



Webbs Meadows



PLOT CODE:	P101 <small>Sold</small>
UNIT TYPE:	4 / 5 BED DETACHED
UNIT CHARACTER:	BARN STYLE POST & BEAM
PLOT AREA:	1017m² / 0.30 ACRES
GIA:	221m² / 2379ft²

FRITTENDEN



FRONT ELEVATION



REAR ELEVATION

Sitting on a .30 acre plot, the Frittenden is a large and airy four to five bedroom family home. Spacious living is created in a country contemporary style with a south west facing garden allowing the opportunity to utilise the natural light. Natural clay tiles, handmade bricks and weather boarding to the exterior will allow the property to gain character with age and grow in stature and look as the years go on.

GROUND FLOOR



The Oak front door leads you into the dining entrance hall with open fire place giving a spacious area for entertaining. To the right the hall leads onto the downstairs cloak room and a large study that could also provide an additional fifth bedroom; with the sitting room located to the left hand side of the entrance hall. The kitchen opens up an area with space for a range cooker and ample units. Adjoining the kitchen is a good sized utility room with access to the main courtyard and parking spaces.

FIRST FLOOR



The winding staircase rises onto a vaulted landing with space for a small study area. To the left of the landing, access is given to a large principal bedroom with en-suite bathroom. This master bedroom is an impressive vaulted space with a feature oak truss creating the vault in the middle of the room. To the left of the landing are two further large double bedrooms and a smaller single bedroom with dormer window. All of these bedrooms are semi-vaulted with loft storage space above with access to the family bathroom to be found off the main landing.

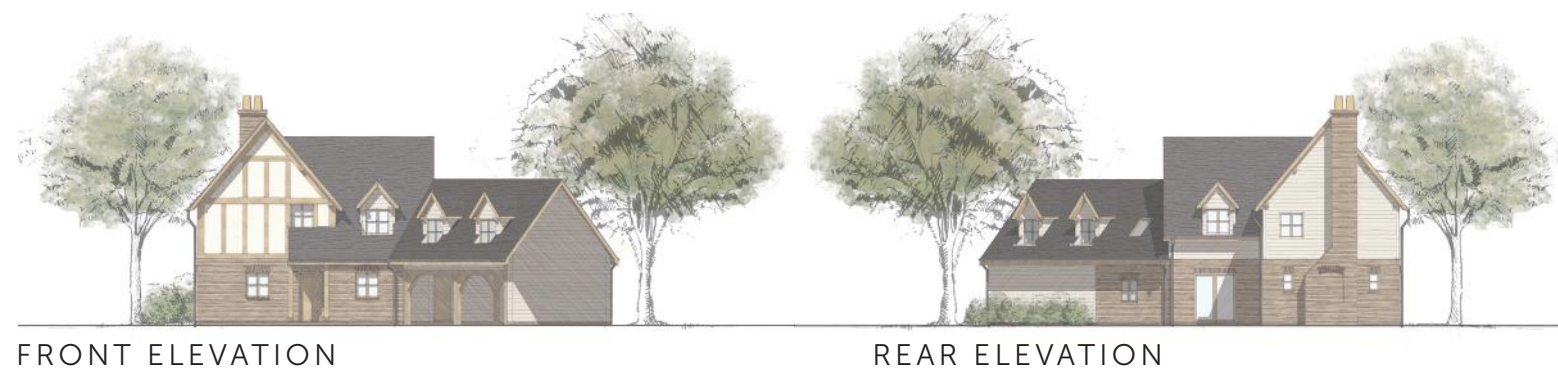




PLOT CODE:	P102
UNIT TYPE:	4 BED DETACHED
UNIT CHARACTER:	TRADITIONAL STYLE
PLOT AREA:	979m² / 0.24 ACRES
GIA:	228m² / 2454ft²

PAPWORTH

Papworth sits on a plot of 0.24 acres and the angled design takes full advantage of the South West facing rear garden. The living space is constructed to take advantage of traditional building materials linked with a semi open plan floor layout creating a comfortable family home.



FRONT ELEVATION

REAR ELEVATION

GROUND FLOOR



With an integral two bay garage, shopping can be unloaded directly into the utility room that connects to the kitchen and family dining area. An oak frame covered porch gives access to the hallway with downstairs cloakroom and WC. The kitchen is to the right hand side of the hall with a good sized study and dining room/sitting room ahead. The sitting room looks out onto the large garden and has inglenook with wood burner on the south gable.

FIRST FLOOR



The master bedroom with a vaulted feature truss has an east facing window to allow the morning sun to cascade in and a west facing window to take in the views. Behind the feature truss in the master bedroom is a dressing area and en-suite bathroom. Bedrooms two and three share a family bathroom with bedroom four running out above the two bay garage. Bedroom four has a central feature truss and en-suite plus study area.





PLOT CODE:	P103 <small>SSTC</small>
UNIT TYPE:	4 BED DETACHED
UNIT CHARACTER:	BARN STYLE POST & BEAM
PLOT AREA:	999m² / 0.25 ACRES
GIA:	221m² / 2379ft²

SOMMERVILLE HOUSE

The Sommersville is a four-square oak post and beam house with an imposing front gable creating a large entrance porch. The large garden is southwest facing. With a large plot and square rear southwest facing elevation there is ample opportunity subject to planning consent to build a large garage block and a large sunroom to take even further advantage of the outlook from the rear elevation.



FRONT ELEVATION



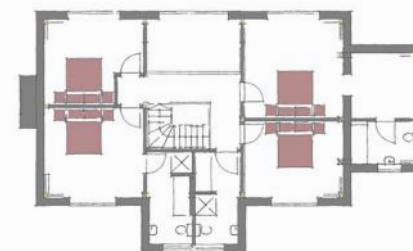
REAR ELEVATION

GROUND FLOOR



From the imposing oak porch, you enter the inner entrance hall with the downstairs WC to the left. The central bay of the oak frame creates the open plan dining and hall staircase area. To the right is the kitchen family room, from which run both the utility room and the study. To the left of the dining hall is the sitting room with oak floor beams above and an inglenook fire place on the east gable.

FIRST FLOOR



The central winding staircase rises to a landing that has a void overlooking the dining hall below. This void, with a large light hanging in the vault above enhances both the landing and the dining hall below. To the right of the landing is the master bedroom with en-suite bathroom and dressing area. Bedroom two and bedroom four share a family room and bedroom three has an en-suite bathroom.





PLOT CODE:	P104
UNIT TYPE:	2 BED DETACHED
UNIT CHARACTER:	BARN STYLE
PLOT AREA:	419m² / 0.10 ACRES
GIA:	74m² / 796ft²

MEADOW COTTAGE

Meadow Cottage sits on a modest plot on the edge of the Webbs Meadow development. This beautifully presented barn style bungalow has an abundance of living space that is complemented by a traditional oak frame and a stone plinth.



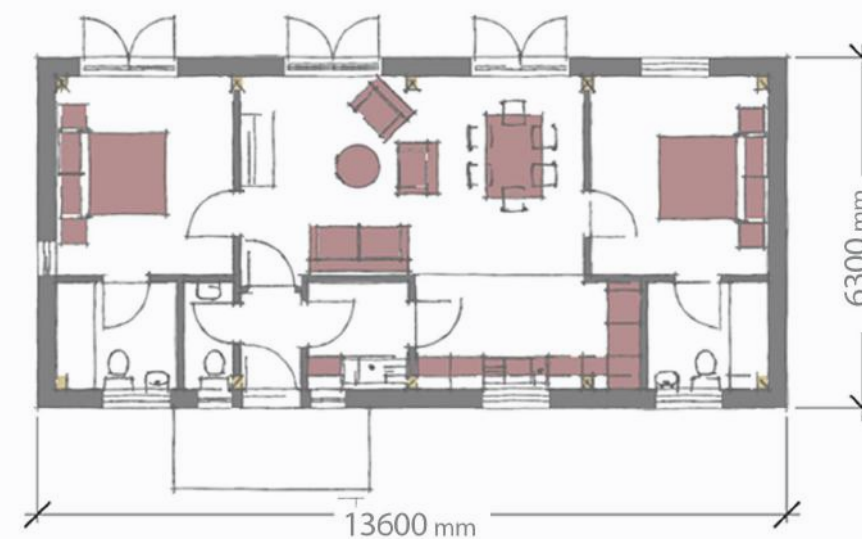
FRONT ELEVATION



REAR ELEVATION

GROUND FLOOR

The downstairs of this outstanding property comprises an entrance hall with a utility room, WC, kitchen and dining room, living room and garden room which opens out to the south facing garden. There are two large bedrooms at either end of the property. To the left of the entrance hall, bedroom one features an en-suite with views of the garden. The second bedroom has access to its own "Jack-and-Jill" bathroom and is situated next to a study or potential third bedroom.



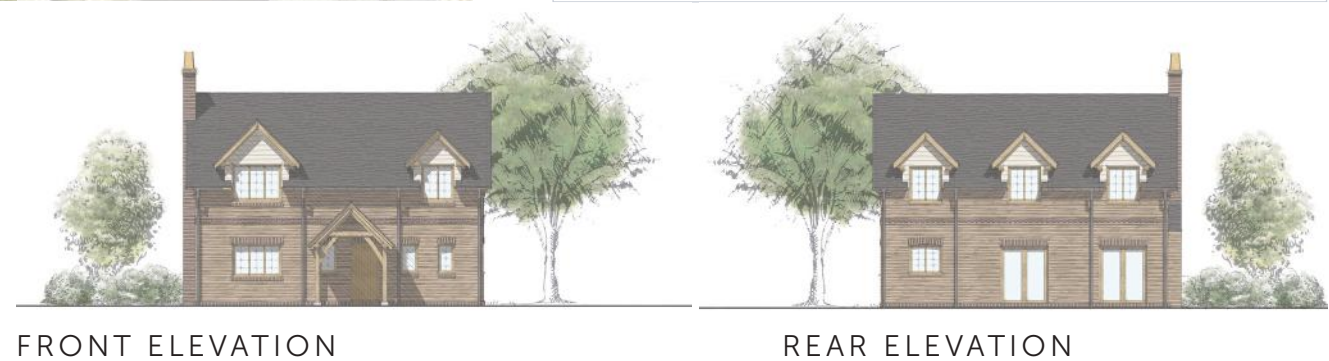


PLOT CODE:	P105
UNIT TYPE:	3 BED DETACHED
UNIT CHARACTER:	NEW ENGLAND STYLE
PLOT AREA:	324m² / 0.08 ACRES
GIA:	105m² / 1130ft²

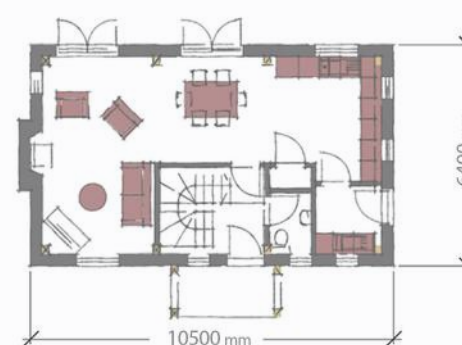
SAPLING COTTAGE

The Sapling faces North West on a compact plot and is quite simply, a beautifully proportioned house. To the exteriors, the ground floor and chimney both feature handmade clay bricks, whilst the first floor is all brick dressed with a soldier course.

The property provides wonderful living and year round entertaining space. The open fire place makes it the perfect winter space. For the warmer months, the doors open out into the garden from both the living and dining rooms.

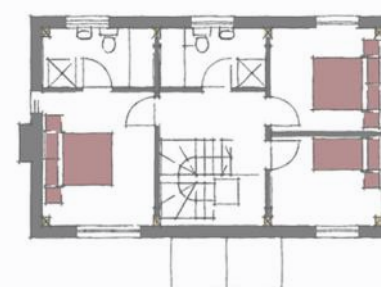


GROUND FLOOR



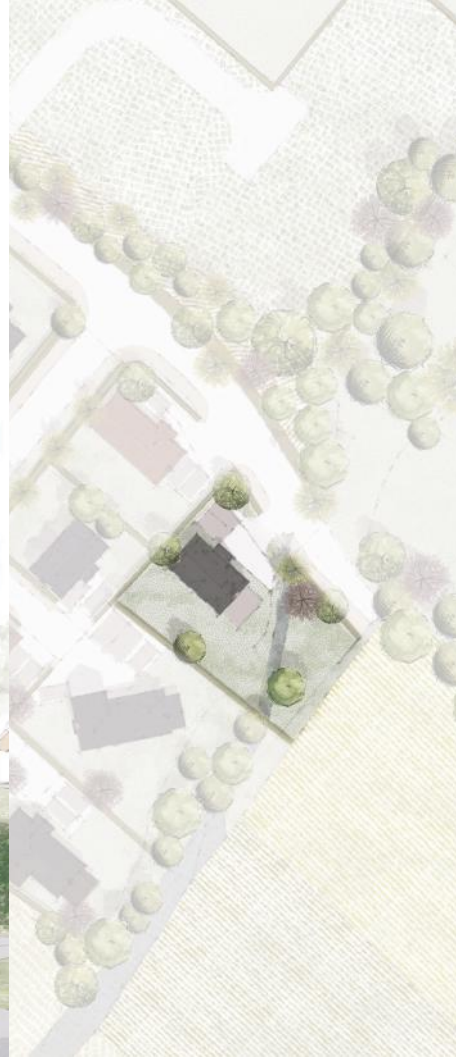
The oak frame porch leads you into the hall with a winding staircase. To the right of the main entrance is a large open plan space which takes you from the living room through to the dining room and on into the kitchen. The utility room can be accessed via the garden and is the ideal space to store wellies and coats without having to walk through the house.

FIRST FLOOR



The winding staircase brings you up onto the landing with the master bedroom and en-suite bathroom on the left hand side, whilst bedrooms two and three share a family bathroom.





PLOT CODE:	P106 <small>SSTC</small>
UNIT TYPE:	3 BED DETACHED
UNIT CHARACTER:	BARN STYLE POST & BEAM
PLOT AREA:	696m² / 0.17 ACRES
GIA:	105m² / 1130ft²

CURL BROOK COTTAGE

This spacious barn style three bedroom house looks out onto the Herefordshire countryside at the perimeter of Webbs Meadow. The design is traditional oak frame with a stone plinth, further complemented with a prominent oak frame porch.

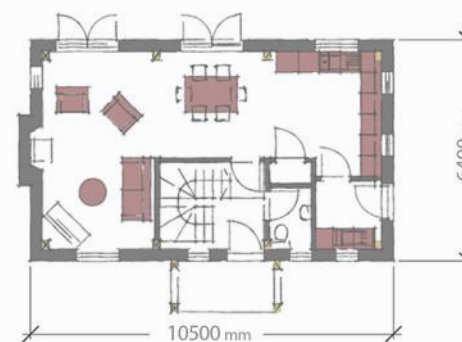


FRONT ELEVATION



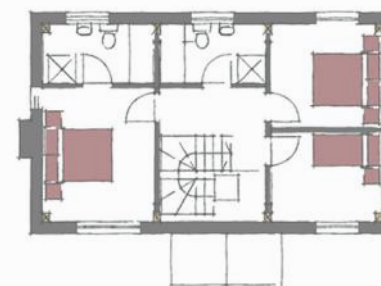
REAR ELEVATION

GROUND FLOOR



Entering via the impressive oak porch, the entrance hall has a downstairs WC to the right. The hall flows into the open plan dining room, living room and kitchen – which boast an adjoining utility room (or secondary kitchen area for entertaining) with access to the garden.

FIRST FLOOR



The first floor has three bedrooms. The generous master bedroom has a large dormer window and en-suite bathroom. There are two further bedrooms, one single bedroom and the other a double, which share a family bathroom.





PLOT CODE:	P107 Sold
UNIT TYPE:	4 BED DETACHED
UNIT CHARACTER:	BARN STYLE
PLOT AREA:	804m² / 0.20 ACRES
GIA:	220m² / 2368ft²

HOLLY HOUSE

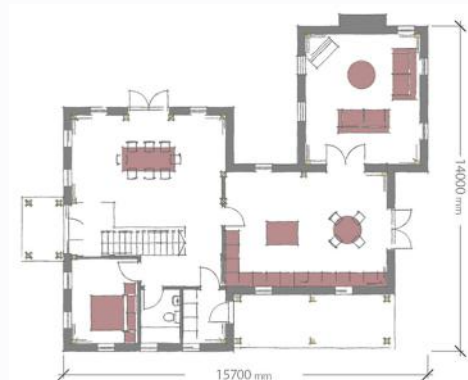
Holly House sits on a large south facing garden plot, giving a flavour of New England and creating a spacious and substantial family home. The oak framed porch gives just a hint of the oak post and beam frame that lies beyond the handmade brick exterior and sliding sash windows.



FRONT ELEVATION

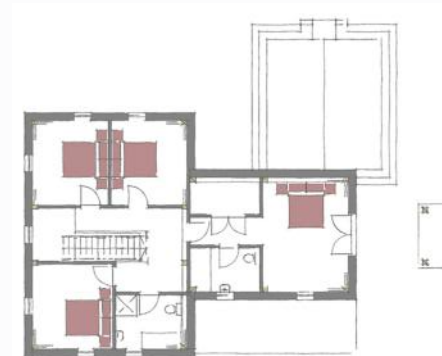
REAR ELEVATION

GROUND FLOOR



Leading in through the large oak frame porch to the hall / stairway area, the ground floor has a wonderful 'flow' with large interconnecting living spaces. To the left is a dining room. To the right a room which doubles as both a study and bedroom, situated next to the downstairs WC and utility room, giving access to the rear of the house and the covered veranda log store. The main living area spans across to cover an open plan kitchen and breakfast area, with a large single-storey living room looking out over the garden. The sitting room has a chimney breast with a wood burning stove.

FIRST FLOOR



The staircase rises to the central landing with the master bedroom (vaulted with a central feature oak truss) featuring an en-suite bathroom and a walk-in wardrobe. The further three bedrooms are all of equal size and share a family bathroom off the landing.





PLOT CODE:	P108
UNIT TYPE:	2 BED DETACHED
UNIT CHARACTER:	BARN STYLE
PLOT AREA:	252m² / 0.06 ACRES
GIA:	92m² / 990ft²

RYELAND COTTAGE

Ryeland Cottage sits on a tidy little plot at the heart of Webbs Meadow. This barn style property has a simple oak frame porch, which complements the stone finish. The house opens up to an abundance of natural light provided by the skylight windows.



FRONT ELEVATION

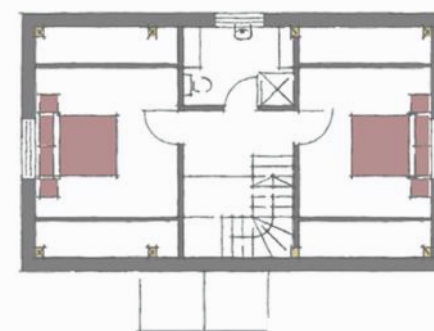
REAR ELEVATION

GROUND FLOOR



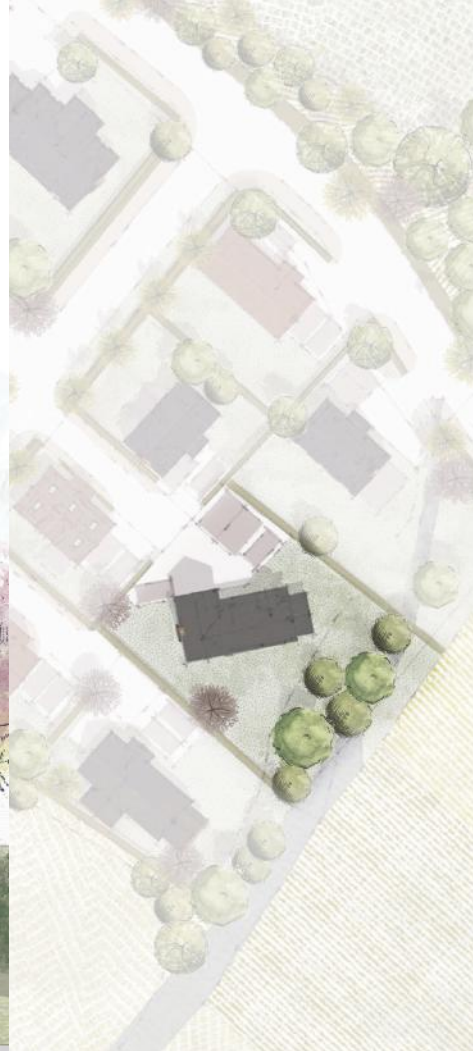
Spacious accommodation throughout, the open plan living room, dining room and kitchen offer plenty of room for entertaining with a door out to the garden off the kitchen area. To the left of this lower floor lies a good size bedroom with a bathroom which doubles as both the downstairs WC and an en-suite bathroom.

FIRST FLOOR



The bright landing leads into bedrooms on either side, sharing a large family bathroom with a feature dormer window.





PLOT CODE:	P109
UNIT TYPE:	3 BED DETACHED
UNIT CHARACTER:	TRADITIONAL STYLE
PLOT AREA:	959m² / 0.24 ACRES
GIA:	163m² / 1755ft²

ELMLEY HOUSE

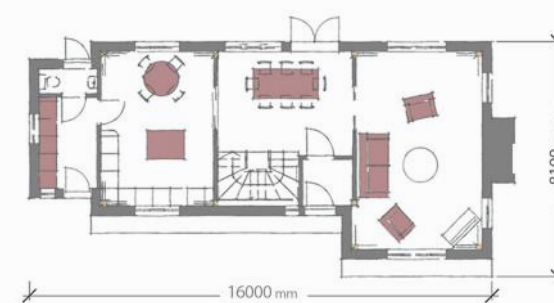
Elmley House sits on a plot that utilises the angled design of the house, to make the most of the South East facing garden. This is a traditional oak frame house combining render with a brick chimney.



FRONT ELEVATION

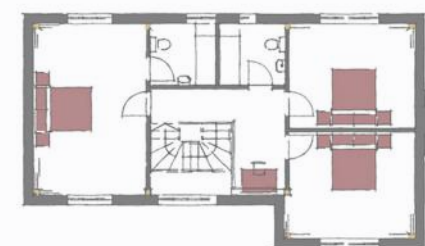
REAR ELEVATION

GROUND FLOOR



An oak front door leads into the entrance hall and in turn into the dining room. The dining room features pocket doors on both sides of the room, opening it up into the large and spacious living room on the right hand side; and the kitchen and breakfast area on the left hand side. From the kitchen there is access to the utility area and downstairs WC with a door to the garden.

FIRST FLOOR



The winding staircase opens out onto the landing with the potential for an open plan study. To the left is a large master bedroom with an en-suite. On the right hand side, there are two expansive generous bedrooms with a shared bathroom.





PLOT PRICES



Plot	Guide Price	Status
101	£220,000	Sold
102	£200,000	
103	£210,000	SSTC
104	£130,000	SSTC
105	£125,000	
106	£170,000	SSTC
107	£200,000	Sold
108	£120,000	
109	£185,000	



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