for a washing machine
- In-cupboard recycle bins

BATHROOM / EN-SUITES & CLOAKROOM

- Modern white sanitaryware from Roca
- Premium Porcelanosa ceramic wall tiling
- Bristan chrome lever action taps

HEATING & ELECTRICS

- Gas central heating system with energy efficient, wall mounted combination boiler/boiler with cylinder & contemporary radiators
- TV points fitted to the lounge or family area and bedroom 1
- Phone points to the hall and lounge
- USB points to kitchen and bedroom 1
- Wiring for satellite TV from the roof space
- Smart home heating system

GENERAL

- Landscaped front garden
- 3.6Kw external electric car charger
- NHBC 10 year Buildmark warranty

Images are representative only and may include optional upgrades.
* Subject to build stage.

Looking to the Future

Building sustainably doesn't stop at the doorstep for us. We are constantly looking at ways to improve the energy efficiency and carbon credentials of our homes. Along with eco-friendly kitchens, with features such as in cupboard recycling units, all our homes include electric car chargers and home smart heating systems.

Here to Help

Our Sales team will be delighted to take you through all you need to know about buying a Bluebell home. Ask for a copy of our full specification or for details of the comprehensive range of upgrades available to make your home, your very own.

Why not talk to our Sales teams about how we can make moving home even simpler with our easy-move and home exchange schemes?

We believe in a shared sense of community. That's why every time Bluebell Homes sells a home, we donate a portion of the proceeds to charity. This donation is managed through the **Edenstone Foundation** www.edenstonefoundation.com





HR9 7QJ

MONMOUTH
11 MILES

HEREFORD
15 MILES

GLOUCESTER
18 MILES

CHELTENHAM
26 MILES

M5 J8 STRENSHAM
22 MILES

M4 J24 COLDRA
30 MILES



Bluebell Homes is part
of the Edenstone Group

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

Building 102, Wales One Business Park, Magor NP26 3DG
Tel: 01291 674 800 enquiries@bluebellhomes.co.uk