

THE WOODLANDS

PLOT 1: BOWMAN HOUSE | PLOT 2: FOREST VIEW



- PRESTIGIOUS FOUR-BEDROOM DETACHED NEW BUILD HOMES
- GATED DEVELOPMENT
- SITUATED ON A GENEROUS SIZED PLOT
- DELIGHTFUL VILLAGE LOCATION
- FINISHED TO A SUPERB SPECIFICATION THROUGHOUT
- SUPERB VIEWS, OVERLOOKING OPEN FIELDS TOWARDS THE WYRE FOREST
- TERRIFIC-SIZED GARDEN MEASURING 28M X 16M



A PRESTIGIOUS GATED DEVELOPMENT OF TWO EXECUTIVE NEW BUILD HOMES OFFERING LUXURIOUS SEMI-RURAL LIVING.

These superb and most spacious four-bedroom detached homes are situated on generous sized plots overlooking open fields towards the Wyre Forest. Care and attention to detail is shown throughout with bespoke specifications and tasteful finishes.

Fletcher Homes are an established and experienced family run construction business who produce thoughtfully designed and beautifully finished homes of distinction, offering the highest quality throughout and choosing individual sites in sought-after semi-rural locations. Their superb new build homes offer wonderful finishes including Egyptian cotton painted walls, underfloor heating throughout the ground floor, contemporary sanitaryware and Elgar kitchens.

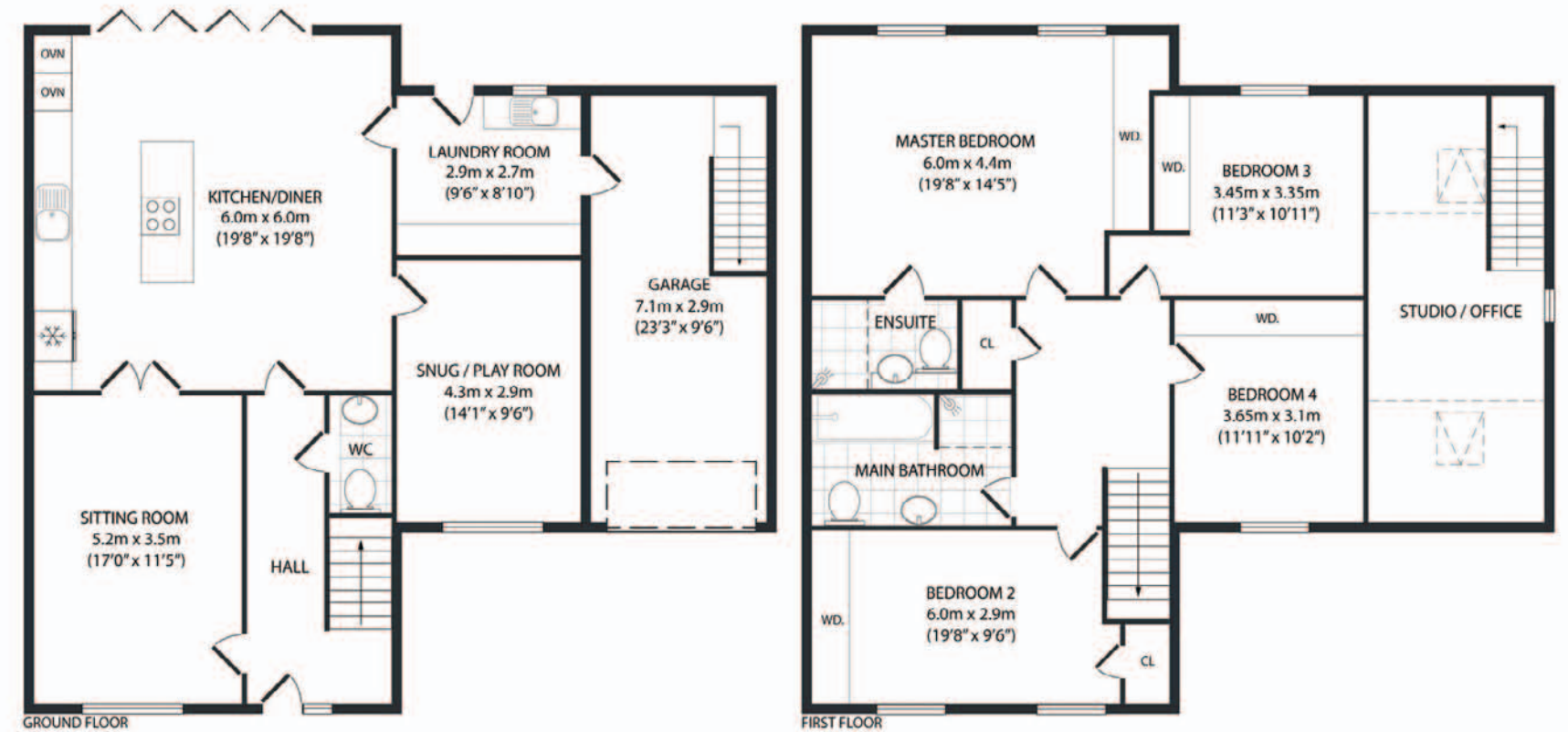


THIS FABULOUS DEVELOPMENT OF TWO DETACHED DWELLINGS IS SITUATED IN THE SEMI-RURAL VILLAGE OF CALLOW HILL WITHIN WALKING DISTANCE OF THE WYRE FOREST.

Extensive amenities can be found in the local area, just opposite the road is the award-winning Royal Foresters Gastro Pub and two miles away is The Colliers Farm Shop & Tea Rooms offering lovely local produce. Further eateries and a Post Office/General Store can be found in the nearby village of Far Forest.

There is a variety of top schooling found in the local area such as St Anne's CofE VC Primary School which has been rated "Good" by Ofsted. Just over three miles away is The Bewdley School from ages 11-18, holding a "Good" rating by Ofsted. In the independent sector Abberley Hall School offers private schooling from kindergarten to aged 13. Heathfield Knoll School is less than 7 miles away providing excellent independent schooling.

ENTRANCE HALLWAY, SITTING ROOM, KITCHEN/DINER, LAUNDRY ROOM, SNUG/PLAYROOM, CLOAKROOM, FOUR BEDROOMS INCLUDING ONE EN-SUITE, MAIN BATHROOM, STUDIO/OFFICE. SINGLE ATTACHED GARAGE.



Total area: approx. 201.60 sq. meters (2170 sp. feet). This floor plan is for illustrative purposes and layout guidance only. It is not drawn to scale. Dimensions should not be used for carpet or flooring sized and are not intended to form part of any contract.



A SPACIOUS ENTRANCE HALLWAY WELCOMES YOU INTO THIS SUBSTANTIAL NEW BUILD WITH DOORS LEADING TO THE SITTING ROOM, CLOAKROOM, AND KITCHEN/DINER.

Featured in the entrance hallway is the ground floor cloakroom with high specification sanitary ware (WC and pedestal basin). The spacious kitchen/diner offers wall and base units and central island finished with "Stone & Earth" granite work surfaces, supplied by Elgar kitchens, making it a fabulous area for entertaining with a superb feature island lighting and access to the rear garden through bifold doors. Integrated appliances include a dishwasher, fridge/freezer, NEFF double oven with 5-ring burner gas hob, boiling hot water tap as well as integrated Caple wine chiller and pull-out larder store. Adjacent to the kitchen is the laundry room with free-standing washing machine and tumble dryer.

Leading off from the kitchen is a superb versatile room with single aspect and scope to be used as a snug/playroom/office/gym. Following through to the sitting room with luxury grey carpet is the sitting room featuring front aspect and feature gas fire with bespoke limestone surround



A MOST SPACIOUS LANDING HAS DOORS SERVING ALL FOUR BEDROOMS, MAIN BATHROOM AND AIRING CUPBOARD. THE LUXURIOUS MASTER BEDROOM IS WELL-PROPORTIONED WITH SINGLE ASPECT, FITTED WARDROBES AND EN-SUITE.

Bedroom two is a terrific sized double with single aspect and built-in wardrobes. Bedrooms three and four are also great-sized doubles with single aspect and fitted wardrobes. Completing the first floor is the main family bathroom comprising of a fabulous double corner shower, bath, toilet, and basin.





BOTH PLOTS OFFER
A FANTASTIC SIZED
GARDEN WITH A
DELIGHTFUL OUTLOOK
ACROSS OPEN FIELDS
TO THE HISTORIC
WYRE FOREST.

There is a fabulous mixture of established trees, lawned garden with plant detailing and a marvellous patio area. With the kitchen opening out onto the patio and an external power point, the rear garden is a sensational social area. There is a single garage attached to the side of the house with a fantastic room above offering versatile space with potential to be a home studio/office.

Services: Mains water, electricity and drainage. LPG heating. Electric vehicle charging point provision.

Important Note to Purchasers: Please refer to our Terms & Conditions of Business: <https://rjcountryhomes.co.uk/terms-and-conditions/>

Administration Deposit: RJ Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by RJ Country Homes to cover administration and re-marketing costs of the property.

RJ Country Homes has not tested any equipment, apparatus or integral appliances, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. We advise Buyers to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Please note that RJ Country Homes has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.





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