



KINGS WOOD

MANSFIELD | NOTTINGHAMSHIRE

A collection of 1, 2, 3 & 4 bedroom homes

INTRODUCING KINGS WOOD



A collection of new homes in the market town of Mansfield

Premium developer Taggart Homes is proud to present Kings Wood, a beautifully designed new community where you'll have a range of high specification 1, 2, 3 and 4 bedroom homes to choose from.

Like every Taggart home, these are built and finished to unexpectedly high standards, including a host of extras at no extra cost. It's a philosophy we have honed in over 30 years of creating fine homes of innovative design, across Northern Ireland and England.

Kings Wood has an ideal location about two miles from the centre of Mansfield and its station, where services to Nottingham take less than an hour. Local employers include Amazon and Kings Mill Hospital. It's also within very easy distance of two regions renowned for their natural beauty: Sherwood Forest and the Peak District National Park. This is where town connections meet country life.





MARKET TOWN CHARM AND CITY LIFE



Discover shopping and leisure in Mansfield and Nottingham

Mansfield has been a market town for at least 700 years, and today seasonal markets can be seen throughout the year, where the traditional stalls are joined by those selling artisan produce and crafts. There's further shopping at The Four Seasons Centre, and in the many independent stores across the town. Mansfield retains some handsome historic buildings, and has its own museum, theatre (The Palace), and many coffee shops, restaurants and pubs.

When you want a taste of city life, Nottingham is just over 17 miles from Kings Wood, and its Creative Quarter, based around the old Lace Market, is where you'll find an exciting and often quirky selection of boutiques, bars and restaurants offset by intriguing street art. The Victoria Centre is great for big retail brands including John Lewis, while the more eclectic Flying Horse Arcade is where you'll find the likes of Vivienne Westwood and an independent cheese specialist.

Nottingham also has a thriving cultural scene, which includes theatres, a jazz club, an independent cinema, and live music venues including Motorpoint Arena, where many international stars have thrilled audiences.

PLENTY OF BREATHING SPACE

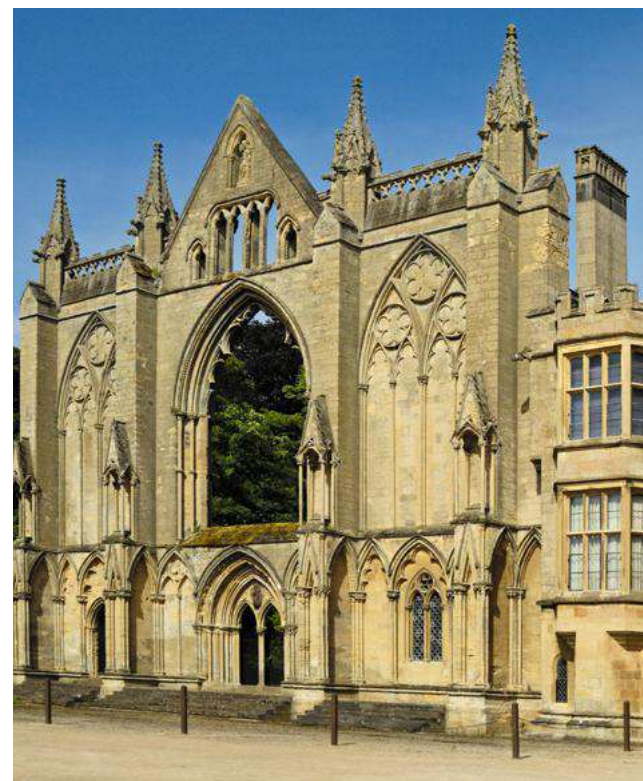


Forests, parks, hills and caves

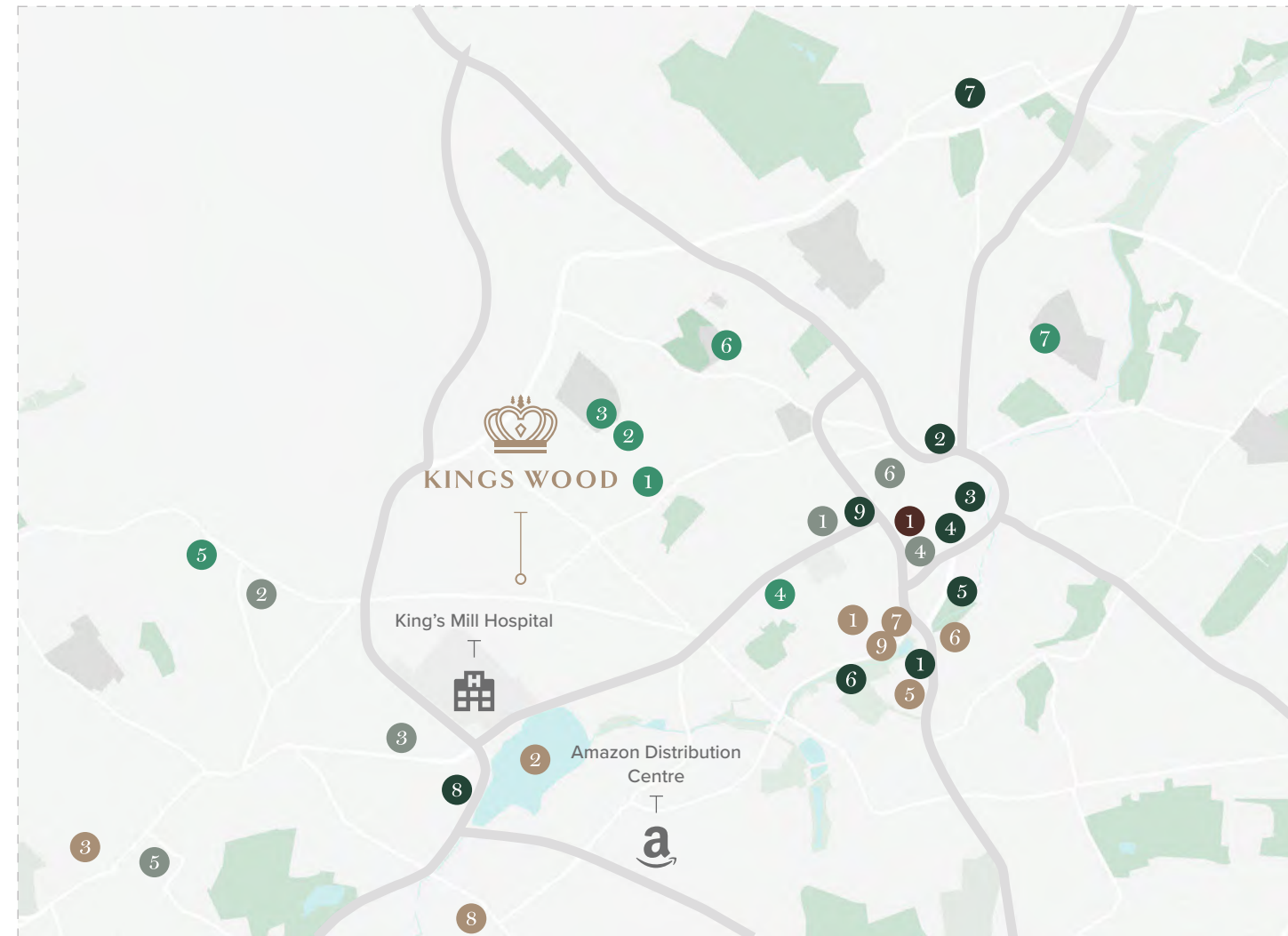
You won't need to travel far for a breath of outdoor life. Starting close to home, there's Brierley Forest Park, a former colliery now transformed into a green haven for wildlife. There's a golf club here, a football pitch and children's play area too. Newstead Abbey, the ancestral home of Lord Byron is around 71 miles away. Here you will find medieval architecture, walled gardens, parks and lakes.

Famous Sherwood Forest is just 12 miles away, and, as well as the Robin Hood legends, is a marvellous spot for walking, cycling and discovering nature. One of its main attractions is the 800 year old Major Oak, the oldest in Britain. There are all kinds of exciting things for children to do - bug hunts, den building, wood crafts – and seasonal events for the whole family.

Just a little further is the awesome Peak District National Park, 555 square miles of hills and valleys, gorges and moorland, and the 2,000ft Kinder Scout peak. Its limestone caverns provide some of the country's best underground wonders. Amongst all this wildness, there are architectural splendours such as Chatsworth House and Haddon Hall, and adventures to be had at Go Ape, Conkers Discovery Centre and rides on the Ecclesbourne Valley Railway.



PERFECTLY LOCATED



BARS & RESTAURANTS

- 1 Il Rosso
- 2 andwhynot
- 3 Britalia
- 4 Mangrove
- 5 Ciao Bella
- 6 Bella Italia
- 7 Rossini
- 8 Kings Mill Farm
- 9 The Red Bar & Grill

SHOPPING

- 1 Asda
- 2 The Co-Operative
- 3 Aldi
- 4 St. Peters Retail Park
- 5 Idlewells Shopping Centre
- 6 Four Seasons Shopping Centre

HEALTH & LEISURE

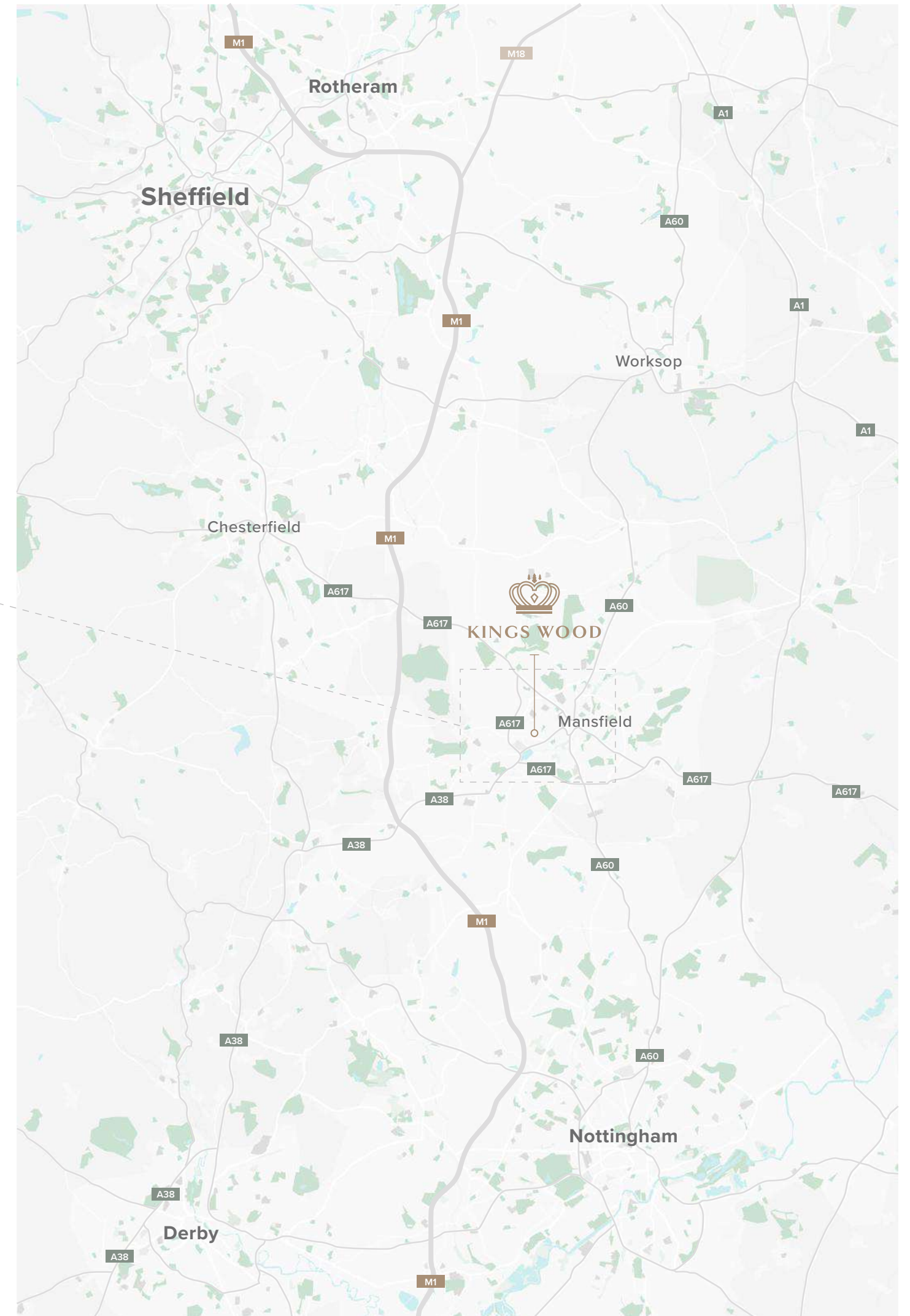
- 1 Beth Tweddle Gymnastics Centre
- 2 Kingsmill Reservoir
- 3 Lamma Leisure Centre
- 4 Water Meadows
- 5 Anytime Fitness
- 6 Pure Gym
- 7 Your Space
- 8 Asylum Skatepark
- 9 Mansfield Town Football Club

TRAVEL

- 1 Mansfield Railway Station

EDUCATION

- 1 Intake Farm Primary School & Nursery
- 2 Redgate Primary Academy
- 3 The Flying High Academy
- 4 Sutton Road Primary School & Nursery
- 5 St Andrew's C of E Primary School
- 6 All Saints Catholic Voluntary Academy
- 7 The Brunts Academy



GOOD LOCAL EDUCATION



Primary and secondary level

If you have children of school age, you'll be pleased to know that these local schools have all earned a 'good' rating from Ofsted.

10 —

Intake Farm Primary School & Nursery | 0.6 Miles
🚶 11 mins 🚲 3 mins 🚗 2 mins

St Andrew's C of E Primary School | 1.1 Miles
🚶 21 mins 🚲 5 mins 🚗 4 mins

Redgate Primary Academy | 1 Mile
🚶 19 mins 🚲 4 mins 🚗 4 mins

All Saints Catholic Voluntary Academy | 1.4 Miles
🚶 25 mins 🚲 6 mins 🚗 5 mins

The Flying High Academy | 0.9 Miles
🚶 17 mins 🚲 4 mins 🚗 4 mins

The Brunts Academy | 2.5 Miles
🚲 12 mins 🚗 10 mins

Sutton Road Primary School & Nursery | 1 Mile
🚶 18 mins 🚲 4 mins 🚗 3 mins

The Garibaldi Secondary School | 5 Miles
🚲 24 mins 🚗 16 mins

Travel times have been provided by Google maps and are estimates only. Travel time may vary depending on traffic and the time of day. School ratings from Ofsted are correct at the time of production, ratings may change throughout the lifetime of this brochure.



Site Plan, Specification, Homes & Floorplans



MANAGEMENT

A management company will be formed for which an annual service charge will be levied on properties to cover the cost of maintenance of open/common areas.

HOME REACH

Home Reach Shared Ownership is available on selected plots. Affordability and eligibility criteria apply. For more information about Home Reach Shared Ownership and heylo Housing, please visit www.homereach.org.uk. For plot specific information please visit the sales office.

The details provided in this brochure, site plan and computer-generated images are intended as a helpful guide only and nothing therein, nor in any verbal statement forms part of any specification or contract. Details of the design, materials used, and any brand names stated may vary in the finished product. We recommend that you take independent legal advice before entering into any contract relating to the reservation or purchase of a new home. It is important that you confirm the final dimensions, layout and specification with both our sales team and your solicitor prior to reservation and again prior to exchange of contracts. Images used are for illustration purposes only and do not form part of any contract or warranty. Floorplans and measurements are taken from architectural drawing and are not to scale, finishes and materials may vary, and landscaping is illustrative only. Dimensions supplied are not intended to be relied on for carpet flooring sizing, appliance space or furniture arrangement/size. The site layout guide/site plan was created before building began on site and does not show details of gradients of the land, Local Authority Street lighting or new proposed landscaping. All information stated in the brochure correctly states our intention at time of printing. We will endeavour to identify and notify you as soon as reasonably practicable, where changes are to be made.

SITE PLAN

Phase 1

- **The Horne**
4 Bedroom House
Plot: 55
- **The Morton**
3 Bedroom House
Plots: 3, 4, 5, 6, 7 & 8
- **The Critchlow**
3 Bedroom House
Plots: 15, 21, 22, 35 & 41
- **The Cresswell**
3 Bedroom House
Plots: 16, 17, 23 & 24
- **The Pollard**
3 Bedroom House
Plots: 2, 9, 18, 20, 32, 34 & 52
- **The Henshaw**
3 Bedroom House with study
Plots: 30 & 31
- **The Dalton**
3 Bedroom House with study
Plot: 12

- **The Birchall**
4 Bedroom House
Plots: 1, 10, 49, 50 & 53
- **The Gascoyne**
3 Bedroom House
Plot: 19
- **The Loftus**
3 Bedroom House with study
Plots: 11, 27, 33, 40, 48, 51 & 54
- **The Beckinsale**
3 Bedroom House
Plots: 13 & 14
- **The Perch**
3 Bedroom House
Plot: 46
- **The Buxton**
3 Bedroom House
Plots: 36 & 56
- **Affordable Housing**
Plots: 25, 26, 28, 29, 37, 38, 39, 42, 43, 44, 45, 47, 57 & 58



This site layout was created before building started on the site and does not show details of gradients of the land, Local Authority Street lighting and new landscaping.

Whilst it is always our intention at the time of preparation to build in accordance with this plan, there are occasions when boundaries and layouts may change as the development proceeds. We recommend that you check the details of your chosen plot with our sales team at the time of reservation and again with our sales team and your solicitor before entering into any contract to purchase.

Skegby Lane

SPECIFICATION

Phase 1

INTERNAL

- White painted matt emulsion ceilings throughout.
- All internal walls painted in "Dove White" (or similar) throughout.
- Traditional style 4 panel doors, painted in "Dove White" (or similar), with chrome ironmongery throughout.
- Skirting, Architraves, and woodwork are painted in "Dove White" (or similar) throughout.
- Stained light Oak handrail & newel capping to 4-bedroom properties only.
- LVT (or similar) Vinyl flooring to the kitchen, utility, bathroom, cloaks, & ensuite floors (where applicable). Carpets to the remaining areas, with entrance mat to front door as standard.
- Windows & French doors / Patio Doors to be White PVCU double glazed sealed units with trickle vents and window locks to the ground floor.

KITCHEN

- Kitchen units offering a choice of door finishes.
- Laminate worktops, with upstand.
- Composite Single bowl sink with chrome single lever mixer tap to 1 & 2-bedroom properties
- Composite one and a half bowl sink to 3 & 4 bed properties, with chrome single lever monobloc mixer tap.
- Integrated fridge/ freezer, single electric oven, 4 ring gas hob and built under extractor, integrated washer/dryer, integrated dishwasher (where kitchen design allows) with stainless steel splashback to hob, for 1,2 & 3 bedroom properties.
- Integrated fridge/freezer, double electric oven, 5 ring gas hob and built under extractor, integrated washer/dryer (if no utility) and integrated dishwasher, with glass splashback to hob, for 4 bedroom properties.

UTILITY (Where Applicable)

- Base Units and Worktop with single bowl sink with chrome single lever mixer tap.
- Washing machine & tumble dryer.

BATHROOMS, CLOAKS & ENSUITES (Where Applicable)

- White Sanitary ware with chrome single lever taps.
- Full height tiling around 3 sides of bath, with full height tiling to shower cubicle in en suite.
- Half height tiling to wash basin & wc walls only including cills (where applicable).
- Over bath shower screen.
- Vanity wash basin unit – standard to main bathroom only (where design permits).

CLOAKS

- White sanitary ware with chrome single lever taps.
- Semi-Pedestal to Hand Rinse Basin (where possible).
- Tiled cill (where applicable) and splash back tiles above sink.

WARDROBES

- Fitted wardrobe to master bedroom as standard to 4-bedroom properties only.

ELECTRICAL & HEATING

- *A gas-fired boiler system to all properties.
- *Combi Boiler or System Boiler with Hot Water Cylinder – Design dependant on type/size of property.
- *Important Note: Please be advised that there are new rules and regulations being bought into force, which means the heating systems as detailed above could change. Our sales advisor will be happy to talk you through this.
- White Sockets, lighting points, telephone, switches, and TV points throughout (as shown on electrical plan).
- Smoke detectors to all floor landings wired to the mains electricity with a battery back up.
- External lamp to front - low energy.
- Rear outside security light.
- 1 USB charger socket to kitchen, lounge & bedroom 1.

- Loft light and switch & single socket power point.
- Wireless front doorbell.
- Ceiling Downlighters to kitchens, cloaks, bathrooms & en-suites (where indicated on drawings as standard).
- Internal wiring from consumer unit to Blanking Plate on Ext Wall for EV Charger (where possible) (except flats & maisonettes).

EXTERNALS / MISCELLANEOUS

- Black front doors, with white rear doors.
- Turfing to all front & rear gardens.
- General landscaping including shrubs and tree planting will be provided in accordance with the scheme as approved by the Local Authority as part of the Planning Consent.
- Paths and patios are constructed from coloured, textured concrete slabs.
- Driveway hard standings in front of garages and shared areas finished in tarmacadam.
- Timber fencing is provided between each property and is generally 1.8 metres in height (although this may vary in certain instances where there may be a level difference between properties).
- External tap to all properties (except flats & maisonettes).
- Garage Doors (where applicable) Up & over manually operated black retractable door, with white frame.

These details are intended as a guide and do not form any part of any specification or contract. Details of the design and materials used, as well as any brand names that may be stated/shown, may vary in the finished product. Please confirm the final specification with both our sales team and your solicitor prior to exchange of contracts.



THE HORNE

4 Bedroom House
Detached

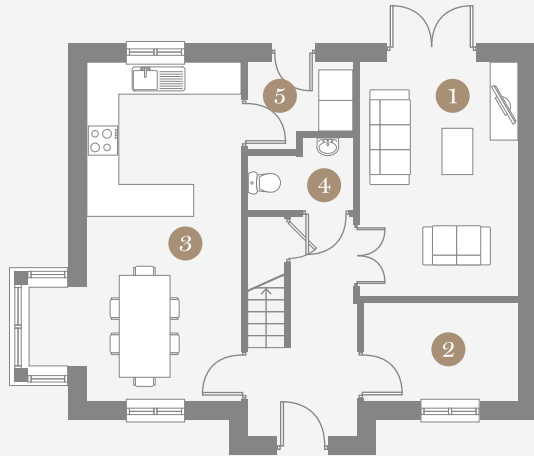


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THE HORNE

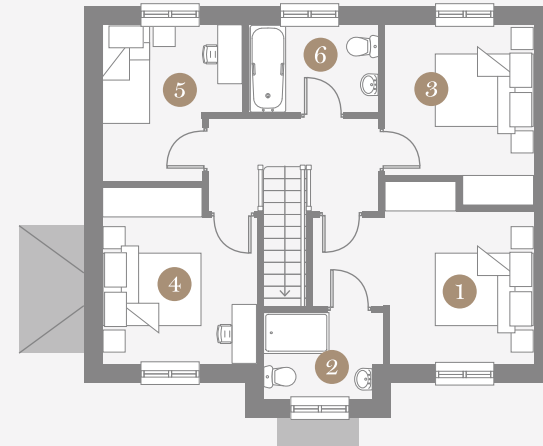
4 Bedroom House

Plot: 55



Ground Floor

1.	Lounge	4.58m x 3.10m	15ft 0" x 10ft 2"
2.	Study	3.00m x 1.95m	9ft 10" x 6ft 4"
3.	Kitchen/Dining	6.65m x 4.13m Max	21ft 9" x 13ft 6" Max
4.	WC	2.05m x 1.42m Max	6ft 9" x 4ft 8" Max
5.	Utility	2.05m x 1.72m Max	6ft 9" x 5ft 7" Max



First Floor

1.	Bedroom 1	4.33m x 3.60m Max	14ft 2" x 11ft 9" Max
2.	Ensuite 1	2.36m x 1.70m Max	7ft 9" x 5ft 6" Max
3.	Bedroom 2	3.54m x 2.92m Max	11ft 7" x 9ft 7" Max
4.	Bedroom 3	3.02m x 3.47m Max	9ft 11" x 11ft 4" Max
5.	Bedroom 4	3.06m x 2.75m Max	10ft x 9ft Max
6.	Bathroom	2.54m x 1.73m	8ft 4" x 5ft 8"

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THE MORTON

3 Bedroom House
Semi-Detached

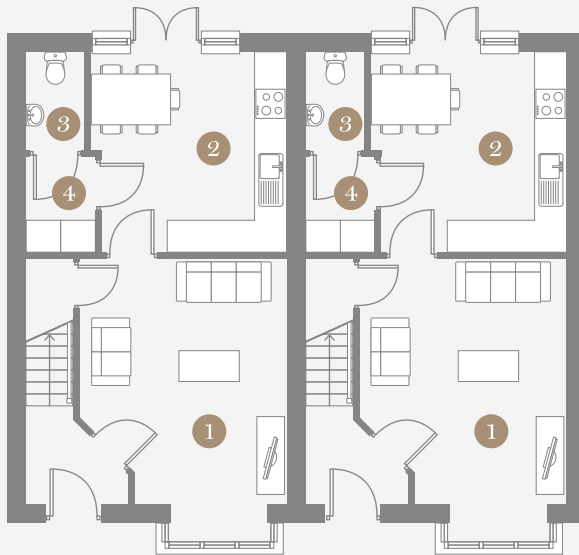


CGI for illustration purpose only

THE MORTON

3 Bedroom House

Plots: 3, 4, 5, 6, 7 & 8



Ground Floor

1.	Lounge	5.10m x 3.75m Max	16ft 8" x 12ft 4" Max
2.	Kitchen / Dining	3.64m x 3.55m Max	11ft 11" x 11ft 8" Max
3.	WC	1.78m x 1.05m	5ft 10" x 3ft 5"
4.	Utility	1.25m x 1.74m	4ft 1" x 5ft 8"



First Floor

1.	Bedroom 1	3.88m x 2.59m Max	12ft 9" x 8ft 6" Max
2.	Ensuite 1	2.01m x 1.39m Max	6ft 7" x 4ft 6" Max
3.	Bedroom 2	4.22m x 2.59m Max	13ft 10" x 8ft 6" Max
4.	Bedroom 3	2.54m x 2.01m	8ft 4" x 6ft 7"
5.	Bathroom	1.95m x 2.01m	6ft 4" x 6ft 7"

CGI image based on plots 42/43.

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THE CRITCHLOW

3 Bedroom House
Detached

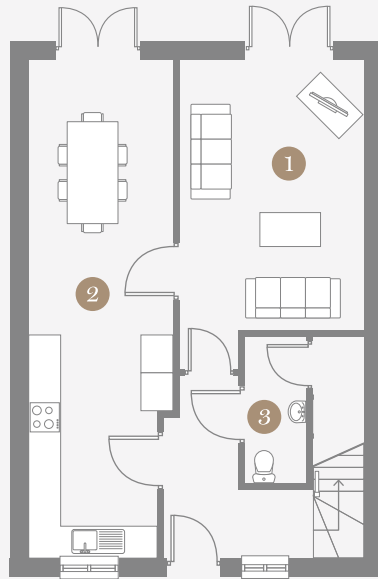


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THE CRITCHLOW

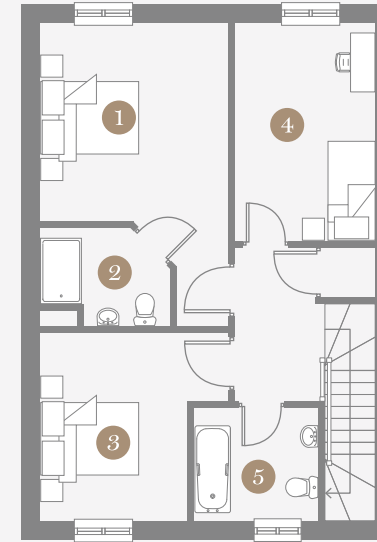
3 Bedroom House

Plots: 15, 21, 22, 35 & 41



Ground Floor

1.	Lounge	4.90m x 3.34m	16ft 0" x 10ft 11"
2.	Kitchen / Dining	7.77m x 2.71m Max	25ft 6" x 8ft 10" Max
3.	WC	2.34m x 1.12m	7ft 8" x 3ft 8"



First Floor

1.	Bedroom 1	4.72m x 3.49m Max	15ft 6" x 11ft 5" Max
2.	Ensuite 1	2.37m x 1.53m Max	7ft 9" x 11ft 5" Max
3.	Bedroom 2	3.49m x 2.93m Max	11ft 5" x 9ft 7" Max
4.	Bedroom 3	3.38m x 2.59m	11ft 1" x 8ft 6"
5.	Bathroom	1.75m x 2.32m	5ft 8" x 7ft 7"

CGI image based on plot 22.

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THE CRESSWELL

3 Bedroom House
Semi-Detached

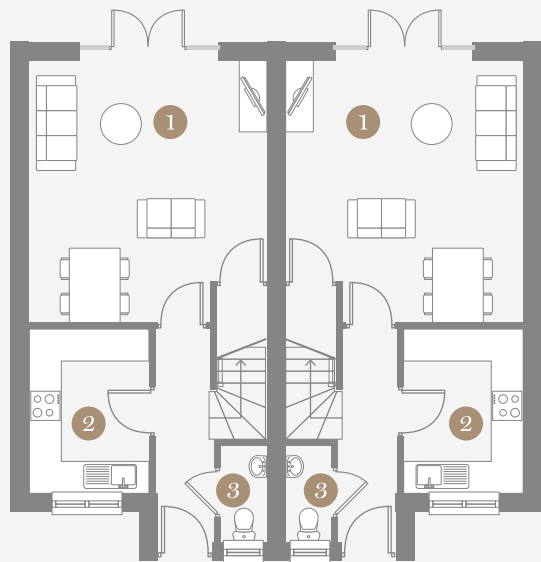


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THE CRESSWELL

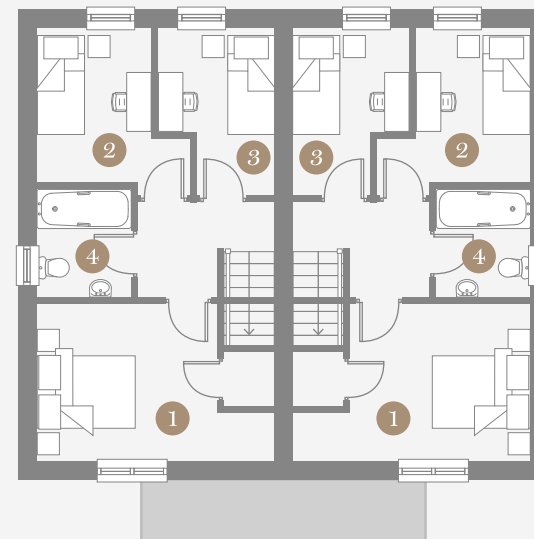
3 Bedroom House

Plots: 16, 17, 23 & 24



Ground Floor

1.	Lounge	4.84m x 4.39m Max	15ft 10" x 14ft 4" Max
2.	Kitchen	3.04m x 2.21m	9ft 11" x 7ft 3"
3.	WC	1.77m x 0.85m	5ft 10" x 2ft 9"



First Floor

1.	Bedroom 1	4.39m x 2.89m Max	14ft 4" x 9ft 6" Max
2.	Bedroom 2	2.86m x 2.83m Max	9ft 4" x 9ft 3" Max
3.	Bedroom 3	3.11m x 2.15m Max	10ft 2" x 7ft Max
4.	Bathroom	2.01m x 1.75m	6ft 7" x 5ft 8"

CGI image based on plots 57/58.

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THE POLLARD

3 Bedroom House
Detached/Semi-Detached

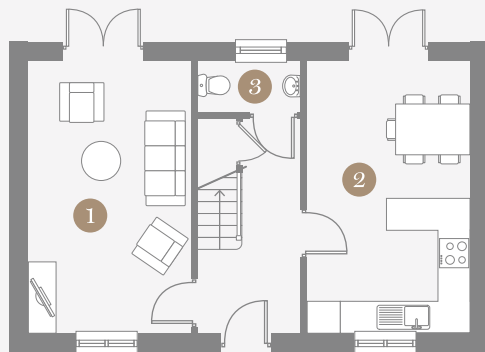


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THE POLLARD

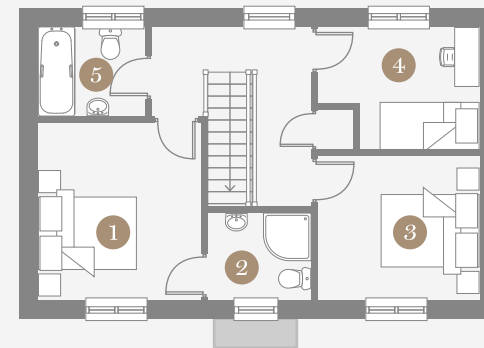
3 Bedroom House

Plots: 2, 9, 18, 20, 32, 34 & 52



Ground Floor

1.	Lounge	5.30m x 3.15m	17ft 4" x 10ft 4"
2.	Kitchen/Dining	5.30m x 3.14m	17ft 4" x 10ft 3"
3.	WC	1.97m x 1.01m	6ft 5" x 3ft 3"



First Floor

1.	Bedroom 1	3.43m x 3.17m	11ft 3" x 10ft 4"
2.	Ensuite 1	1.99m x 1.69m	6ft 6" x 5ft 6"
3.	Bedroom 2	3.15m x 2.79m	10ft 4" x 9ft 2"
4.	Bedroom 3	3.15m x 2.39m Max	10ft 4" x 7ft 10" Max
5.	Bathroom	2.09m x 1.75m	6ft 10" x 5ft 8"

CGI image based on plot 52. Plot 18 has anthracite roof tiles and is a semi-detached version.

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THE DALTON

3 Bedroom House with study
Detached

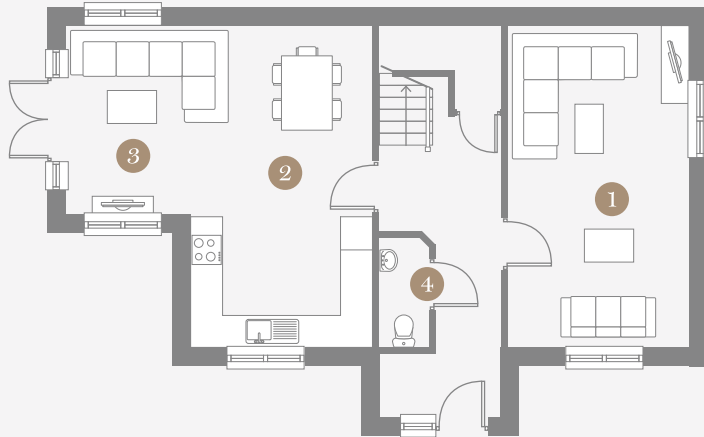


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THE DALTON

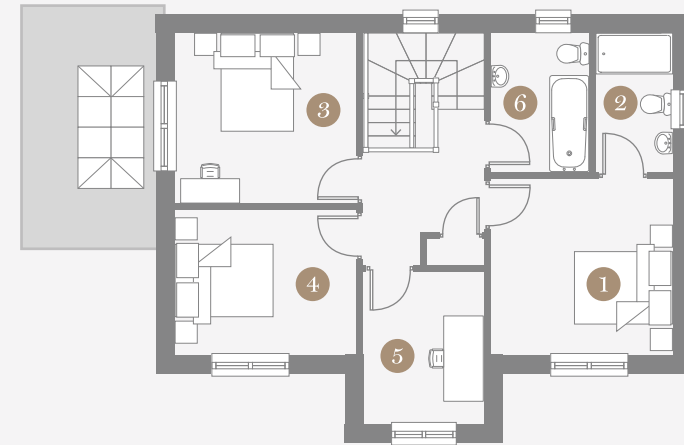
3 Bedroom House with study

Plot: 12



Ground Floor

1.	Lounge	5.75m x 3.23m	18ft 10" x 10ft 7"
2.	Kitchen/Dining	5.75m x 3.23m	18ft 10" x 10ft 7"
3.	Family Area	3.39m x 2.25m	11ft 1" x 7ft 4"
4.	WC	1.94m x 0.87m	6ft 4" x 2ft 10"



First Floor

1.	Bedroom 1	3.25m x 3.15m	10ft 8" x 10ft 4"
2.	Ensuite 1	2.48m x 1.38m	8ft 2" x 4ft 6"
3.	Bedroom 2	3.25m x 3.06m	10ft 8" x 10ft
4.	Bedroom 3	3.25m x 2.57m	10ft 8" x 8ft 5"
5.	Study	2.72m x 2.15m	8ft 11" x 7ft
6.	Bathroom	2.48m x 1.75m	8ft 2" x 5ft 9"

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THE BIRCHALL

4 Bedroom House
Detached



CGI for illustration purpose only

THE BIRCHALL

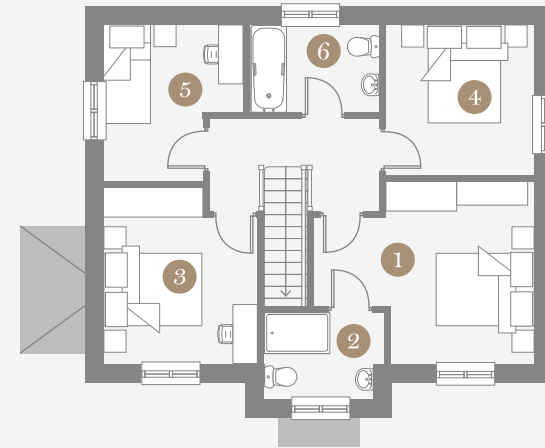
4 Bedroom House

Plots: 1, 10, 49, 50 & 53



Ground Floor

1.	Lounge	6.65m x 4.22m Max	21ft 9" x 13ft 10" Max
2.	Kitchen/Dining	6.65m x 3.00m	21ft 9" x 9ft 10"
3.	WC	2.05m x 1.02m	6ft 8" x 3ft 4"
4.	Utility	2.05m x 2.09m	6ft 8" x 6ft 10"



First Floor

1.	Bedroom 1	4.23m x 3.59m Max	13ft 10" x 11ft 9" Max
2.	Ensuite 1	2.26m x 1.70m Max	7ft 5" x 5ft 6" Max
3.	Bedroom 2	3.12m x 3.47m Max	10ft 2" x 11ft 4" Max
4.	Bedroom 3	2.94m x 2.92m	9ft 7" x 9ft 7"
5.	Bedroom 4	3.06m x 2.75m Max	10ft x 9ft 0" Max
6.	Bathroom	2.54m x 1.70m	8ft 4" x 5ft 7"

CGI image & floor plans based on plot 49. Plots 1, 10, & 50 are brick finish with anthracite roof tiles. Plot 53 is finished externally in stone, with anthracite roof tiles. Plot 53 will have windows & doors differences to allow for orientation. Please seek advice from our sales team.

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THE GASCOYNE

3 Bedroom House
Semi-Detached

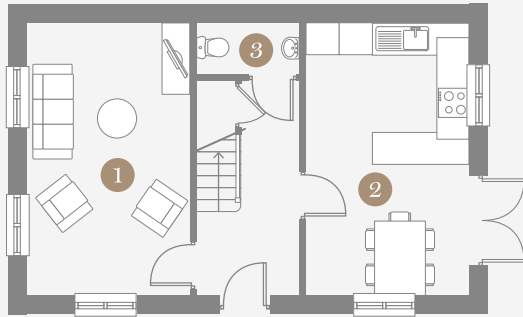


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THE GASCOYNE

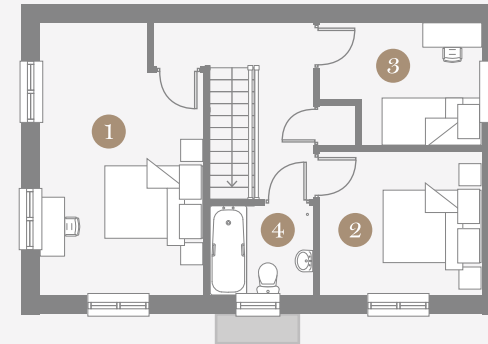
3 Bedroom House

Plot: 19



Ground Floor

1.	Lounge	5.30m x 3.15m	17ft 4" x 10ft 4"
2.	Kitchen/Dining	5.30m x 3.14m	17ft 4" x 10ft 3"
3.	WC	1.97m x 1.01m	6ft 5" x 3ft 3"



First Floor

1.	Bedroom 1	5.30m x 3.17m Max	17ft 4" x 10ft 4" Max
2.	Bedroom 2	3.15m x 2.79m	10ft 4" x 9ft 2"
3.	Bedroom 3	3.15m x 2.39m Max	10ft 4" x 7ft 10" Max
4.	Bathroom	1.99m x 1.74m	6ft 6" x 5ft 8"

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THE LOFTUS

3 Bedroom House with study
Detached

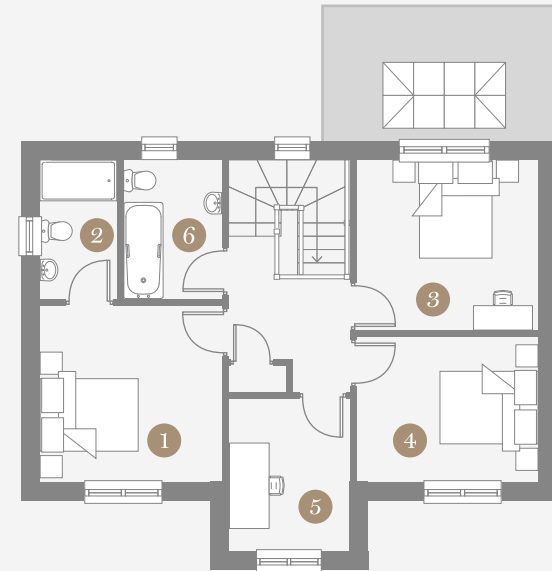
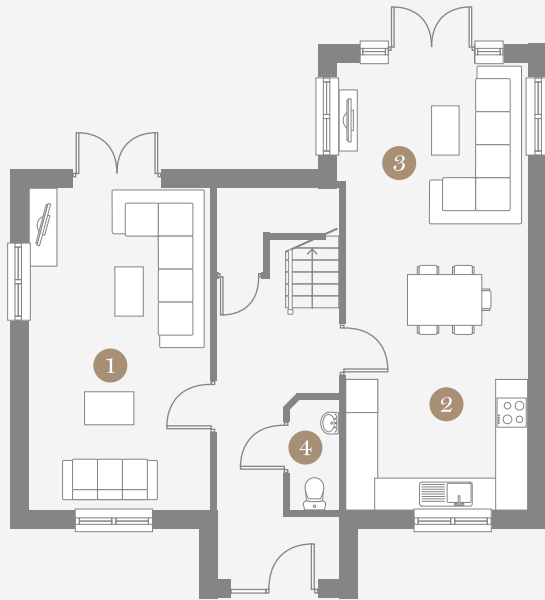


CGI for illustration purpose only

THE LOFTUS

3 Bedroom House with study

Plots: 11, 27, 33, 40, 48, 51 & 54



Ground Floor

1.	Lounge	5.75m x 3.23m	18ft 10" x 10ft 7"
2.	Kitchen/Dining	5.90m x 3.23m	19ft 4" x 10ft 7"
3.	Family Area	3.39m x 2.10m	11ft 1" x 6ft 10"
4.	WC	1.95m x 0.87m	6ft 4" x 2ft 10"

First Floor

1.	Bedroom 1	3.25m x 3.15m	10ft 8" x 10ft 4"
2.	Ensuite 1	2.48m x 1.38m	8ft 2" x 4ft 6"
3.	Bedroom 2	3.25m x 3.06m	10ft 8" x 10ft
4.	Bedroom 3	3.25m x 2.57m	10ft 8" x 8ft 5"
5.	Study	2.72m x 2.15m	8ft 11" x 7ft
6.	Bathroom	2.48m x 1.75m	8ft 2" x 5ft 9"

CGI image based on plot 40. Plots 11, 27, 48 have anthracite roof tiles. Plots 51 & 54 finished externally in stone, with anthracite roof tiles. Plot 33 has a rendered finish, with anthracite roof tiles. Please seek advice from our sales team.

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THE BECKINSALE

3 Bedroom House
Semi-Detached

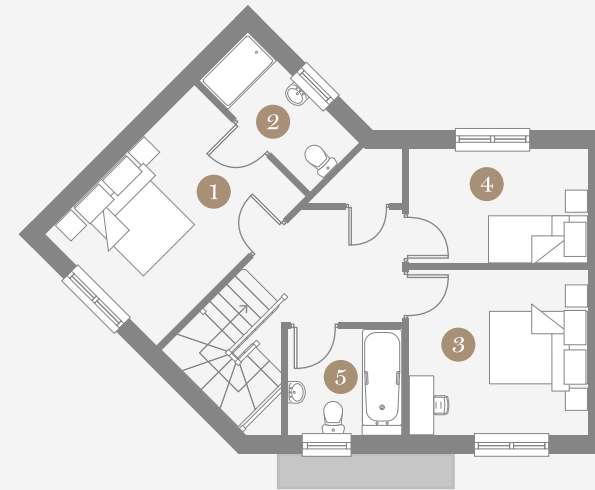
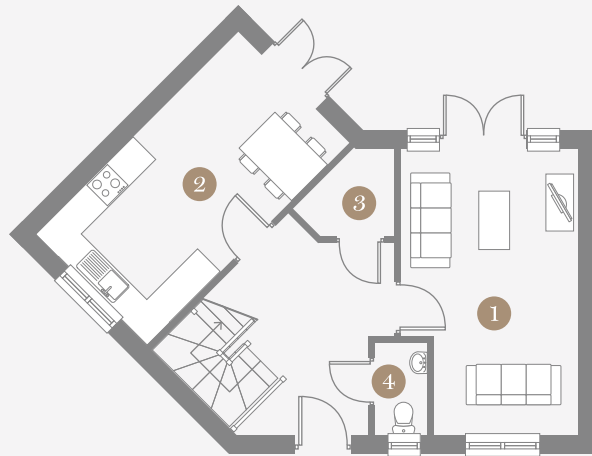


CGI for illustration purpose only

THE BECKINSALE

3 Bedroom House

Plots: 13 & 14



Ground Floor

1.	Lounge	5.07m x 3.14m Max	16ft 7" x 10ft 3" Max
2.	Kitchen/Dining	5.07m x 2.75m	16ft 7" x 9ft 0"
3.	Store	1.56m x 1.84m Max	5ft 1" x 6ft 0" Max
4.	WC	1.62m x 0.90m	5ft 4" x 2ft 11"

First Floor

1.	Bedroom 1	3.73m x 2.78m	12ft 3" x 9ft 1"
2.	Ensuite 1	2.78m x 1.22m	9ft 1" x 4ft 0"
3.	Bedroom 2	3.17m x 2.94m	10ft 5" x 9ft 7"
4.	Bedroom 3	3.17m x 2.02m	10ft 5" x 6ft 7"
5.	Bathroom	1.89m x 2.04m	6ft 2" x 6ft 8"

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THE BUXTON

3 Bedroom House
Detached

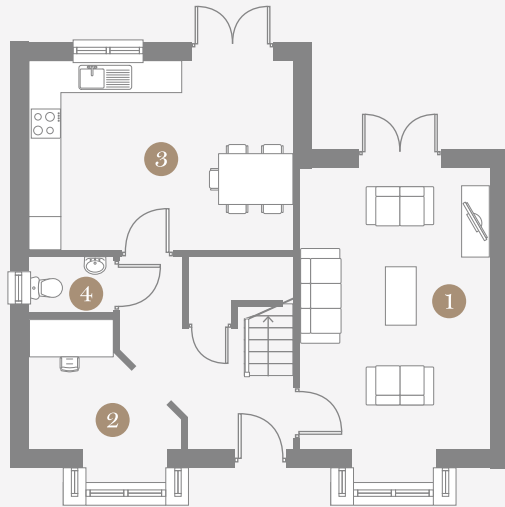


CGI for illustration purpose only

THE BUXTON

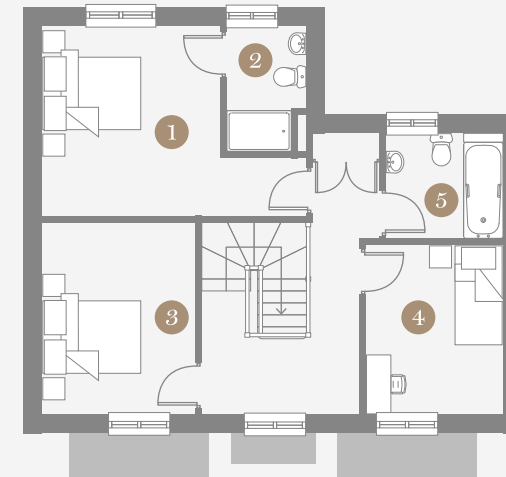
3 Bedroom House

Plots: 36 & 56



Ground Floor

1.	Lounge	5.97m x 3.56m Max	19ft 7" x 11ft 8" Max
2.	Study	2.86m x 3.14m Max	9ft 4" x 10ft 3" Max
3.	Kitchen / Dining	4.96m x 3.56m	16ft 3" x 11ft 8"
4.	WC	1.58m x 1.04m	5ft 2" x 3ft 4"



First Floor

1.	Bedroom 1	4.96m x 3.58m Max	16ft 3" x 11ft 8" Max
2.	Ensuite 1	2.37m x 1.49m	7ft 9" x 4ft 10"
3.	Bedroom 2	3.63m x 2.88m	11ft 10" x 9ft 5"
4.	Bedroom 3	3.20m x 2.57m	10ft 6" x 8ft 5"
5.	Bathroom	2.20m x 1.98m	7ft 3" x 6ft 6"

CGI image based on plot 36. Plot 56 is finished externally in stone & has anthracite roof tiles. Please seek advice from our sales team.

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THE PERCH

3 Bedroom House
Detached

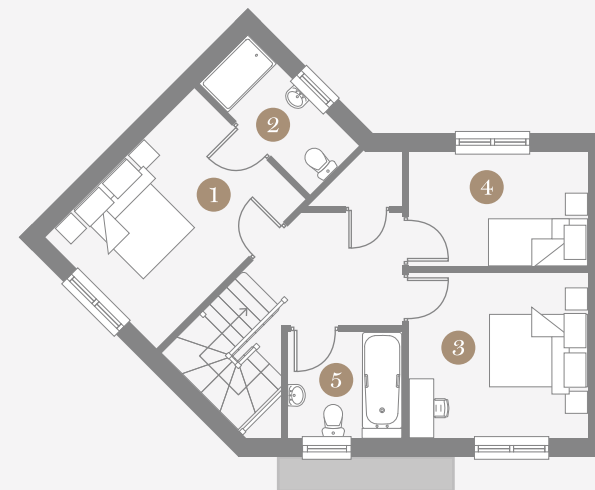
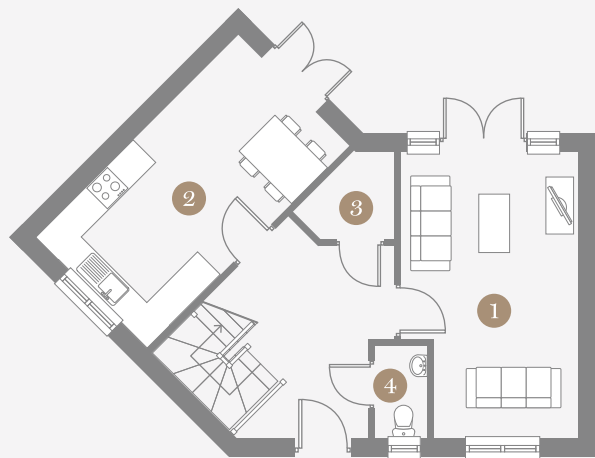


CGI for illustration purpose only

THE PERCH

3 Bedroom House

Plot: 46



Ground Floor

1.	Lounge	5.07m x 3.14m Max	16ft 7" x 10ft 3" Max
2.	Kitchen/Dining	5.07m x 2.75m	16ft 7" x 9ft 0"
3.	Store	1.56m x 1.84m Max	5ft 1" x 6ft 0" Max
4.	WC	1.62m x 0.90m	5ft 4" x 2ft 11"

First Floor

1.	Bedroom 1	3.73m x 2.78m	12ft 3" x 9ft 1"
2.	Ensuite 1	2.78m x 1.22m	9ft 1" x 4ft 0"
3.	Bedroom 2	3.17m x 2.94m	10ft 5" x 9ft 7"
4.	Bedroom 3	3.17m x 2.02m	10ft 5" x 6ft 7"
5.	Bathroom	1.89m x 2.04m	6ft 2" x 6ft 8"

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THE HENSHAW

3 Bedroom House with study
Semi-Detached

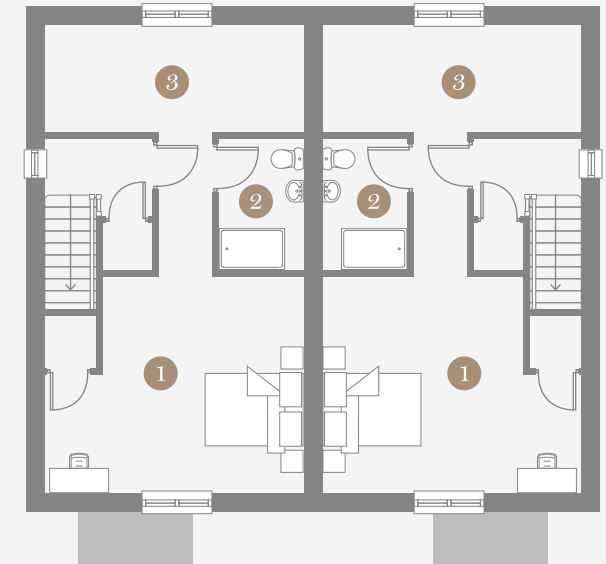
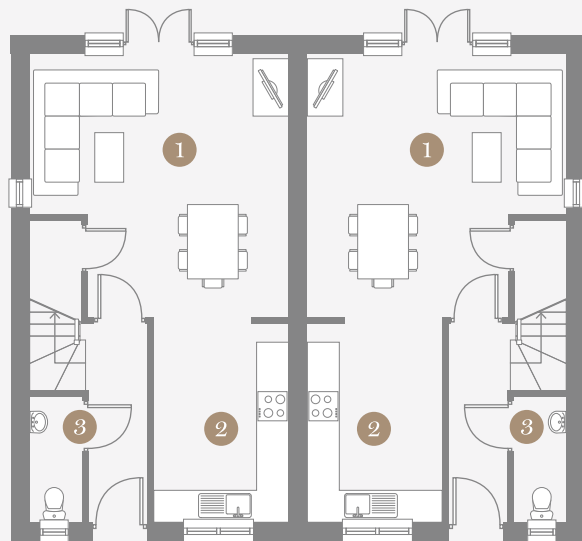


CGI for illustration purpose only

THE HENSHAW

3 Bedroom House with study

Plots: 30 & 31



Ground Floor

1.	Lounge/Dining	4.8m x 4.6m	15.8ft x 15.2ft
2.	Kitchen	3.4m x 2.4m	11.3ft x 7.9ft
3.	WC	2.1m x 1.0m	6.1ft x 3.2ft

First Floor

1.	Study	2.1m x 2.1m	7.0ft x 6.1ft
2.	Bedroom 2	4.4m x 2.4m	14.7ft x 7.9ft
3.	Bedroom 3	3.8m x 2.4m	12.4ft x 7.9ft
4.	Bathroom	2.1m x 1.9m	7.0ft x 6.3ft

Second Floor

1.	Bedroom 1	4.6m x 3.6m	15.2ft x 12.2ft
2.	Ensuite 1	2.3m x 1.5m	7.8ft x 5.0ft
3.	Dressing Area	4.6m x 1.8m	15.2ft x 5.10ft

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