



# WELLBROOK FIELD

PETERCHURCH



*Cotswold Oak specialise in select developments throughout The Cotswolds. We take great pride in designing and building traditional homes, with a focus on quality and placemaking.*



**WELLBROOK FIELD**  
PETERCHURCH

**Welcome to Wellbrook Field.**

This exclusive collection of delightful 1, 3 and 4 bedroom homes is located in the popular village of Peterchurch at the heart of Herefordshire's Golden Valley just 12 miles west of Hereford and in the foothills of the Welsh borders.

All of these homes are built to our Signature specification with an exceptional finish throughout, delivering superior homes built with style.



# EXCLUSIVE LOCATION

## STUNNING SCENERY

The village of Peterchurch sits in a beautiful location in Herefordshire close to the Welsh border. This area is known as the Golden Valley and is home to some wonderful sights including the picturesque River Dore, a former medieval monastery and the Neolithic burial chamber known as Arthur's Stone. Unsurprisingly, the village is dominated by the church of St Peter which has Saxon origins and also boasts a spire that can be seen for miles around.

The main attraction here though is the spectacular countryside. There are extensive views of the Black Mountains to the west, with ample opportunities for scenic walks or horserides across the hills or a gentler stroll along the banks of the river Dore to take in the varied wildlife.

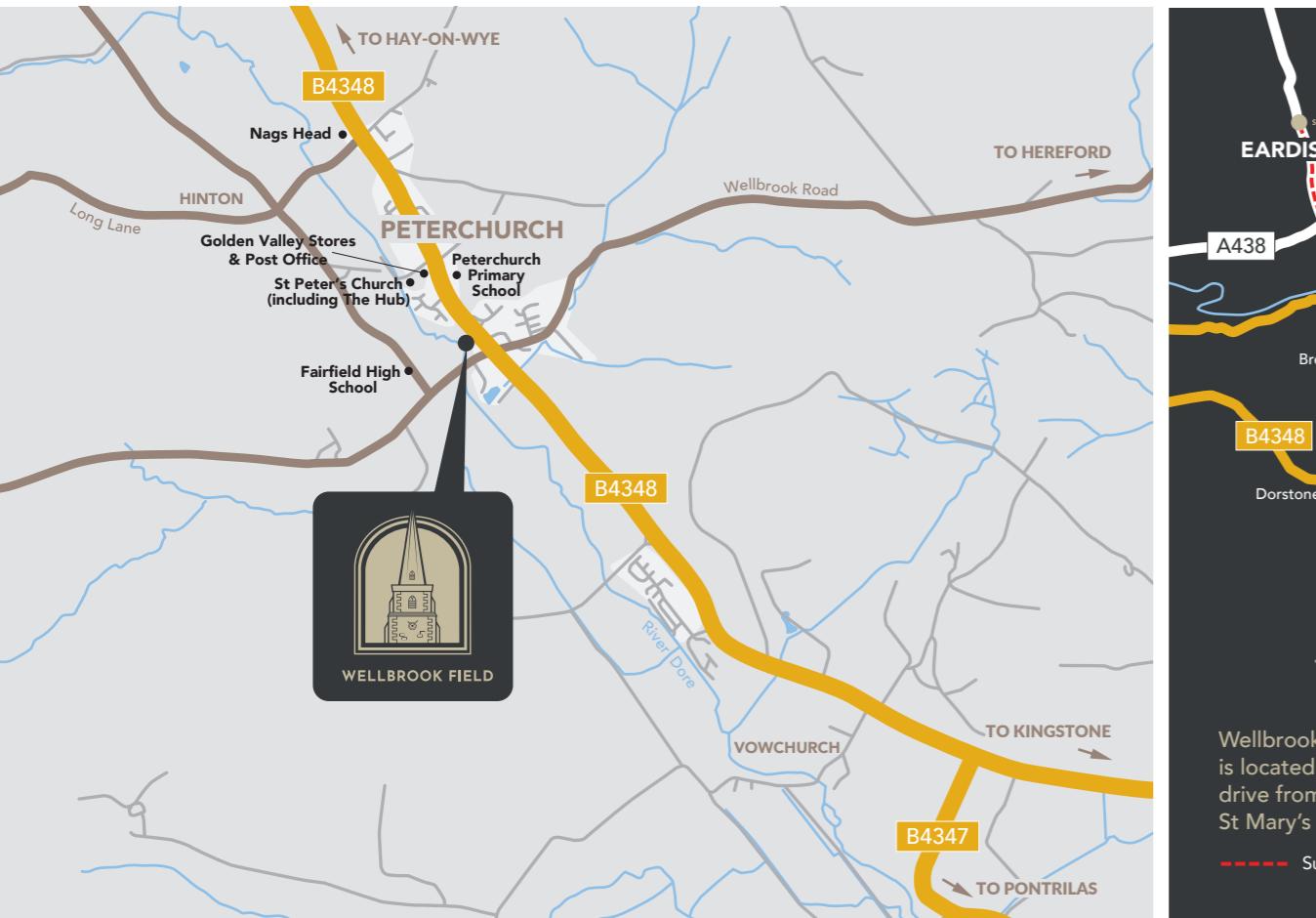


### LOCAL AMENITIES

St Peter's Church sits at the heart of the village and is home to 'The Hub' – a vibrant community development project offering a café, library, and a space for exhibitions and activities. The village also has a couple of friendly local pubs, and Golden Valley Stores and Post Office serves as the main shop for day-to-day essentials. For a wider range of shops, supermarkets, and additional amenities, the bustling market town of Hay-on-Wye and the city of Hereford are both within easy reach. Peterchurch is also well-served when it comes to education, with a local primary school in the village and the highly regarded Fairfield High School – rated 'Outstanding' – less than half a mile away.

### PLACES TO SEE

Herefordshire is home to many picturesque market towns featuring distinctive black and white half-timbered buildings and bustling market squares. The historic City of Hereford offers an iconic cathedral, independent shopping and vibrant cultural life while the nearby town of Hay-on-Wye, famous for the annual literature festival, also offers plenty of attractions all year round.



**Peterchurch enjoys an enviable countryside location but connects well with both England and Wales through road and rail links.**

## TRAVEL DISTANCES FROM WELLBROOK FIELD

Hay-on-Wye	9.5 miles
Eardisley Show Home	9.6 miles
Hereford	12.1 miles
Abergavenny	20.7 miles
Leominster	21.1 miles
Ross-on-Wye	22.1 miles
Gloucester	38.0 miles
Worcester	38.4 miles
Birmingham Int'l. Airport	86.1 miles

**HEREFORD STATION ~ 12.6 MILES**  
Cardiff Central ..... 1hr 5 mins direct  
Birmingham New Street ..... 1hr 29 mins direct  
London Paddington ..... 2hrs 53 mins (via Newport, South Wales)



# TRANSPORT CONNECTIONS

## TRAVEL OPTIONS MADE EASY

Peterchurch is located in the west of Herefordshire close to the Welsh border so within easy reach of both the impressive hills and valleys of Wales and the delightful market towns and villages of the English countryside.

It's just a half hour drive to the cathedral city and county town of Hereford and then another 20 minutes to reach the M50 to connect to the national motorway network for driving further afield.

The nearest train station at Hereford offers regular services to all points across the UK including services to Cardiff (approx. 1 hour), Liverpool (approx. 2 hours) and London (approx. 3 hours).

Birmingham International, Bristol and Cardiff are the closest airports, all around a 2-hour drive, with Liverpool and Manchester just a little further meaning international travel connections are still within reach.



Computer generated image

## INTRODUCTION TO

# WELLBROOK FIELD



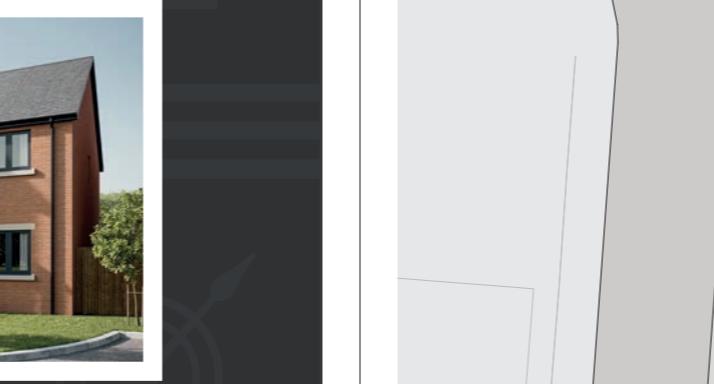
**THE BEECH** PLOT: 1  
1-BEDROOM SEMI-DETACHED BUNGALOW  
570 SQ FT

The Beech is a beautifully designed one-bedroom bungalow of 570 sq. ft, thoughtfully crafted for those seeking stylish single-storey living. The light-filled open-plan kitchen, dining, and living area creates a welcoming space that's perfect for both everyday living and entertaining. The generous principal bedroom includes a dedicated dressing area and a private en-suite for added comfort. A separate WC and handy storage to the hallway complete this well-planned home, combining practicality with contemporary design.



**THE WILLOW** PLOT: 2  
3-BEDROOM SEMI-DETACHED HOME  
1,141 SQ FT

The Willow, a spacious semi-detached home, features a stylish open-plan kitchen and dining area with French doors leading out to the rear garden – perfect for entertaining or relaxing with family. Upstairs, you'll find three generous double bedrooms, including a principal bedroom with its own en-suite for added comfort.



**THE YEW** PLOTS: 3, 4 & 5  
4-BEDROOM DETACHED HOME  
1,682 SQ FT

The detached Yew is an impressive family home with just three plots available. Stretching across the back of the house, the expansive kitchen/dining/family room is the true heart of the home, complemented by a separate utility room, walk-in pantry, and a flexible study or playroom on the ground floor. Upstairs, four large bedrooms await, including two with en-suites, while the luxurious main bedroom also boasts a walk-in wardrobe.





# THE BEECH

1-bedroom semi-detached bungalow ~ plot 1

## THE BEECH

1-bedroom semi-detached bungalow - 570 sq.ft. (52.98m<sup>2</sup>)

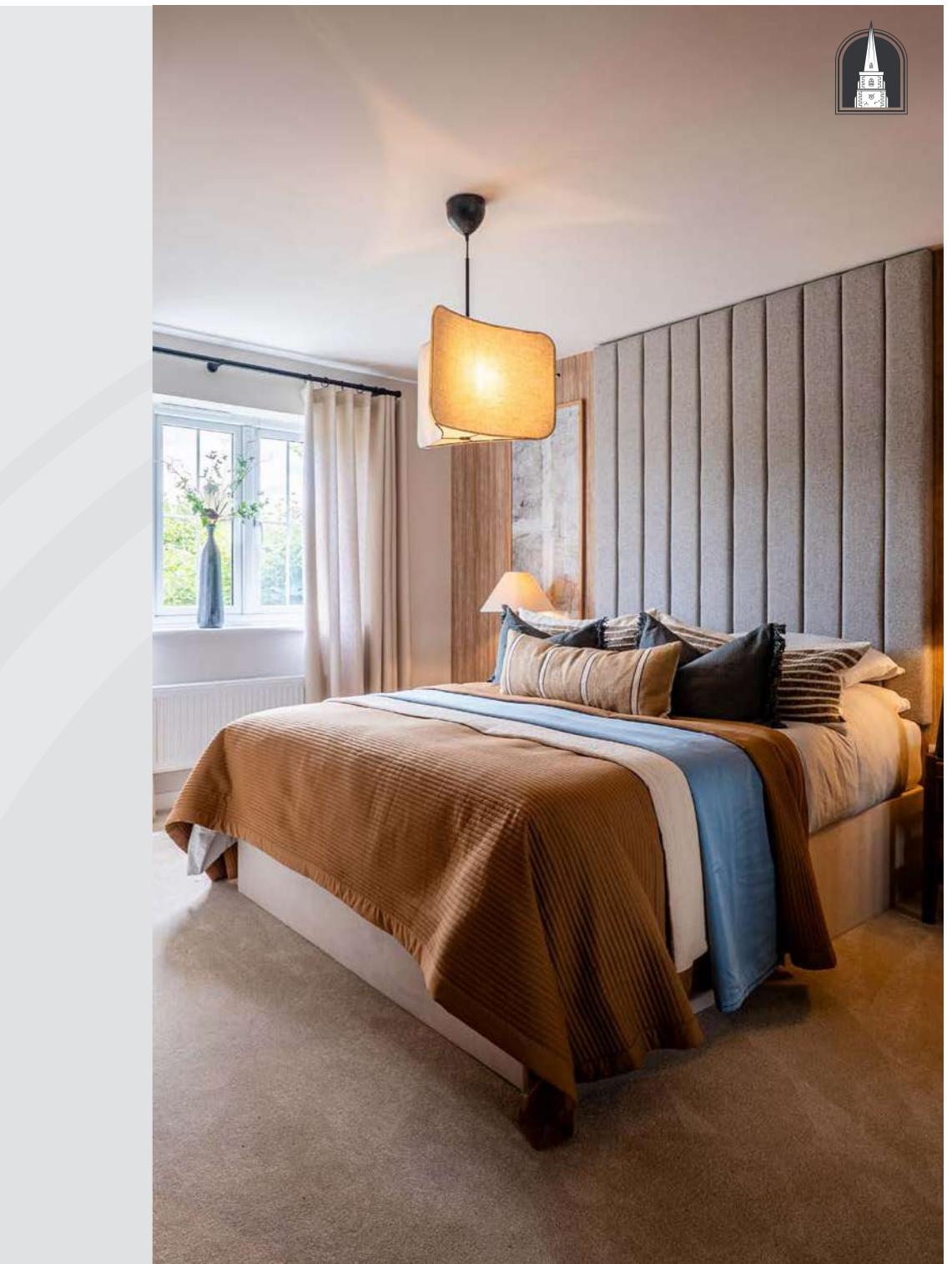


### GROUND FLOOR

Kitchen / Dining / Living  
Bedroom

6.5m x 3.9m 21'4" x 12'9"  
3.6m x 3.0m 11'10" x 9'10"

Note: Computer Generated Illustrations are indicative only and some details may vary. All room dimensions are approximate and shown as maximums. Refer to the site layout for details of parking arrangements. This information is for guidance only and does not form part of any contract or constitute a warranty but please ask the agent/sales adviser for clarification on any matter.





**THE WILLOW**  
3-bedroom semi-detached home ~ plot 2

## THE WILLOW

3-bedroom semi-detached home - 1,141 sq.ft. (105.96m<sup>2</sup>)



GROUND FLOOR

Living Room	4.7m x 3.6m	15'5" x 11'10"
Kitchen / Dining	6.5m x 3.9m	21'4" x 12'9"



FIRST FLOOR

Bedroom 1	3.9m x 3.7m	12'9" x 12'2"
Bedroom 2	4.6m x 3.6m	15'1" x 11'10"
Bedroom 3	2.9m x 2.8m	9'6" x 9'3"
Bathroom	2.8m x 2m	9'3" x 6'7"

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# THE YEW

4-bedroom detached home ~ plots 3, 4 & 5

## THE YEW

4-bedroom detached home - 1,682 sq.ft. (156.28m<sup>2</sup>)



### GROUND FLOOR

Living Room	4m x 3.7m	13'1" x 12'2"
Kitchen / Dining / Family	9.7m x 3.5m	31'10" x 11'6"
Study	2.6m x 2.4m	8'6" x 7'10"
Utility	2.7m x 1.8m	8'10" x 5'10"
Pantry	2.7m x 1.8m	8'10" x 5'10"



### FIRST FLOOR

Bedroom 1	3.7m x 3.6m	12'2" x 11'10"
Walk-in Wardrobe	2.2m x 1.5m	7'3" x 4'11"
Bedroom 2	3.7m x 3.3m	12'2" x 10'10"
Bedroom 3	3.8m x 3.5m	12'6" x 11'6"
Bedroom 4	3.7m x 2.6m	12'2" x 8'6"
Bathroom	2.1m x 1.9m	6'11" x 6'3"

Note:  
Floor plans show plots 4 & 5.  
Plots 3 & 5 are handle.

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# STYLISH INTERIORS FOR MODERN LIVING

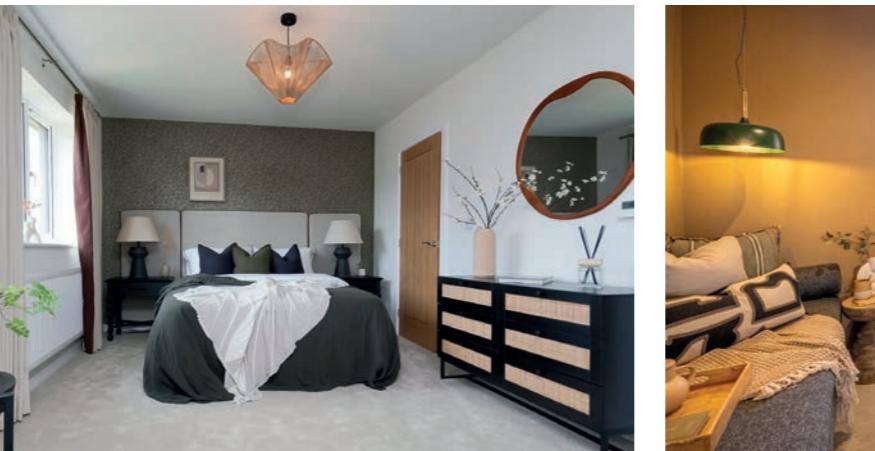
Wellbrook Field is an outstanding development with an impressive specification. Built with modern living in mind - from individually designed kitchens at the heart of the home to stylish bathrooms offering a sanctuary of calm - each individual property enjoys a range of premium quality features which combine with our Signature specification to deliver truly exceptional homes.

Upgrades to customise your home, depending on the stage of construction are available – please enquire with our sales team.

Note: Interior pictures shown are from previous Cotswold Oak developments.



All the homes at Wellbrook Field have been crafted with quality materials to showcase the very best in design.



# SUPERIOR SPECIFICATION

## EXCEPTIONAL QUALITY

### KITCHEN

- Fully fitted Symphony kitchen from the Gallery range
- Laminate worktop with matching up-stand to plots 1 and 2
- Stone worktop with matching up-stand to plots 3, 4 and 5
- Stainless steel Symphony splashback fitted behind hob
- Inset stainless steel 1.5 sink with chrome mixer tap
- Integrated AEG double oven, induction hob and hood
- Integrated Electrolux fridge/freezer and dishwasher
- Integrated Electrolux washer/dryer where there is no utility area/space (plots 1 and 2 only)
- Wardrobe with mirrored doors fitted to bedroom 1
- Roca Gap bath with panel and Hansgrohe thermostatic low-level kit & shower mixer
- Porcelanosa tiling to include:
  - Splashback behind basin in cloakroom
  - Half-height tiling around bath, and splashback behind basin in bathroom
  - Full-height tiling to shower areas, and splashback behind basin in ensuite
  - Window sill tiling (where applicable)
- Heated towel rail to bathroom and ensuites
- Karndean flooring

### ELECTRICS & LIGHTING

- Television points to living room and bedroom 1 where applicable
- Telephone points to living room and hallway where applicable
- Data point to living room
- Four spot track light to kitchen
- Bulkhead light to bathrooms and ensuites
- Pendant lighting to all other rooms

### CLOAKROOM, BATHROOMS & ENSUITES

- Roca semi pedestal or pedestal hand basin with contemporary Hansgrohe basin mixer to cloakroom
- Roca toilets with soft-closing seat and cover
- Oak faced contemporary internal doors with chrome door furniture
- Painted staircase with oak newel caps, handrail and bottom step where possible
- Glass Merlyn doors with bright silver finish for shower enclosures and Hansgrohe thermostatic mixer and slide rail kit, where applicable
- Roca Gap bath with panel and Hansgrohe thermostatic low-level kit & shower mixer
- Patio area
- External tap to rear
- Mains operated doorbell
- External lights to front & rear
- Air Source Heat Pump
- EV charging point

THE  
SIGNATURE  
COLLECTION



### OUR SIGNATURE SPECIFICATION INCLUDES

- Oak faced contemporary internal doors with chrome door furniture

- Painted staircase with oak newel caps and handrail where possible

- Ceilings and walls painted in Dulux Timeless

- Painted

- External tap to rear

- Mains operated doorbell

- Mirrored wardrobes to bedroom 1

- Karndean flooring

- Roca sanitaryware

- Porcelanosa tiles



# FUTURE PROOFED FOR MODERN LIVING

## BUILDING SUSTAINABLE COMMUNITIES

Cotswold Oak Homes is a responsible developer that cares deeply about the effect that modern construction methods and materials can have on the environment.

We consider the levels of carbon dioxide emitted during the construction process as well as during the lifespan of each home, and by reducing our carbon emissions throughout the build we're delivering sustainable and efficient homes which are fit for the future.

Our commitment to building future proofed homes includes:

- Air Source Heat Pumps
- EV charging points
- Insulation below damp proof courses per Part L Regulations
- Thermally broken energy efficient lintels\*
- 500mm insulation to lofts\*
- Sustainably sourced timber products
- Thermal efficient masonry wall construction with a High U Value rating

\* Where applicable



# OUTSTANDING HOMES CRAFTSMAN FINISH

Established in 2004, Cotswold Oak has grown over the last twenty years to become one of the most recognisable and successful construction companies in the Cotswolds and surrounding areas.

Over this time, we have delivered in excess of 300 new homes and seen families grow and flourish within a Cotswold Oak home – making memories and building futures.



**TESTIMONIAL**  
"It's been a 5-star journey from the very beginning. Our home is beautifully and solidly built, with great attention to detail throughout. The quality really stands out.  
  
Your customer service has been absolutely brilliant, helpful, responsive, and supportive every step of the way.  
  
We're genuinely enjoying living in our new home and would highly recommend Cotswold Oak to anyone looking to buy a new build house, a thoughtfully designed, well-built home"



**QUALITY & CRAFTSMANSHIP**  
Born out of a successful Cotswold joinery business, we still craft bespoke handmade timber joinery items in our dedicated workshop using select hardwoods picked for their durability and aesthetic appearance.  
  
Experience and skills have been gained in utilising a mix of the practice of structural oak framing using traditional techniques with modern materials.  
  
With over 20 years of experience rooted in traditional craftsmanship, our story began in specialist joinery where attention to detail, quality materials, and pride in every finished laid the foundation for everything we do today.

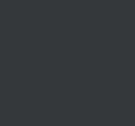


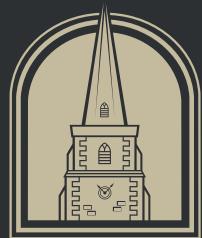
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**Your next move to Wellbrook Field**

We hope this introduction to the Wellbrook Field development at Peterchurch has given you an insight into life in a new home from Cotswold Oak. If you have any questions or need further information, please do not hesitate to get in touch. We will be delighted to tell you more about how a new Cotswold Oak home could be your best next move.

**For further information, please contact our Selling Agents,  
Andrews Land & New Homes on 01242 248975, or Chancellors on 01568 614123  
[sales@wellbrookfield.co.uk](mailto:sales@wellbrookfield.co.uk)**





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**Note:** These particulars are intended as a preliminary guide for prospective purchasers and should not be relied upon. The elevational treatment for individual house types shows a typical arrangement. Details of materials and design treatments may vary. Any artist impressions shown are not intended to represent any particular plot. Purchasers are advised to inspect the layout plan to establish the arrangement of the house and surrounding property. Internal layouts show a general arrangement which may vary from plot to plot. The room sizes are approximate overall finished room sizes and are subject to normal building tolerances (i.e. ± 75mm). Where described as 'maximum' this dimension is the longest available in that direction in that room. In all instances, purchasers are advised to inspect plot specific information which is available from our sales team. Nothing in these particulars or verbal assurance shall form or constitute part of any contract and are given without responsibility on behalf of Cotswold Oak. Cotswold Oak reserve the right to alter, re-plan, or amend any details be it aesthetic or dimensional, without consultation.