

MADLEY ROAD

Clehonger, Hereford HR2 9TE

3 bedroom house with parking and private garden for **Rent to Buy**

READY TO MOVE INTO



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Stonewater presents 32 new **two and three bedroom houses for Rent to Buy** at its new development off Madley Road in Clehonger. The scheme features plenty of green space for the whole community to enjoy, with attractive open areas, landscaping and a rejuvenated orchard. Each of the houses available comes with a contemporary-style kitchen, bathroom and cloakroom with vinyl flooring, and has carpeting to all other areas. There is also allocated parking and a fully turfed rear garden.

Clehonger, a village five miles west of Hereford, is home to a small shop with a post office for day-to-day essentials, a popular local pub, the Seven Stars, and Clehonger CofE Primary School, which is rated 'Good' by Ofsted. The village is a thriving community with the Village Hall providing a playgroup, keep fit, yoga, Scouts/Brownies, a children's dance club and adult ballroom classes.

For a greater choice of amenities Hereford has some great places to shop, eat and drink. In the traffic-free city centre you will find bustling markets selling clothes, plants and locally sourced produce, as well as arts and crafts goods. Hereford is also known for its wide array of independent shops and high street retailers along with supermarkets such as Morrisons, Asda and Waitrose.

With the Wye Valley Area of Outstanding Natural Beauty on the doorstep, walkers and cyclists will have plenty to explore; water sports, such as canoeing, are also popular. The spectacular National Trust Weir Garden, to the north of Clehonger, offers a wonderful family day out. There are also several museums in Hereford including The Black and White House Museum, which portrays life in Jacobean times, and The Cider Museum, which celebrates a highly regarded local product.

Hereford has its own main line train station which provides direct train services to London (just over three hours travelling time), Manchester (two hours 20 minutes), Cardiff (one hour 14 minutes) and Birmingham (90 minutes). Worcester, Leominster, Ludlow, Shrewsbury and Abergavenny are all less than an hour away.

For those travelling by car, the local B4349 benefits from excellent motorway and main road links with the rest of the UK. The A49 runs north to south through the centre of Herefordshire, connecting Ross-on-Wye with Shropshire. The M50 at Ross-on-Wye links to the M5 for easy access to the Midlands, whilst London is just over three hours away by car and Cardiff 90 minutes.

Hereford City Centre 4.8 miles

Hereford Railway Station 5.6 miles

National Trust Weir Garden 6.8 miles

Ross-on-Wye 16 miles

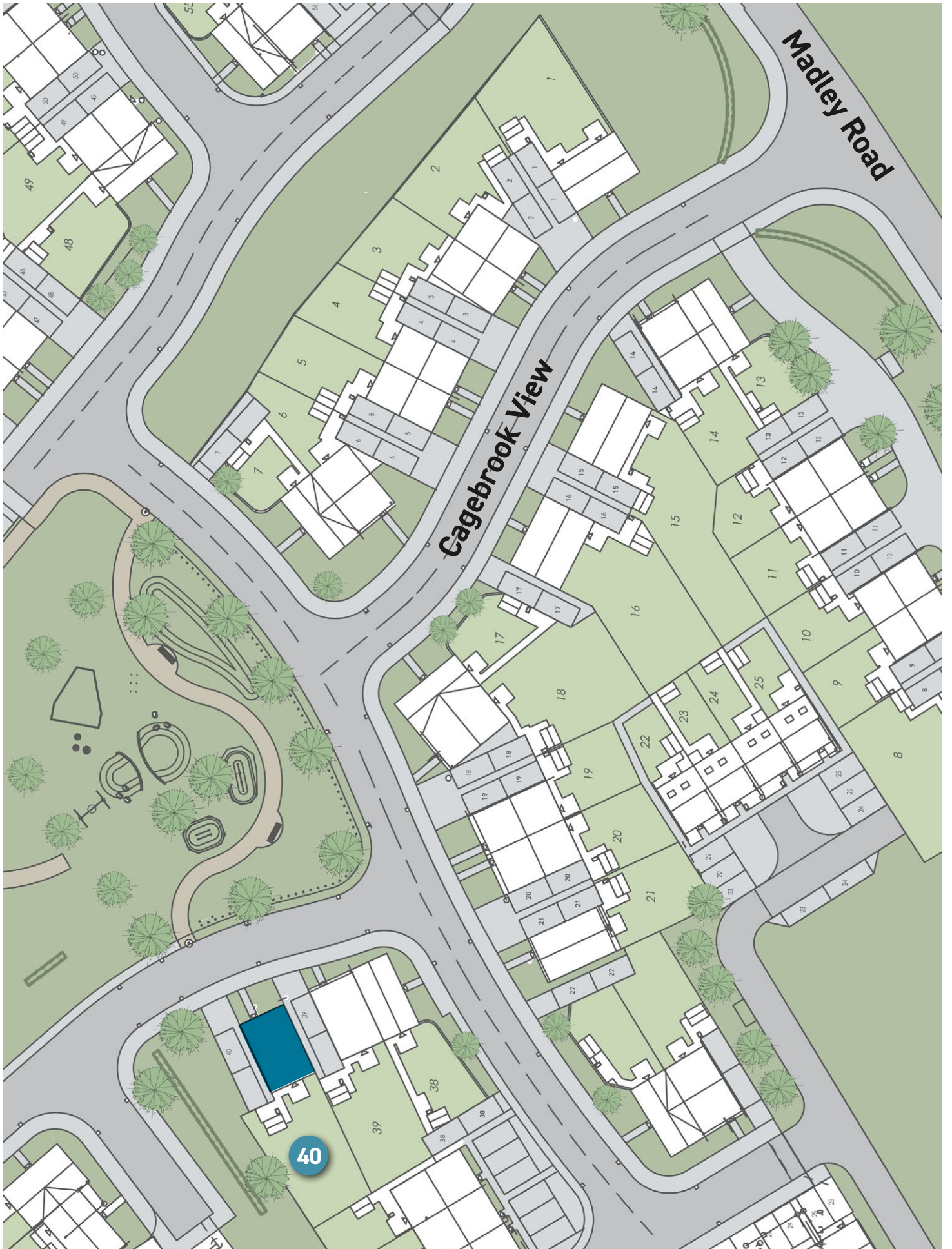
Worcester 31.4 miles

Cardiff 52.6 miles

Birmingham 71.7 miles



SITE PLAN



PLOT 40

33 Cagebrook View, Clehonger, Herefordshire HR2 9FP



3 bedroom detached house

Driveway parking for 2 cars
Turfed rear garden
Downstairs WC

Open Market Value: **£300,000**

Monthly Rent: **£1,006.08**
(includes service charge)

Please note the computer generated image depicts a typical home at Madley Road, Clehonger, landscaping and levels of ground may vary.



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 and materials 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.

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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

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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