



**COBB
AMOS**

SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

The Thornbury, Florence Fields, Leintwardine, SY7 0DF
Guide Price £594,995

The Thornbury, Florence Fields Leintwardine

****Reduced by £20,000 for 2026****

A generously proportioned and imaginatively designed family home in a prime spot in an elevated position on the edge of the development with views over the surrounding countryside. Possibly one of the best new build houses in the region!

- Spacious Detached House
- Five bedrooms
- Two ensuite shower rooms & family bathroom
- Three reception rooms & luxury kitchen
- Utility room & WC
- Double garage & driveway parking
- Modern Air source heat pump radiator heating
- NHBC 10 year warranty

Material Information

Guide Price £594,995

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: New Build

EPC: (0)

For more material information visit www.cobbamos.com

Awaiting Energy Performance Certificate

Please note that the dimensions stated are taken from internal wall to internal wall.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

The Thornbury

Designed for life and everything it has to offer - a fabulously spacious family home (1916 sq. ft.). Walking through the front door you are immediately impressed by the size of the entrance hall with plenty of storage cupboards and stairs leading to the first floor. On the left is the large living room with window to the front and French doors to the rear garden. There is also a wood burning stove providing a real statement to this great room. On the right of the hall is the family room, ideal as a second sitting room or home office. Next is the dining room which opens out in to the generous kitchen with bi-fold doors and central island. Beyond this is the utility room and cloakroom.

On the first floor is the main bedroom with Juliette balcony, dressing area and ensuite shower room. Bedroom two is also a double room with ensuite shower room and the remaining three bedrooms are all doubles with amazing views over the countryside.

Outside there is a front & rear garden and a double garage with ample parking.

Available plots & prices

Plot 4: £594,995 - available now

Room sizes

Please note room sizes quoted are taken from the architects drawings and may vary slightly from property to property. Please ensure you have measured the rooms yourselves before purchasing any items.

Living room: 5.30m x 3.99m (17' 5" x 13' 1") Family room: 3.99m x 2.78m (13' 1" x 9' 2") Dining room: 3.99 x 2.37m (13' 1" x 7' 9") Kitchen: 5.20 x 4.06m (17' 1" x 13' 4") Utility room: 2.47m x 1.69m (8' 1" x 5' 7") Bedroom 1: 4.06m x 3.14m (13' 4" x 10' 3") Dressing room: 2.47m x 1.62m (8' 1" x 5' 4") Bedroom 2: 3.62m x 3.24m (11' 11" x 10' 8") Bedroom 3: 3.52m x 2.76m (11' 6" x 9' 1") Bedroom 4: 2.96m x 2.76m (9' 9" x 9' 1") Bedroom 5: 2.86m x 2.39m (9' 5" x 7' 10") Garage: 5.95m x 5.91m (19' 6" x 19' 5")

What is included in your home

Kitchen and Utilities (if applicable): Contemporary, soft close kitchen cabinets, Quartz work surfaces and up-stand. Energy efficient appliances including Double oven, integrated microwave, larder fridge, larder freezer, wine cooler.

Bathrooms, En-suite(s) and Cloakroom: Ceramic wall tiles. Contemporary white sanitary-ware with chrome fittings. Chrome dual control towel radiator (excluding cloakroom).

Electrical: Low energy LED down-lights to kitchen, main bathroom, and en-suite(s) – where applicable. TV and data points – specific locations to each house type (ask for details). Each home is fibre broadband enabled.

Heating: Air source heat pump with wet radiator heating system and thermostatically controlled radiators. Wood-burner in living room.

Internal: White emulsion to all walls and ceilings. White gloss woodwork to window boards, doors and architraves.

External: PVCu windows and doors with polished chrome furniture. GRP front and rear doors with multipoint locking system and polished chrome furniture. Electric car charging point. Turf to front gardens.

PLEASE CHECK THE SPECIFIC SPECIFICATION OF EACH PLOT AS THEY MAY VARY ACCORDING TO AVAILABILITY & FLETCHER HOMES RESERVE THE RIGHT TO AMEND SPECIFICATIONS AS NECESSARY

Services & Tenure

All properties are Freehold
Council tax band - TBA
Mains services connected (except gas)

All homes will be subject to an annual service charge for the ground maintenance of the open spaces, foul pumping station, general repairs/maintenance and associated management fees. 2026 cost £371.62 per plot.

Marketing suite & show home

The on site Sales Consultant is available on Mondays, Friday, Saturdays & Sundays from 11am to 4pm. If you wish to view outside of these times please contact Cobb Amos where an appointment can be organised. If you are travelling from a distance please contact the selling agent on 01584 874450 to check the site is open before setting off.

Location & amenities

Situated on the border between Shropshire, Herefordshire and the Welsh Marches, Leintwardine is the prime location to explore and enjoy the surrounding areas. Near to the Shropshire Hills Area of Natural Beauty (AONB) and the popular historic market towns of Ludlow and Leominster, Leintwardine has all you need for a rural-living lifestyle.

The village is well served by a number of independent traders including Griffiths Garage & Spar shop, A H Griffiths Butchers, Fiddlers Elbow award winning fish & chip shop, a nursery and the Leintwardine Endowed C of E Primary School. For older children, Leintwardine is within the catchment area for the Wigmore School, which is four miles away. Both schools are rated 'Good' or above, by Ofsted. Leintwardine and the surrounding villages use the Parish Hall for a variety of community activities including live music nights, amateur dramatics through to health and fitness classes, so there's plenty of ways to immerse yourself. Within comfortable walking distance, you will also find a medical centre, churches, The Lion Bar & Restaurant which also offers guest rooms for visitors and the famous Sun Inn.

Leintwardine has regular bus routes to Ludlow. Here you'll find a train station which provides service to towns and cities including Shrewsbury, Manchester and Cardiff. The local village of Hopton Heath (3.5 miles away) also offers a train service to either Shrewsbury or Llandrindod Wells and through to Swansea.

Running through Leintwardine is the picturesque River Temе and there are also plenty of walking opportunities with trails through the Mortimer Forest. Wigmore Rolls & Castle ruins and the famous Offas Dyke in nearby Knighton. A peaceful yet well-connected village with gorgeous, historic and natural surroundings, Leintwardine is the perfect location for rural living.

Your Developer - Fletcher Homes

DEVELOPMENTS IN RURAL LOCATIONS: The majority of their developments are set in beautiful, rural locations. The homes are built with consideration for both the environment and our buyers and don't build mass volume homes; they build beautiful homes with fantastic community connections. Their homes provide buyers with a village experience whilst being in locations that boast great travel connections to towns and cities – a village feel for today's living.

BEAUTIFUL AND UNIQUE HOMES: All homes are designed and finished to match current design trends and homeowners aspirations. A home by Fletcher Homes is completed to the highest finish with impeccable kerb appeal. Each of their developments are unique to the location in which they are built and each is given its own personality and bespoke treatment.

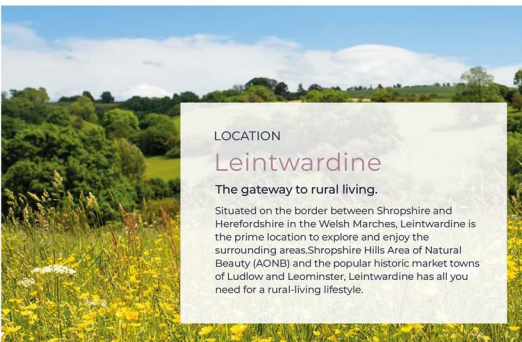
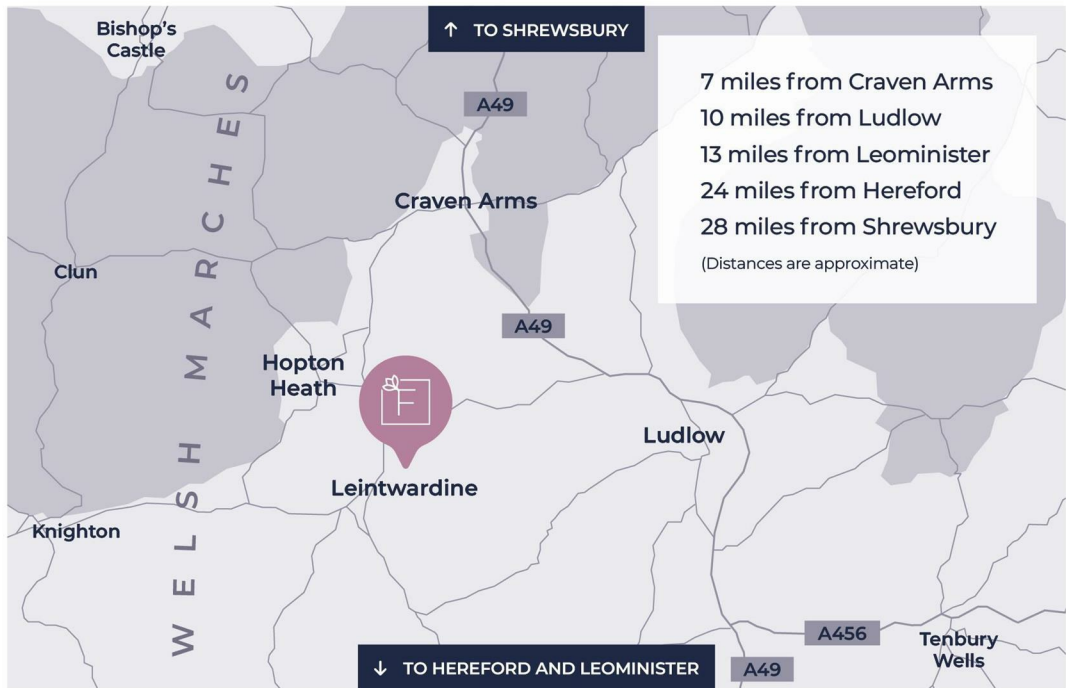
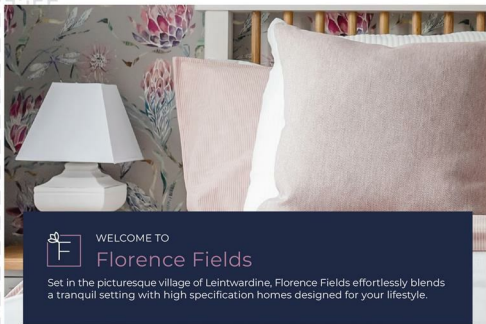
PERSONALISED, GUIDED SERVICE: Dedicated to providing a personalised service at all times. Fletcher Homes are proud to be a family business that provides their customers with their dream home.

TRUSTED FOR OVER 80 YEARS: Since 1940 Fletcher Homes have been building beautiful homes throughout Shropshire. As one of the first housing developers in the county, we use our love and experience of the area to identify key areas for development to build homes that are the very best. Their expertise in designing and constructing homes in Shropshire and the surrounding counties has helped them build a strong reputation as a trusted housing developer. All of the properties are covered by the ten year NHBC warranty and Customer Code for Home Builders.

DIRECTIONS

From Ludlow, proceed north along the A49 to Bromfield passing the Ludlow Food Hall on the right and take the next left turning on to the A4113 signposted to Leintwardine. Proceed through the village and turn left opposite The Lion on to Rosemary Lane. Follow this road for a short distance and Florence Fields can be found on the left hand side.





Beautiful homes in Leintwardine

HOUSE TYPES

The designs have been specifically created for Florence Fields and are named after local surrounding towns and villages.

The Staunton* 2 Bedroom Semi-detached House	The Huntington 3 / 4 Bedroom Detached House with single integral garage	The Mortimer 2 / 3 Bedroom Semi-detached House
The Norton** 2 Bedroom Semi-detached House	The Ryton 3 / 4 Bedroom Detached House with medium sized single garage	The Allensmore 3 / 4 Bedroom Semi-detached House
The Eardisley 2 / 3 Bedroom Detached Bungalow with attached single garage	The Bromyard 3 / 4 Bedroom Detached House with standard sized single garage	The Perton 3 / 4 Bedroom Detached Dormer Bungalow with attached medium single garage
The Dinmore*** 3 Bedroom Semi-detached House	The Foxley 3 / 4 Bedroom Detached House with standard sized single garage	The Thornbury 5 Bedroom Detached House with detached double garage
The Grafton 2 / 3 Bedroom Detached or Semi-detached House	The Croft 3 / 4 Bedroom Semi-detached House with large single garage	

*Available as Open Market, Low Cost Market & Shared Equity. ** Available as Low Cost Market only. *** Available as Low Cost Market & Shared Equity.
PLEASE NOTE: Low Cost Market & Shared Equity only available on certain nominated plots. Ask for details.

The Florence Fields development is constructed on a sloping site and therefore there will be changes in levels between the homes, the road and driveways. As a result, all homes will comply with the access requirements of the Building Regulations, consisting of paths with gradual ramps and in some locations, shallow steps. Entrance and garden paths have been omitted from the plan for clarity. Changes in level and sloping gardens are to be expected throughout the development. As changes in level exist between the gardens, privacy fencing is provided, where possible to the standard height of 1.8m. On the lower garden, this may result in taller boundary treatments. Fencing against boundaries with established neighbours, will be constructed as close to the existing boundary treatment(s) as possible. The Sales Consultants can assist with any questions you may have in relation to boundaries.

KEY FEATURES

Reasons to love your home at Florence Fields

- Thoughtfully designed with spacious interiors and high-quality fixtures & fittings.
- Approx. 2 mins walk to local amenities.
- Enjoy the village location set in the gorgeous Herefordshire countryside.
- High-efficiency homes with a 10-year NHBC warranty.

