



PLOTS AT LEAH GARDENS, REDMARLEY, GLOUCESTER, GL19 3JN

Pughs

PLOTS AT LEAH GARDENS, REDMARLEY, GLOUCESTER, GL19 3JN

Redmarley

Redmarley is a highly regarded village on the Gloucestershire border with Herefordshire and Worcestershire situated on the edge of the Malvern Hills Area of Outstanding Natural Beauty. Redmarley is a thriving community boasting a village hall, Public House, Primary School and tennis courts.

Further afield there is shopping in Ledbury for independent shops and Cheltenham for fashion. Sporting interests are catered for with horse racing at Hereford, Worcester and Cheltenham, the Ledbury Hunt, golf courses at Higham, Upton Bishop and Alexander Park, Premiership rugby at Gloucester and Worcester and County Championship cricket at Worcester.

Schooling opportunities are in abundance in both the private and state sectors including Redmarley Primary School within the village, Pendock C of E Primary School, The Elms and The Downs preparatory schools in Colwall, Newent and Hanley Castle High School, Malvern St James and Malvern College in Malvern and Kings in Gloucester.

Redmarley benefits from good communication links with the nearby Junction two of the M50 leading to the motorway network of the M5 in about twelve miles where Birmingham and Bristol can be reached easily. There are also mainline railway stations with direct links to London Paddington and Birmingham New Street at Ledbury (7 miles) and Colwall (5 miles).

Matrix Developments

'We think about more than just the fixtures and fittings at Matrix Developments. We apply our considerate, conscientious and crafted approach across all aspects of design and construction. Here are just some of the ways we do this, helping you save energy and money

Our homes are designed with energy efficiency and therefore cost saving in mind. The homes are each orientated to make the most of the natural light and solar gain, utilising the roof space, reducing energy costs.

Choice of fixtures and fittings - Optional extras can be chosen subject to stage of construction. If you would like to add your own design influence, please get in touch with the build team.

Optimal Design - Our aim is always to enhance the communities in which we build, carefully selecting materials that are sympathetic to the surrounding architectural landscape, yet making each home outstanding in quality.

Move in and live - Our build team are on hand every step of the way to make your purchase as smooth as possible. Before you move in we'll demonstrate your new home to you, then it's all ready to go with a 10 year new build warranty for complete peace of mind.

Pughs

An independent firm of Estate Agents, Valuers and Auctioneers specialising in most aspects of residential, agricultural and commercial sales and lettings throughout Herefordshire, Worcestershire and Gloucestershire.

We offer a wide range of properties from farms, country houses, character properties, country cottages, houses in need of modernising, barn conversions, building plots and all types of town houses and apartments.

Howard Pugh established the firm in 1990 and it has constantly grown in size and reputation for professional and family service

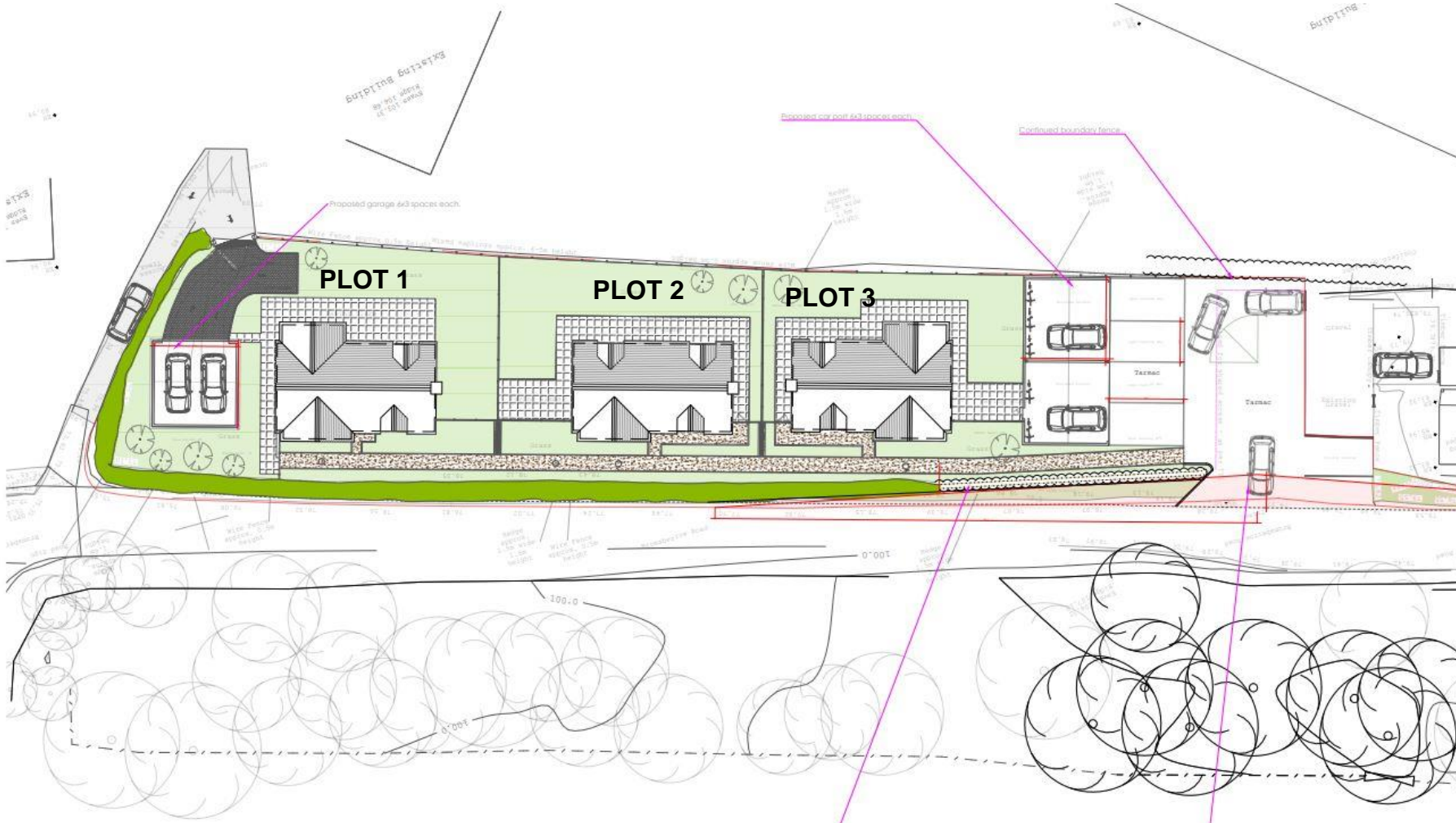
rightmove 
find your happy

 PrimeLocation.com

 OnTheMarket.com

 Zoopla.co.uk

Pughs



Hedgerows, Redmarley
 Gloucestershire
 GL19 3JP
 Construction Drawings

This drawing should not be scaled.
 See figure dimensions only, all
 dimensions should be checked on
 site and any discrepancies notified.
 This drawing is copyright.

No.	Date	Description

Notes:

Where the existing hedgerow is proposed to be removed to create a suitable visibility splay looking right, a new hedgerow will be planted on a slight angle to match the viewpoint. All new planting will be as per the management statement, a mixture of species rich planting at 300mm intervals. Each group will consist of 4-8 plants of same species, split into percentages as follows: Field maple (10%), dogwood (10%), hazel (10%), hawthorn (40%), holly (20%) and blackthorn (10%).

Proposed access and parking facilities. Each parking bay will be allocated to each house, with separate visitor parking. Allocated spaces will be the responsibility of associated owner. Visitor parking spaces are communal assets and should be jointly managed and maintained. No hedgerows shall be removed at any point.

HRO - PROPOSED PARKING - SCALE 1:100 @ A0



PLOT 1 LEAH GARDENS, REDMARLEY

Brand New 4 Bedroom Detached Home with Fibre Broadband to the property with 1542.4 SQF of Accommodation. The property benefits from wrap around garden space Air Source Heating, Integrated Appliances

KITCHEN 4.3m x 3.0m –

- Choice of fully fitted quality kitchen units, with soft close cupboards and drawers
- Oak worktop and up stands
- 1.5 bowl white ceramic sink
- Mixed mono side lever tap
- Black ceramic dual ovens with microwave
- Black ceramic / induction hob*
- Integrated fridge freezer unit
- Integrated dishwasher unit
- Plumbing for washing machine

Dining Area - 4.2m x 2.7m

Utility Room - 2.8m x 1.9m

Lounge - 5.8m x 4.6m

W/C - 1.8m x 1.0m

Master Bedroom - 4.9m x 3.6m

En-Suite - 2.1m x 1.6m

Bedroom 2 - 3.7m x 2.8m

Bedroom 3 - 3.7m x 2.8m

Bedroom 4 - 4.1m x 2.4m

Family Bathroom - 3.3m x 1.7m

Bathrooms And En-Suites –

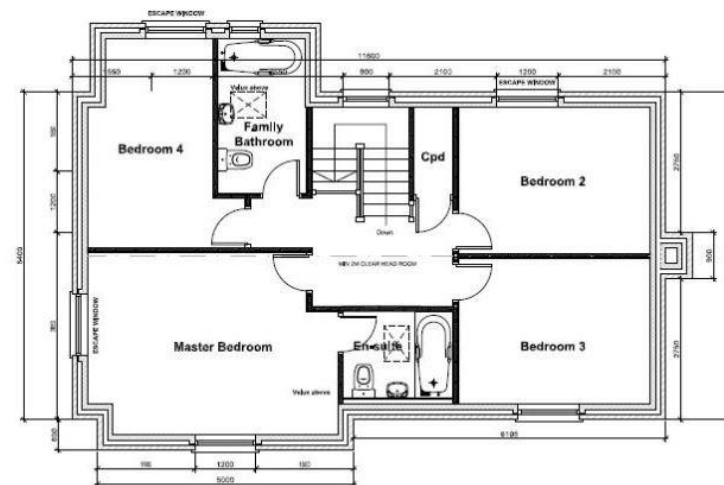
- Villeroy and Boch white sanitary ware
- Chrome taps and waste
- Shower & Bath to main bathroom
- Shower to all en-suites
- Choice of ceramic wall tiles*

Electrical –

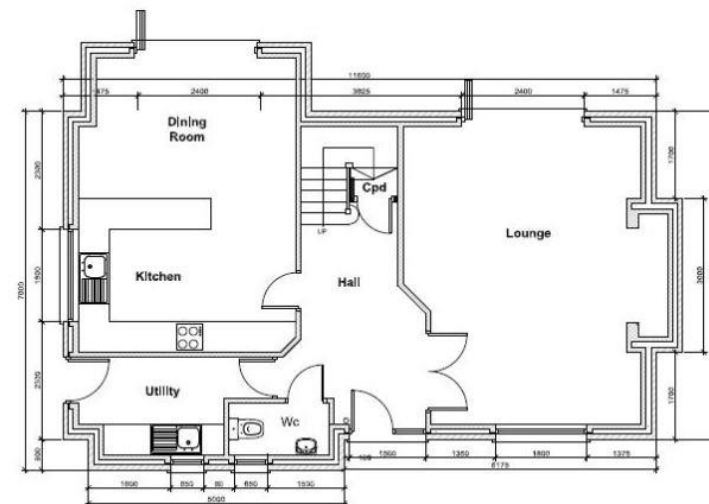
- TV/FM points to principle rooms
- Power points with high performance RCD protection
- USB Charging sockets
- Mains operated smoke alarms, CO monitor for Log Burner
- Downlighters to kitchen, utility, bathroom and en-suites
- Door bell
- Black aluminium downlight to the front elevation

Energy Efficiency –

- High performance insulation to roof, walls and floor. All to exceed building standards
- Air source heat pump with wet central heating system.
- Underfloor heating to ground floor level
- Thermostatic radiator valves



PLOT 1 PROPOSED FIRST FLOOR PLAN



PLOT 2 LEAH GARDENS, REDMARLEY

Pughs

Brand New 3 Bedroom Detached Home with 1425.1 SQF of Accommodation

Kitchen & Dining - 4.4m x 4.2m

- Choice of fully fitted quality kitchen units, with soft close cupboards and drawers
- Oak worktop and up stands
- 1.5 bowl white ceramic sink
- Mixed mono side lever tap
- Black ceramic dual ovens with microwave
- Black ceramic / induction hob*
- Integrated fridge freezer unit
- Integrated dishwasher unit
- Plumbing for washing machine

Lounge - 5.8m x 4.6m

Kitchen & Dining - 4.4m x 4.2m

Utility - 2.8m x 1.9m -

W/C - 1.8m x 1.0m

Hallway - 5.8m x 1.9m

Master Bedroom Suite - 6.4m x 4.8m (max)

Bedroom 2 - 3.7m x 2.8m

Bedroom 3 - 3.7m x 2.8m

Family Bathroom - 2.1m x 1.7m

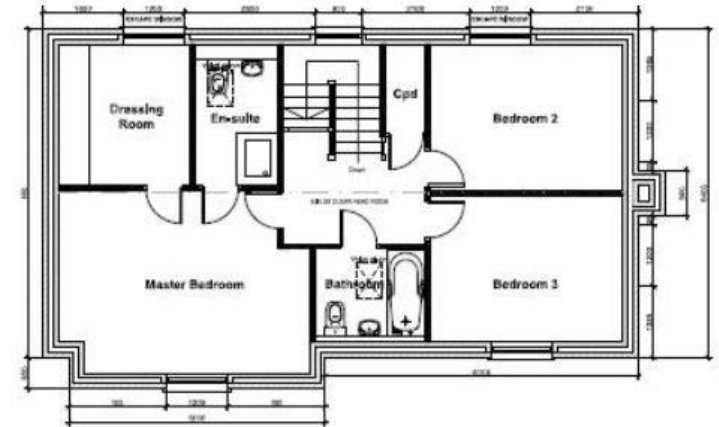
- Villeroy and Boch white sanitary ware
- Chrome taps and waste
- Shower & Bath to main bathroom
- Shower to all en-suites
- Choice of ceramic wall tiles*

Electrical –

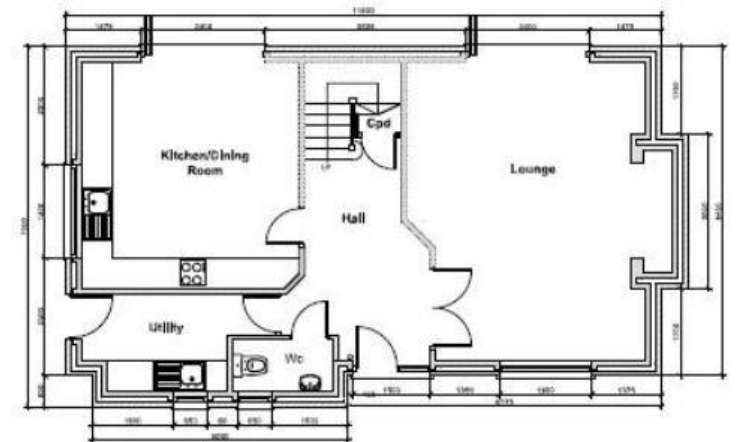
- TV/FM points to principle rooms
- Power points with high performance RCD protection
- USB Charging sockets
- Mains operated smoke alarms, CO monitor for Log Burner
- Downlighters to kitchen, utility, bathroom and en-suites
- Door bell
- Black aluminium downlight to the front elevation

Energy Efficiency –

- High performance insulation to roof, walls and floor. All to exceed building standards
- Air source heat pump with wet central heating system.
- Underfloor heating to ground floor level
- Thermostatic radiator valves



PLOT 2 PROPOSED FIRST FLOOR PLAN



PLOT 3 LEAH GARDENS, REDMARLEY

Pughs

Brand New 4 Bedroom Detached Home with Fibre Broadband to the property with 1542.4 SQF of Accommodation. The property benefits from wrap around garden space, access to Dedicated Garage Space, via Garden Gate

Air Source Heating, Integrated Appliances

KITCHEN 4.3m x 3.0m –

- Choice of fully fitted quality kitchen units, with soft close cupboards and drawers
- Oak worktop and up stands
- 1.5 bowl white ceramic sink
- Mixed mono side lever tap
- Black ceramic dual ovens with microwave
- Black ceramic / induction hob*
- Integrated fridge freezer unit
- Integrated dishwasher unit
- Plumbing for washing machine

Dining Area - 4.2m x 2.7m

Utility Room - 2.8m x 1.9m

Lounge - 5.8m x 4.6m

W/C - 1.8m x 1.0m

Master Bedroom - 4.9m x 3.6m

En-Suite - 2.1m x 1.6m

Bedroom 2 - 3.7m x 2.8m

Bedroom 3 - 3.7m x 2.8m

Bedroom 4 - 4.1m x 2.4m

Bathrooms And En-Suites –

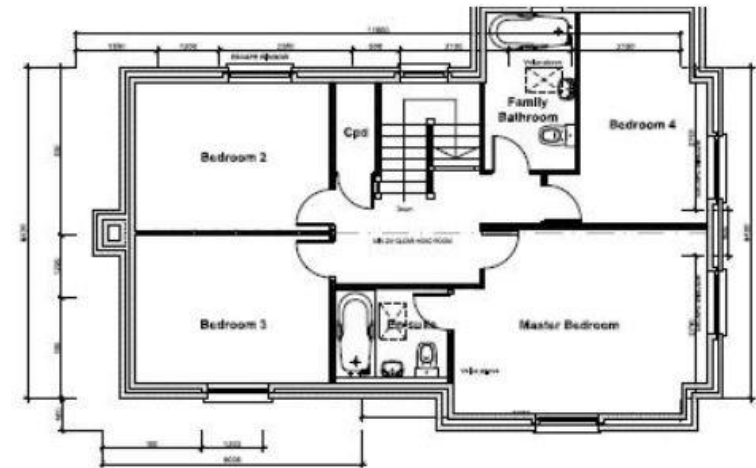
- Villeroy and Boch white sanitary ware
- Chrome taps and waste
- Shower & Bath to main bathroom
- Shower to all en-suites
- Choice of ceramic wall tiles*

Electrical –

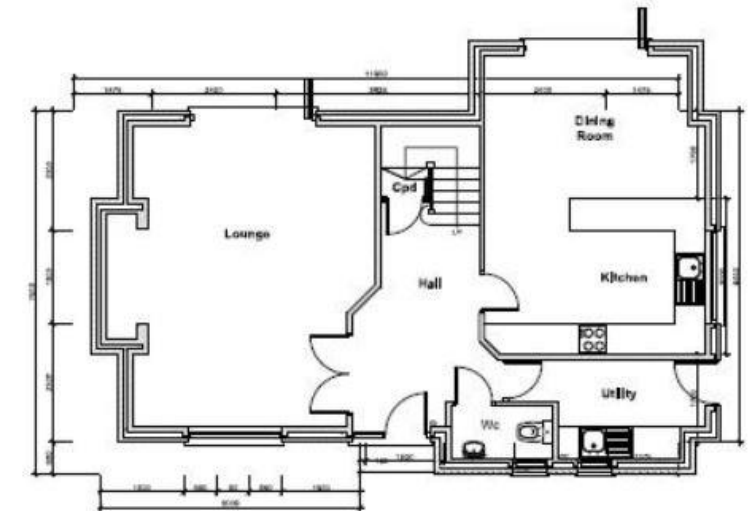
- TV/FM points to principle rooms
- Power points with high performance RCD protection
- USB Charging sockets
- Mains operated smoke alarms, CO monitor for Log Burner
- Downlighters to kitchen, utility, bathroom and en-suites
- Door bell
- Black aluminium downlight to the front elevation

Energy Efficiency –

- High performance insulation to roof, walls and floor. All to exceed building standards
- Air source heat pump with wet central heating system.
- Underfloor heating to ground floor level
- Thermostatic radiator valves



PLOT 3 PROPOSED FIRST FLOOR PLAN



External Finishes for all Plots –

- Quality facing external finishes including rustic effect brick, K rendered panels and treated vertical timber facade.
- Black rainwater goods in low maintenance uPVC
- uPVC double glazed energy efficient windows and french doors in sage green (ex) and white (in).
- Painted GRP front door with 3 point multilocking mechanism and chrome lever handles and ironmongery.
- Slate or similar numbered placard for house number.
- Landscaped frontage, with low maintenance planting
- Rear landscaped private garden with modern paving slabs, lawn area and fruit trees.
- Outside water tap
- Double socket point to rear elevation for garden use.

ANTI MONEY LAUNDERING DOCUMENTS

To comply with anti money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale

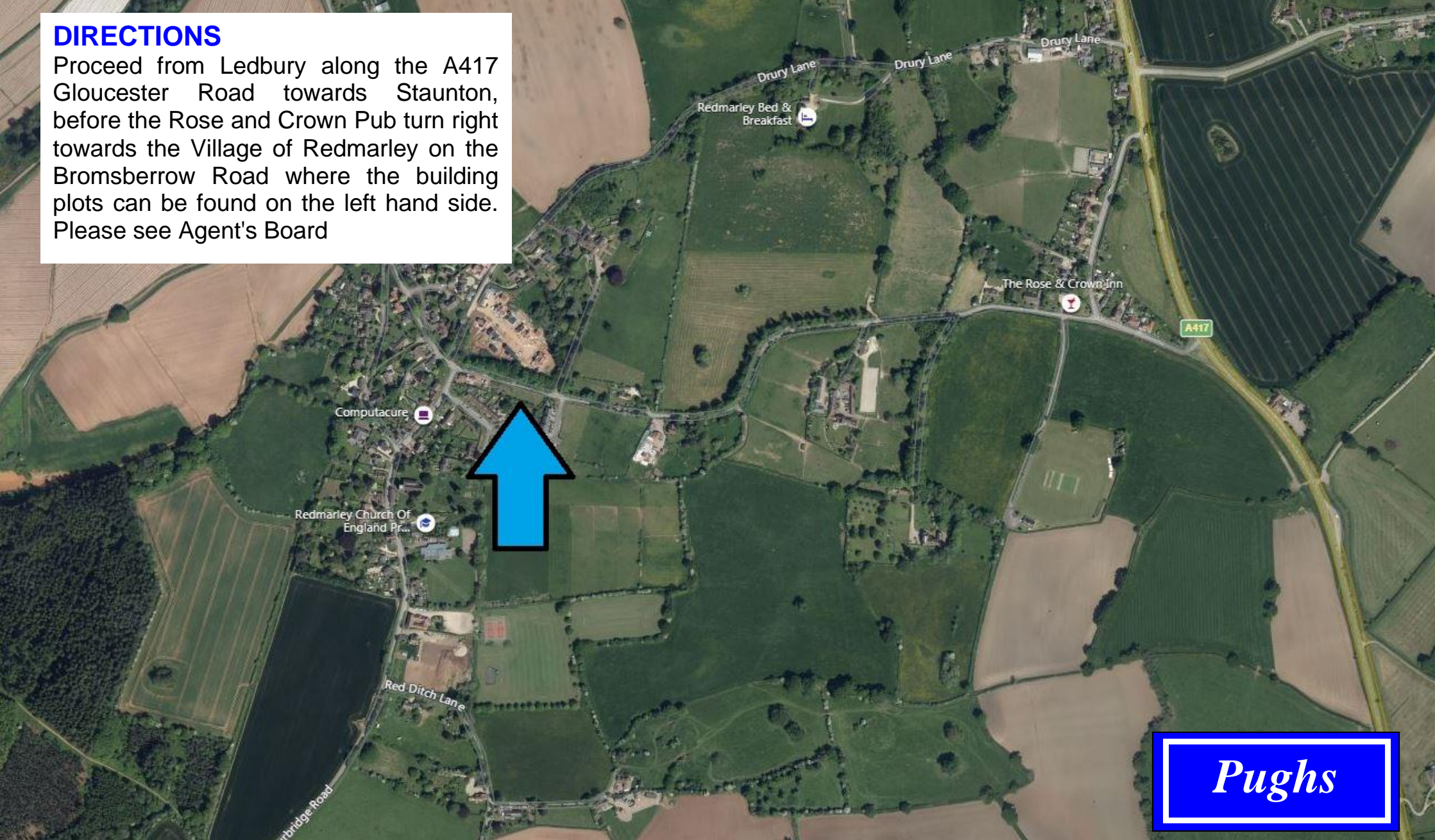
VIEWING

Strictly by appointment with the sole agents Pughs. Tel. 01531 631122
Out of office hours 07836 320330 James Pugh



DIRECTIONS

Proceed from Ledbury along the A417 Gloucester Road towards Staunton, before the Rose and Crown Pub turn right towards the Village of Redmarley on the Bromsberrow Road where the building plots can be found on the left hand side. Please see Agent's Board



Pughs

ESTATE AGENTS & VALUERS

Hazle Meadow Auction Centre,
Ross Road, Ledbury, HR8 2LP
Tel: (01531) 631122 Fax: 631818
Email: property@hjpugh.com
Website: www.hjpugh.co.uk

rightmove
find your happy



PrimeLocation.com



onTheMarket.com

Zoopla.co.uk