

The *FARNBOROUGH* (Plot 23)

4 Bedroom Detached Home

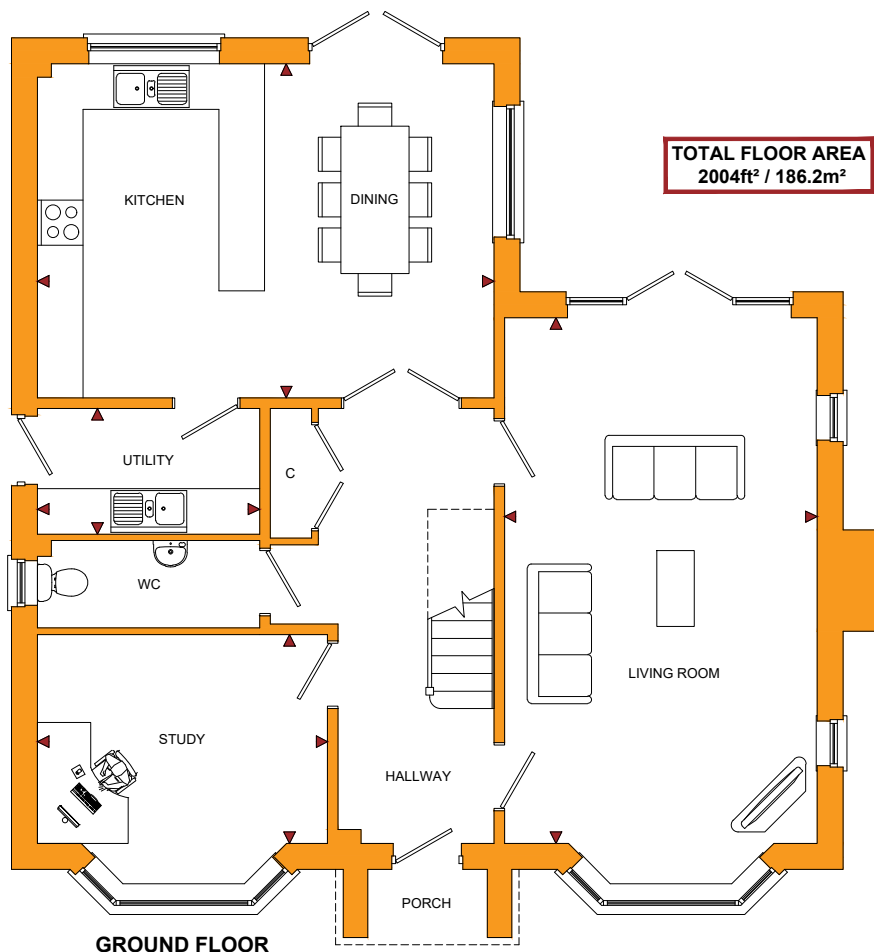


This CGI is an indicative representation of the external finish of this house type on one of the properties on this development. The final appearance of each property may need to be altered during the construction process, particularly when dealing with ground levels. Our sales representative will be happy to discuss the external finish on any specific plot with you.

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4 Bedroom Detached Home

ROOM	IMPERIAL / "	METRIC / mm
Living Room	13' 7" x 22' 10"	4135 x 6950mm
Kitchen / Dining	19' 10" x 14' 6"	6035 x 4420mm
Study	12' 7" x 9' 1"	3835 x 2760mm
Utility	9' 8" x 5' 5"	2935 x 1660mm



GROUND FLOOR

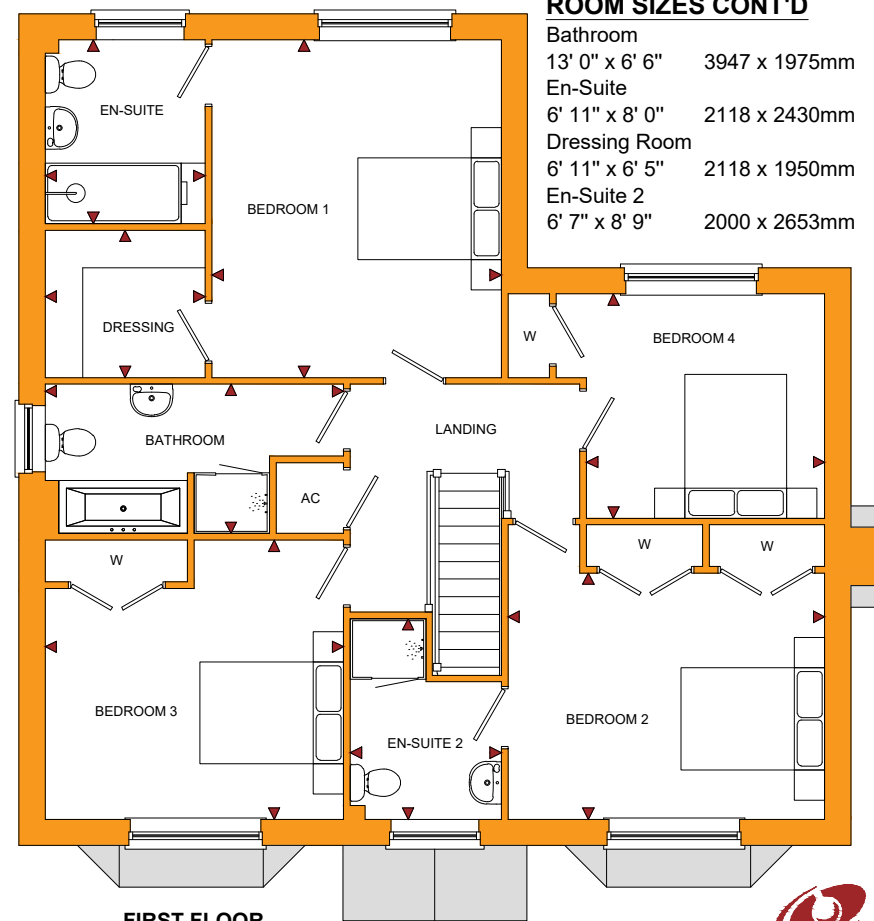
Hopfield Meadow

Little Tarrington, Hereford, HR1 4JA

ROOM	IMPERIAL / "	METRIC / mm
Bedroom 1	12' 7" x 14' 8"	3829 x 4468mm
Bedroom 2	13' 9" x 10' 8"	4187 x 3256mm
Bedroom 3	13' 0" x 12' 1"	3947 x 3691mm
Bedroom 4	10' 4" x 9' 9"	3149 x 2968mm

ROOM SIZES CONT'D

Bathroom	13' 0" x 6' 6"	3947 x 1975mm
En-Suite	6' 11" x 8' 0"	2118 x 2430mm
Dressing Room	6' 11" x 6' 5"	2118 x 1950mm
En-Suite 2	6' 7" x 8' 9"	2000 x 2653mm



FIRST FLOOR

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Key Features/Included Specification

- Choice of Kitchens and Laminate Worktops (Quartz Worktop to Kitchen)
- Choice of Wall & Floor Tiles to Kitchen, Utility & Bathrooms
- AEG Double Oven, 4 Gas Hob & S-Steel Chimney Hood, Fully Integrated Dishwasher & Fridge/Freezer 50/50
- Worcester Bosch Energy Efficient Gas System Boiler with Storage Cylinder
- Open Plan Kitchen/Dining with French Doors to Secure Rear Garden
- Under Pelmet Lighting to Kitchen
- Large Living Room with French Doors to Secure Rear Garden
- Choice of Electric/Gas Fire & Surround
- Hardwood Staircase with MDF Treads & Risers
- Oak Internal Doors with Chrome Ironmongery
- Choice of Carpets
- Family Bathroom with Separate Shower Enclosure & Geberit Sanitaryware
- En-Suite & Dressing Room to Bedroom 1
- En-Suite & Built-In Wardrobes to Bedroom 2
- Chrome Towel Radiators to Bathroom & En-Suite
- Landscaped Front Garden and Paved Patio Area
- External Power Point & Tap
- Detached Double Garage with Lighting, Power Points & Additional Parking
- Wiring for Electric Car Charging Point
- Fully Integrated Alarm System
- 10 Year LABC Structural Guarantee

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