



View of front entrance

## Plot One | 3 Bedroom Bungalow

Located at the front of the development, this large single storey with separate 2 car garage, has an incredible floor to ceiling window at the rear which flood the open plan living area with natural light.

The open plan kitchen serves as a central hub to the house, seamlessly integrating cooking, dining, and socialising areas. This layout promotes a sense of togetherness, allowing family and friends to interact while preparing meals or enjoying time together.

Plot location within development



Neighbouring properties

### Building specifications:

- Engineered oak flooring in open plan areas
- Concrete-effect porcelain tile in entranceway, kitchens and bathrooms
- Wool carpets in bedrooms
- Contemporary bathroom fixtures and fittings
- Underfloor heating using Air Source Heat Pumps (ASHP) as the primary heating source
- MVHR
- Solar PV
- High levels of insulation and airtightness
- Feature wood burning stoves
- Energy efficient composite windows and doors
- Metal standing seam roof
- Grey stained vertical timber cladding to the external walls
- Handmade bricks to the chimneys



### Plot comprises:

- 3 double bedrooms (including master bedroom)
- Large open plan kitchen, dining and living area with double-height glazing to the garden
- Master bedroom with an en-suite bathroom and dressing room
- 1 family sized bathroom
- 1 cloakroom (small WC)
- Boot room
- Utility room (adjoined to boot room)
- Separate 2 car garage



### Site location:

Wootton is a small village nestled amidst the rolling hills of Herefordshire, renowned for its exceptionally tranquil atmosphere, featuring an array of charming stone cottages, vibrant, blooming gardens, and expansive farmland that beautifully characterise the stunning rural landscape.

The 'Pool Yard' residential development is adjacent to Pool Farm and will be built on the historic location of the farmyard. As you turn left onto Logaston Road, the site is on the right-hand side before you reach Pool Cottage (signposted JDW Homes.)

**Local schools:** Almeley (2 miles) / Weobley (5 miles) / Eardisley (5 miles)

**Transport:** Leominster - Rail (12 miles) / Hereford - Rail (14 miles)



View of rear and garden