

# Hopfields

Ledbury





# Hopfields

Ledbury

A taste of local life

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**Bovis  
Homes** 



# Welcome to Hopfields

Enjoy living in the idyllic Herefordshire countryside with all the modern amenities you could need.

Easy access to local towns, cities and schooling and university options make the Hopfields development ideal for a wide range of homeowners.

Our 2, 3 and 4-bedroom houses and bungalows are suited to the greener lifestyle with energy efficient features including electrical vehicle charging points, PV solar panels, high quality insulation and waste water heat recovery systems.

These homes located in the picturesque market town of Ledbury nestle between the Malvern Hills and beautiful Wye Valley. Weave through the narrow Tudor-styled streets of one of Britain's prettiest towns as recently named by The Telegraph and you'll find an array of independent shops and eateries, museums and galleries. Ledbury is a fantastic place to call home and has its own leisure centre, swimming pool and football and rugby clubs.

The prestigious Three Choirs Vineyard is just a 20-minute drive away at Newent and for a great family day out the award-winning visitor attraction of Eastnor Castle with its beautiful deer park, arboretum and lake is less than 3 miles away.

Ledbury has its own train station and the M50 is close by so commuters have easy access to Hereford, Worcester, Gloucester, Cheltenham, Birmingham and Bristol.

Our new homes at Hopfields include popular features such as open-plan living areas, kitchen islands, bi-fold doors, studies, en suite bathrooms and ample parking for two cars. They will also benefit from local play and picnic areas.

So if you're looking for a quality new home in the glorious Herefordshire countryside with excellent transport links, your search ends here!



# The perfect position

## Education for everyone

Ledbury Primary School and Eastnor Parochial Primary School provide key stage one and two education to Ledbury. Ledbury Primary also has a nursery for younger children, with a handful of other pre-school options available. For Secondary and sixth-form pupils John Masefield High School is available.

Nearby Herefordshire College offers further and higher education opportunities. The University of Worcester is half an hour to the north while there's also the University of Gloucestershire with campuses in Gloucester and Cheltenham or Hartpury University and College.

**Ledbury Primary School**  
1.4 miles | 5 mins drive

5 mins




**Ledbury High Street**  
0.9 miles | 3 mins drive

3 mins



**Eastnor Castle**  
3.3 miles | 8 mins drive

8 mins



**Ledbury Market Surgery**  
1.1 miles | 4 mins drive

4 mins




**Tesco Superstore**  
1.3 miles | 5 mins drive

5 mins



**The Full Pitcher Pub**  
0.5 miles | 11 mins walk

11 mins



**South Herefordshire Golf Club**  
10.5 miles | 18 mins drive

18 mins



**Ledbury Railway Station**  
1.5 miles | 5 mins drive

5 mins



Hopfields



# A community to be proud of



We know that the area surrounding your new home is just as important as the features within your new property. As well as bringing a range of new homes to the area, we also make a commitment, these commitments are chosen based on the needs of our new community and we work with the local council to deliver them. We are proud to have invested **£1.3 million** in local schemes to support the community surrounding your new home in Ledbury.

Our homes are **Greener by Design!** From solar panels, high class installation and EV charging points, our homes have everything you need to save on your energy bills.



Some of our **community contributions** include:

<p>IMPROVED PUBLIC TRANSPORT FACILITIES</p>	<p>PUBLIC OPEN SPACES</p>	<p>MEDICAL CARE FACILITIES</p>	<p>PEDESTRIAN AND CYCLE ROUTES</p>
<p>PRIMARY AND SECONDARY EDUCATION</p>	<p>RECYCLING FACILITIES</p>	<p>SPORTS AND LEISURE FACILITIES</p>	<p>LIBRARY FACILITIES</p>

**Green initiatives** found at Hopfields:

<p>HEDGEHOG HIGHWAYS</p>	<p>WASTE WATER HEAT RECOVERY SYSTEMS</p>	<p>ELECTRIC VEHICLE CHARGING POINTS</p>	<p>TREES PLANTED</p>
<p>PV SOLAR PANELS</p>	<p>TONNES OF WASTE DIVERTED</p>	<p>A+ RATED DOUBLE-GLAZED WINDOWS</p>	<p>TIMBER FRAME CARBON REDUCTION</p>

# Personalise your new home with upgrades and extras from our **Select** range, where the choice is yours

Customise your kitchen with stylish worktops and the latest modern appliances and personalise your bathrooms with stunning ceramics.

Using the **Select** range there are various options allowing you to create your perfect property which is truly unique to you.

You can personalise every space in your home from kitchen cupboards and electrics to built in wardrobes and if you have a preference for flooring, you can select from our diverse range that includes luxurious carpets, stylish Karndean, ceramics and vinyl.

Pick up a **Select** brochure from a sales consultant today to find an extensive list of items available, including:

- Quartz or Granite worktops
- A selection of kitchen packages including integrated appliances
- Flooring
- Built-in wardrobes
- Upgraded tiling and many more!

The choice is yours - with **Select**.



## Purchase assistance schemes

Wherever you are in the home-buying market - a first-time buyer, looking to step up the property ladder or a downsizer - we have a variety of great purchase assistance schemes!

### Smooth Move

Smooth Move is our scheme for all existing property owners to save time and money. We deal with the estate agents to sell your home and even pay the estate agents' fees!

### Home Exchange

With Home Exchange you can have peace of mind knowing that we are your guaranteed buyer, meaning you'll have a chain-free move without the estate agents' fees.

### Key Worker

Helping essential key workers get on the housing ladder with assistance from Bovis Homes and access to purchase assistance schemes requiring as little as a 5% deposit.

### Armed Forces **TRINITY**

Helping members of the Armed Forces to own a home with assistance from Bovis Homes, the government and the Ministry of Defence.

### Deposit Unlock



With Deposit Unlock, whether you are a first time or next time buyer, you could purchase a new Bovis Home with just a 5% deposit up to the value of £750,000!

# A home designed with you in mind

We are constantly reviewing our houses and ensuring they are everything that our customers want in a home. We are proud to have developed and launched a new range of homes.

These homes have been created to embrace modern design and styling, whilst retaining classic architectural traditions

An integral part of the design process for our new range of homes was to ensure they have a real wow factor and eye-catching kerb appeal. From designing external elevations to create attractive street scenes through to maximising the flow and size of the rooms, the homes include a variety of features to capture the attention.

The size, positioning and number of windows in our new housing collection have created bright and airy homes, this mixed in with the higher ceilings gives your property a spacious feel.

The flow and layout of the new homes has been a key consideration to accommodate today's lifestyles, with a focus on future living.

With the kitchen at the heart of the home, impressive family spaces have been included within them to create sociable living areas, while attention on bedroom 1 and en suites has given the homes added desirability.

Many of the properties include popular bi-fold doors helping to bring the outside in and enhance the gardens as an extended living area.



## Firm foundations means peace of mind for you

When buying a new home, you want to be sure you can trust your builder. Choosing a Bovis Home gives you the peace of mind that comes from choosing a company that has been building some of the **best homes in the UK for more than a hundred years.**

We pride ourselves on being one of the country's leading housebuilders and have established an enviable reputation for the quality of our build and design, specification and customer service.

Each Bovis Home is carefully planned both to meet your needs and to integrate into the existing location.

We will often use local materials and reflect regional features. Trees are retained wherever possible and new landscaping added, along with footpaths and cycleways in many cases to help create a wonderful place to live.

Scan me  
for directions



# Hopfields

Ledbury, Herefordshire

HR8 2GU

01531 430081

## From M50 Junction 2

- Follow A417 Ledbury Road
- At the roundabout, take the 1st exit onto Leadon Way
- At the roundabout, Bovis Homes will be on your left hand side

Cover photograph of Malvern Hills. Not view from the development. The streetscene has been produced for illustrative purposes only. Please check the details of the homes you are interested in with our sales consultant.

### Vistry Cotswolds region

Cleeve Hall, Cheltenham Road, Bishop's Cleeve, Cheltenham, Gloucestershire GL52 8GD. Telephone: 01242 388 502

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# Hopfields

Ledbury

Development plan

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# Hopfields

## Ledbury

### 2 bedroom homes

- The Holly
- The Pearmain
- The Bradlow

### 3 bedroom homes

- The Spruce
- The Spruce II
- The Cypress
- The Beech
- The Leaddon
- The Charterville

### 4 bedroom homes

- The Aspen
- The Chestnut
- The Mulberry
- The Maple
- The Briar

### Pre-sold homes

- 1 bedroom homes
- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes

- leap local equipped area of play
- bcp bin collection point
- ss substation

This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.





# The Holly

2 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Waste water heat recovery system

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# The Holly

## 2 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	4.74 x 3.25	15' 7" x 10' 8"
Sitting room	3.72 x 3.67	12' 2" x 12' 0"

### First floor

Bedroom 1	3.59 x 3.20	11' 10" x 10' 6"
Bedroom 2	4.74 x 3.39	15' 7" x 11' 2"

ovn	oven	ldr	larder
h	hob	ffzs	fridge freezer space
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

### The Holly | Ledbury |

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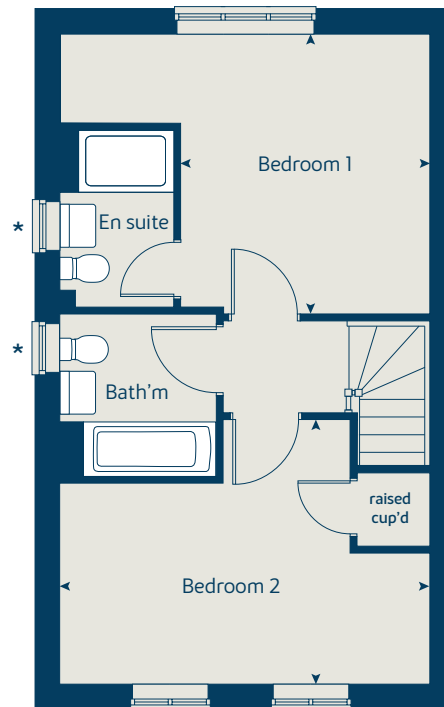
\* Windows apply to selected plots only.  
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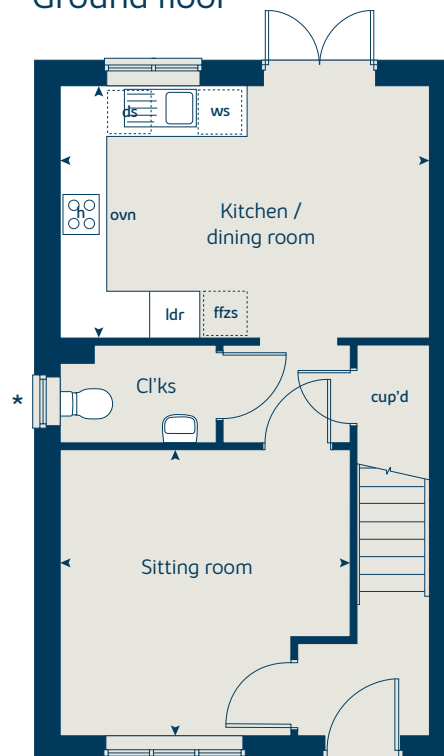
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### First floor



### Ground floor





# The Bradlow

2 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Waste water heat recovery system

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# The Bradlow

2 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	4.73 x 3.35	15' 6" x 11' 0"
Sitting room	3.74 x 3.64	12' 4" x 12' 0"

## First floor

Bedroom 1	3.10 x 2.70	10' 2" x 8' 10"
Bedroom 2	2.80 x 2.51	9' 3" x 8' 3"

ovn	oven	ldr	larder
h	hob	ffzs	fridge freezer space
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	< >	measuring points

### The Bradlow | Ledbury |

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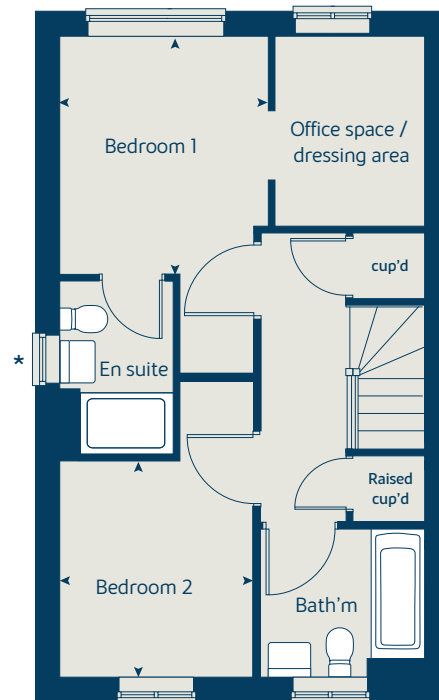
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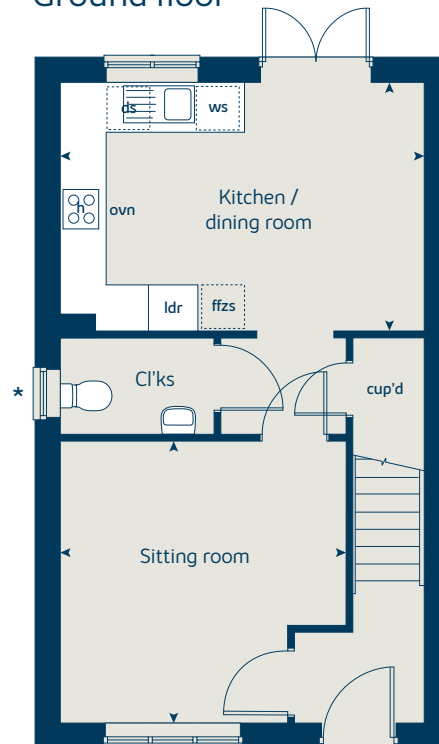
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## First floor



## Ground floor





# The Pearmain

2 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels

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# The Pearmain

## 2 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining / sitting room	8.44 x 4.78	27' 9" x 15' 8"
Bedroom 1	3.96 x 3.61	13' 0" x 11' 0"
Bedroom 2	3.04 x 2.66	10' 0" x 8' 9"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	< >	measuring points
ws	washing machine space		

### The Pearmain | Ledbury |

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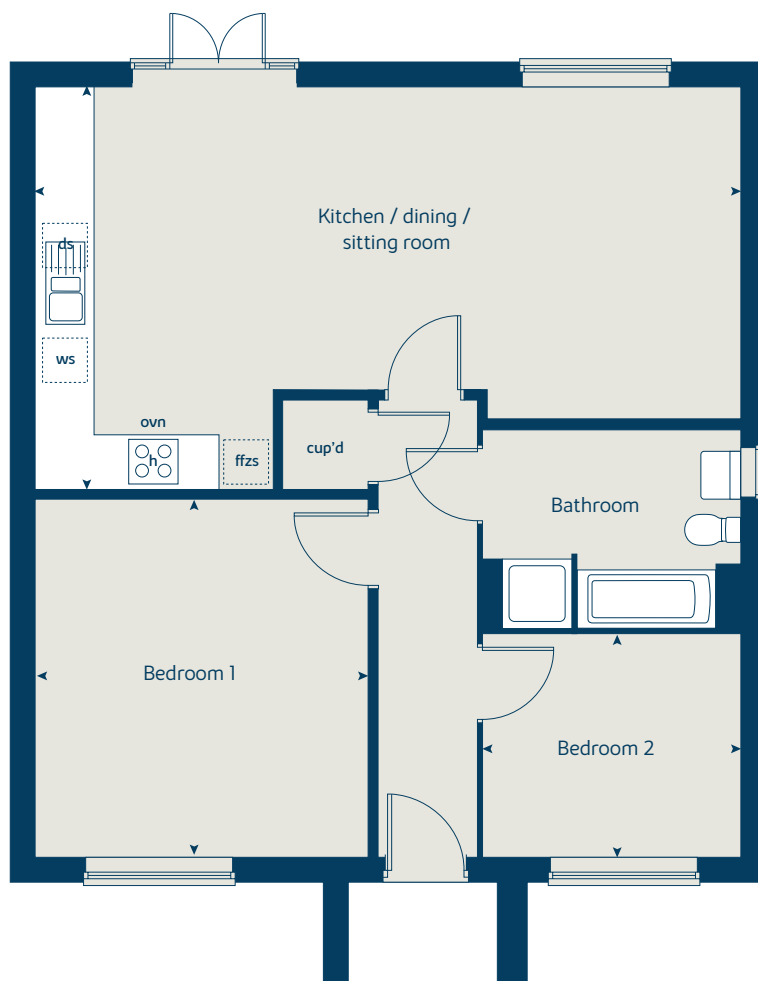
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### Ground floor







# The Leadon

3 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Waste water heat recovery system

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# The Leadon

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	7.32 x 3.52	24' 0" x 11' 7"
Sitting room	4.55 x 3.04	14' 11" x 10' 0"
Study	2.34 x 1.93	7' 8" x 6' 4"

## First floor

Bedroom 1	3.46 x 3.04	13' 0" x 11' 4"
Bedroom 2	4.18 x 2.84	13' 9" x 9' 4"
Bedroom 3	4.18 x 2.38	13' 9" x 7' 10"

ovn	oven	ffzs	fridge freezer space
h	hob	ldr	larder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	< >	measuring points

## The Leadon | Ledbury |

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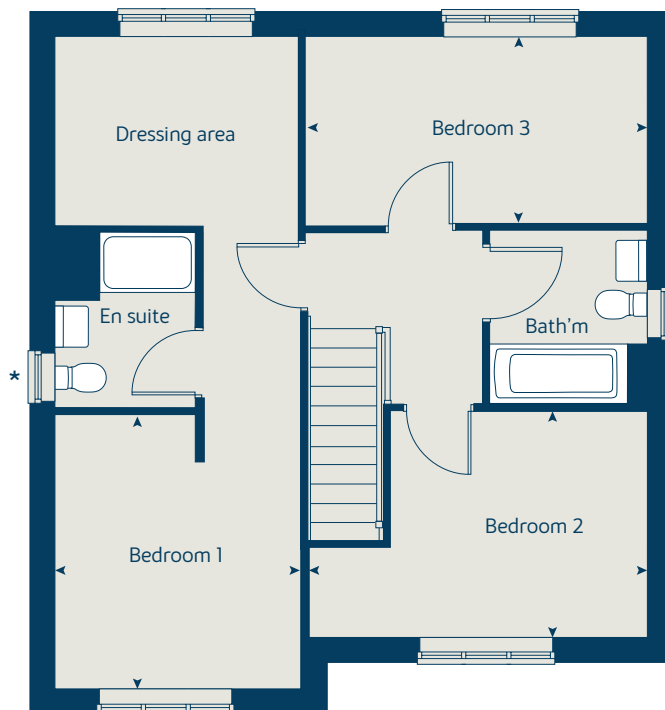
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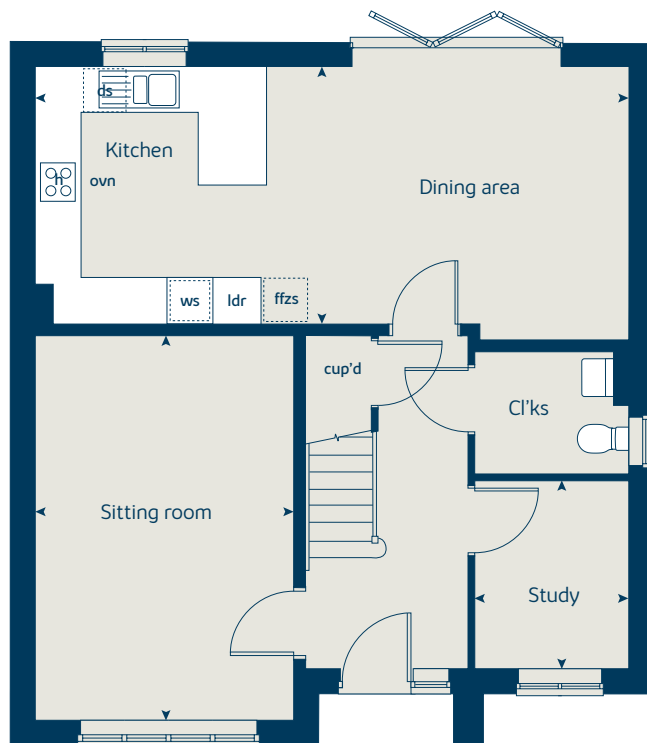
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## First floor



## Ground floor





# The Spruce

3 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Waste water heat recovery system

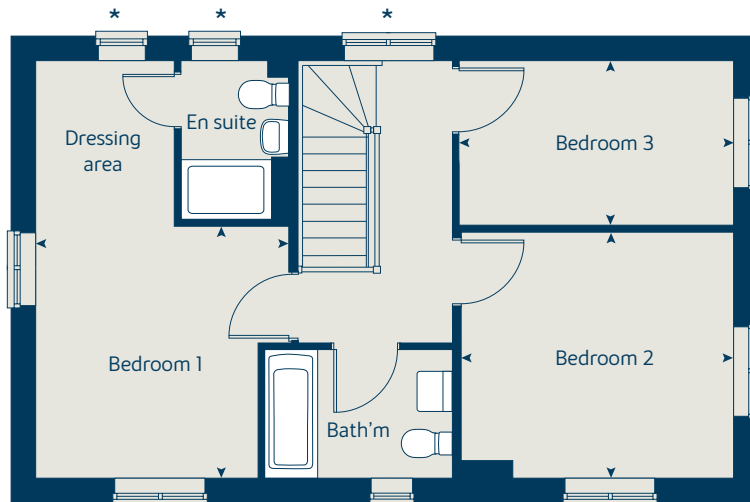
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# The Spruce

## 3 bedroom home

### First floor



Ground floor	metres	feet / inches
Kitchen	3.16 x 2.69	10' 4" x 8' 10"
Dining area	3.14 x 2.36	10' 4" x 7' 9"
Sitting room	5.53 x 3.32	18' 2" x 10' 11"

#### First floor

Bedroom 1	3.34 x 2.94	10' 11" x 9' 8"
Bedroom 2	3.60 x 3.27	11' 10" x 10' 9"
Bedroom 3	3.63 x 2.17	11' 11" x 7' 2"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

#### The Spruce | Ledbury |

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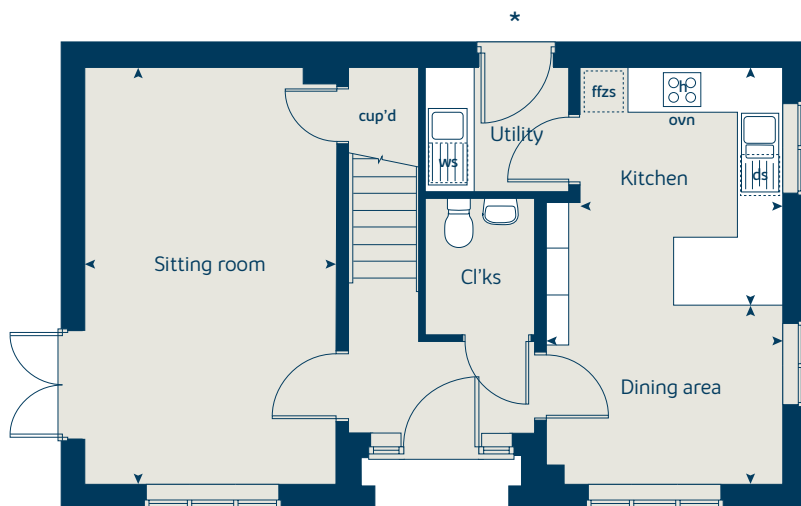
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### Ground floor





# The Spruce II

3 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Waste water heat recovery system

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# The Spruce II

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.16 x 2.69	10' 4" x 8' 10"
Dining area	3.14 x 2.36	10' 4" x 7' 9"
Sitting room	5.53 x 3.32	18' 2" x 10' 11"

### First floor

Bedroom 1	3.34 x 2.94	10' 11" x 9' 8"
Bedroom 2	3.60 x 3.27	11' 10" x 10' 9"
Bedroom 3	3.63 x 2.17	11' 11" x 7' 2"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	<>	measuring points
ws	washing machine space		

### The Spruce II | Ledbury |

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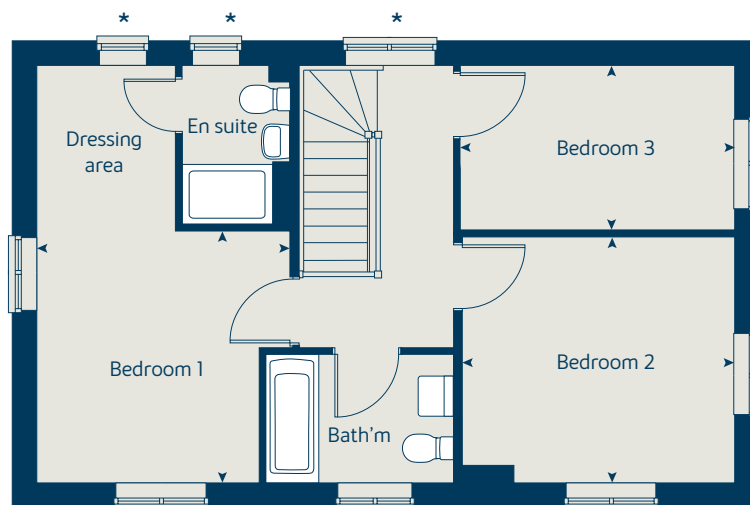
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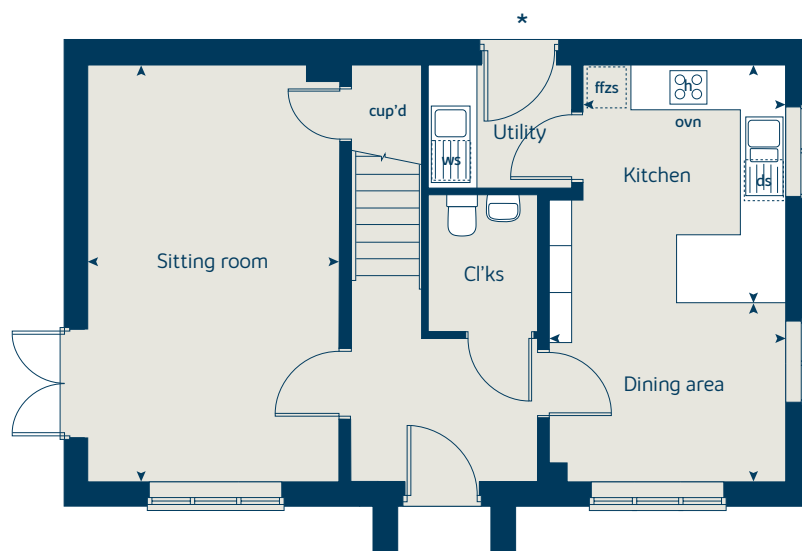
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### First floor



### Ground floor





# The Charterville

3 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels

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# The Charterville

3 bedroom home

## Ground floor

Ground floor	metres	feet / inches
Kitchen / dining room	4.60 x 3.82	15' 1" x 12' 7"
Sitting room	4.60 x 3.97	15' 1" x 13' 0"
Bedroom 1	4.60 x 4.00	15' 1" x 13' 2"
Bedroom 2	4.89 x 2.95	16' 1" x 9' 8"
Bedroom 3	3.68 x 2.81	12' 1" x 9' 3"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

### The Charterville | Ledbury |

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# The Cypress

3 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Waste water heat recovery system

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# The Cypress

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.52 x 3.12	18' 2" x 10' 3"
Sitting room	4.40 x 3.40	14' 6" x 11' 2"

### First floor

Bedroom 1	4.09 x 3.28	13' 5" x 10' 9"
Bedroom 2	3.28 x 2.83	10' 9" x 9' 3"
Bedroom 3	3.52 x 2.16	11' 7" x 7' 1"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

### The Cypress | Ledbury |

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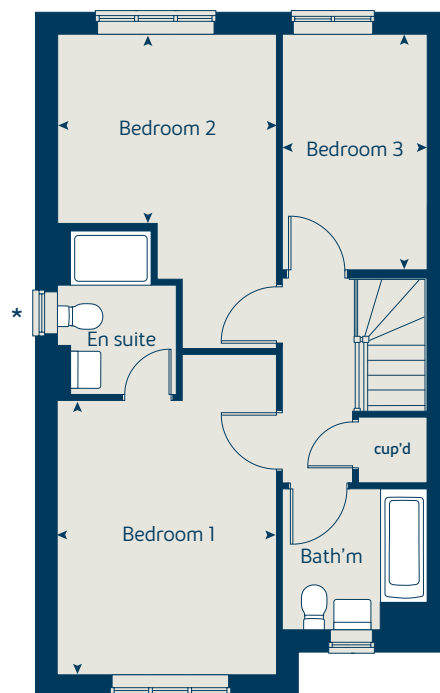
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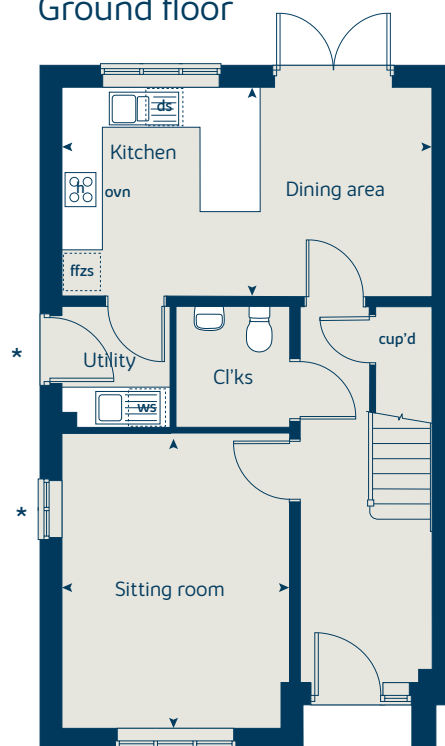
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### First floor



### Ground floor





# The Beech

3 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Waste water heat recovery system

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# The Beech

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	4.74 x 2.91	15' 6" x 9' 7"
Sitting room	3.99 x 3.72	13' 1" x 12' 2"

First floor	metres	feet / inches
Bedroom 2	4.74 x 2.62	15' 7" x 8' 7"
Bedroom 3	3.39 x 2.49	11' 1" x 8' 2"

Second floor	metres	feet / inches
Bedroom 1	3.62 x 3.02	11' 11" x 9' 11"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

### The Beech | Ledbury |

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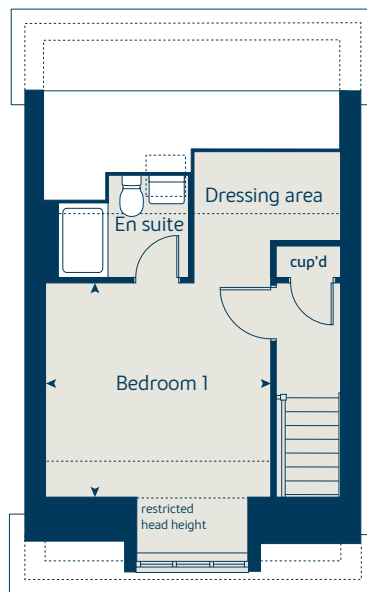
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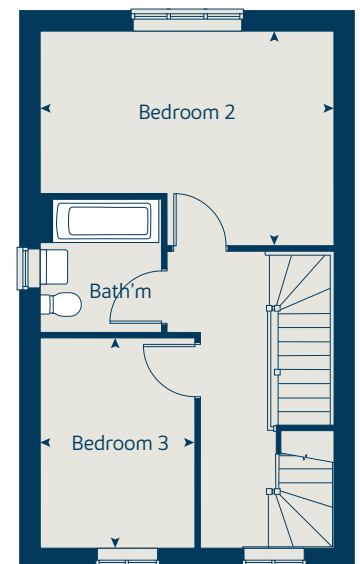
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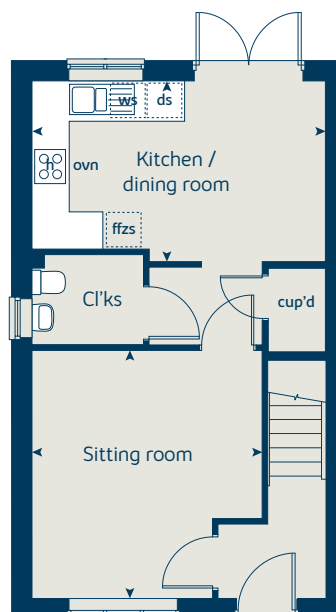
### Second floor



### First floor



### Ground floor





# The Chestnut

4 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Waste water heat recovery system

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Homes** 

# The Chestnut

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.05 x 3.05	13' 3" x 10' 0"
Dining / family area	4.60 x 2.83	15' 1" x 9' 3"
Sitting room	4.98 x 3.41	16' 4" x 11' 2"
Study	3.41 x 1.81	11' 2" x 5' 11"

### First floor

Bedroom 1	3.24 x 2.98	10' 7" x 9' 8"
Bedroom 2	3.44 x 3.37	11' 3" x 11' 1"
Bedroom 3	3.42 x 2.31	11' 3" x 7' 7"
Bedroom 4	3.21 x 2.35	10' 6" x 7' 9"

ovn	oven	ffzr	fridge freezer
h	hob	ldr	larder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

### The Chestnut | Ledbury |

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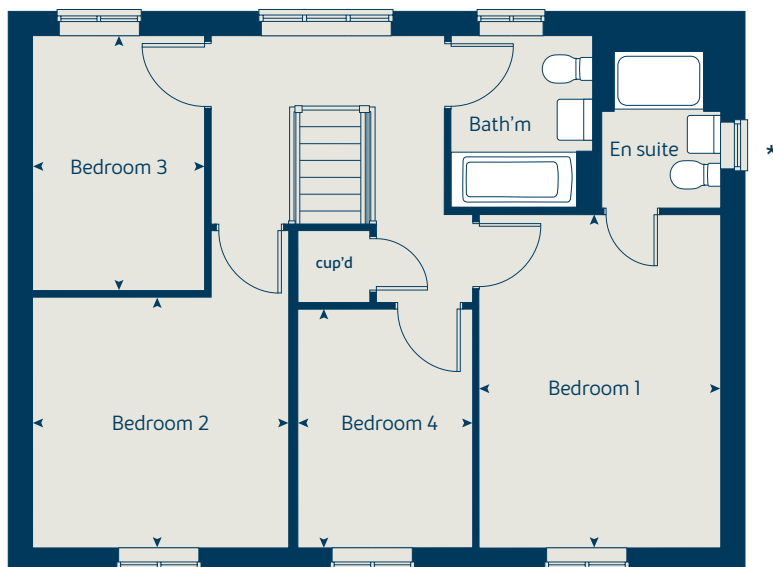
\* Windows apply to selected plots only. Please see sales consultant for further details.

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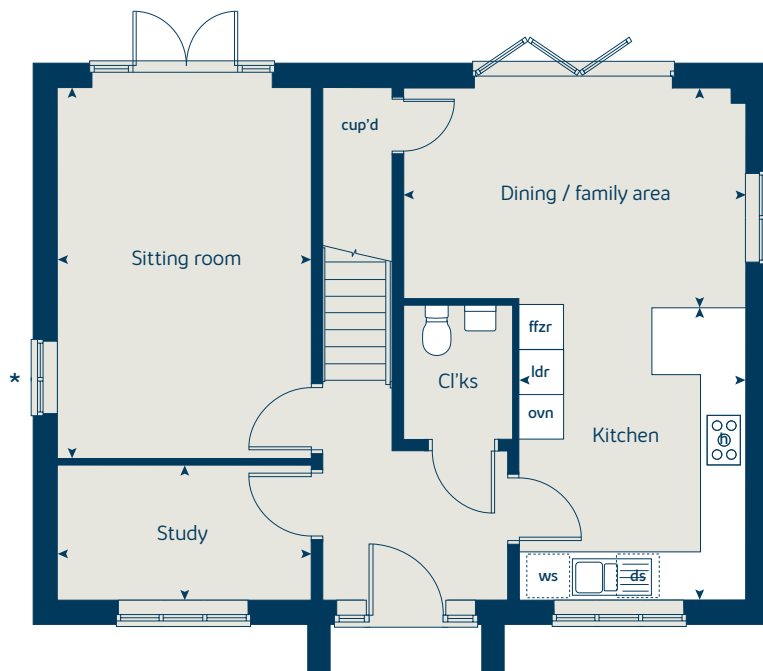
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### First floor



### Ground floor





# The Aspen

4 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Waste water heat recovery system

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Homes** 

# The Aspen

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	7.77 x 3.37	25' 6" x 11' 1"
Sitting room	5.04 x 3.39	16' 6" x 11' 1"
Study	2.01 x 2.01	6' 7" x 6' 7"

### First floor

Bedroom 1	4.52 x 3.81	14' 10" x 12' 6"
Bedroom 2	3.87 x 3.11	12' 8" x 10' 2"
Bedroom 3	4.07 x 2.42	13' 4" x 7' 11"
Bedroom 4	3.61 x 2.45	11' 10" x 8' 1"

ovn	oven	ffzr	fridge freezer
h	hob	ldr	larder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

### The Aspen | Ledbury |

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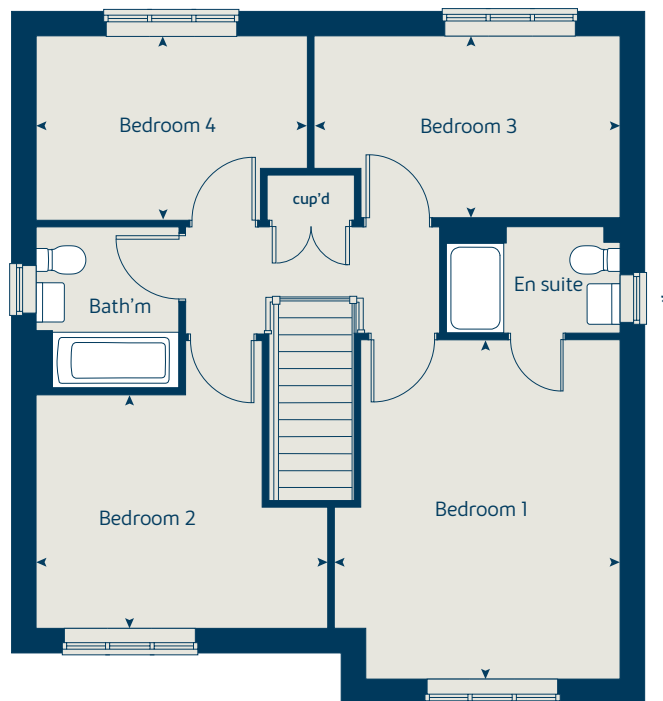
\* Windows apply to selected plots only. Please see sales consultant for further details.

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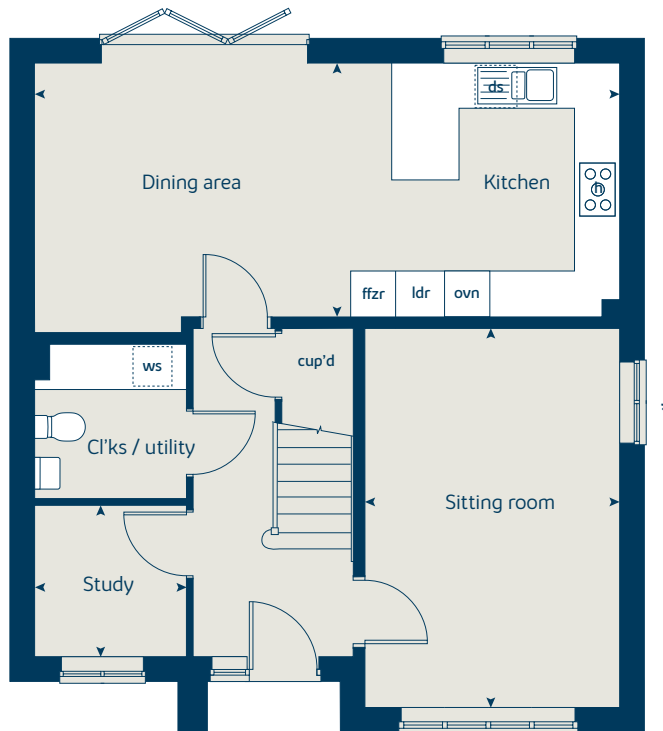
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### First floor



### Ground floor







# The Maple

4 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Waste water heat recovery system

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# The Maple

4 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.81 x 3.50	12' 6" x 11' 6"
Family / dining area	7.28 x 3.02	23' 11" x 9' 11"
Sitting room	4.50 x 3.50	14' 9" x 11' 5"
Study	2.50 x 2.29	8' 2" x 7' 6"

## First floor

Bedroom 1	3.60 x 3.50	11' 10" x 11' 5"
Bedroom 2	3.69 x 3.56	12' 1" x 11' 8"
Bedroom 3	4.17 x 2.89	13' 8" x 9' 5"
Bedroom 4	2.95 x 2.89	9' 8" x 9' 5"

ovn	oven	ffzr	fridge freezer
h	hob	cyl	hot water cylinder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

## The Maple | Ledbury |

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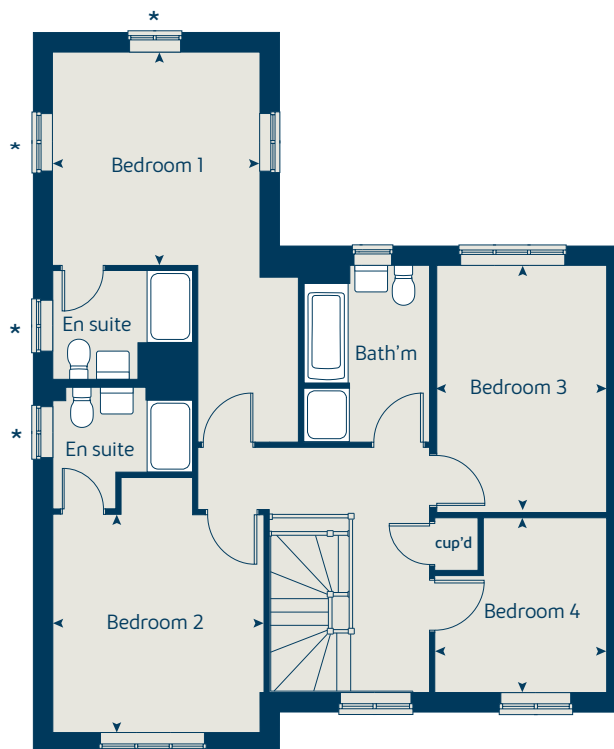
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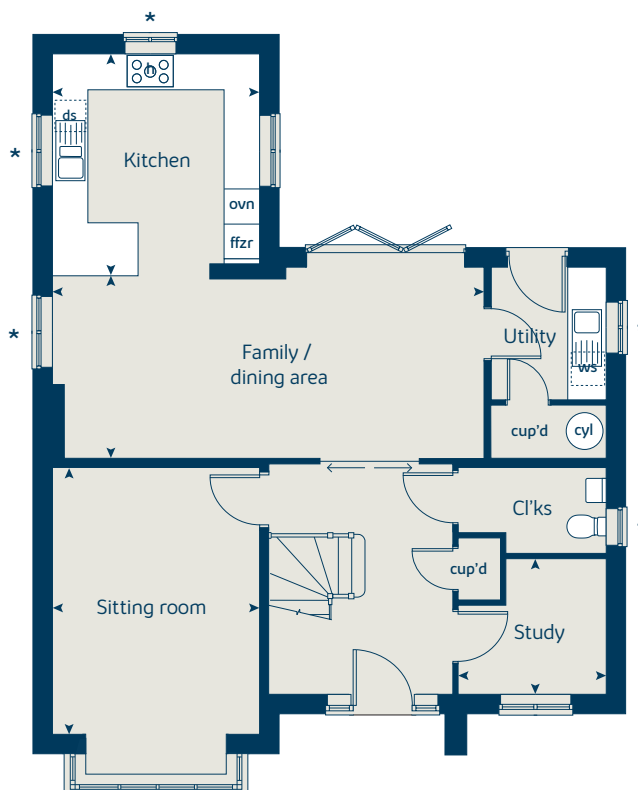
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X416 02 HLEDB D508851 / 06.24

## First floor



## Ground floor





# The Briar

4 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Waste water heat recovery system

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# The Briar

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.83 x 3.04	12' 7" x 10' 0"
Dining area	4.27 x 3.04	14' 0" x 10' 0"
Sitting room	5.76 x 3.07	18' 11" x 10' 1"
Study	3.07 x 2.20	10' 1" x 7' 3"

### First floor

Bedroom 1	5.12 x 3.11	16' 10" x 10' 3"
Bedroom 2	3.86 x 3.11	12' 8" x 10' 2"
Bedroom 3	4.12 x 3.11	13' 6" x 10' 2"
Bedroom 4	3.11 x 2.86	10' 3" x 9' 5"

ovn	oven	ffzr	fridge freezer
h	hob	cup'd	cupboard
ds	dishwasher space	< >	measuring points
ws	washing machine space		

### The Briar | Ledbury |

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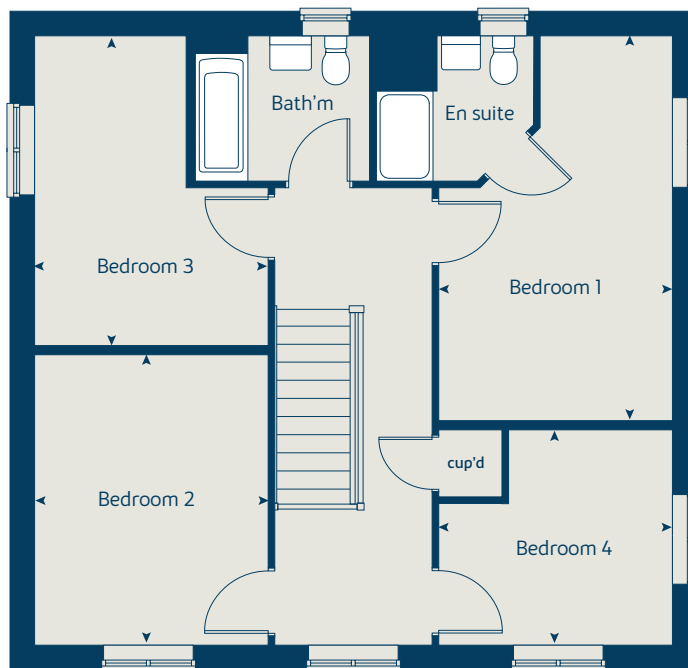
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### First floor



### Ground floor





# The Mulberry

4 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Waste water heat recovery system

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# The Mulberry

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	8.16 x 2.92	26' 10" x 9' 7"
Sitting room	4.68 x 3.72	15' 5" x 12' 3"
Study	3.43 x 2.34	11' 3" x 7' 8"

### First floor

Bedroom 1	3.72 x 3.35	12' 3" x 11' 0"
Bedroom 2	3.66 x 3.43	12' 0" x 11' 3"
Bedroom 3	4.32 x 2.94	14' 2" x 9' 8"
Bedroom 4	3.75 x 2.57	12' 4" x 8' 5"

ovn	oven	ffzr	fridge freezer
h	hob	cup'd	cupboard
ds	dishwasher space	< >	measuring points
ws	washing machine space		

### The Mulberry | Ledbury |

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① Alternative front door / window layout applies to selected plots only. Please see sales consultant for further details.

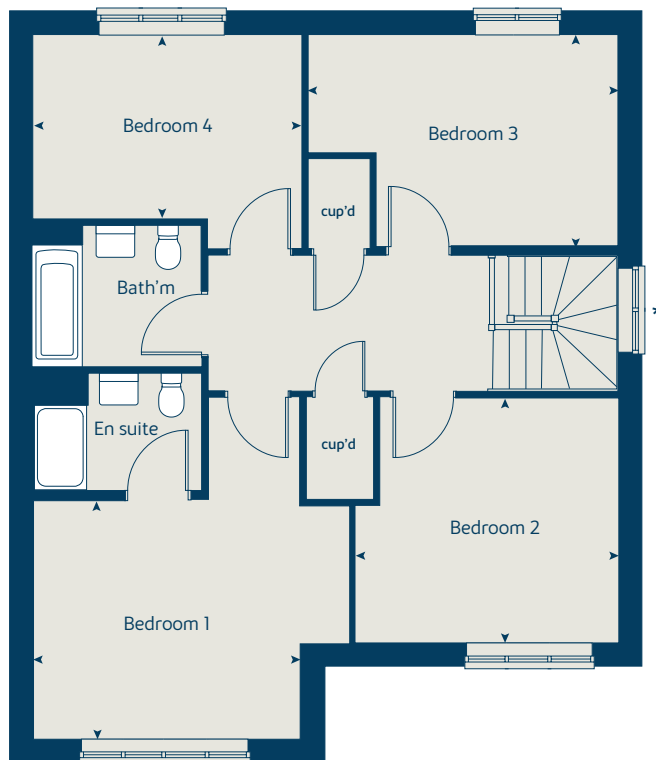
\* Window applies to selected plots only. Please see sales consultant for further details.

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### First floor



### Ground floor

