



# CHAPEL VIEW

CHAPEL LANE • GORSLEY • HEREFORDSHIRE







## Welcome to Chapel View

A unique collection of 9 individually designed and built homes located in stunning Herefordshire countryside.

The small development features a mixture of bungalows and houses. Each property offers spacious accommodation with a high level of finish throughout. As standard, your home will be equipped with innovative technology such as solar panels and air source heat pumps to make your home more comfortable, more energy efficient and more economical.

They are ideally located within easy reach of the nearby market towns of Ross-on-Wye and Newent with excellent transport links to the Midlands, South West and South Wales.

# The Perfect Location

Chapel View is set in the desirable village of Gorsley which is located in South Herefordshire straddling the border with Gloucestershire.

The development is surrounded by stunning, peaceful countryside. Each detached property has been carefully positioned within generous plot sizes to create a feeling of space and allow for uninterrupted views.

The village provides useful facilities including a shop and post office, public house/restaurant and church, all of which are only a short walk from the development.

## Schools

### *Primary:*

- Gorsley Goffs Primary School is just a short walk from the development and is rated 'Good' by Ofsted.

### *Secondary:*

- John Kyrle High School, Ross-on-Wye
- Newent Community School, Newent

### *Independent:*

- Monmouth Haberdashers Schools, Monmouth
- Kings School, Gloucester
- Hereford Cathedral School, Hereford
- Malvern College, Malvern





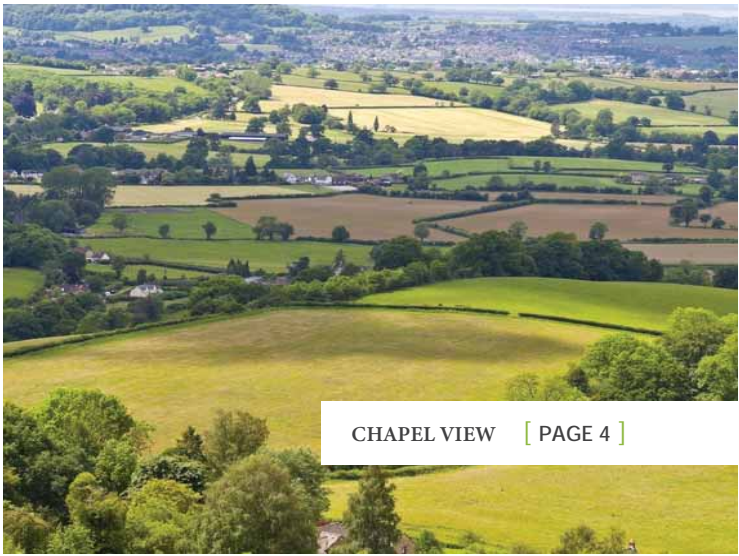
# Shopping & Leisure

Close by are two excellent golf clubs and an array of other country and leisure pursuits. The countryside of Herefordshire, Gloucestershire and the Welsh Borders are within easy reach. Superb fishing is found on the beautiful River Wye and the well known walks in the Malvern Hills and Brecon Beacons are only a short distance away. The market towns of Ross-on-Wye and Newent are each found approximately 5 miles away where an excellent range of amenities can be found.

# Commuting

For the commuter, access can be gained to the M50 motorway (junction 3) for connection with the M5 motorway and A40/M4, linking up the Midlands, South Wales, the South West and London. High speed trains can be taken from Gloucester and Cheltenham railway stations with direct journeys to London Paddington.

Gloucester	–	12 miles
Cheltenham	–	20 miles
Hereford	–	15 miles
Worcester	–	25 miles
Newport	–	40 miles
Bristol	–	45 miles



# Site Layout

## **The Mulberry - [PLOTS 1 & 5]**

Two bedroom detached bungalow with detached single garage (plot 1 only)

## **The Chestnut - [PLOT 2]**

Three bedroom detached bungalow with single garage

## **The Wisteria - [PLOT 3]**

Two bedroom link-detached bungalow with single garage

## **The Foxglove - [PLOT 4]**

Three bedroom link-detached bungalow with single garage

## **The Pine - [PLOT 6]**

Three bedroom link-detached house with single garage

## **The Birch - [PLOT 7]**

Three bedroom link-detached house with single garage

## **The Holly - [PLOT 8]**

Three bedroom detached house with single garage

## **The Magnolia - [PLOT 9]**

Three bedroom detached bungalow with detached single garage

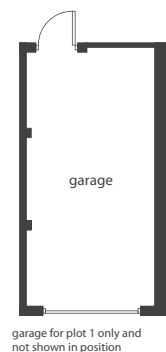
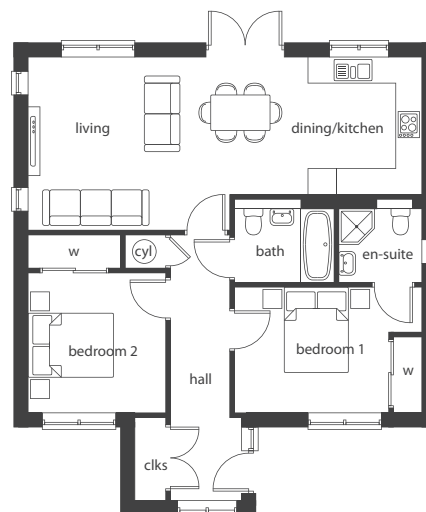






## The Mulberry - Plots 1 & 5

Room	Size (m)	Size (ft)
Kitchen/Dining	4.4 x 3.1	14'4" x 10'2"
Living Room	4.6 x 4	15'1" x 13'1"
Bedroom One	4.2 x 2.9	13'8" x 9'5"
En-Suite Shower Room	1.9 x 1.9	6'2" x 6'2"
Bedroom Two	3.1 x 3.2	10'2" x 10'5"
Bathroom	2.2 x 1.9	7'2" x 6'2"
Garage	3 x 6	9'2" x 19'7"
<i>Total square footage</i>	<i>96 sq m</i>	<i>1032 sq ft</i>

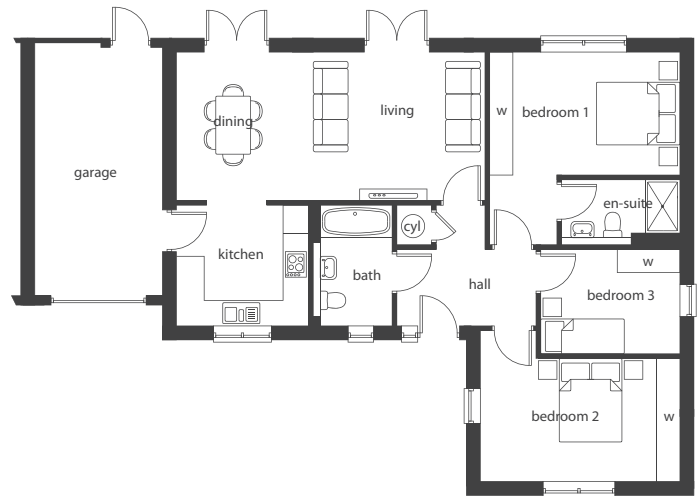






## The Chestnut - Plot 2

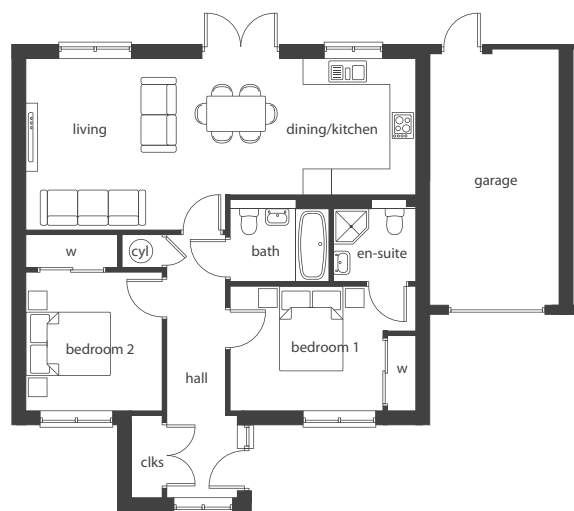
Room	Size (m)	Size (ft)
Kitchen	3 x 2.8	9'8" x 9'2"
Dining/Living Room	7.2 x 3.5	23'6" x 11'5"
Bedroom One	4.4 x 4.5	14'4" x 14'8"
En-Suite Shower Room	2.8 x 1.5	9'2" x 4'9"
Bedroom Two	4.6 x 3.5	15'1" x 11'5"
Bedroom Three	3.2 x 2.9	10'5" x 9'5"
Bathroom	1.9 x 2.8	6'2" x 9'2"
Garage	3 x 6	9'2" x 19'7"
<i>Total square footage</i>	<i>111 sq m</i>	<i>1193 sq ft</i>





## The Wisteria - Plot 3

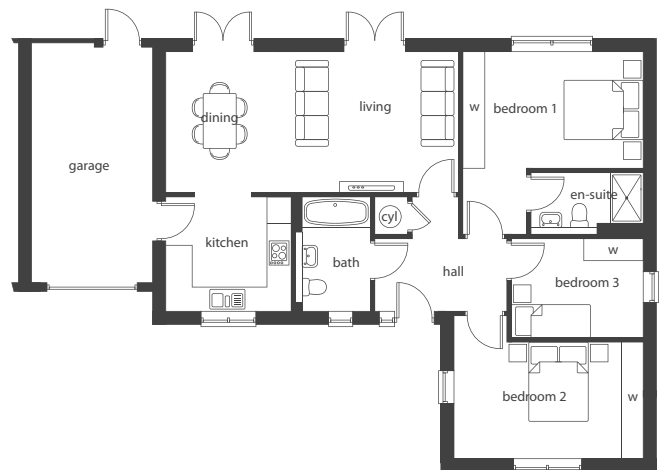
Room	Size (m)	Size (ft)
Kitchen/Dining	4.4 x 3.1	14'4" x 10'2"
Living Room	4.6 x 4	15'1" x 13'1"
Bedroom One	4.2 x 2.9	13'8" x 9'5"
En-Suite Shower Room	1.9 x 1.9	6'2" x 6'2"
Bedroom Two	3.1 x 3.2	10'2" x 10'5"
Bathroom	2.2 x 1.9	7'2" x 6'2"
Garage	3 x 6	9'2" x 19'7"
<i>Total square footage</i>	<i>96 sq m</i>	<i>1032 sq ft</i>





## The Foxglove - Plot 4

Room	Size (m)	Size (ft)
Kitchen	3 x 2.8	9'8" x 9'2"
Dining/Living Room	7.2 x 3.5	23'6" x 11'5"
Bedroom One	4.4 x 4.5	14'4" x 14'8"
En-Suite Shower Room	2.8 x 1.5	9'2" x 4'9"
Bedroom Two	4.6 x 3.5	15'1" x 11'5"
Bedroom Three	3.2 x 2.9	10'5" x 9'5"
Bathroom	1.9 x 2.8	6'2" x 9'2"
Garage	3 x 6	9'2" x 19'7"
<i>Total square footage</i>	<i>111 sq m</i>	<i>1193 sq ft</i>







## The Pine - Plot 6

Room	Size (m)	Size (ft)
<i>Ground Floor</i>		
Kitchen/Dining	4.5 x 3.	14'8" x 11'8"
Living Room	4.5 x 3.6	14'8" x 11'8"
Bedroom Two	4 x 3.3	13'1" x 10'8"
Bedroom Three	3.9 x 2.2	12'8" x 7'2"
Bathroom	3.9 x 2.1	12'8" x 6'9"
Garage	3 x 6	9'2" x 19'7"
<i>First Floor</i>		
Bedroom One	5.8 x 3.4	19'0" x 11'2"
Dressing Room	2.9 x 2.1	9'5" x 6'9"
En-Suite Shower Room	2.8 x 2.1	9'2" x 6'9"
Study	3 x 5	9'8" x 16'4"
<i>Total square footage</i>	<i>145 sq m</i>	<i>1562 sq ft</i>







## The Birch - Plot 7

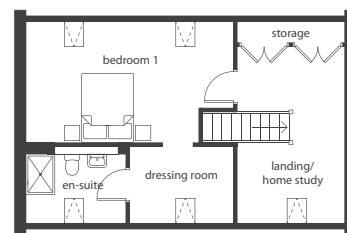
Room	Size (m)	Size (ft)
<i>Ground Floor</i>		
Kitchen/Dining	4.5 x 3.6	14'8" x 11'8"
Living Room	4.5 x 3.6	14'8" x 11'8"
Bedroom Two	4 x 3.3	13'1" x 10'8"
Bedroom Three	3.9 x 2.2	12'8" x 7'2"
Bathroom	3.9 x 2.1	12'8" x 6'9"
Garage	3 x 6	9'2" x 19'7"
<i>First Floor</i>		
Bedroom One	5.8 x 3.4	19'0" x 11'2"
Dressing Room	2.9 x 2.1	9'5" x 6'9"
En-Suite Shower Room	2.8 x 2.1	9'2" x 6'9"
Study	3 x 5	9'8" x 16'4"
<i>Total square footage</i>	<i>45 sq m</i>	<i>1562 sq ft</i>





## The Holly - Plot 8

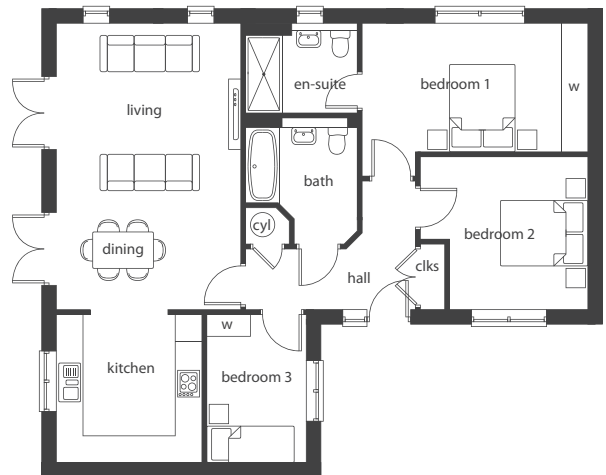
Room	Size (m)	Size (ft)
<i>Ground Floor</i>		
Kitchen/Dining	4.5 x 3.6	14'8" x 11'8"
Living Room	4.5 x 3.6	14'8" x 11'8"
Bedroom Two	4 x 3.3	13'1" x 10'8"
Bedroom Three	3.9 x 2.2	12'8" x 7'2"
Bathroom	3.9 x 2.1	12'8" x 6'9"
Garage	3 x 6	9'2" x 19'7"
<i>First Floor</i>		
Bedroom One	5.8 x 3.4	19'0" x 11'2"
Dressing Room	2.9 x 2.1	9'5" x 6'9"
En-Suite Shower Room	2.8 x 2.1	9'2" x 6'9"
Study	3 x 5	9'8" x 16'4"
<i>Total square footage</i>	<i>145 sq m</i>	<i>1562 sq ft</i>





## The Magnolia - Plot 9

Room	Size (m)	Size (ft)
Kitchen	3.2 x 3.2	10'5" x 10'5"
Dining/Living Room	4.1 x 6.3	13'5" x 20'7"
Bedroom One	5 x 3.4	16'4" x 11'2"
En-Suite Shower Room	2.5 x 2	8'2" x 6'6"
Bedroom Two	3.7 x 3.3	12'1" x 10'8"
Bedroom Three	2.8 x 3.2	9'2" x 10'5"
Bathroom	2.5 x 2.7	8'2" x 8'9"
Garage	3 x 6	9'2" x 19'7"
<i>Total square footage</i>	<i>11 sq m</i>	<i>1193 sq ft</i>



# Property Specification

Each home at Chapel View has an exacting specification to provide the highest level of finish and craftsmanship.

Caring for the environment is at the forefront of our mind when building our houses, therefore each home features the following eco-friendly technology as standard:

- Vaillant Air Source Heat Pump giving you a free renewable source of energy to aid the heating stem.
- High levels of insulation and air tightness, meaning less energy is required to heat your home.
- PV solar panels on the roof to provide a substantial amount of your energy needs.

## **Additional features within each property:**

- Oak finished fire doors with chrome furniture
- Low maintenance upvc windows, guttering, fascia and soffits
- Wet underfloor heating to all bungalows and the ground floor of Plots 6, 7 and 8
- Plumbing and electric supply to all garages

## **Kitchen:**

- High quality kitchen with choice of doors and handles
- Choice of worktops
- Integrated fridge/freezer
- Integrated oven
- Integrated induction hob
- Integrated extractor fan
- Integrated dishwasher
- Stainless steel single bowl inset sink with mixer tap
- Downlights

## **Bathrooms:**

- Modern white sanitary ware
- Chrome heated towel rail
- Heated mirror
- Downlights

## **Outside:**

- Private block paved driveways
- Turfed gardens
- Paved patio

## **Builders Warranty:**

- 10 year Build-Zone warranty



# Help to Buy

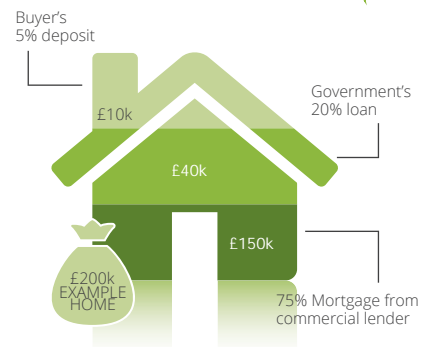


Buying a house is no longer a difficult task, with the assistance of Help to Buy: equity loan

Help to Buy is a Government-backed equity loan scheme that aims to make mortgages readily available to those who cannot afford a large deposit.

Available to first-time buyers and people already on the property ladder, the Help to Buy scheme requires just a 5% deposit and a mortgage of up to 75% of the value of the property.

So you pay just 80% of the property price now, and the remaining 20% is provided by the Government equity loan. This is interest free for the first 5 years which could make your monthly mortgage repayments lower.



## About Help to Buy: equity loan

- You will only need a minimum 5% deposit
- Help to Buy: equity loan is only available on new-build properties up to £600,000.
- The Government will lend you up to 20% of the value of your property through an equity loan. This is interest free for the first 5 years. This can be repaid at any time or on the sale of your home.
- You will only need to secure up to a 75% mortgage - qualifying for some of the best rates available
- 5% deposit + 20% equity loan + 75% mortgage = 100% home ownership

For more information regarding Help to Buy Equity Loan, please visit  
[www.help2obuy.gov.uk/equity-loan/equity-loans](http://www.help2obuy.gov.uk/equity-loan/equity-loans)

# About us

We're an established, family run property development firm located in Gloucestershire, providing homes throughout the Midlands and South West.

We genuinely care about the people who go on to live in the developments we build, and with that in mind we design and build homes as though we were going to live in them ourselves. This mindset ensures that not only are we happy with the look and finish of what we build, but also pay attention to the important details for comfortable living; from always ensuring a high level of energy efficiency through to practical considerations regarding things like effective storage space.

To create this one of a kind development we have worked with renowned Cheltenham based architects coombes:everitt who's design ethos is centred around bespoke solutions, design, sustainability and longevity.



**KH**Developments



We would be delighted to show you around our stunning show home so you can see for yourself what makes these homes so special.

To book an appointment please contact our APPOINTED AGENTS:

**Steve Gooch Estate Agents**

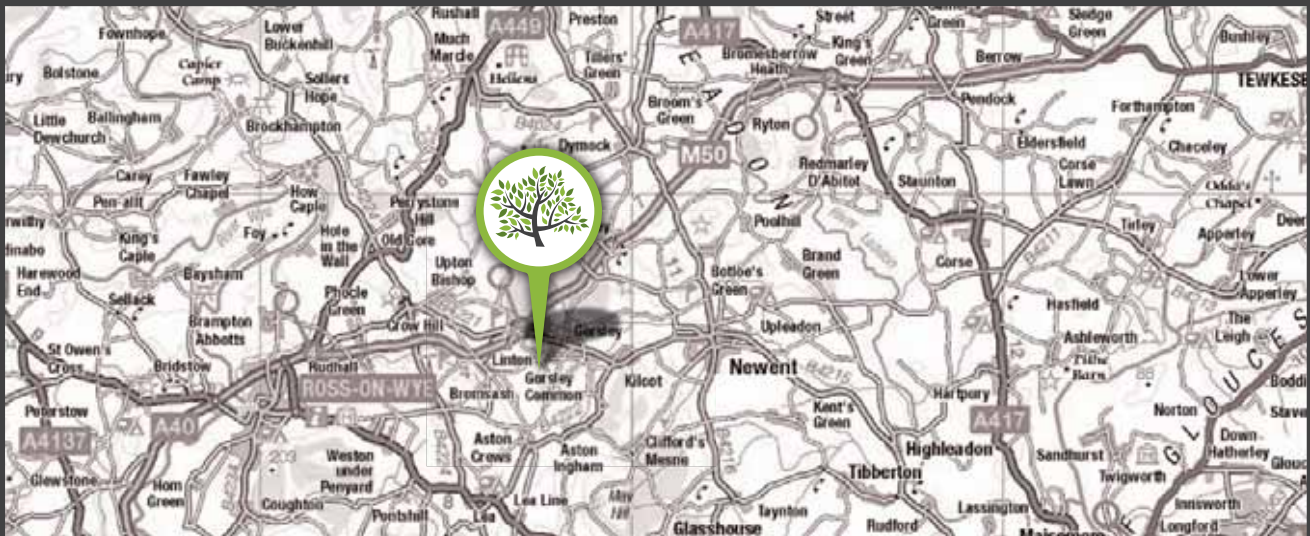
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