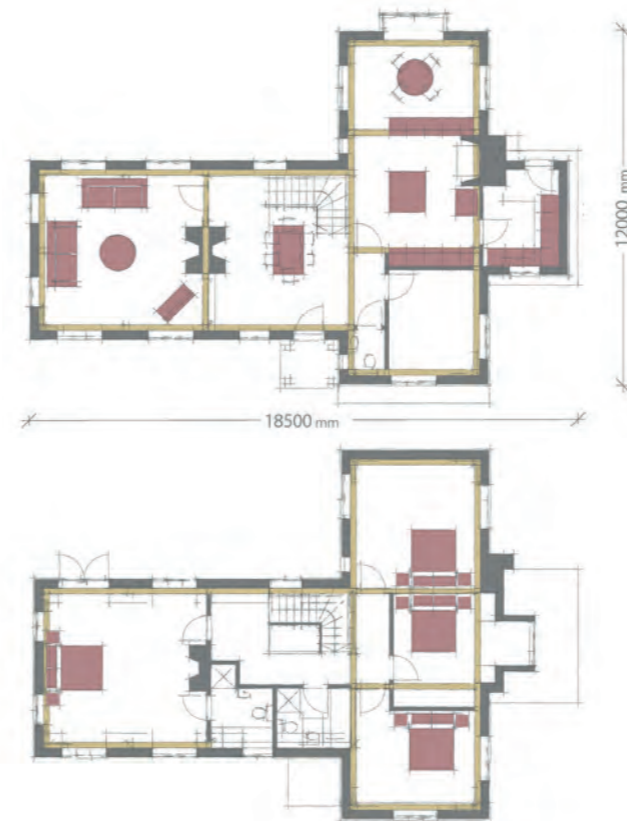


Frittenden Plot code: P101

Sitting on a 0.30 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 southwest 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.

Type: 4/5 Bed Detached
 Character: Barn Style Post & Beam
 Plot Area: 1017m² / 0.30 Acres
 Gfa: 221m² / 2379ft²



GROUND FLOOR

The oak front door leads you into the dining entrance hall with open fireplace 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.

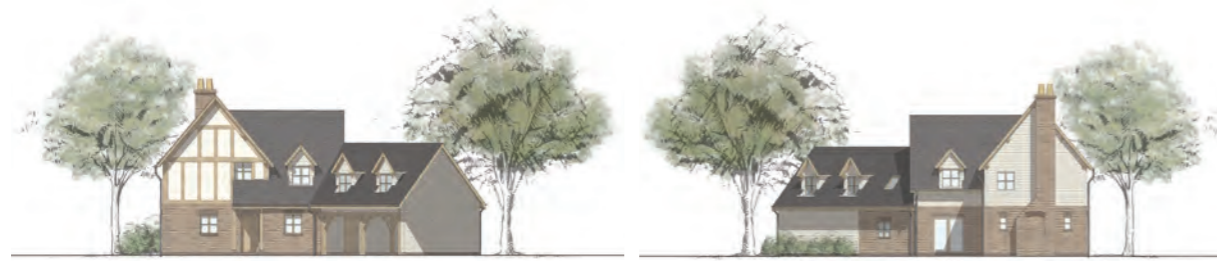


Papworth

Plot code: P102

Papworth sits on a plot of 0.24 acres and the angled design takes full advantage of the southwest 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.

Type: 4 Bed Detached
 Character: Traditional Style
 Plot Area: 979m² / 0.24 Acres
 Gja: 228m² / 2454ft²



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.

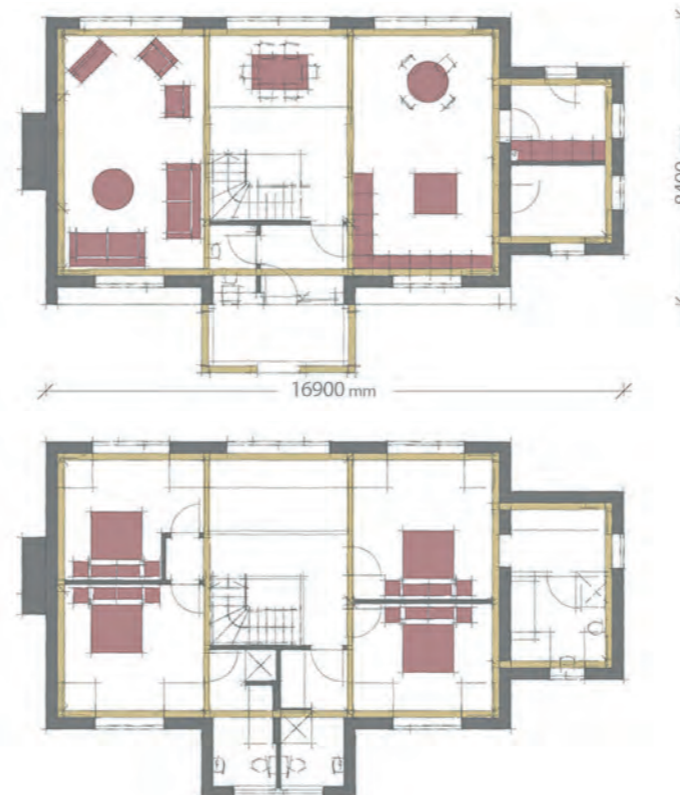
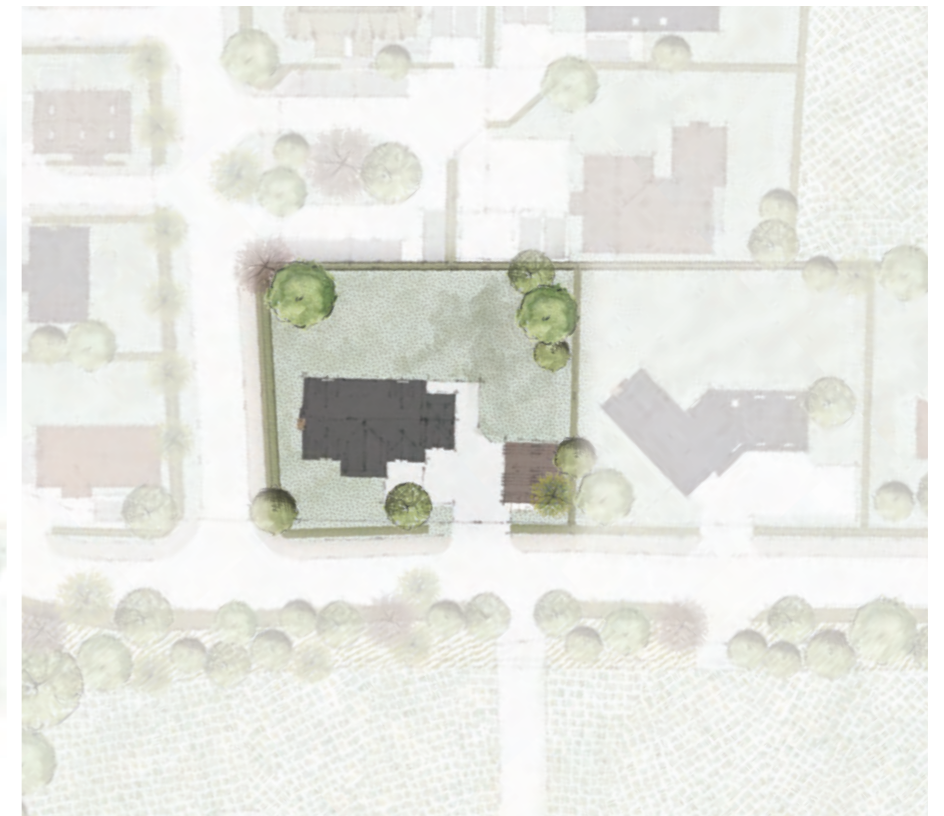




Sommerville House Plot code: P103

The Sommerville 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.

Type: 4 Bed Detached
 Character: Barn Style Post & Beam
 Plot Area: 999m² / 0.25 Acres
 G/a: 221m² / 2379ft²



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 fireplace 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.



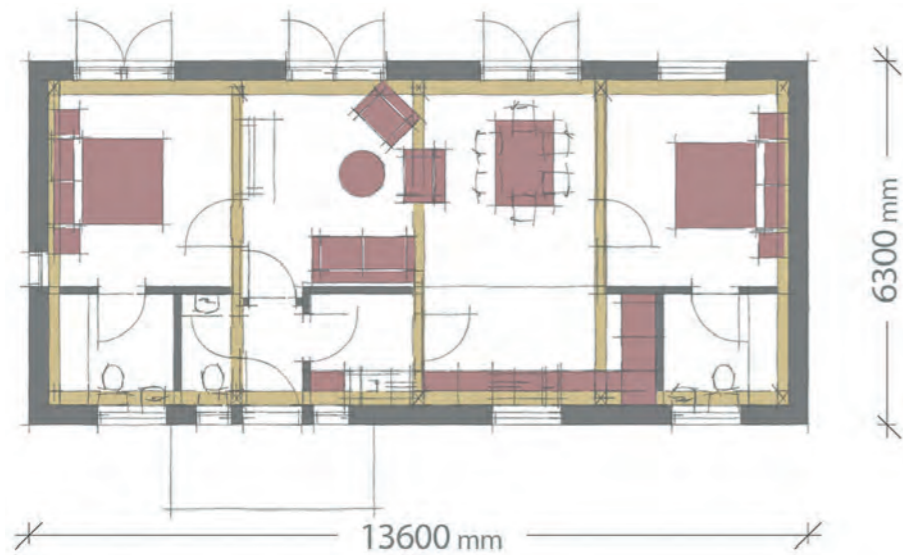


Webbs Meadows

Meadow Cottage Plot code: P104

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.

Type: 2 Bed Detached
Character: Barn Style
Plot Area: 410m² / 0.10 Acres*
GIA: 74m² / 796ft²



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.

* Plans and house sizes are indicative only

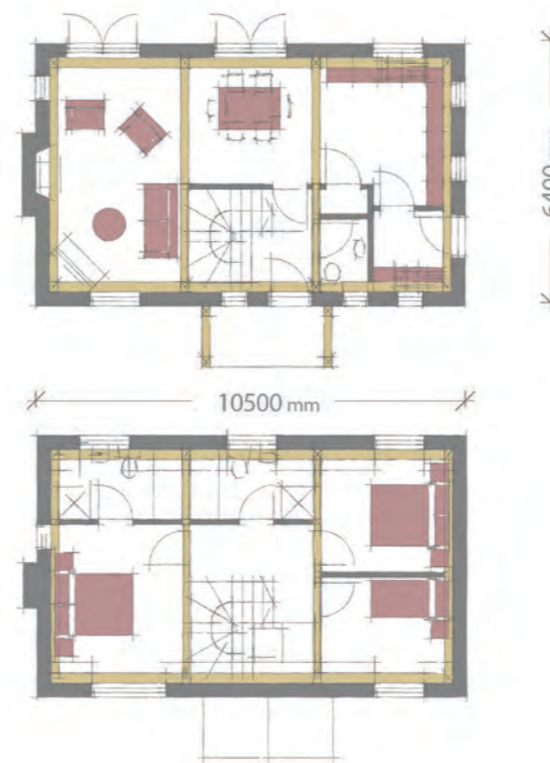


Webbs Meadows

Sapling Cottage Plot code: P105

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 fireplace makes it the perfect winter space. For the warmer months, the doors open out into the garden from both the living and dining rooms.

Type: 3 Bed Detached
Character: New England Style
Plot Area: 331m² / 0.08 Acres
GIA: 105m² / 1130ft²



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.



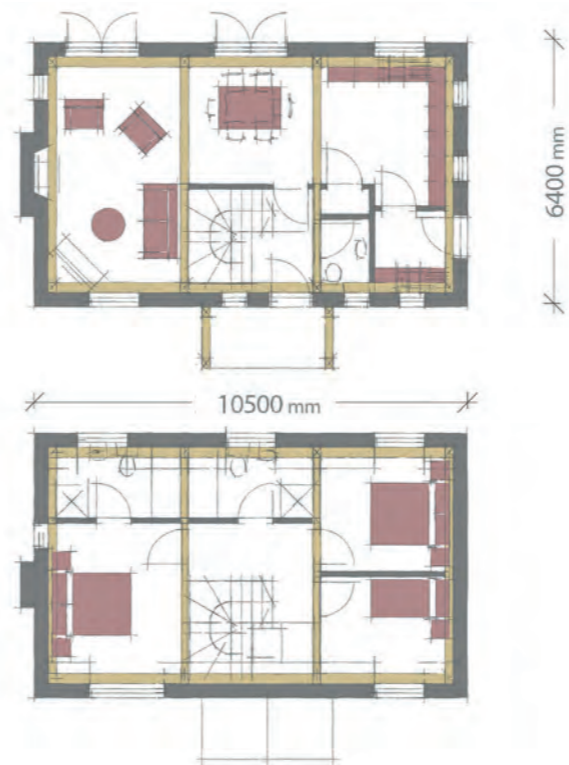


Webbs Meadows

Curl Brook Cottage Plot code: P106

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.

Type: 3 Bed Detached
Character: Barn Style Post & Beam
Plot Area: 693m² / 0.17 Acres
GIA: 105m² / 1130ft²



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.

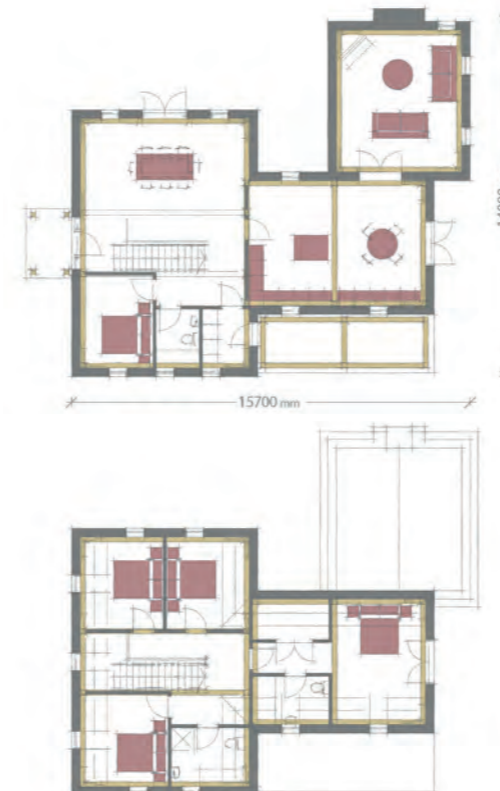


Holly House

Plot code: P107

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.

Type: 4 Bed Detached
 Character: Barn Style
 Plot Area: 804m² / 0.20 Acres
 Gfa: 220m² / 2368ft²



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.



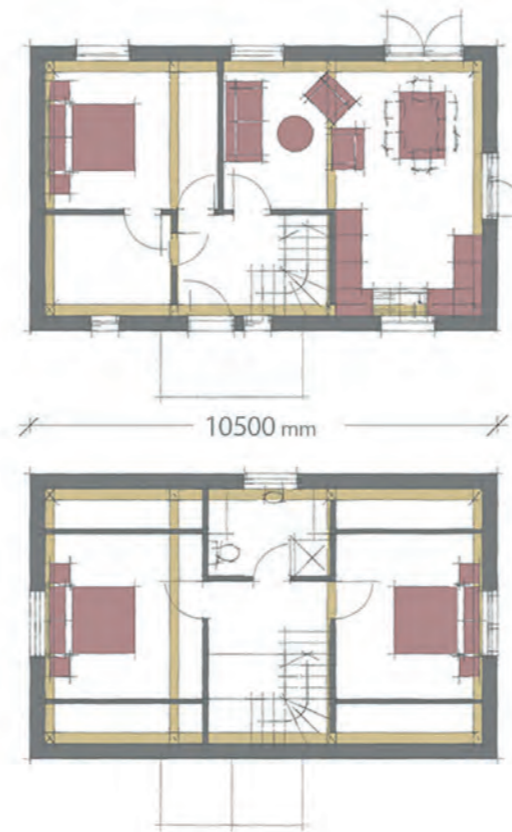


Ryeland Cottage

Plot code: P108

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.

Type: 2 Bed Detached
Character: Barn Style
Plot Area: 256m² / 0.06 Acres*
GIA: 92m² / 990ft²



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

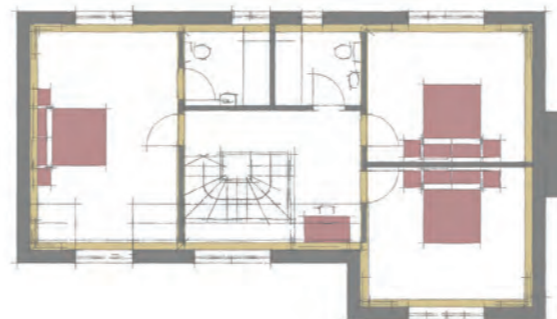
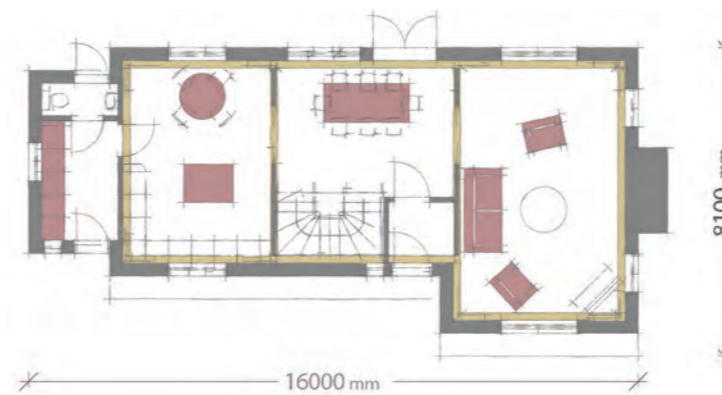
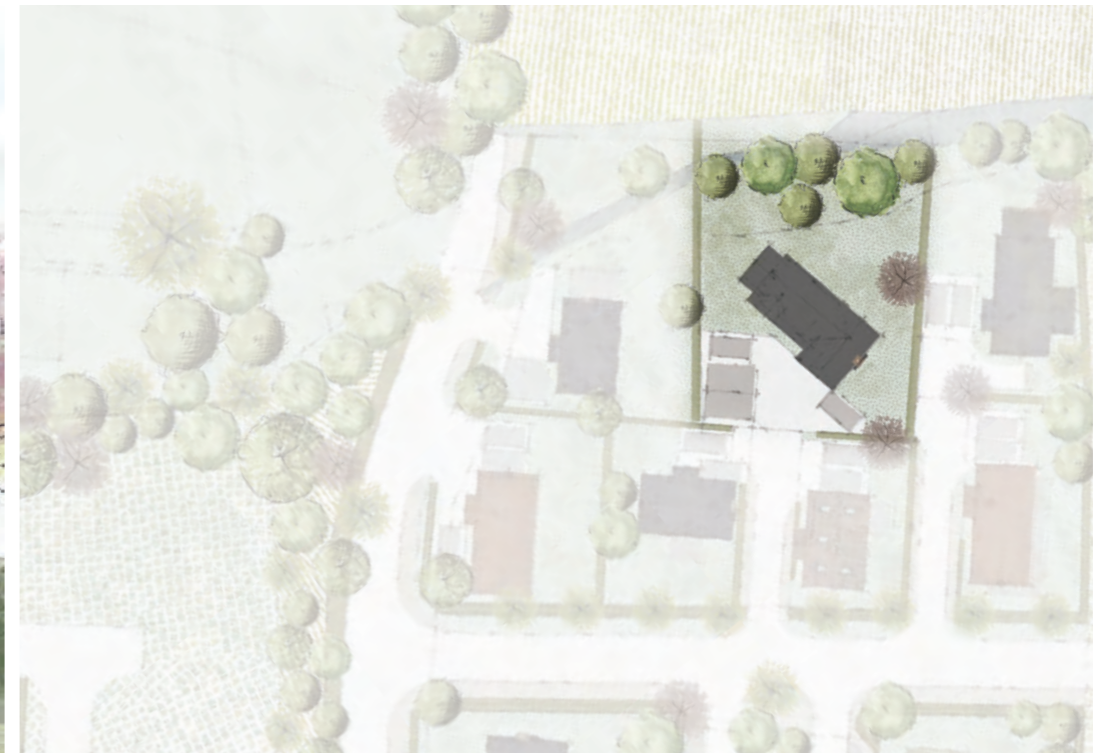
The bright landing leads into bedrooms on either side, sharing a large family bathroom with a feature dormer window.

Elmely

Plot code: P109

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.

Type: 3 Bed Detached
 Character: Barn Style
 Plot Area: 910m² / 0.22 Acres
 Gja: 163m² / 1755ft²



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.

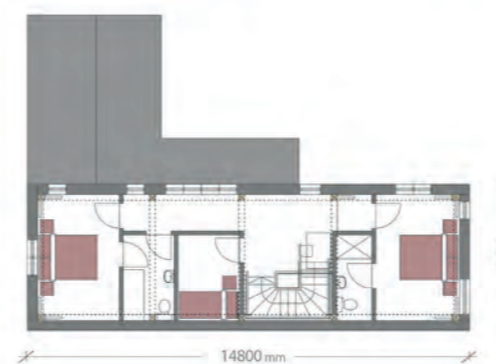
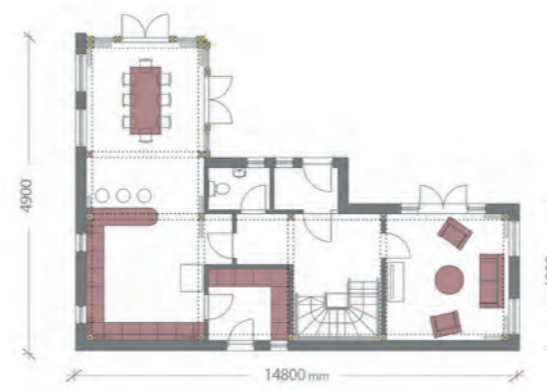
FIRST FLOOR

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.

Whickham Plot code: P110

Residing on a 0.21 acre plot, the design concept for Whickham is based on a large three bedroom oak frame home featuring a sunroom extension to the rear that takes full advantage of its south facing position and the rolling, countryside views ahead. From an exterior perspective, the contrasting handmade redbrick and timber weatherboarding emphasises the property's stature.

Type: 3 Bed Detached
 Character: Post & Beam
 Plot Area: 850m² / 0.21 Acres
 Gfa: 149m² / 1603ft²



GROUND FLOOR

Stepping from the utility room into the entrance hall, your eyes are immediately drawn to the exposed beams and the beautiful oak staircase. A spacious family room is located on the left hand side, with oak double doors leading into the back garden. To the right, the open plan kitchen and living room flow seamlessly into the glazed sunroom. Here, indoor-outdoor living can be enjoyed whatever the weather while entertaining or sitting down to family suppers.

FIRST FLOOR

Travelling up the sweeping staircase, the handcrafted windows on the landing provide idyllic views of the Whickham's garden and the Herefordshire landscape. The large, master bedroom has an en-suite bathroom, and two additional bedrooms benefit from a "Jack-and-Jill" family bathroom.





Balm Cottage

Plot code: P111

The unique architectural design of this three bedroom oak frame home is accentuated by the half-hipped thatched roof which exudes traditional character. Complemented by timber joinery and an oak porch with a mirroring roof design, Balm Cottage epitomises a cosy family home that blends perfectly into the rural backdrop.

Type: 3 Bed Detached
Character: Traditional Style
Plot Area: 657m² / 0.16 Acres
GIA: 166m² / 1786ft²

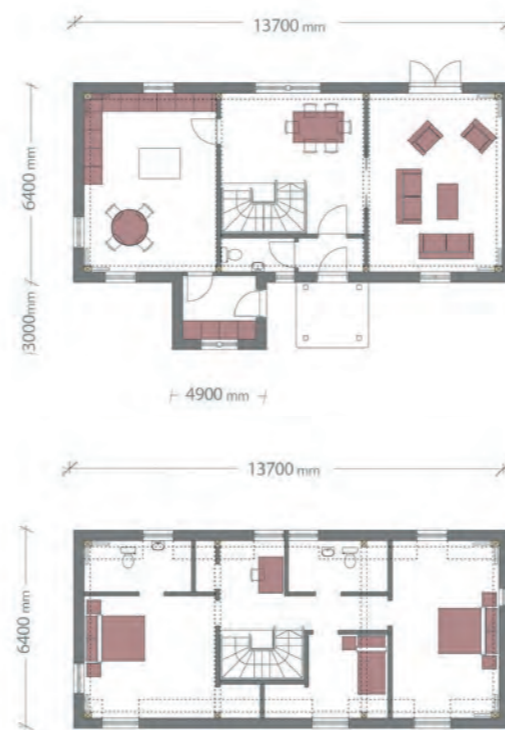


GROUND FLOOR

From the impressive porch, through the utility room and into the hall / stairway area, large interconnecting living rooms are subtly carved out by the bespoke post and beam oak frame. An additional lean-to element has been incorporated into the design to amplify the Cottage's sense of space. The dining room transitions into a generous, open plan kitchen and breakfast room. The traditionality of Balm Cottage resonates from the outside in, as a redbrick feature fire place enhances the warming ambience of the family room on the right hand side.

FIRST FLOOR

The landing houses a quiet study area where countryside views will inspire creativity throughout the day. The en-suite master bedroom benefits from a light and airy vaulted ceiling, while two additional bedrooms, a double and a single, share a large family bathroom.



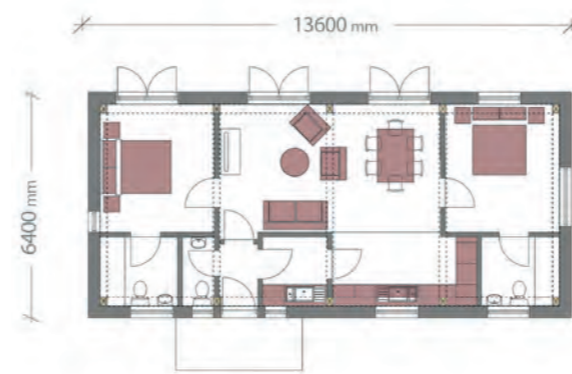


Oak Cottage

Plot code: P112

Surrounded by traditional hedgerows that change with Nature's seasons, Oak Cottage has provisional designs in place for a single-storey two bedroom barn style home. A striking oak frame porch works in harmony with the oak front door, additional joinery and weatherboarding, and is finished to the highest standard with a natural clay tile roof.

Type: 2 Bed Detached
Character: Post & Beam
Plot Area: 435m² / 0.10 Acres*
GIA: 74m² / 796ft²



GROUND FLOOR

Designed with a country contemporary style in mind, the floorplan of Oak Cottage comprises a utility room, WC and a good sized, open plan kitchen, dining room and family living room that maximises the footprint of this oak frame home. Three sets of large, double-doors open out into the south-facing garden, where the sun shines over the undisturbed arable fields beyond. There are two large bedrooms at either end of the property, both of which benefit from a private en-suite bathroom.

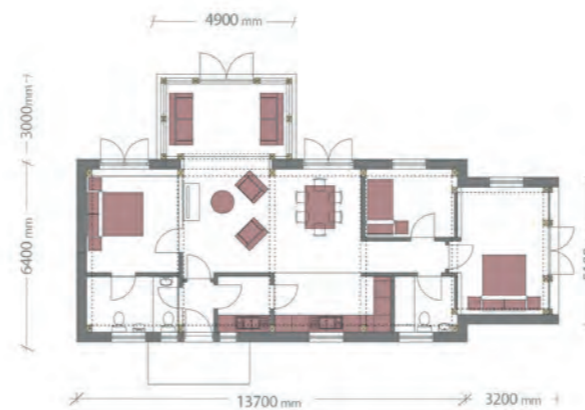
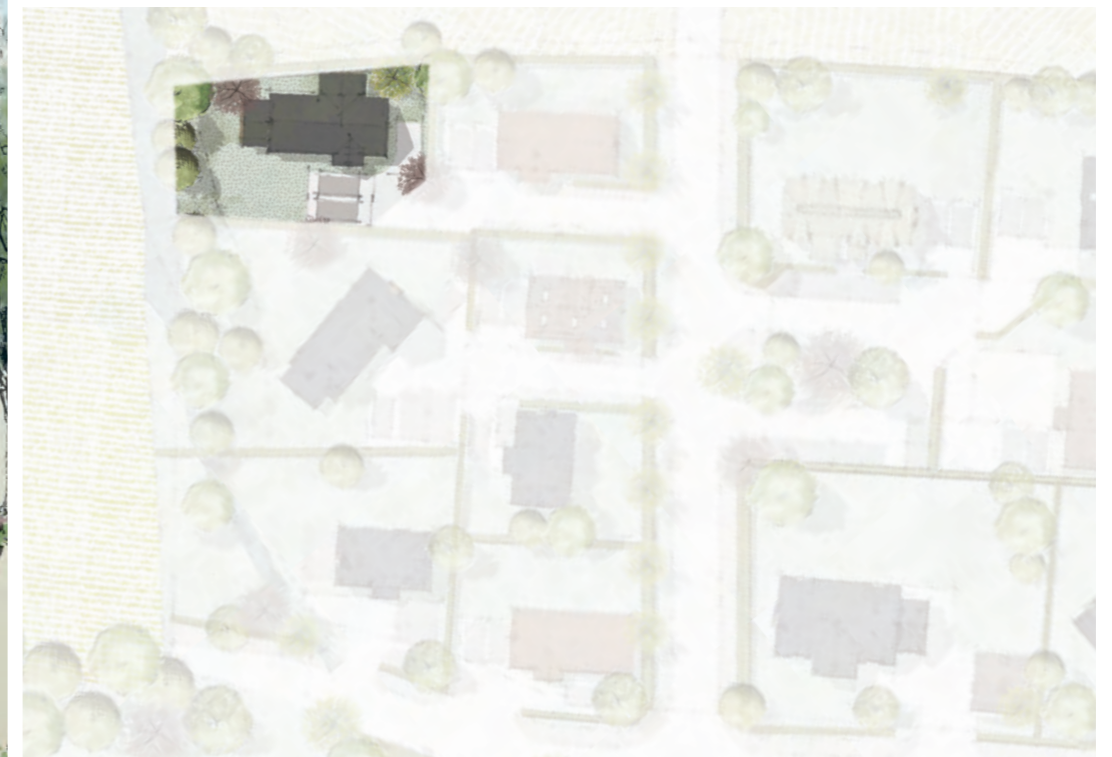




Brook House Plot code: P113

Brook House sits on a prominent corner plot at Webbs Meadow. Two striking face glazed gables have been incorporated into the architectural design of this single-storey three bedroom home, in order to take full advantage of the tranquil countryside views to the south and east. The glazing also welcomes in ample natural light which bounces off the oak frame interior and adds warmth.

Type: 2 Bed Detached
Character: Post & Beam
Plot Area: 855m² / 0.21 Acres*
GIA: 100m² / 1076ft²



GROUND FLOOR

Open plan living is a key design feature within Brook House. The kitchen, dining room and living room flow effortlessly together and out into the adjoining glazed sunroom extension, which has double doors opening to the back garden. Three sets of additional double doors can be found in the en-suite master bedroom, the dining room and the second double bedroom, which shares a family bathroom with the third single bedroom.



* Plans and house sizes are indicative only

PLOT PRICES

Plot	Guide Price	Status
101	£220,000	SSTC
102	£200,000	SOLD
103	£210,000	SOLD
104	£130,000	
105	£125,000	SOLD
106	£170,000	SSTC
107	£200,000	SOLD
108	£120,000	
109	£185,000	SSTC
110	£200,000	SSTC
111	£185,000	SSTC
112	£140,000	SSTC
113	£190,000	SSTC



Future Development:
Clover Close Meadow



Webbs Meadows

OAKWRIGHTS®

T.J. Crump Oakwrights Ltd
The Lakes, Swainshill, Hereford HR4 7PU
T 01432 353353 F 01432 357733
enquiries@oakwrights.co.uk
www.oakwrights.co.uk