

MARTLEY FIELDS

Martley Worcestershire



LIONCOURT
HOMES

WELCOME TO MARTLEY FIELDS

Martley, Worcestershire

Martley Fields is an exciting new development of 83 high quality, sustainable homes, located on the edge of the village of Martley, just a few miles to the north west of the city of Worcester. The development is centred around a large area of open space with two historic trees and there are attractive walking routes throughout the site which link to the wider village of Martley. There is a wide choice of properties to choose from, ranging from two bedroom cottage style homes and bungalows to five bedroom detached houses.

Your new home at Martley Fields is covered by a NHBC 10-year warranty, assuring you complete peace of mind. We pride ourselves on our commitment to quality of workmanship, quality of service and customer satisfaction and are consistently and independently recognised as a 5-star home builder by the House Builder's Federation.



MARTLEY FIELDS

Martley, Worcestershire



EDUCATION

Martley Fields is conveniently located less than a mile from Martley Primary School and The Chantry School, both of which were rated as "Good" in the latest Ofsted report. Nearby Worcester offers an excellent choice of schools, including The King's School Worcester and The Royal Grammar School. The City is also home to the University of Worcester.

SHOPPING

For everyday shopping, Martley Central Stores is just a ten minute walk away. The shop, which offers a wide range of fresh and frozen food and an off-licence, is also home to Martley Post Office. The adjacent garage sells fuel and is an M.O.T test centre. Worcester offers a good choice of independent boutiques and national names with a pedestrianised high street. The Crown Gate Shopping Centre offers over sixty shops and a large car park.

LEISURE FACILITIES

Martley boasts a range of sporting facilities such as a skate park, a football pitch and Martley Cricket Club. In addition the Memorial Hall offers a selection of regular activities including yoga and pilates, providing plenty of opportunity for all ages to stay active. In Worcester, you'll find an excellent choice of restaurants, cafés and pubs. The City is also home to the Worcestershire County Cricket Ground, the Worcester Racecourse, two thriving theatres, a number of museums and three sports centres.

AROUND AND ABOUT

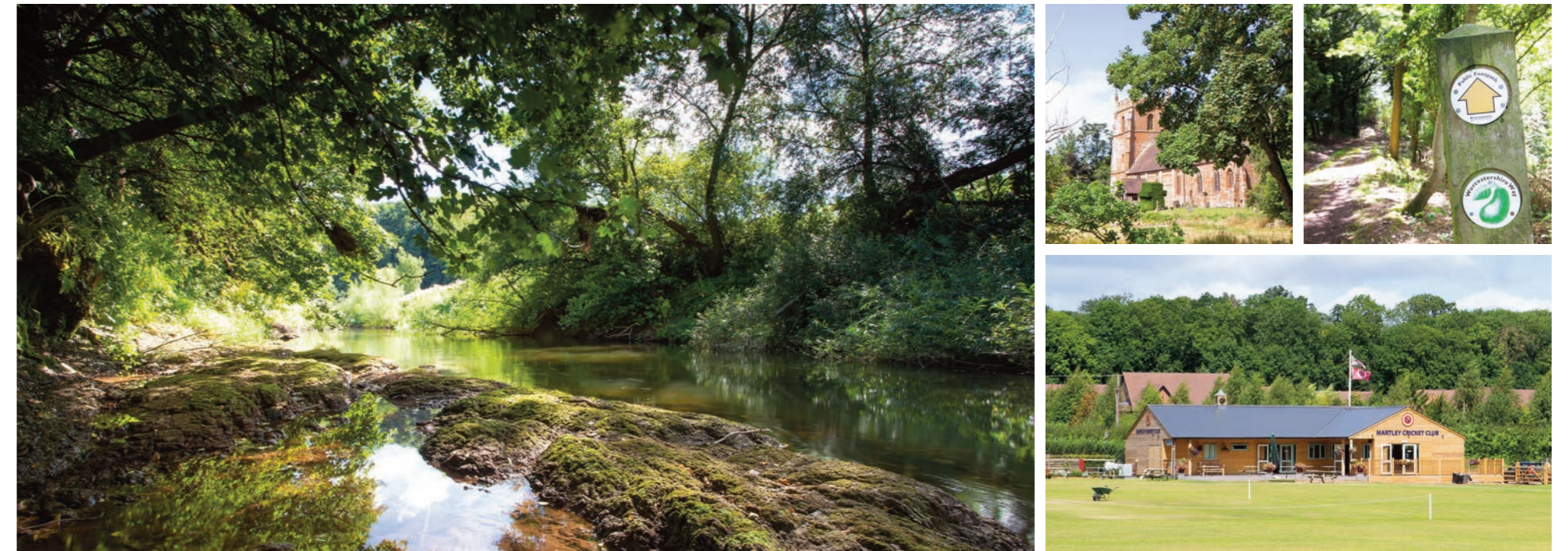
With an outstanding network of footpaths, made up of 296 separate links and a total length of around 42 miles, Martley is ideally placed to take advantage of the delightful local countryside. Easy access to Worcester and the M5 means Martley Fields is conveniently located for travelling further afield. Worcester Foregate Street Station has regular direct trains to London Paddington and Birmingham International Airport is just under an hour away by car.



MARTLEY FIELDS LOCAL AMENITIES



Times are approximate and sourced from National Rail and Google Maps.



Martley and surrounding area photography



SPECIFICATION

KITCHEN
Symphony fitted kitchen with soft close hinges and drawers
Worktop upstand with stainless steel splashback behind hob
Hotpoint stainless steel double oven (single oven to 2 bedroom homes)
Hotpoint 60cm ceramic hob
60cm chimney extractor hood
Hotpoint integrated fridge/freezer
Hotpoint integrated washer/dryer (where house has no utility)
Hotpoint integrated dishwasher
Franke Antea stainless steel 1½ bowl sink with Zeno Plus chrome mixer tap
UTILITY (where applicable)
Symphony fitted units with soft close hinges
Worktop upstands
60cm space with plumbing for washing machine
60cm space for tumble dryer (where available)
Franke Antea stainless steel single bowl sink with Zeno Plus chrome mixer tap
BATHROOM
White sanitaryware
Chrome taps
Tiled splashback to basin, half height tiling to bath
Shaver socket
EN-SUITE (where applicable)
White sanitaryware
Chrome taps
Mira Minimal EV thermostatic shower, Mira Flight shower tray with Mira Elevate silver enclosure
Tiled splashback to basin with full height tiling to shower
Shaver socket
CLOAKROOM
White sanitaryware with chrome taps
Tiled splashback

The Ash, Clematis, Elm, Elder, Gorse, Lime, Poplar & Rowan

ELECTRICAL
White electrical switches and sockets
1 Double USB socket in kitchen above worktop
BT & TV Sockets to lounge
Low energy lighting
Electric vehicle charging point
HEATING
Air Source Heat Pump
Myson radiators with thermostatic control
WINDOWS & DOORS
Cream PVCu double glazed windows/french doors (where specified)
Black composite front door with chrome mains doorbell
Black pre-finished steel up and over garage door (where applicable)
White painted 5 panel internal doors with chrome internal door furniture
White painted softwood staircase
DECORATION
White emulsion to all walls & ceilings & white painted woodwork
SECURITY
Multi-point locking system to front/rear doors
Smoke detectors to Building Regulation requirements
Through door viewer and door chain
External PIR lighting to front and rear elevations
EXTERNAL
Outside cold water tap to rear of property
Black PVCu gutters and downpipes
Front garden graded and turfed/planted, rear garden turfed
Rear fencing - 1.8m close boarded fencing (where applicable)
Grey Riven Paths and paving as indicated on site layout
Tarmac or block paved access drive/hardstanding as indicated on site layout

SPECIFICATION

KITCHEN
Symphony fitted kitchen with soft close hinges and drawers
Worktop upstand with glass splashback
Bosch stainless steel single oven and integrated microwave
Ceramic hob & 90cm chimney extractor hood
Hotpoint integrated fridge/freezer
Hotpoint integrated washer/dryer (where house has no utility)
Hotpoint integrated dishwasher
Franke SPARK stainless steel 1½ bowl sink with Athena chrome mixer tap
UTILITY (where applicable)
Symphony fitted units with soft close hinges
Worktop upstand
60cm space with plumbing for washing machine
60cm space for tumble dryer (where available)
Franke ANTEA stainless steel single bowl sink with Zeno Plus chrome mixer tap
BATHROOM
White sanitaryware
Chrome taps
White towel rail
Half height wall tiling to all walls, full height tiling to shower cubicle (where applicable)
Shaver socket
EN-SUITE
White sanitaryware
Chrome taps
Mira Minimal ERD thermostatic shower, Mira Flight shower tray, Mira elevate silver enclosure
Half height wall tiling to all walls with full height tiling to shower
Shaver socket
CLOAKROOM
White sanitaryware with chrome taps
Tiled splashback

The Birch, Cedar, Cypress, Juniper, Maple & Wisteria

ELECTRICAL
Brushed chrome switches & sockets to kitchen dining area, with white to the rest of the house
1 Double USB socket in kitchen above worktop in brushed chrome
BT & TV Sockets to lounge
Low energy lighting throughout. LED down lighters to kitchen, bathroom, en-suite & WC
Vehicle charging point
HEATING
Air Source Heat Pump
Myson Underfloor heating to ground floor/radiators to 1st/2nd floors
WINDOWS & DOORS
Cream PVCu double glazed windows/french doors
Black composite front door with hrome mains doorbell
Black pre-finished steel up and over garage door (where applicable)
Oak internal single doors and oak glazed double doors with chrome furniture
White painted softwood staircase with oak handrail and newel posts
DECORATION
White emulsion to all walls & ceilings & white painted woodwork
SECURITY
Multi-point locking system to front/rear doors. Through door viewer and door chain
Smoke detectors to Building Regulation requirements
External PIR lighting to front and rear elevations
EXTERNAL
Outside cold water tap to rear of property
Black PVCu gutters and downpipes
Front garden graded and turfed/planted
Turfed rear garden
Rear fencing - 1.8m close boarded fencing where applicable
Grey Riven Paths and paving as indicated on site layout
Tarmac or block paved access drive/hardstanding as indicated on site layout



LIONCOURT HOMES

Established in 2006 Lioncourt Homes is a privately-owned company formed with the specific objective of creating beautiful new homes in desirable locations within a caring culture, where the welfare of our customers and our people truly count.

Our quality of workmanship, quality of service and customer satisfaction is endorsed by our customers, 9 out of 10 of which would recommend buying a new Lioncourt home to a friend. The whole team at Lioncourt is focused on these very important factors and everyone strives to provide a personal touch to the purchase of your new home.

Every home has been thoughtfully created to provide impressive and stylish living space, generous storage solutions and aspirational kitchen and bathroom layouts. All properties have the latest building technologies integrated into the design which is part of our drive to provide energy efficient homes and value for money.



MARTLEY FIELDS

DEVELOPMENT LAYOUT

Open Market

- Clematis 2 bedroom bungalow
- Poplar 2 bedroom home
- Lime 3 bedroom home
- Ash 3 bedroom home
- Rowan 3 bedroom home
- Juniper 3 bedroom home
- Maple 4 bedroom home
- Birch 4 bedroom home
- Cedar 4 bedroom home
- Cypress 4 bedroom home
- Wisteria 5 bedroom home

First Homes

- Elm 2 bedroom home
- Elder 2 bedroom home
- Gorse 3 bedroom home

Affordable Housing

- 1, 2, 3 & 4 bedroom homes

M Maintenance

BCP Bin Collection Point

S/S Substation



THE CLEMATIS
2 BEDROOM HOME



THE CLEMATIS

FLOOR PLAN



- Open plan kitchen/dining room with glazed doors to the garden
- Rear facing living room
- Second bedroom or home office
- Well equipped family shower room

Please note:

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DIMENSIONS

- 1 Living Room
4.97m x 3.00m (16'4" x 9'10")
- 2 Kitchen/Dining Room
3.75m x 3.36m (12'4" x 11'1")
- 3 Bedroom 1
4.28m x 3.00m (14'1" x 9'10")
- 4 Bedroom 2
3.31m x 2.20m (10'10" x 7'3")
- 5 Bathroom
2.00m x 2.15m (6'7" x 7'1")

▲ All dimensions are maximum and may vary from plot to plot.

Gross internal floor area 659 sq ft

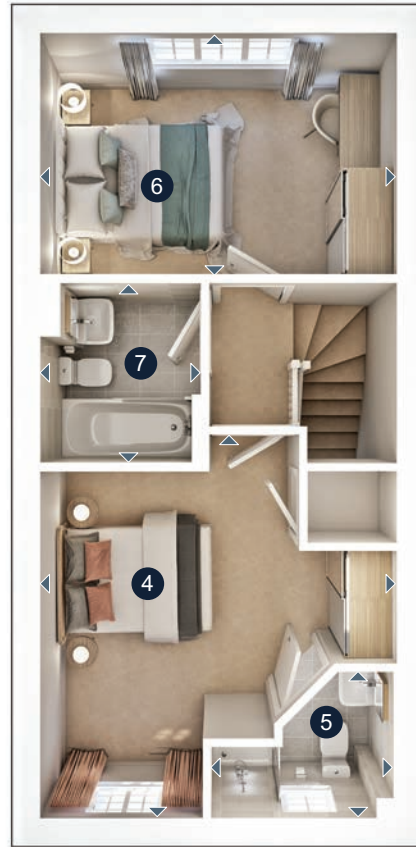
THE POPLAR
2 BEDROOM HOME



THE POPLAR FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

- Open plan kitchen/living/dining room with glazed doors to the garden
- Downstairs cloakroom
- Useful under stairs store
- Master bedroom with en-suite shower room
- Second double bedroom
- Well equipped family bathroom

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GROUND FLOOR

- ① Living/Dining Room
4.72m x 3.99m (15'6" x 13'1")
- ② Kitchen
3.95m x 3.07m (13'0" x 10'1")
- ③ WC
1.80m x 0.95m (5'11" x 3'1")

FIRST FLOOR

- ④ Bedroom 1
3.88m x 3.99m (12'9" x 13'1")
- ⑤ En-Suite
1.64m x 2.04m (5'5" x 6'8")
- ⑥ Bedroom 2
2.69m x 3.99m (8'10" x 13'1")
- ⑦ Bathroom
2.00m x 1.80m (6'7" x 5'11")

▲ All dimensions are maximum and may vary from plot to plot.

Gross internal floor area 769 sq ft

THE LIME
3 BEDROOM HOME



THE LIME FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

- Open plan kitchen/dining room with glazed doors to the garden
- Utility room off the kitchen
- Front facing living room with under stairs store
- Downstairs cloakroom
- Master bedroom with en-suite shower room
- Well equipped family bathroom

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GROUND FLOOR

- 1 Living Room
4.73m x 3.64m (15'6" x 11'11")
- 2 Kitchen/Dining
3.95m x 3.58m (13'0" x 11'9")
- 3 Utility Room
2.35m x 1.05m (7'9" x 3'6")
- 4 WC
1.50m x 1.05m (4'11" x 3'6")

FIRST FLOOR

- 5 Bedroom 1
3.15m x 3.64m (10'4" x 11'11")
- 6 En-Suite
1.68m x 1.85m (5'6" x 6'1")
- 7 Bedroom 2
3.25m x 2.64m (10'8" x 8'8")
- 8 Bedroom 3
3.25m x 2.00m (10'8" x 6'7")
- 9 Bathroom
2.18m x 1.72m (7'2" x 5'8")

▲ All dimensions are maximum and may vary from plot to plot.

Gross internal floor area 910 sq ft

THE ASH
3 BEDROOM HOME



THE ASH FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

- Open plan kitchen/dining room with glazed doors to the garden
- Dual aspect living room
- Utility room with door to the outside
- Useful under stairs store
- Master bedroom with en-suite shower room
- Well equipped family bathroom

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GROUND FLOOR

- ① Living Room
5.74m x 3.04m (18'10" x 10'0")
- ② Kitchen
3.05m x 2.80m (10'0" x 9'2")
- ③ Dining Room
2.69m x 2.80m (8'10" x 9'2")
- ④ Utility Room
1.72m x 2.14m (5'8" x 7'0")
- ⑤ WC
1.80m x 1.03m (5'11" x 3'5")

FIRST FLOOR

- ⑥ Bedroom 1
4.25m x 2.80m (14'0" x 9'2")
- ⑦ En-Suite
1.40m x 2.80m (4'7" x 9'2")
- ⑧ Bedroom 2
3.10m x 3.09m (10'2" x 10'2")
- ⑨ Bedroom 3
2.55m x 3.09m (8'5" x 10'2")
- ⑩ Bathroom
1.72m x 2.14m (5'8" x 7'0")

▲ All dimensions are maximum and may vary from plot to plot.

Gross internal floor area 1032 sq ft

THE ROWAN
3 BEDROOM HOME



THE ROWAN

FLOOR PLAN



GROUND FLOOR

- Open plan kitchen/dining room with glazed doors to the garden
- Front facing living room
- Useful under stairs store
- Downstairs cloakroom
- Master bedroom with en-suite shower room
- Well equipped family bathroom

FIRST FLOOR

GROUND FLOOR

- 1 Living Room
5.93m x 3.38m (19'6" x 11'1")
- 2 Kitchen/Dining
3.15m x 5.74m (10'4" x 18'10")
- 3 WC
1.90m x 0.90m (6'3" x 2'11")

FIRST FLOOR

- 4 Bedroom 1
3.94m x 3.38m (12'11" x 11'1")
- 5 En-Suite
1.40m x 2.46m (4'8" x 8'1")
- 6 Bedroom 2
3.69m x 2.95m (12'2" x 9'8")
- 7 Bedroom 3
2.50m x 2.70m (8'3" x 8'10")
- 8 Bathroom
1.90m x 2.27m (6'3" x 7'5")

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Gross internal floor area 1113 sq ft

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THE JUNIPER
3 BEDROOM HOME



THE JUNIPER FLOOR PLAN



GROUND FLOOR

- Open plan kitchen/family/dining room with glazed doors to the garden
- Front facing living room
- Useful under stairs store
- Downstairs cloakroom
- Master bedroom with dressing room and en-suite bathroom
- Family bathroom with bath and shower



FIRST FLOOR

GROUND FLOOR

- 1 Living Room
5.27m x 3.04m (17'4" x 10'0")
- 2 Kitchen
3.70m x 3.35m (12'2" x 11'0")
- 3 Family/Dining
3.10m x 4.87m (10'2" x 16'0")
- 4 WC
1.75m x 0.95m (5'9" x 3'1")
- 5 Garage
5.69m x 2.64m (18'8" x 8'8")

FIRST FLOOR

- 6 Bedroom 1
3.02m x 4.53m (9'11" x 14'11")
- 7 Dressing Room
2.71m x 2.85m (8'11" x 9'4")
- 8 En-Suite
3.19m x 2.79m (10'6" x 9'2")
- 9 Bedroom 2
3.30m x 3.59m (10'10" x 11'9")
- 10 Bedroom 3
3.52m x 3.04m (11'7" x 10'0")
- 11 Bathroom
2.79m x 3.19m (9'2" x 10'6")

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Gross internal floor area 1396 sq ft

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THE MAPLE
4 BEDROOM HOME

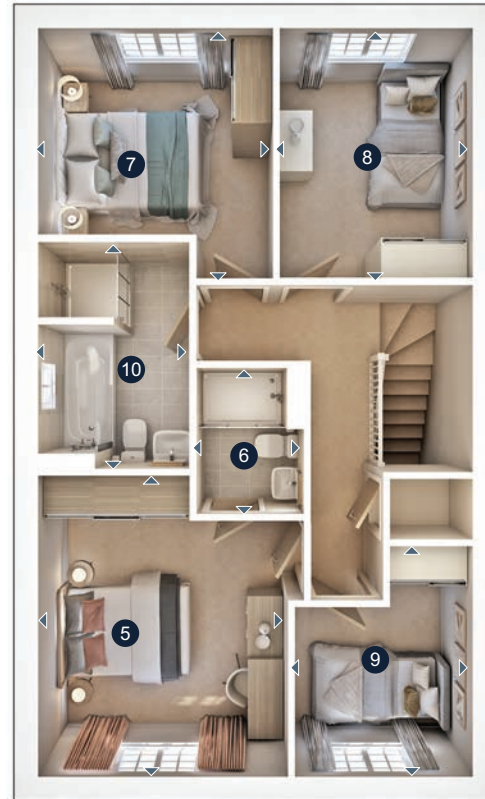


THE MAPLE

FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

- Open plan kitchen/dining room with glazed doors to the garden
- Front facing living room
- Utility room with store and door to the outside
- Useful under stairs store
- Downstairs cloakroom
- Master bedroom with en-suite shower room
- Family bathroom with bath and shower

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GROUND FLOOR

- 1 Living Room
4.61m x 3.40m (15'2" x 11'2")
- 2 Kitchen/Dining
3.25m x 5.74m (10'8" x 18'10")
- 3 Utility
1.80m x 3.40m (5'11" x 11'2")
- 4 WC
1.90m x 0.95m (6'3" x 3'1")

FIRST FLOOR

- 5 Bedroom 1
3.99m x 3.30m (13'1" x 10'10")
- 6 En-Suite
1.92m x 1.42m (6'4" x 4'8")
- 7 Bedroom 2
3.31m x 3.10m (10'11" x 10'2")
- 8 Bedroom 3
3.30m x 2.55m (10'10" x 8'4")
- 9 Bedroom 4
3.05m x 2.35m (10'0" x 7'9")
- 10 Bathroom
2.99m x 2.00m (9'10" x 6'7")

▲ All dimensions are maximum and may vary from plot to plot.

Gross internal floor area 1243 sq ft

THE BIRCH
4 BEDROOM HOME



THE BIRCH

FLOOR PLAN



GROUND FLOOR

- Open plan kitchen/dining room with glazed doors to the garden
- Dual aspect living room with double doors off the hall
- Utility room with door to the outside
- Downstairs cloakroom
- Useful under stairs store
- Master bedroom with en-suite shower room
- Well equipped family bathroom

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FIRST FLOOR

GROUND FLOOR

- 1 Living Room
6.53m x 3.22m (21'5" x 10'7")
- 2 Kitchen
3.65m x 3.22m (12'0" x 10'7")
- 3 Dining Room
2.88m x 3.22m (9'6" x 10'7")
- 4 Utility Room
1.70m x 2.37m (5'7" x 7'9")
- 5 WC
1.80m x 0.95m (5'11" x 3'1")

FIRST FLOOR

- 6 Bedroom 1
4.07m x 3.28m (13'5" x 10'9")
- 7 En-Suite
1.70m x 2.37m (5'7" x 7'9")
- 8 Bedroom 2
3.85m x 3.27m (12'8" x 10'9")
- 9 Bedroom 3
2.70m x 3.28m (8'10" x 10'9")
- 10 Bedroom 4
2.58m x 3.28m (8'6" x 10'9")
- 11 Bathroom
1.90m x 2.37m (6'3" x 7'9")

▲ All dimensions are maximum and may vary from plot to plot.

Gross internal floor area 1335 sq ft

THE CEDAR
4 BEDROOM HOME



THE CEDAR FLOOR PLAN



GROUND FLOOR

- Spacious open plan kitchen/family room
- Living room with glazed doors to the garden
- Separate dining room
- Utility room with door to the outside
- Downstairs cloakroom
- Useful under stairs store
- Master bedroom with en-suite shower room
- Well equipped family bathroom



FIRST FLOOR

GROUND FLOOR

- 1 Living Room
4.79m x 3.35m (15'9" x 11'0")
- 2 Kitchen
4.55m x 3.35m (14'11" x 11'0")
- 3 Family Area
2.88m x 3.35m (9'6" x 11'0")
- 4 Dining Room
2.55m x 3.35m (8'4" x 11'0")
- 5 Utility Room
1.95m x 2.12m (6'5" x 7'0")
- 6 WC
1.50m x 1.03m (4'11" x 3'5")

FIRST FLOOR

- 7 Bedroom 1
4.00m x 4.53m (13'2" x 14'10")
- 8 En-Suite
1.63m x 2.52m (5'4" x 8'4")
- 9 Bedroom 2
4.29m x 3.40m (14'1" x 11'2")
- 10 Bedroom 3
3.34m x 3.89m (11'0" x 12'9")
- 11 Bedroom 4
3.04m x 2.93m (10'0" x 9'8")
- 12 Bathroom
1.90m x 2.10m (6'3" x 6'11")

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Gross internal floor area 1478 sq ft

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THE CYPRESS
4 BEDROOM HOME



THE CYPRESS FLOOR PLAN



GROUND FLOOR

- Open plan kitchen/dining/family room with glazed doors to the garden
- Living room with glazed doors to the garden
- Study/home office
- Cloakroom off the utility room
- Useful under stairs store
- Master bedroom with en-suite shower room
- Family bathroom with bath and shower



FIRST FLOOR

GROUND FLOOR

- 1 Living Room
4.91m x 4.32m (16'2" x 14'2")
- 2 Kitchen
3.03m x 4.20m (9'11" x 13'9")
- 3 Dining/Family
6.09m x 3.04m (20'0" x 10'0")
- 4 Study
2.16m x 3.04m (7'1" x 10'0")
- 5 Utility Room
1.80m x 1.75m (5'11" x 5'9")
- 6 WC
1.80m x 1.20m (5'11" x 3'11")

FIRST FLOOR

- 7 Bedroom 1
4.57m x 3.04m (15'0" x 10'0")
- 8 En-Suite
1.50m x 2.33m (4'11" x 7'8")
- 9 Bedroom 2
5.03m x 3.04m (16'6" x 10'0")
- 10 Bedroom 3
3.99m x 3.04m (13'1" x 10'0")
- 11 Bedroom 4
3.54m x 3.33m (11'8" x 10'11")
- 12 Bathroom
2.89m x 2.10m (9'6" x 6'11")

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Gross internal floor area 1673 sq ft

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THE WISTERIA
5 BEDROOM HOME



THE WISTERIA

FLOOR PLAN



GROUND FLOOR

- Open plan kitchen/family/dining room with glazed doors to the garden
- Dual aspect living room
- Utility room with door to the outside
- Useful under stairs store
- Study/home office with bay window
- Downstairs cloakroom
- Master bedroom and second bedroom with en-suite
- Family bathroom with bath and shower



FIRST FLOOR

GROUND FLOOR

- 1 Living Room
4.96m x 3.81m (16'3" x 12'6")
- 2 Kitchen
3.66m x 3.60m (12'0" x 11'10")
- 3 Dining/Family
5.46m x 3.60m (29'11" x 11'10")
- 4 Study
4.01m x 2.80m (13'2" x 9'2")
- 5 Utility Room
1.80m x 2.08m (5'11" x 6'1")
- 6 WC
1.80m x 0.95m (5'11" x 3'1")

FIRST FLOOR

- 7 Bedroom 1
4.50m x 3.65m (14'9" x 12'0")
- 8 En-Suite 1
2.50m x 1.40m (8'3" x 4'7")
- 9 Bedroom 2
4.52m x 3.65m (14'10" x 12'0")
- 10 En-Suite 2
2.20m x 1.50m (7'3" x 4'11")
- 11 Bedroom 3
4.07m x 2.83m (13'4" x 9'4")
- 12 Bedroom 4
2.80m x 3.44m (9'2" x 11'4")
- 13 Bedroom 5
2.06m x 3.84m (6'9" x 12'8")
- 14 Bathroom
2.89m x 2.10m (9'6" x 6'11")

▲ All dimensions are maximum and may vary from plot to plot.

Gross internal floor area 1864 sq ft

Please note:

Illustration and plans show a typical house type. The house type may be built in a range of elevational finishes using a variety of materials. Please refer to working drawings for details on floor plans and these are for indicative purposes only, plans and window positions may vary from plot to plot. This is because we operate a policy of continuous improvement and we work within the needs of the Planning Authorities. Please ask your Sales Executive for the precise details of the finish and specifications of your chosen home.

THE ELM
2 BEDROOM HOME



THE ELM FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

- 1 Living Room
4.43m x 3.03m (14'7" x 9'11")
- 2 Kitchen/Dining
4.44m x 3.30m (14'7" x 10'10")
- 3 WC
1.80m x 0.95m (5'11" x 3'1")

FIRST FLOOR

- 4 Bedroom 1
3.15m x 3.34m (10'4" x 11'0")
- 5 En-Suite
1.90m x 2.21m (6'3" x 7'3")
- 6 Bedroom 2
4.44m x 3.03m (14'7" x 9'11")
- 7 Bathroom
1.90m x 2.21m (6'3" x 7'3")

- Open plan kitchen/dining room with glazed doors to the garden
- Dual aspect living room
- Downstairs cloakroom
- Useful store cupboard
- Master bedroom with en-suite shower room
- Second double bedroom
- Well equipped family bathroom

Please note:

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▲ All dimensions are maximum and may vary from plot to plot.

Gross internal floor area 854 sq ft

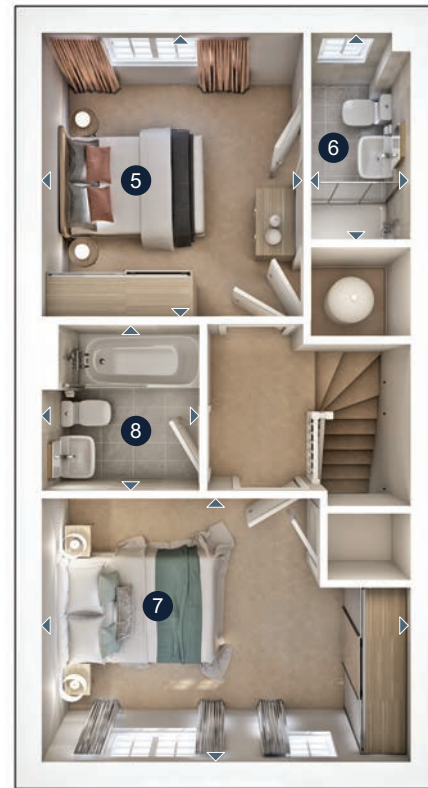
THE ELDER
2 BEDROOM HOME



THE ELDER FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

- Open plan kitchen/dining room with glazed doors to the garden
- Utility room off the kitchen
- Front facing living room with under stairs store
- Downstairs cloakroom
- Master bedroom with en-suite shower room
- Well equipped family bathroom

Please note:

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GROUND FLOOR

- 1 Living Room
5.03m x 3.35m (16'6" x 11'0")
- 2 Kitchen/Dining
3.65m x 3.30m (12'0" x 10'10")
- 3 Utility Room
1.94m x 1.05m (6'4" x 3'5")
- 4 WC
1.50m x 1.05m (4'11" x 3'5")

FIRST FLOOR

- 5 Bedroom 1
3.41m x 3.15m (11'3" x 10'4")
- 6 En-Suite
2.48m x 1.20m (8'2" x 3'11")
- 7 Bedroom 2
3.17m x 4.44m (10'5" x 14'7")
- 8 Bathroom
2.00m x 1.90m (6'7" x 6'3")

▲ All dimensions are maximum and may vary from plot to plot.

Gross internal floor area 854 sq ft

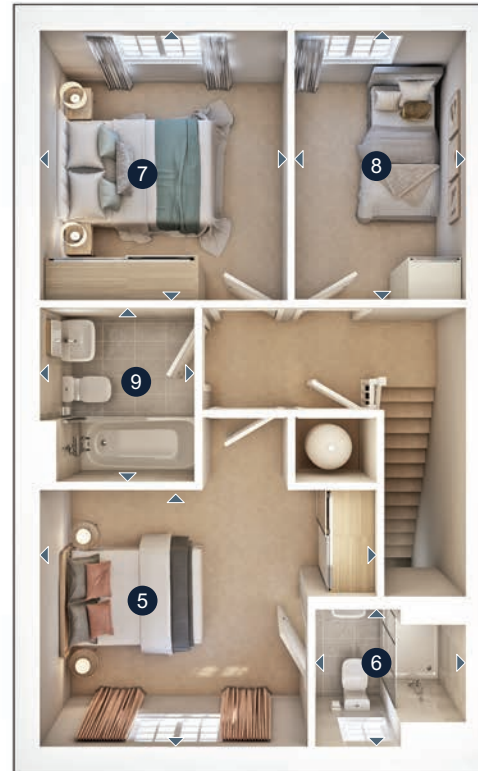
THE GORSE
3 BEDROOM HOME



THE GORSE FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

- Open plan kitchen/dining room with glazed doors to the garden
- Utility room off the kitchen
- Front facing living room with under stairs store
- Downstairs cloakroom
- Master bedroom with en-suite shower room
- Well equipped family bathroom

Please note:

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GROUND FLOOR

- 1 Living Room
4.73m x 4.13m (15'6" x 13'7")
- 2 Kitchen/Dining
3.95m x 4.08m (13'0" x 13'5")
- 3 Utility Room
2.35m x 1.05m (7'9" x 3'6")
- 4 WC
1.50m x 1.05m (4'11" x 3'6")

FIRST FLOOR

- 5 Bedroom 1
3.15m x 4.13m (10'4" x 13'7")
- 6 En-Suite
1.68m x 1.85m (5'6" x 6'1")
- 7 Bedroom 2
3.30m x 3.03m (10'10" x 10'0")
- 8 Bedroom 3
3.30m x 2.10m (10'10" x 6'11")
- 9 Bathroom
2.13m x 1.90m (7'0" x 6'3")

▲ All dimensions are maximum and may vary from plot to plot.

Gross internal floor area 1004 sq ft

Where everyone feels at home



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