

ELM GREEN

Elm Green Road, Ewyas Harold, Herefordshire HR2 0HZ

3 Bedroom houses with private gardens and parking

AVAILABLE TO RESERVE OFF PLAN



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Fourteen homes for shared ownership are available at Stonewater's Elm Green development in the village of Ewyas Harold, approximately 12 miles from Hereford City Centre. The homes comprise a collection of two and three bedroom houses each with allocated parking for two cars and a fully turfed rear garden. Each of the homes will also be fitted with an eco-friendly ground source heat pump instead of a gas-fired boiler, an innovation which could help residents save on their fuel bills.

The three bedroom houses' ground floor features a separate kitchen and a spacious open-plan living/dining room on the which has double doors leading out onto the rear garden. There's also a useful downstairs cloakroom with WC and handbasin. Upstairs are three bedrooms and a contemporary style family bathroom.

The two bedroom house type also features a separate kitchen and living/dining room, with double doors leading from the latter out to the rear garden. Once again, a useful downstairs cloakroom with WC and handbasin has been provided. Upstairs are two double bedrooms and a contemporary style family bathroom.

Ewyas Harold is a village in Herefordshire's Golden Valley, close to the Welsh border. The village is approximately at the halfway point between Hereford and Abergavenny. Despite the village being relatively small, it's home to around a 1,000 people, it has all the amenities needed for a thriving community. These include a village store and Post Office; two family butchers shops; two pubs, one of with has a restaurant; an award-winning fish and chip shop; a GP's surgery; a dentist; a hairdresser and a veterinary surgery. The village Memorial Hall hosts a variety of activities and groups including Scouts, Cubs and Beavers, Short Mat bowls; the WI, an Art Club as well as various exercise classes throughout the week. There is also a large recreation ground in the village which includes a children's play area, a football pitch, and a cricket pitch. The village primary school is rated good by Ofsted.

Ewyas Harold Common is a large area of common land within the parish. The Common occupies an area of over 120 acres and is home to more than 200 species of wildflowers, ferns and fungi. It's also a haven for butterflies, including some that are rare elsewhere in Britain. The village is located on the Rambler's Herefordshire Trail which offers wonderful walks on the Welsh Marches and Offa's Dyke. There are many sites of historical significance close by such as Dore Abbey, Bacton Church, Kilpeck Church, and Arthur's Stone. Within an easy drive are the Black Mountains, the Brecon Beacons and Hay-on-Wye, which, with its many craft shops and galleries is also known as the book capital of the world.

Commuters can take the A465 north east to Hereford and south west to Abergavenny with both journeys taking around 25 minutes. The nearby A49 runs north to south through the centre of Herefordshire, connecting Ross-on-Wye with Shropshire. The M50 at Ross-on-Wye links with the M5 for easy access to the Midlands; Cardiff is approximately 70 minutes away and London is around 3 hours and 20 minutes

Hereford has its own mainline train station which provides direct train services to London (just over three hours travelling time), Manchester (two hours 20 minutes), and Birmingham (90 minutes). Worcester, Leominster, Ludlow, and Shrewsbury are all less than an hour away. From Abergavenny train station average times to London are around 3 hours with a change at Newport. Trains to Cardiff take 38 minutes.



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| • Dore Abbey | 1.9 miles | • Hay-on-Wye | 18 miles |
| • Hereford City Centre | 12 miles | • Worcester | 38.4 miles |
| • Arthur's Stone | 12.6 miles | • Cardiff | 42.5 miles |
| • Abergavenny | 12.9 miles | • Birmingham | 77.3 miles |
| • Ross-on-Wye | 16.6 miles | | |

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Please note the most up-to-date availability can be found on our website www.stonewaterhomes.co.uk. Alternatively call the New Homes team to find out more on 02380 658 836

Further details are available upon request.

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