





Nestled within a serene private courtyard, this exclusive development features two uniquely designed and meticulously constructed detached residences. Set on the outskirts of a coveted village, each home is thoughtfully crafted to optimize the surrounding landscape and natural light, with impressive gable windows and soaring ceilings that create a sense of openness and grandeur. Inside, the homes boast luxurious, high-specification interiors that marry modern convenience with timeless elegance, offering a haven of tranquillity and style.

Plot 3, a magnificent brand-new residence perched at the head of this intimate courtyard development. As you step into the hallway, you are greeted by a sense of spaciousness and elegance, with a guest cloakroom and a highly functional utility room thoughtfully positioned for convenience.



## A MASTERPIECE OF MODERN LIVING

### Expansive Living Spaces

- **Front Living Room:** The front living room offers a cozy retreat, ideal for relaxing with a book or entertaining guests in a more intimate setting.
- **Open-Plan Kitchen Diner:** The heart of the home is undoubtedly the breathtaking open-plan kitchen diner at the rear. This space is a chef's dream, featuring top-of-the-line appliances and an expansive island, perfect for casual dining or culinary adventures. The bi-folding doors open seamlessly to the rear patio, inviting the outdoors in and extending the living space into the generous, beautifully landscaped garden.

### Signature Features

- **Gable Window:** A hallmark of this home is the impressive rear gable window, which floods the kitchen with natural light while maintaining privacy thanks to the secluded garden that backs onto a tranquil paddock.
- **Ground Floor Bedroom:** For guests or family members who prefer single-level living, a double bedroom on the ground floor comes complete with a luxurious en-suite shower room.

### First Floor Sanctuary

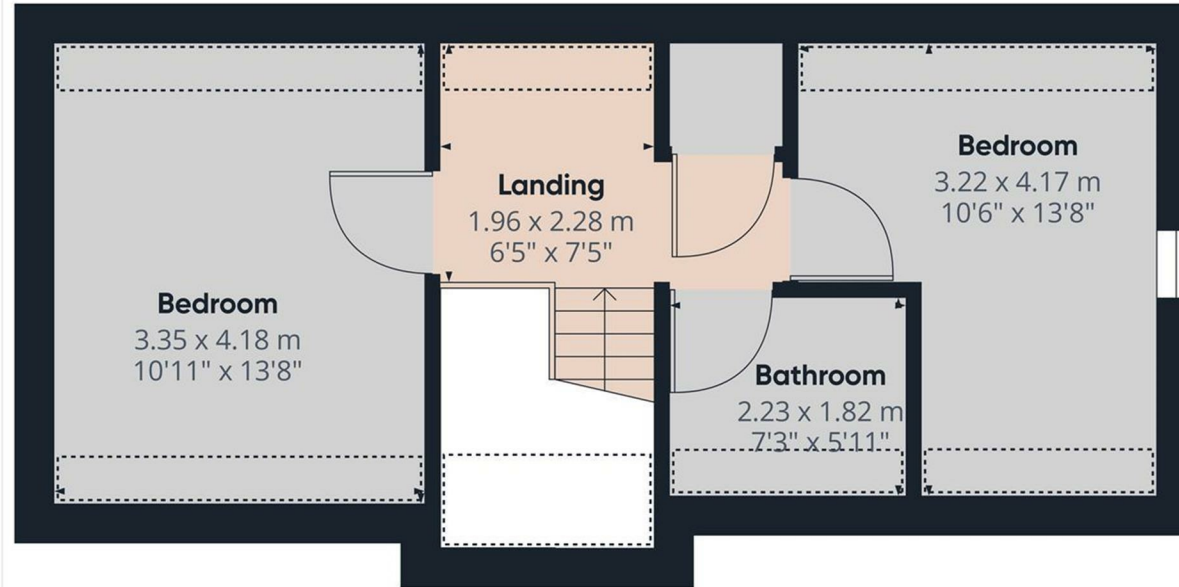
Upstairs, two additional double bedrooms offer peaceful retreats, each served by a spacious and meticulously designed bathroom. These rooms are havens of comfort, perfect for unwinding after a long day.

### Outdoor Oasis

Outside, the property features double parking via an open carport, with rear access leading to a private and enclosed garden. The garden is a sanctuary of outdoor living, with a semi-circular patio that provides an idyllic setting for alfresco dining and entertaining. The overall design of Plot 3 ensures a harmonious blend of indoor and outdoor spaces, making it a perfect family home.

- **Total Area:** 1,683 sq. ft.

These homes are not just residences but a statement of lifestyle, each carefully designed to offer unparalleled luxury and comfort in a private, picturesque setting. They truly must be seen to be fully appreciated.



**Approximate total area<sup>(1)</sup>**  
 36.12 m<sup>2</sup>  
 388.79 ft<sup>2</sup>

**Reduced headroom**  
 6.59 m<sup>2</sup>  
 70.93 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.





## SPECIFICATION

### KITCHEN:

- Modern Fitted Kitchen
- Integrated appliances
- Oven, Hob & Extractor
- Dishwasher
- Fridge/freezer
- Tiled Flooring
- Overhanging breakfast bar

### BATHROOMS & EN-SUITES:

- High specification fittings in a contemporary style
- Tiled floorings
- Choices are pre determined

### HEATING:

- Electric Air source central heating system
- Under floor heating to both ground and first floor
- Individual thermostat controls (app available)

### EXTERNAL FINISHES:

- Block Paved Driveway section into Carport.
- Finished in a traditional style reclaimed effect brick.
- Staffordshire Blue style roof.
- Traditional window fittings and Velux
- Paved Paths and semi circular rear patio
- Fenced Rear Garden

## NOTE

Note to buyers: This is an active and busy development and buyers are advised to make viewing appointments strictly via the agent in the interests of health and safety on site. Thankyou.













Floor 0

**Approximate total area<sup>(1)</sup>**

120.36 m<sup>2</sup>  
1295.56 ft<sup>2</sup>

**Reduced headroom**

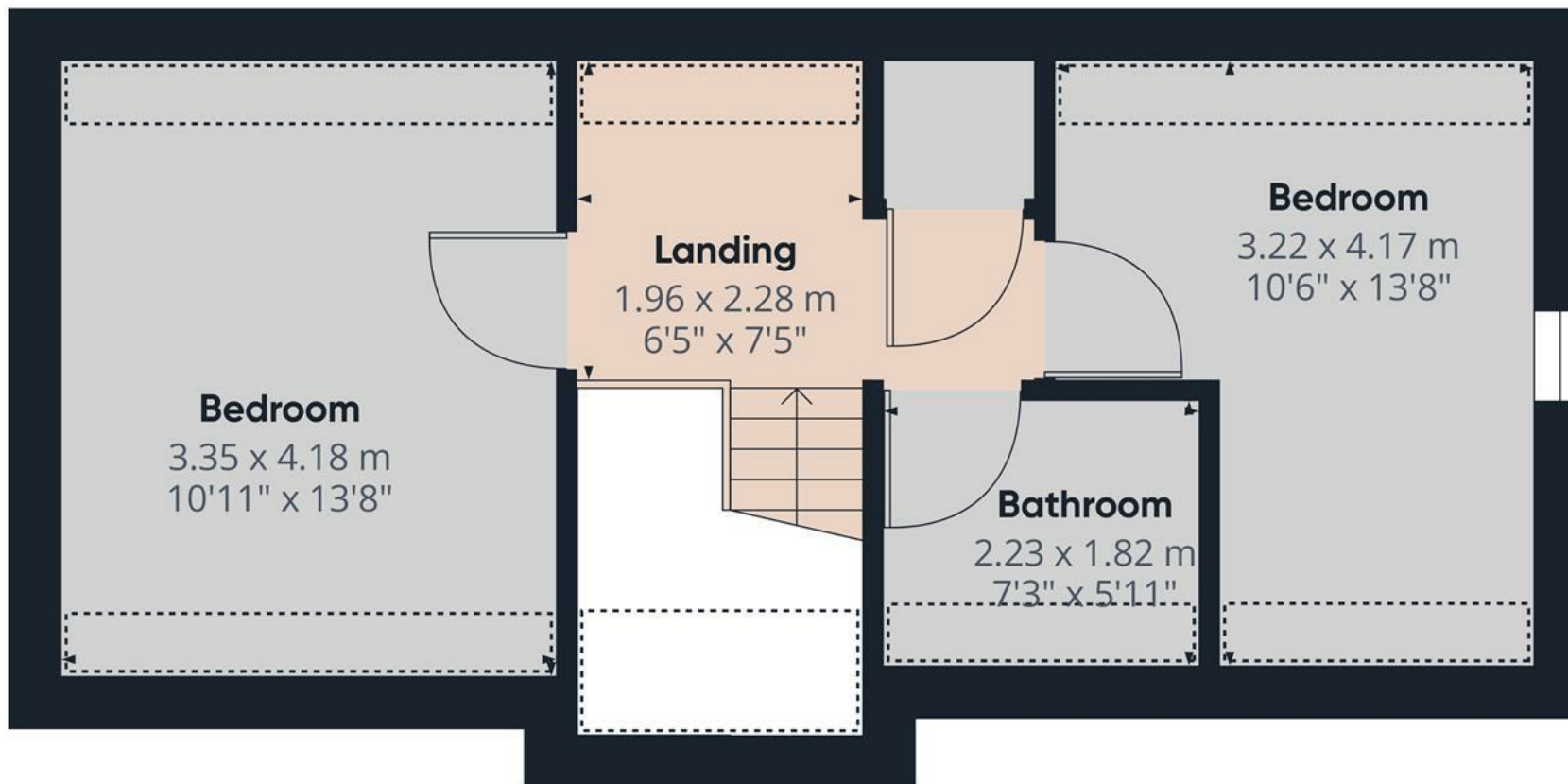
4.1 m<sup>2</sup>  
44.14 ft<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**



**Approximate total area<sup>(1)</sup>**

36.12 m<sup>2</sup>  
388.79 ft<sup>2</sup>

**Reduced headroom**

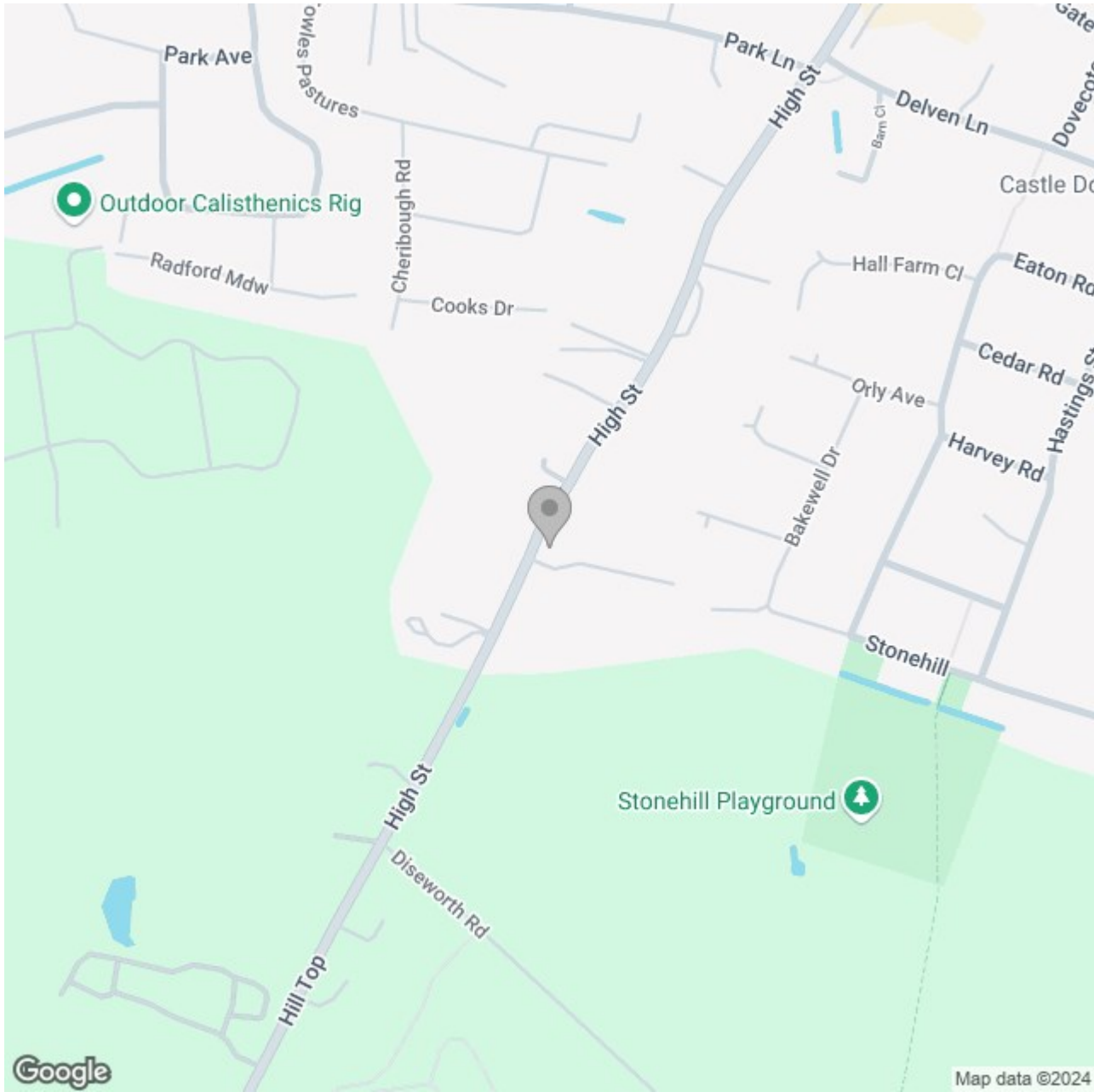
6.59 m<sup>2</sup>  
70.93 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE 360**



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	