

# CHOLSTREY ROAD

Leominster, Herefordshire HR6 8FS

2 bedroom homes with private gardens  
and off road parking for Rent to Buy

AVAILABLE TO RESERVE OFF PLAN



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Stonewater is proud to present a collection of **two and three bedroom semi-detached houses for rent to buy** on the outskirts of Leominster. Located on Cholstrey Road, to the west of the town, these new homes benefit from being close to both Leominster's amenities as well as the glorious open countryside of the Marches.

All of the properties benefit from allocated off-road parking and are fitted with PV solar panels which can help to reduce carbon emissions as well as reduce utility bills. The two bedroom homes have a spacious living/dining room at the back which looks out on to a private rear garden, a separate kitchen and a useful cloakroom with WC and hand basin on the ground floor. Upstairs are two good-sized double bedrooms and a contemporary style family bathroom.

Occupying a larger footprint, the three bedroom properties also have a spacious living/dining room, a separate kitchen and a cloakroom on the ground floor, whilst upstairs are a family bathroom, two double bedrooms and a single bedroom which could easily serve as a home office.

The development is within convenient walking distance of Leominster town centre, and the wide range of independent shops, cafes, restaurants and pubs the town has to offer. Everyday food shopping is made easy by the proximity of a large Morrisons supermarket less than a mile away.

Leominster is also a popular market town, with several regular markets including the Leominster Charter Market, which takes place every Friday in the town's Corn Square. Corn Square is also the venue for a monthly farmers' market, held on the morning of the second Saturday each month. And finally, Leominster celebrates its Annual Food Fayre on the first Saturday in September.

Schools in the area include a number in outlying villages such as Kingsland, Luston and Stoke Prior; closer to home is Leominster Primary School for pupils aged three to 11-years-old and rated 'Good' by Ofsted, and Earl Mortimer College and Sixth Form Centre for pupils aged 11 to 16-years-old and also rated by Ofsted as 'Good'.

Sports enthusiasts are well catered for by Leominster Leisure Centre, a complex which houses a gym, two swimming pools as well as squash, badminton and tennis courts. Gentler outdoor pursuits such as walking, with or without a canine companion, or simply taking in the nature are available at Queenswood Arboretum and Country Park, a few miles outside of the town. This 120-acre area of ancient wooded landscape has at its heart a 47-acre arboretum, which is decorated with spectacular cherry and magnolia blossom in Spring, and flaming red, orange and yellow maple and oak foliage during the Autumn, and is one of the Marches' more popular seasonal attractions.

Leominster is well served by a number of local bus routes as well as its own railway station to the east of the town. Located on the Welsh Marches Line, regular direct rail services operate from the station to Hereford (15 minutes travel time), Cardiff Central and Manchester Piccadilly (one hour and 17 minutes, and two hours travel time respectively). For travel further afield, Birmingham International Airport serves destinations throughout Europe and is just over 45 miles away by car.

## TRAVEL DISTANCES

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|                             |           |                                       |            |
|-----------------------------|-----------|---------------------------------------|------------|
| • Morrisons Supermarket     | 0.7 miles | • Leominster Railway Station          | 1.8 miles  |
| • Corn Square, Leominster   | 1.5 miles | • Queenswood Arboretum & Country Park | 6.4 miles  |
| • Earl Mortimer College     | 1.7 miles |                                       |            |
| • Leominster Primary School | 1.8 miles | • Birmingham International Airport    | 45.2 miles |

# SITE PLAN



# PLOT 15

41 Marcher Way, Leominster, Herefordshire HR6 8FS



Please note that computer generated images are representative of the house type and not necessarily the specified plot as some details and materials may vary.

## 2 bedroom semi-detached house

Driveway parking for 2 cars  
Turfed rear garden  
Downstairs WC

Open Market Value: **£240,000**

Monthly Rent: **£756.00**  
(includes service charge)



Please note that all sales particulars and images are for marketing and illustrative purposes only. Computer generated images are representative of the house type and not necessarily the specified plot as some details may vary. Plans may contain elements which are not present upon the final completion of the property. All room dimensions are approximate and are for general guidance only.

# PLOT 16

40 Marcher Way, Leominster, Herefordshire HR6 8FS



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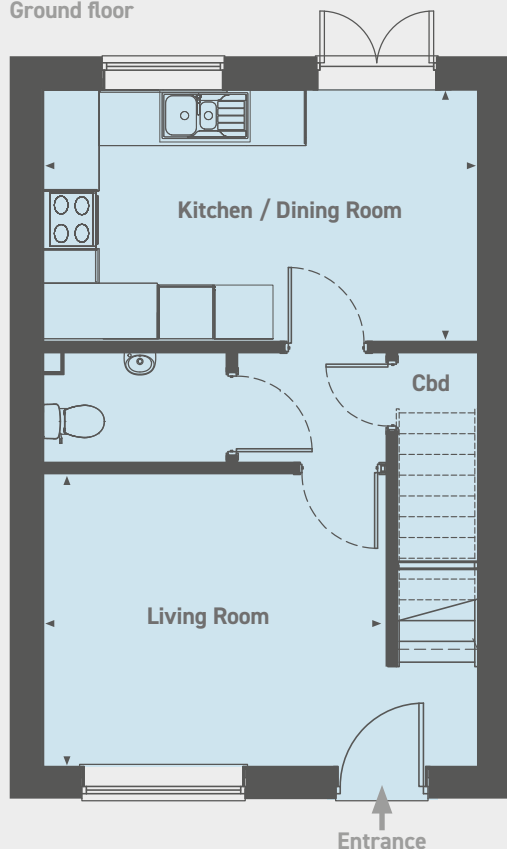
## 2 bedroom semi-detached house

Driveway parking for 2 cars  
Turfed rear garden  
Downstairs WC

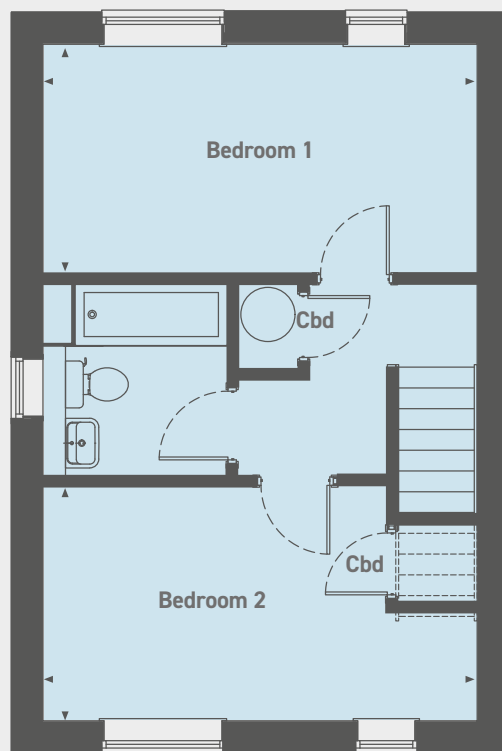
Open Market Value: **£240,000**

Monthly Rent: **£756.00**  
(includes service charge)

Ground floor



First floor



### Ground floor

Kitchen / Dining Room  
4.86m x 2.84m (15'9" x 9'3")  
Living Room  
3.85m x 3.29m (12'6" x 10'7")

### First floor

Bedroom 1  
4.86m x 2.59m (15'9" x 8'4")  
Bedroom 2  
4.86m x 2.65m (15'9" x 8'6")

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Please note the most up-to-date availability can be found on our website [www.stonewaterhomes.co.uk](http://www.stonewaterhomes.co.uk).

Alternatively call the New Homes team to find out more on 02380 658 836

**Rent to Buy** is a scheme which allows you to rent a home at 80% of the market rent, providing you with the opportunity to save towards a deposit to then go on and buy your own home. Our homes will be let on an Assured Shorthold Tenancy for 5 years giving you plenty of time to build up a deposit, after which Stonewater will provide you with an opportunity to buy 100% of the home you know and love.

FIND OUT ABOUT RENT TO BUY

*Stonewater, as a responsible Landlord, takes the safety of all of our customers seriously. During the process of securing your new rent-to-buy home, we want to make sure you have considered how you will evacuate the home in the event of a fire. Please make sure you have fully considered the suitability of the property for you and all household members and ensure you have considered how you will evacuate quickly and safely in the event of a fire. If you require any support from Stonewater, please let us know.*

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