



CREST  
NICHOLSON

# HEREFORD GRANGE

HOLMER • HEREFORDSHIRE

An attractive collection of 2, 3 & 4 bedroom homes combining traditional life with modern living while surrounded by areas of Outstanding Natural Beauty.

2, 3 & 4 BEDROOM HOMES





WELCOME TO LIFE IN HEREFORD

Savor the tranquility of rural Holmer, nestled amidst lush greenery, and relish the advantage of being on the outskirts of Hereford, a Cathedral City.

On your doorstep

With an abundance of opportunities at your fingertips, Hereford Grange promises an engaging and vibrant new lifestyle for you to explore.

- 1 Holmer Parish Church
- 2 Holmer Park Spa and Health Club
- 3 Secret Garden Restaurant
- 4 Hereford Racecourse
- 5 Open Air Film & Chill Hereford
- 6 Halo Golf Course Hereford
- 7 Halo Leisure Centre
- 8 Tesco Superstore
- 9 Hereford Cathedral
- 10 Old Market Hereford
- 11 Swan at Aylestone Hill
- 12 Waitrose & Partners
- 13 Morrisons

Education

No matter the age of your child or the stage of their education, there's a wide variety of childcare and schools in Hereford.

- 14 Busy Bees Nursery and Crèche
- 15 Highmore Hedgehogs Preschool
- 16 Holmer CE Academy
- 17 St Francis Xavier's RC Primary School
- 18 Hereford Sixth Form College
- 19 Hereford College of Arts

Travel

Nestled between Areas of Outstanding Natural Beauty, Hereford Grange is ideal for outdoor enthusiasts. It enjoys excellent connectivity to Worcester via the A4103 and the Welsh coast through the A465. Hereford Train Station is conveniently less than 2 miles away by car.



Wye Valley Area – 19 minutes  
Malvern Hills Area – 33 minutes  
Gloucester – 48 minutes



Hereford – Shrewsbury – 50 minutes  
Hereford – Worcester Foregate Street – 39 minutes  
Hereford – Cardiff Central – 55 minutes



Bristol Airport – 72 miles  
Cardiff Airport – 73 miles





## HEREFORD GRANGE

Off the A49, Holmer,  
Hereford, HR4 9DZ

For all enquiries please call

**01432 623 183**

[crestnicholson.com/herefordgrange](https://crestnicholson.com/herefordgrange)



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### A NEW COMMUNITY IN THE HEART OF HEREFORDSHIRE

Hereford Grange combines traditional life with modern living, while being perfectly placed to enjoy Areas of Outstanding Natural Beauty.

A short bus ride, 2 mile car journey or half hour walk brings you to the pedestrianised city centre where there's a huge range of well known and family run business, all overlooked by the steeple of nearby medieval Hereford Cathedral – which features a chained library. The old and new feel is carried throughout all of the architecture, with some buildings dating back to the Jacobian era, it is truly a place to discover something new, every day. And that's without mentioning the Cider Museum.

If you enjoy walking and embracing outdoor life, then you are truly

overwhelmed with options at Hereford Grange, the area boasts stunning scenery, including the Wye Valley Area of Outstanding Natural Beauty.

If exercising inside is more your thing, Holmer Park spa & health club is about half a mile away, Halo Hereford Leisure Centre has a swimming pool, golf club and classes for the young and old to get involved with, and it's also home to a café and a library. A short walk from here takes you to a kickboxing academy, rugby club and a football club, as well as a skate park.

Sitting just two miles north of Hereford city centre, Hereford Grange offers easy

access to the A465 through Wales, the A4103 to Worcester, the A49 up to Shrewsbury or down to Wye Valley, and the A438 to the Brecon Beacons and Malvern Hills.

Buses into the centre or to the train station are within easy walking distance from Hereford Grange, and Hereford station provides regular services to nearby towns and cities.





**CREST**  
NICHOLSON

**HEREFORD GRANGE**

# DEVELOPMENT PLAN

An attractive collection of 2, 3 & 4 bedroom homes combining traditional life with modern living while surrounded by areas of Outstanding Natural Beauty.

2, 3 & 4 BEDROOM HOMES



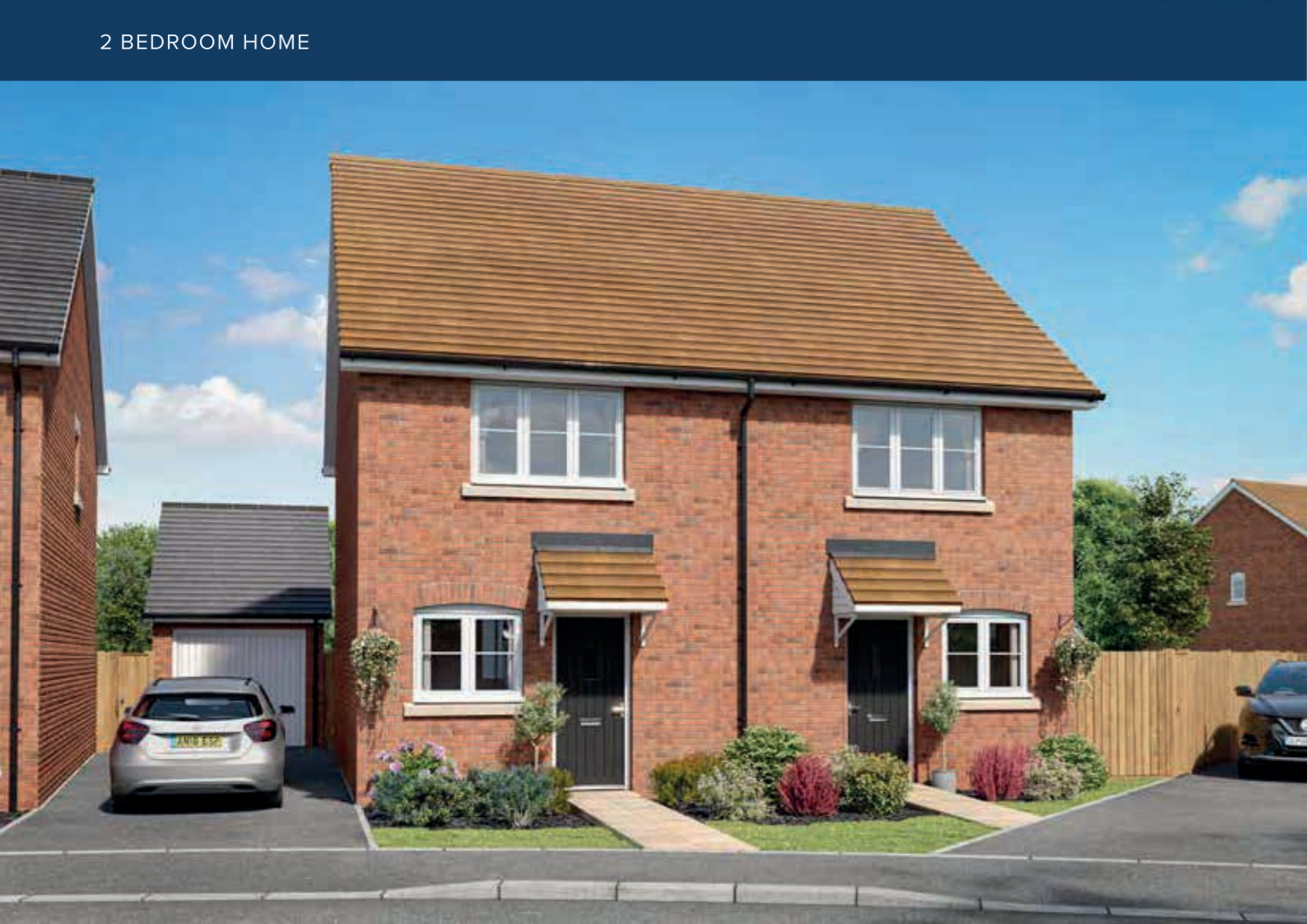




# THE ASHFORD

The Ashford is a two-storey terraced house in a traditional layout. Its appeal over period properties, however, is the fact that this is a two bedroomed property with both a main bathroom and a second en suite bathroom. Downstairs, a living room provides an entertainment space. This is in addition to a separate kitchen - dining area and cloakroom.

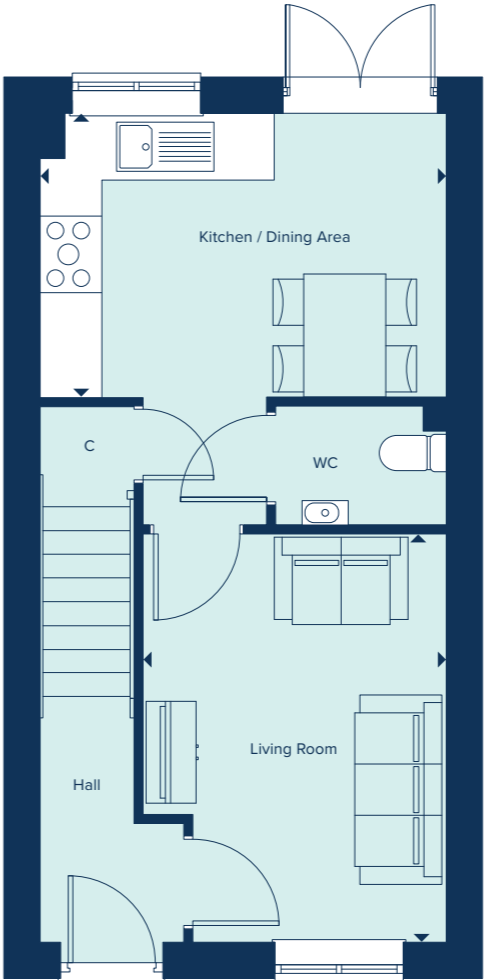
2 BEDROOM HOME



## THE ASHFORD

2 Bedroom Home

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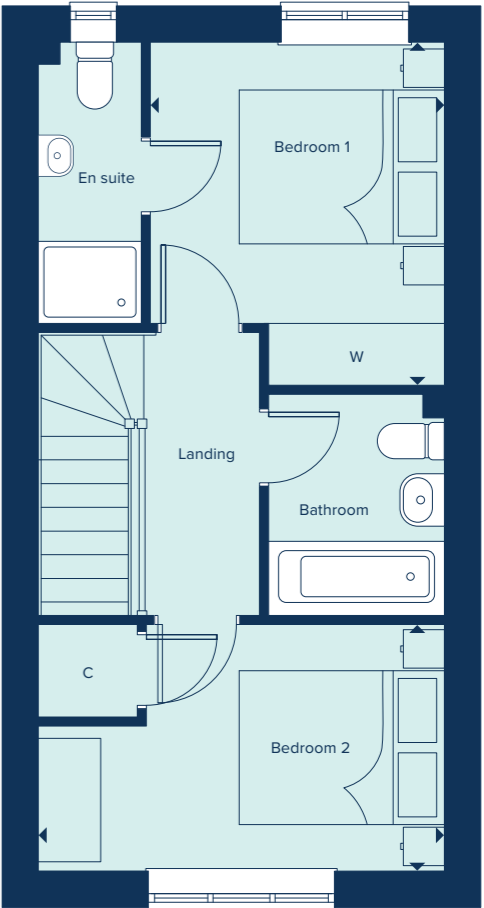
### GROUND FLOOR

#### KITCHEN / DINING AREA

3.95m x 2.76m 12'x11" x 9'1"

#### LIVING ROOM

3.97m x 2.95m 13'1" x 9'8"



### FIRST FLOOR

#### BEDROOM 1

3.33m x 2.86m 10'11" x 9'5"

#### BEDROOM 2

3.94m x 2.39m 12'11" x 7'10"

C Cupboard W Wardrobe

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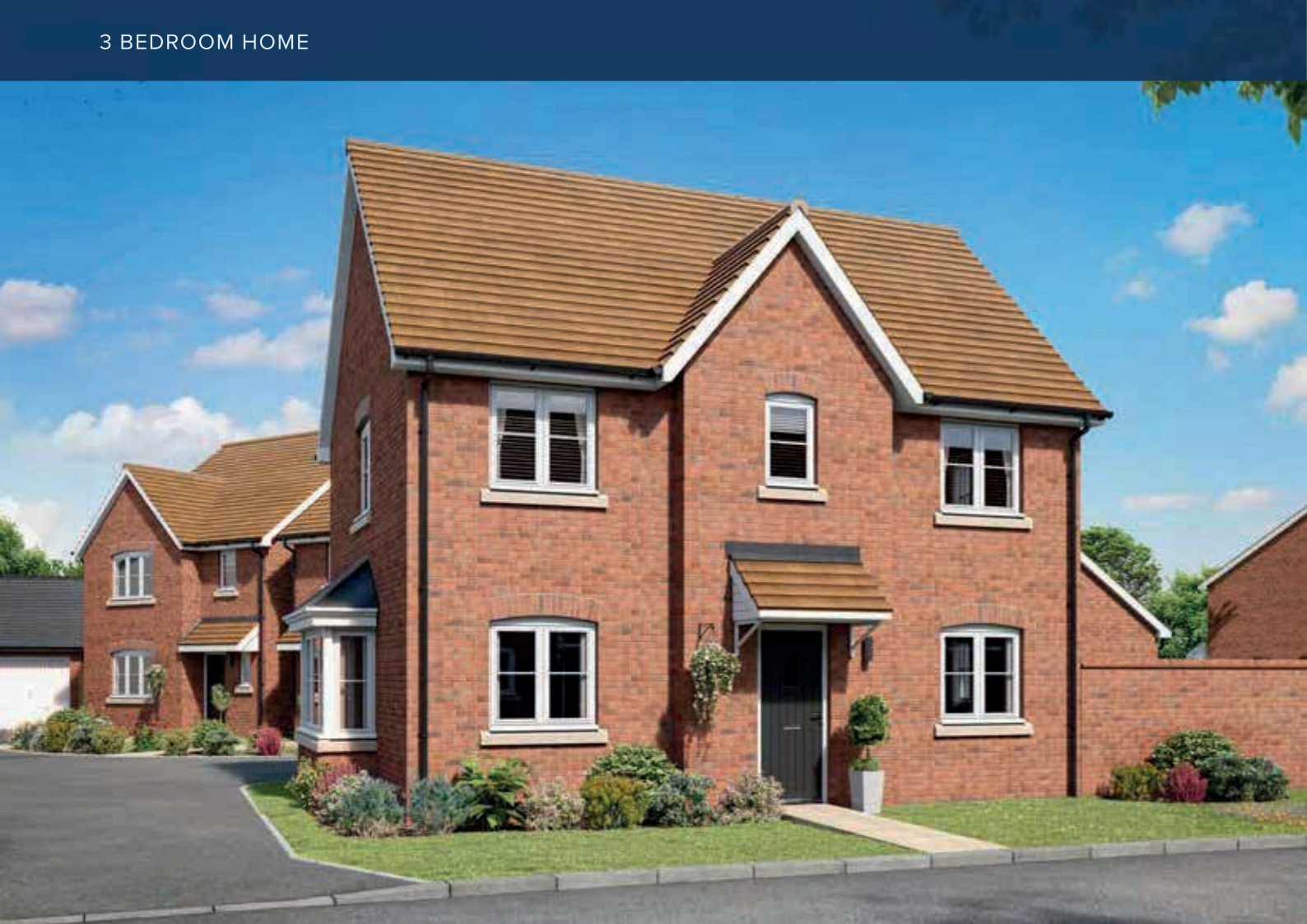




# THE CHESHAM

The Chesham is a generously sized three-bedroom property. Inspired by tradition, it has a double-fronted layout and features an attractive bay window which, together with French doors, make this a beautifully bright property. A welcoming hallway leads to two spacious reception rooms: a kitchen-dining area and living room. The three bedrooms include a large main bedroom with an en suite bathroom. There is ample storage and quality fixtures and fittings throughout.

3 BEDROOM HOME

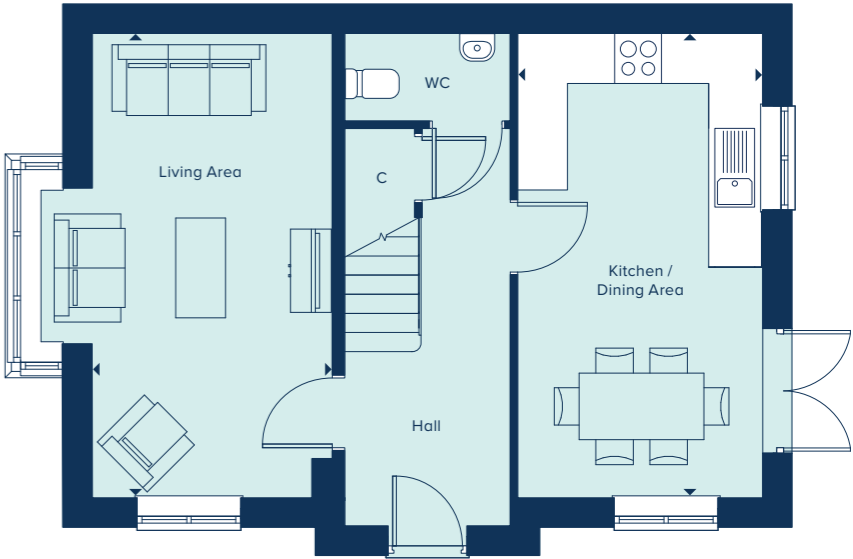


## THE CHESHAM

3 Bedroom Home

crestnicholson.com

GROUND FLOOR		
KITCHEN / DINING AREA		
5.58m x 2.95m	18'4" x 9'8"	
LIVING ROOM		
5.58m x 2.88m	18'4" x 9'5"	



FIRST FLOOR		
BEDROOM 1		
4.31m x 2.94m	14'1" x 9'8"	
BEDROOM 2		
2.93m x 2.87m	9'7" x 9'5"	
BEDROOM 3		
2.94m x 2.62m	9'8" x 8'7"	



C Cupboard W Wardrobe

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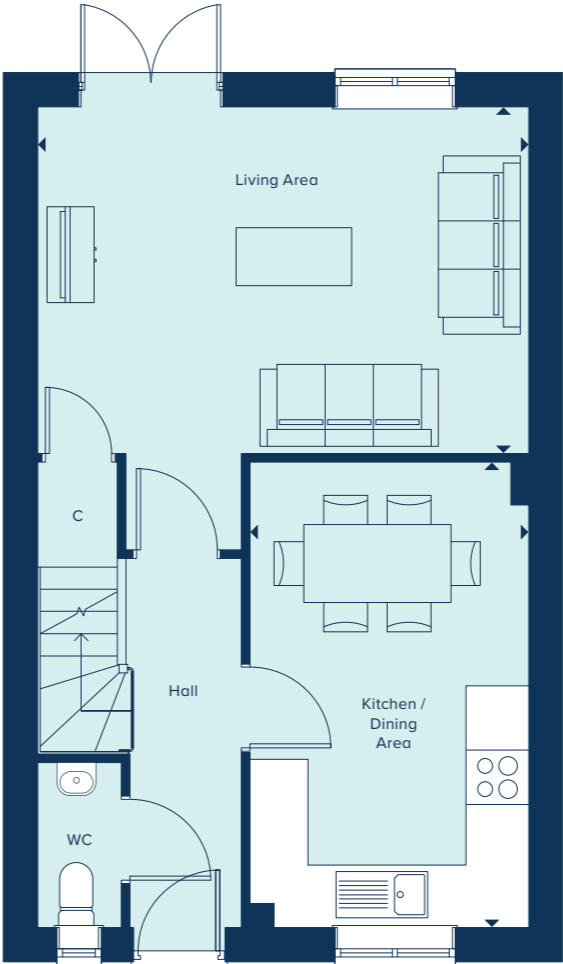
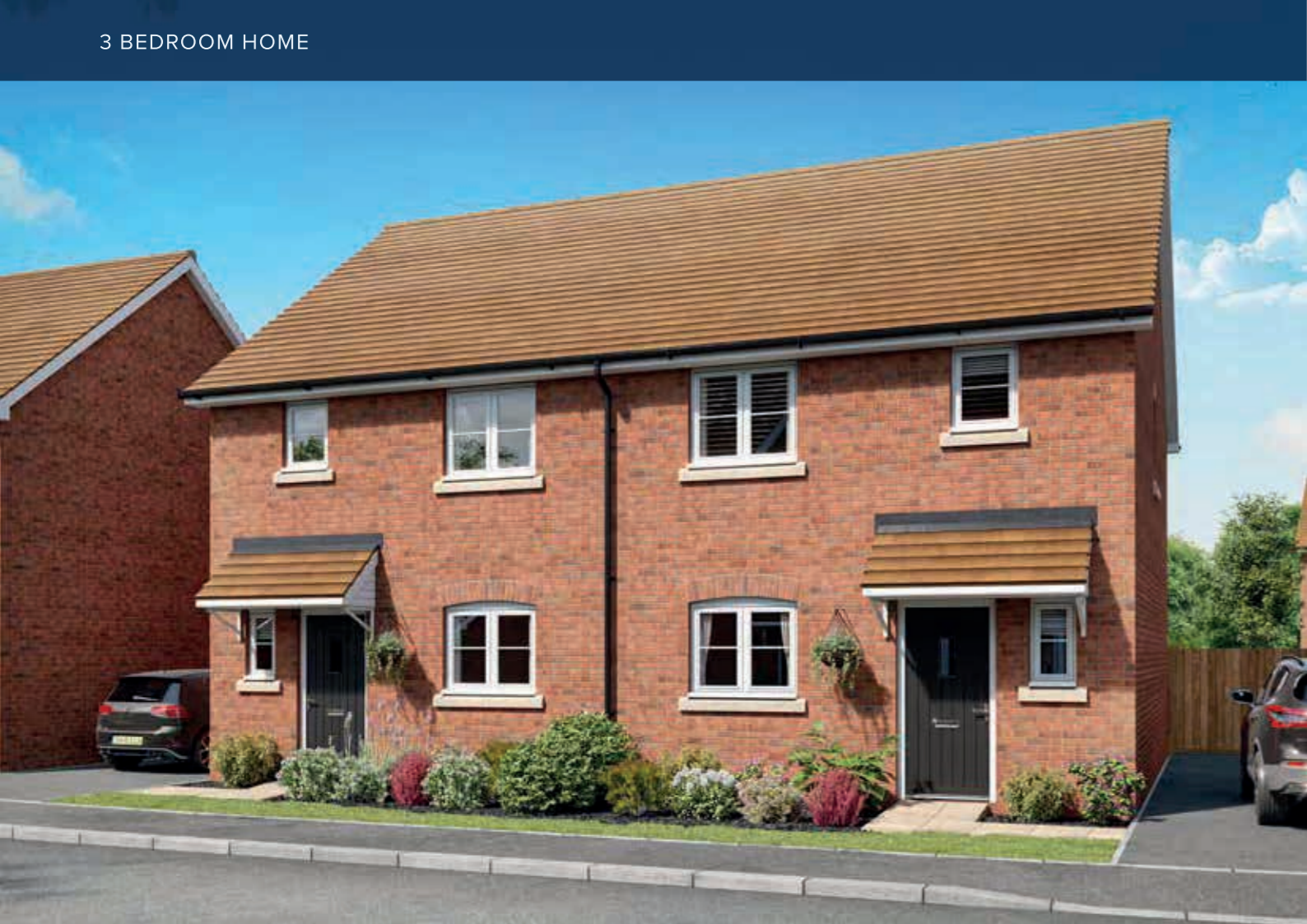
THE EVESHAM  
3 Bedroom Home

crestnicholson.com

THE EVESHAM

The Evesham is a three-bedroom home which includes a versatile open-plan kitchen-dining area which is ideal for entertaining, in addition to a separate light and airy living room. The main bedroom benefits from an en suite bathroom. The house is perfectly suited to modern living, featuring a high quality kitchen, sanitaryware and fixtures and fittings throughout.

3 BEDROOM HOME



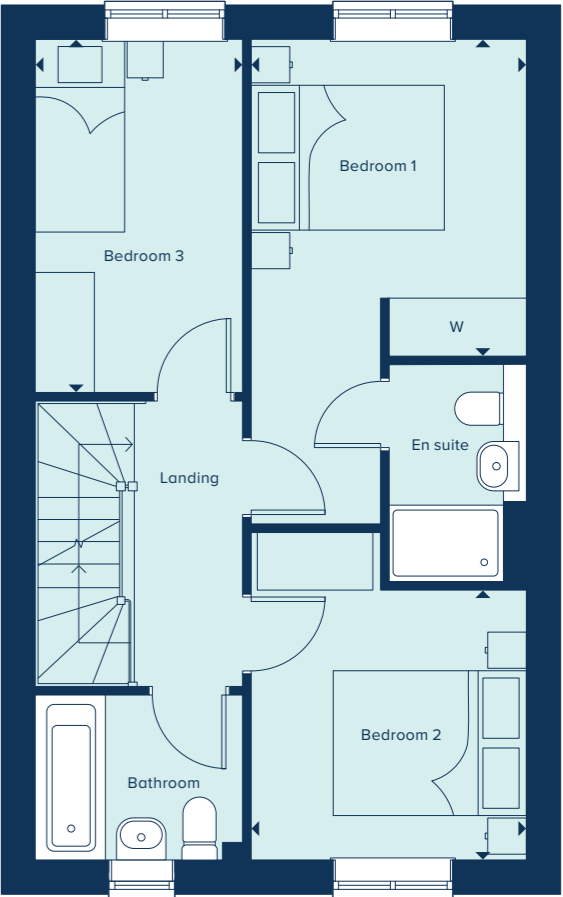
GROUND FLOOR

KITCHEN / DINING AREA

4.82m x 2.89m      15'10" x 9'6"

LIVING AREA

5.09m x 3.59m      16'8" x 11'9"



FIRST FLOOR

BEDROOM 1

3.28m x 2.85m      10'9" x 9'4"

BEDROOM 2

3.39m x 2.85m      11'1" x 9'4"

BEDROOM 3

3.66m x 2.15m      12'0" x 7'0"

C Cupboard    W Wardrobe

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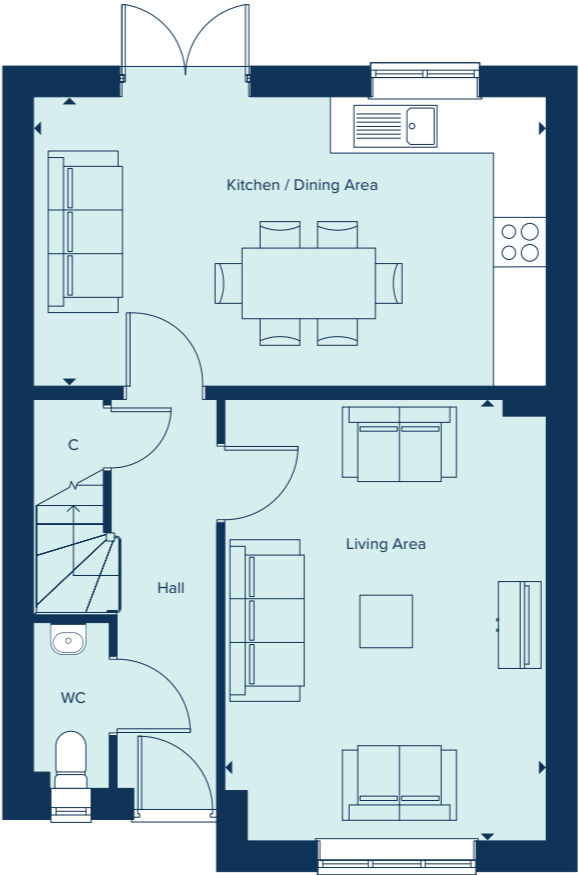
THE SEATON  
3 Bedroom Home

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THE SEATON

One of the appealing factors of the Seaton is its open plan kitchen diner which provides direct access to the garden allowing for ample natural light. Another is the generous main bedroom suite, which, with its triple-panelled window, is a light and airy room. Each of the three bedrooms is generously proportioned and the house also includes convenient storage space.

3 BEDROOM HOME



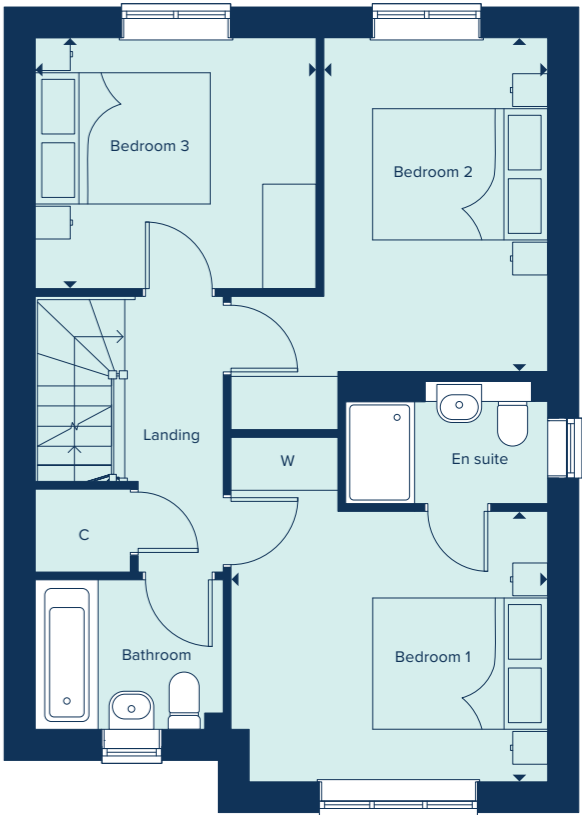
GROUND FLOOR

KITCHEN / DINING AREA

5.86m x 3.30m 19'3" x 10'10"

LIVING AREA

5.05m x 3.67m 16'7" x 12'1"



FIRST FLOOR

BEDROOM 1

3.63m x 3.07m 11'11" x 10'1"

BEDROOM 2

3.81m x 2.56m 12'6" x 8'5"

BEDROOM 3

3.21m x 2.87m 10'6" x 9'5"

C Cupboard W Wardrobe

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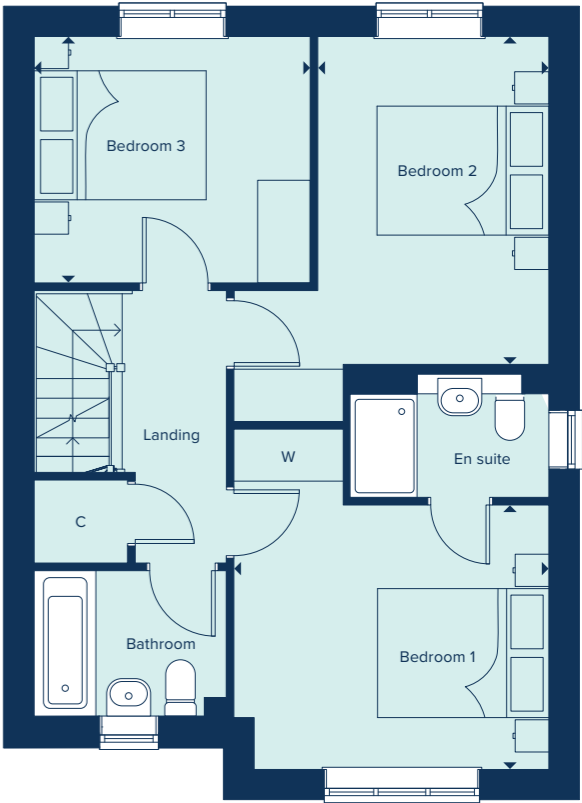
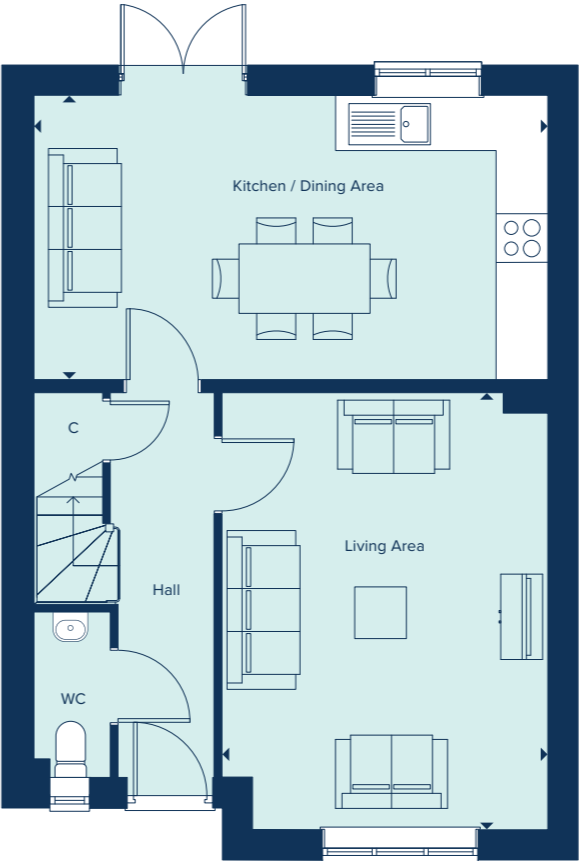
THE SELBY  
3 Bedroom Home

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THE SELBY

The Selby is its open plan kitchen diner which provides direct access to the garden allowing for ample natural light. Another is the generous main bedroom suite, which, with its triple-panelled window, is a light and airy room. Each of the three bedrooms is generously proportioned and the house also includes convenient storage space.

3 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING AREA

5.98m x 3.31m      19'8" x 10'11"

LIVING AREA

5.05m x 3.77m      16'7" x 12'5"

FIRST FLOOR

BEDROOM 1

3.66m x 3.07m      12'0" x 10'1"

BEDROOM 2

3.81m x 2.67m      12'6" x 8'9"

BEDROOM 3

3.22m x 2.87m      10'7" x 9'5"

C Cupboard    W Wardrobe

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# THE DORKING

The Dorking is a spacious and flexible four-bedroom family home of high quality throughout. Spread over two-storeys, it offers ample living and entertaining spaces including a generous kitchen, dining and family area and a separate living room, both of which benefit from an abundance of natural light. A study allows for the option of providing a home-working space, or alternatively can be used as a snug or playroom. Upstairs, both the large main bedroom and guest bedroom have en suite shower rooms and two further bedrooms share a bathroom.

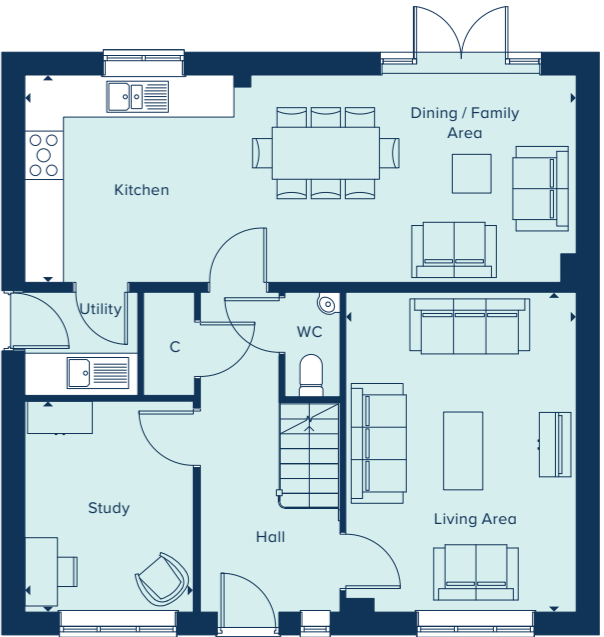
4 BEDROOM HOME



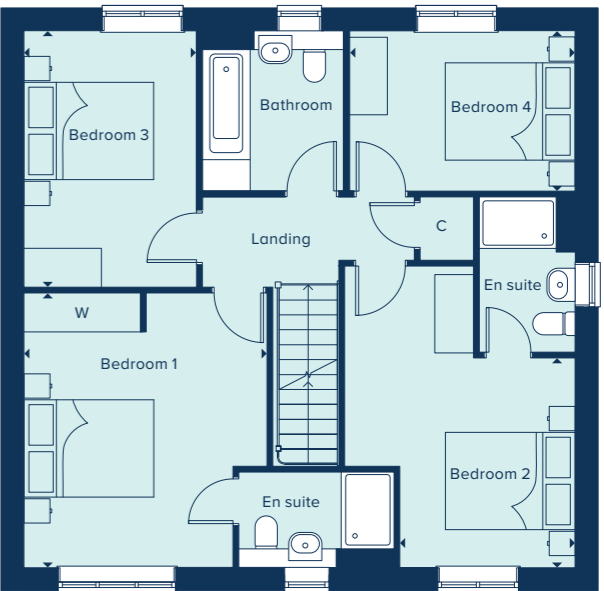
THE DORKING  
4 Bedroom Home

crestnicholson.com

GROUND FLOOR		
DINING / FAMILY AREA		
5.28m x 3.20m	17'4" x 10'6"	
KITCHEN		
3.22m x 3.20m	10'7" x 10'6"	
LIVING AREA		
4.93m x 3.55m	16'2" x 11'8"	
STUDY		
3.25m x 2.60m	10'8" x 8'6"	



FIRST FLOOR		
BEDROOM 1		
4.23m x 3.76m	13'11" x 12'4"	
BEDROOM 2		
3.23m x 2.71m	10'7" x 8'10"	
BEDROOM 3		
3.95m x 2.67m	13'0" x 8'9"	
BEDROOM 4		
3.47m x 2.47m	11'4" x 8'1"	



C Cupboard W Wardrobe ● Specification

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# THE KESWICK

Set over two-storeys, the Keswick is a spacious and intelligently laid-out family home. Its open-plan kitchen-dining area forms the heart of the house and a generous living room looks out over the private garden through full height patio doors. The ground floor study with its bay window also benefits from considerable natural light, providing a private space for homeworking. Upstairs, the large main bedroom has the benefit of an en suite bathroom and three further bedrooms share a family bathroom.

## 4 BEDROOM HOME



# THE KESWICK

4 Bedroom Home

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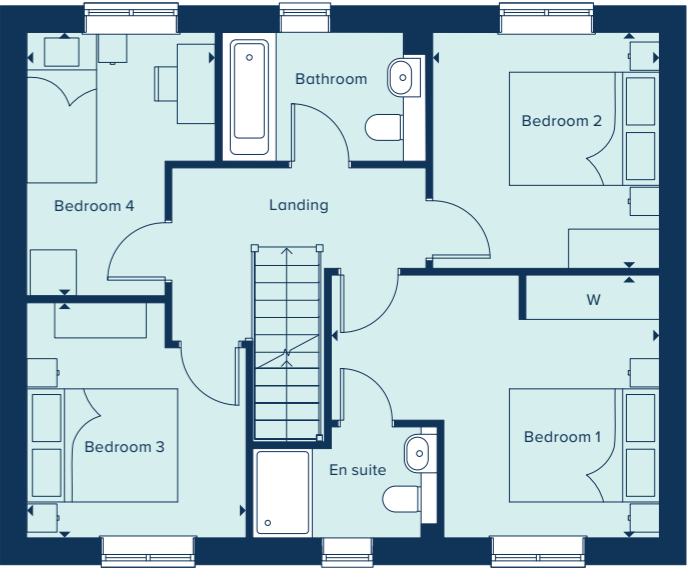
## GROUND FLOOR

KITCHEN	
3.09m x 3.03m	10'1" x 9'11"
DINING AREA	
3.61m x 2.91m	11'10" x 9'6"
LIVING AREA	
4.81m x 3.35m	15'9" x 11'0"
STUDY	
3.41m x 2.48m	11'2" x 8'11"



## FIRST FLOOR

BEDROOM 1	
4.38m x 3.48m	14'4" x 11'5"
BEDROOM 2	
3.13m x 3.01m	10'3" x 9'10"
BEDROOM 3	
3.12m x 2.91m	10'3" x 9'6"
BEDROOM 4	
3.50m x 2.50m	11'5" x 8'2"



C Cupboard W Wardrobe ● Specification

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# THE MARLBOROUGH

The Marlborough is ideally suited to modern family living, featuring ample flexible spaces. The elegant hallway provides access to the central living areas: an open-plan kitchen-dining area with utility room and a spacious, light-filled living room. Upstairs are four double bedrooms, with the main bedroom benefiting from an en suite shower room.

4 BEDROOM HOME

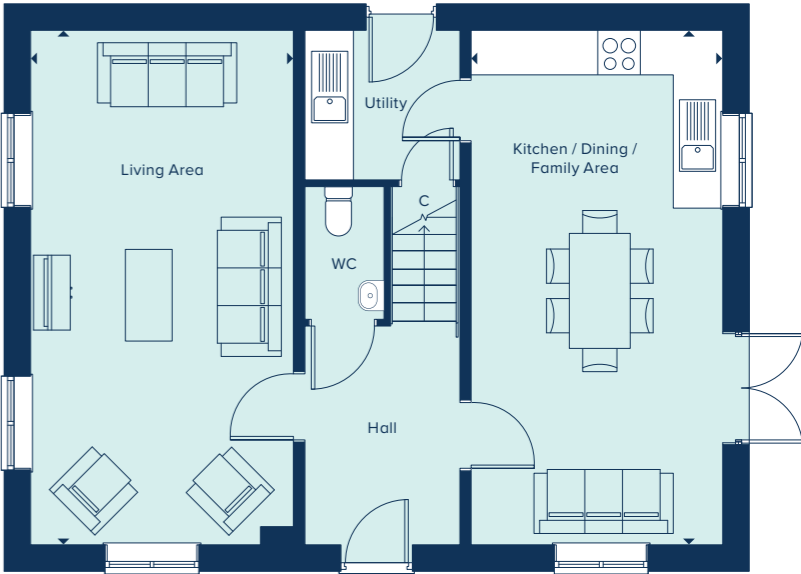


THE MARLBOROUGH  
4 Bedroom Home

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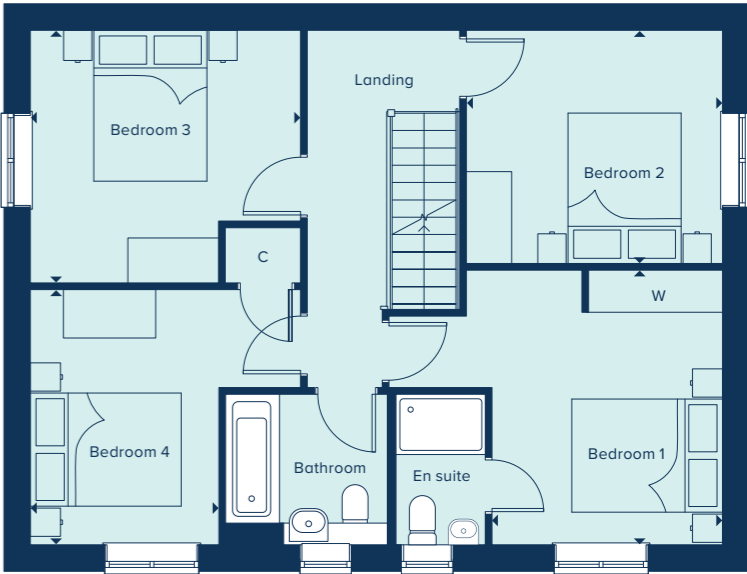
### GROUND FLOOR

KITCHEN / DINING / FAMILY AREA		
6.82m x 3.33m	22'4" x 10'11"	
LIVING AREA		
6.82m x 3.49m	22'4" x 11'5"	



### FIRST FLOOR

BEDROOM 1		
3.63m x 3.06m	11'11" x 10'0"	
BEDROOM 2		
3.39m x 3.10m	11'2" x 10'2"	
BEDROOM 3		
3.58m x 3.35m	11'9" x 11'0"	
BEDROOM 4		
3.38m x 2.50m	11'1" x 8'2"	



C Cupboard W Wardrobe ● Specification

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# THE ROMSEY

With flexible open-plan living space and generously sized bedrooms, the Romsey is an attractive family home. The downstairs benefits from a substantial, bright and airy living room. A versatile kitchen-dining area with ample space for relaxation or play is ideally suited to family life. Upstairs are four bedrooms and two bathrooms (one en suite). All fixtures and fittings, kitchen and sanitaryware are of excellent quality.

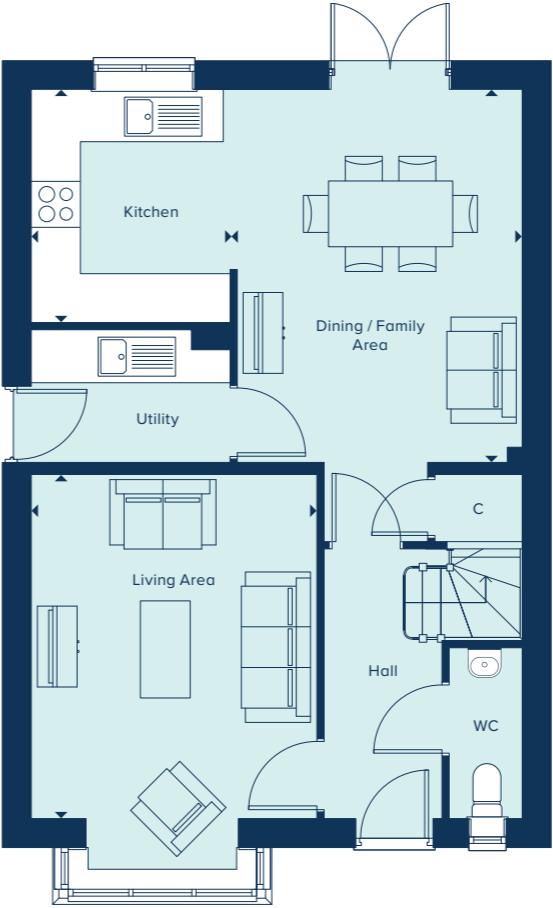
4 BEDROOM HOME



## THE ROMSEY

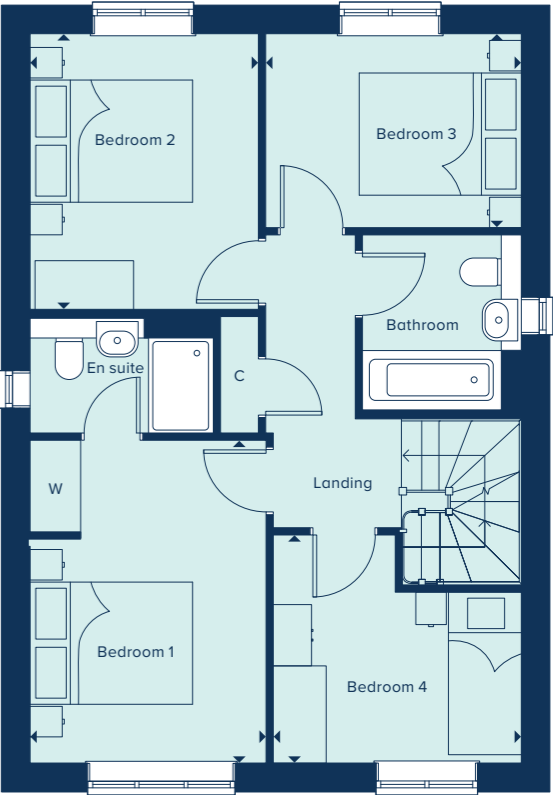
4 Bedroom Home

crestnicholson.com



### GROUND FLOOR

DINING / FAMILY AREA		
4.58m x 3.60m	15'0" x 11'9"	
KITCHEN		
2.81m x 2.44m	9'2" x 8'0"	
LIVING AREA		
4.22m x 3.51m	13'10" x 11'6"	



### FIRST FLOOR

BEDROOM 1		
3.95m x 2.89m	12'11" x 9'6"	
BEDROOM 2		
3.38m x 2.80m	11'1" x 9'2"	
BEDROOM 3		
3.13m x 2.38m	10'3" x 7'10"	
BEDROOM 4		
3.05m x 2.80m	10'1" x 9'2"	

C Cupboard W Wardrobe ● Specification

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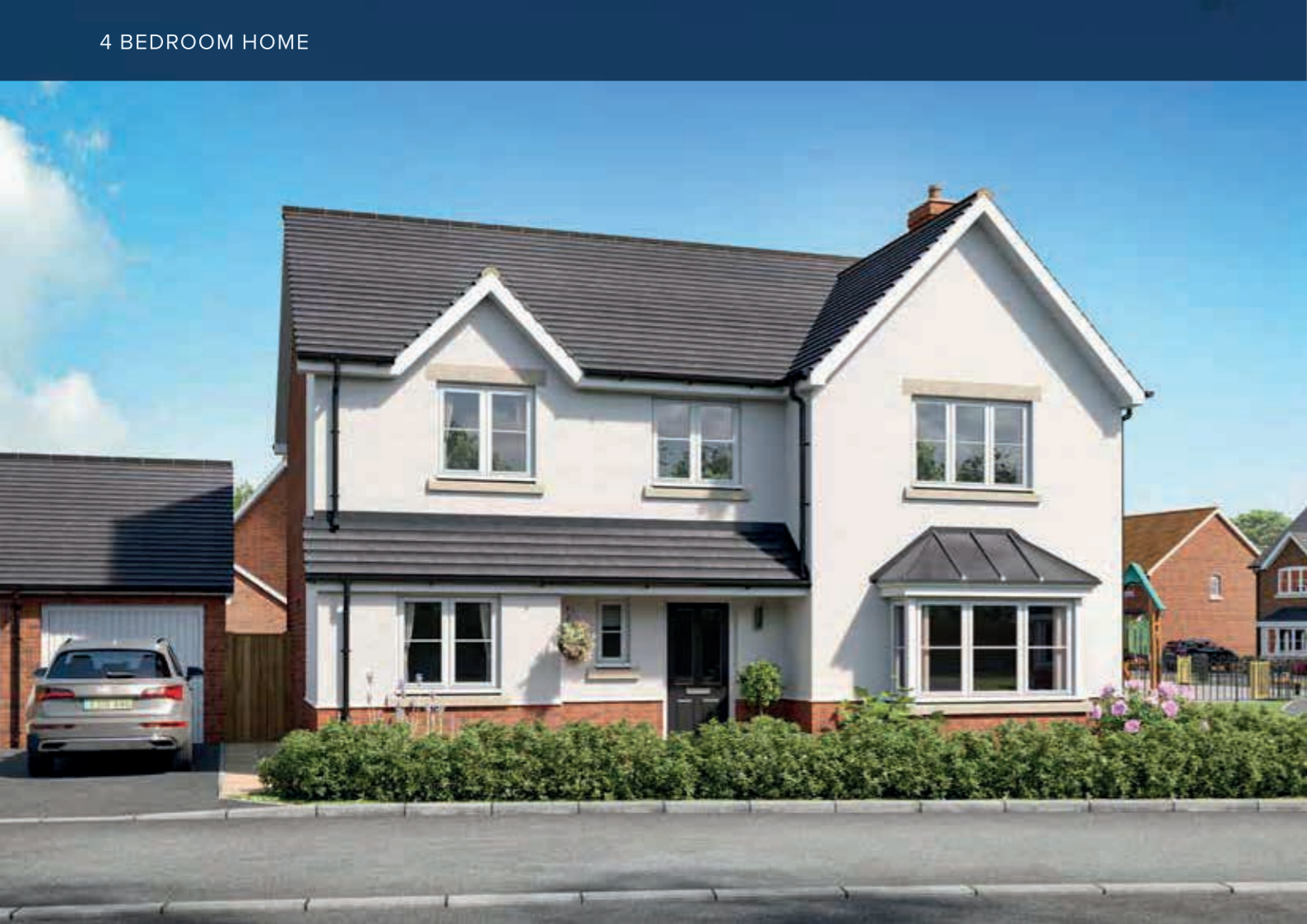




# THE SALCOMBE

The Salcombe is a stunning four-bedroom home with a generous kitchen, dining and family area perfect for entertaining or relaxing with the family. The separate living room offers a calming space to unwind at the end of the day, whilst the study is ideal for home working. Featuring four double bedrooms, with an en suite to bedroom one and two, this is a perfect home for a growing family.

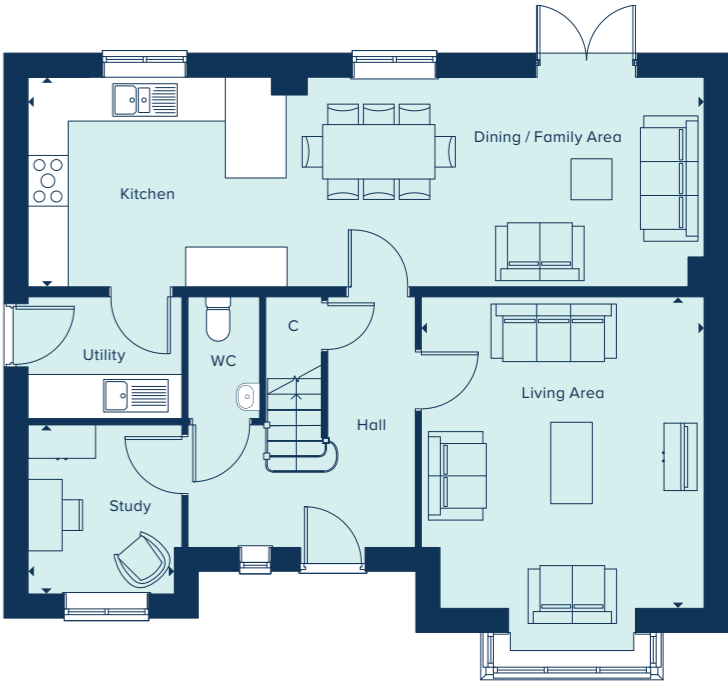
4 BEDROOM HOME



THE SALCOMBE  
4 Bedroom Home

crestnicholson.com

GROUND FLOOR		
KITCHEN / DINING / FAMILY AREA		
9.97m x 3.09m	32'7" x 10'1"	
LIVING AREA		
4.59m x 4.17m	15'1" x 13'8"	
STUDY		
2.49m x 2.27m	8'2" x 7'5"	



FIRST FLOOR		
BEDROOM 1		
3.89m x 3.11m	12'9" x 10'2"	
BEDROOM 2		
3.14m x 3.12m	10'4" x 10'3"	
BEDROOM 3		
3.42m x 3.10m	11'2" x 10'2"	
BEDROOM 4		
3.73m x 2.97m	12'3" x 9'9"	



AC Airing Cupboard C Cupboard W Wardrobe • Specification

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# CREST NICHOLSON AT HEREFORD GRANGE SPECIFICATION

Your brand new Crest Nicholson home benefits from attractive styling and modern integrated appliances.

	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
<b>KITCHEN</b>				
Choice of soft close fitted kitchen complete with laminate worksurface and upstand (subject to stage of construction)	•	•	•	•
Electric single built-in oven in stainless steel	•			
Electric built-under 1 ½ oven in stainless steel		•		
Electric built-in double oven in stainless steel			•	•
4 ring gas hob in stainless steel	•	•		
5 ring gas hob in stainless steel			•	•
Stainless steel splashback behind hob	•	•	•	•
Stainless steel chimney extractor hood	•	•	•	•
Energy efficient integrated fridge/freezer	•	•	•	•
Energy efficient integrated dishwasher		•*	•	•
Energy efficient integrated washing machine	•	•**	•**	
Single bowl granite sink and drainer in Arctic white	•	•		
1.5 bowl granite sink and drainer in Arctic white			•	•
Aquafocus chrome mixer tap	•	•	•	•
<b>BATHROOM, EN SUITE AND CLOAKROOM</b>				
Contemporary white sanitaryware	•	•	•	•
Chrome mixer taps with shower fittings	•	•	•	•
Full height tiling around bath with shower and folding bath screen	•	•	•	•
Full height tiling to enclosed shower cubicle	•	•	•	•
Half height tiling to walls where other sanitaryware is fitted	•	•	•	•
Heated chrome towel rail to bathrooms and en suites	•	•	•	•
Tiled splashback to basin in cloakroom	•	•	•	•
<b>UTILITY ROOM</b>				
Sink to utility rooms ***	•	•	•	•
External door to utility rooms ****	•	•	•	•

• Homes under 1350 sq ft    • Homes over 1350 sq ft

\*Integrated dishwasher included if there is a utility room \*\*Integrated washing machine included if there is no utility room



	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
<b>ELECTRICAL</b>				
Low energy LED downlighters in white to kitchen	•	•	•	•
Low energy LED downlighters in white to bathroom, cloakroom and en suite	•	•	•	•
Low energy lighting in all other areas	•	•	•	•
TV and data point to living room and TV point to bedroom 1	•	•	•	•
Telecommunications to the home including fibre for broadband capabilities	•	•	•	•
USB double socket to kitchen, bedroom 1 and lounge	•	•	•	•
<b>DECORATION</b>				
White emulsion to all rooms and ceilings	•	•	•	•
White gloss to window boards, internal doors, skirting and architraves	•	•	•	•
<b>JOINERY AND DOORS</b>				
Front door with multipoint locking system and chrome ironmongery	•	•	•	•
White PVCu windows and patio doors with white ironmongery	•	•	•	•
White internal doors with chrome ironmongery	•	•	•	•
Fitted wardrobes to bedroom 1 with soft close sliding mirror fronted doors	•	•	•	•
<b>HEATING</b>				
Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	•	•	•	•
<b>EXTERNAL FINISHES</b>				
Front gardens to be landscaped	•	•	•	•
Rear gardens topsoiled and rotovated	•	•	•	•
External low energy security light fitted by front door	•	•	•	•
External tap	•	•	•	•
<b>SECURITY AND PEACE OF MIND</b>				
Smoke, heat and carbon monoxide detectors	•	•	•	•
Two years warranty and aftercare	•	•	•	•
Complete ten year warranty	•	•	•	•

\*\*\*Where a sink is shown on the floor plans \*\*\*\*Where a utility room is fitted

Crest Nicholson follows warranty provider guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms.

Whilst every effort has been made to ensure that the contents and specification in this brochure is correct and accurate at the time of creation, it may be subject to change and Crest Nicholson reserves the right to amend the contents and specification at any time prior to completion. This contents and specification does not in any way constitute or form any part of a contract of sale transfer or lease. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. 1012292/May 2025.





## HEREFORD GRANGE

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For all enquires please call

**01432 623 183**

**[crestnicholson.com/herefordgrange](http://crestnicholson.com/herefordgrange)**



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### House Type Illustration

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### Development Map/Site Plan

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