



EXCCEQUER GARDENS

Thruxton, HR2 9AX



**Exchequer Gardens
Thruxton
Herefordshire
HR2 9AX**



Welcome to Exchequer Gardens

Constructed to an exacting standard by Buchanan Properties, this exciting development mixes traditional design with contemporary touches and enjoys a slightly elevated position with some fine views over the surrounding landscape. Offering plenty of light and space throughout, the houses offer a range of features including underfloor heating to the ground floors, modern double-glazed windows, solar photo voltaic Giv energy systems, contemporary fully fitted kitchens with a fantastic range of integrated appliances, bespoke oak joinery and many other features all ensuring a turnkey finish on purchase.

Other specific features include: -

- A 10-year build warranty.
- Steibel air source heat pumps.
- Car charging points.
- Cat 6 installation.
- Limestone and porcelain floors.
- Electric underfloor heating in the bathrooms.
- Fitted kitchens with granite worktops and an outstanding range of fitted appliances.
- Double glazing throughout and bi-fold doors.
- Central heating.
- Fitted carpets.
- Quooker taps.

Situation and description

The small hamlet of Thruxton lies in southwest Herefordshire and is made up of just a small number of individual properties which surround a pretty village church. The popular nearby villages of Kingstone, Madley and Allensmore, offer an excellent range of local services with a choice of shops, pubs and schools, with more extensive facilities then available at the cathedral city of Hereford, which lies only 7 miles away and includes a mainline train station..

This very attractive and small development creates a fantastic opportunity, in our view with each property occupying a large plot . There is plenty of parking space and each house has a range of features as well as far reaching views over the surrounding landscape. Full of light and space and with a bespoke finish viewing is highly recommended.

Plot 1 £750,000

Plot 2 £450,000

Plot 3 £450,000

Plot 4 £725,000

Services and Considerations

Mains electricity, mains metered water, private drainage system shared.

Heating Steibel air source heat pump.

Six solar panels which produce approximately 2.8Kw which are battery ready with a large inverter if more panels are fitted in the future.

Tenure Freehold

Council Tax Rating **to be confirmed** / EPC Rating **to be confirmed**

Broadband <https://checker.ofcom.org.uk/>

Mobile Coverage <https://checker.ofcom.org.uk/>

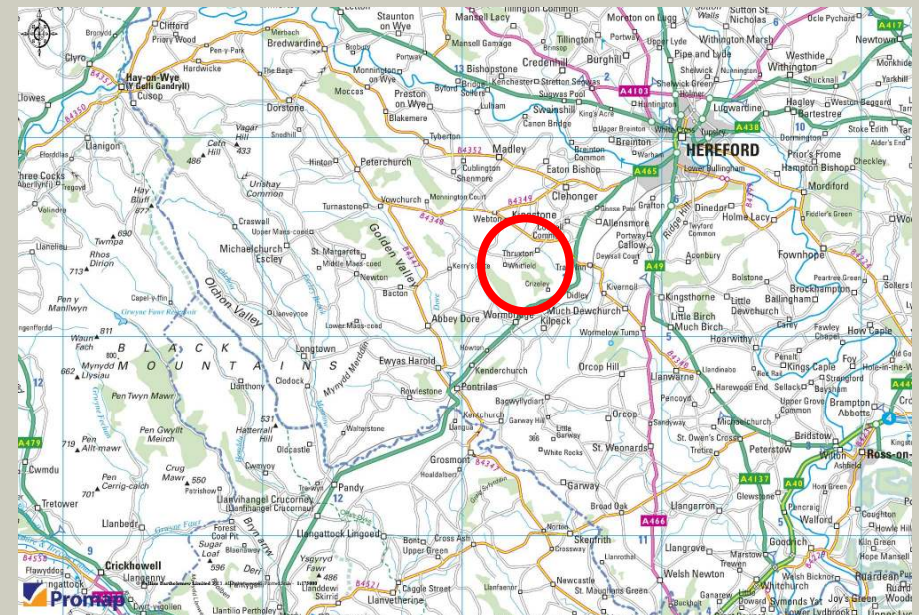
It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

Money Laundering Regulations Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Directions

What3Words [///nightcap.safari.zinc](https://www.what3words.com/nightcap.safari.zinc).

From Hereford take the A465 signposted towards Abergavenny and continue for 5 miles before turning right at Locks Garage towards Hay on Wye, Peterchurch, Kingstone and Thruxton. Proceed on this road for approximately 1.5 miles before turning left towards Thruxton Church. At the brow of the hill turn left and then left again into Exchequer Gardens.





The houses are beautifully finished throughout (furnishings not included)

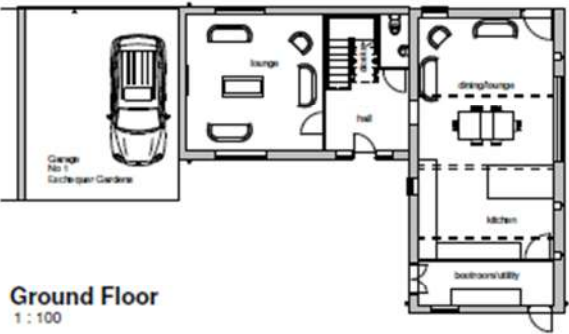




Comfortable and spacious bedrooms, masters with en suite shower rooms



Plot 1 Exchequer Gardens



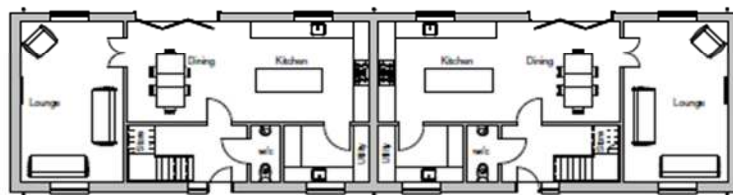
4 bedroom detached house currently under construction

Approximately 2400 sq ft

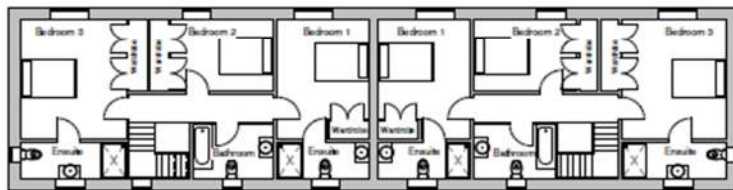
Guide Price £750,000



Plot 2 & 3 Exchequer Gardens



Ground Floor
1:100



First Floor
1:100

3 bedroom semi-detached houses currently nearing completion

Approximately 1600 sq ft

Guide Price £450,000

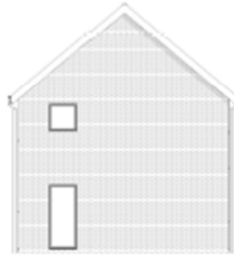


Plot 4 Exchequer Gardens

4 Exchequer Gardens



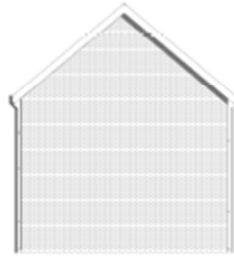
South elevation
1 : 100



West elevation
1 : 100



North elevation
1 : 100



East elevation
1 : 100

4 bedroom detached house (Show House)

Approximately 2000 sq ft

Guide Price £725,000



Ground floor
1 : 100



First floor
1 : 100



Site Plan



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These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

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