

The CHESTERTON (Plots 14, 15 & 17)

4 Bedroom Detached Home

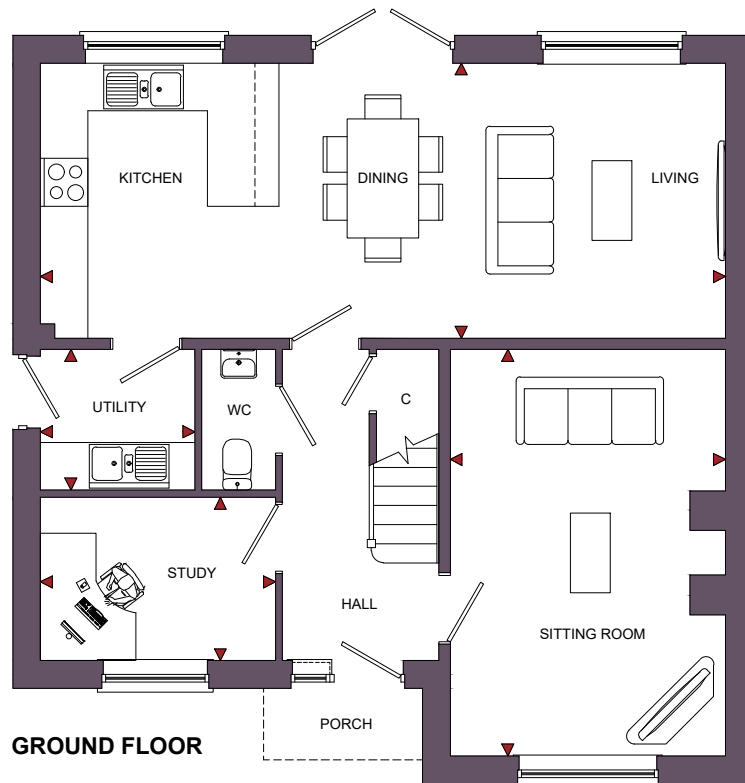


This CGI is an indicative representation of the external finish of this house type on one of the properties on this development. The final appearance of each property may need to be altered during the construction process, particularly when dealing with ground levels. Our sales representative will be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

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ROOM	IMPERIAL / "	METRIC / mm
Living / Kitchen / Dining	28' 3" x 11' 4"	8610 x 3460mm
Sitting Room	11' 4" x 16' 9"	3460 x 5110mm
Study	9' 8" x 6' 9"	2955 x 2055mm
Utility	6' 5" x 5' 10"	1942 x 1767mm



GROUND FLOOR

Old Elm Rise

Longhope, Gloucestershire, GL17 0LQ

ROOM	IMPERIAL / "	METRIC / mm
Bedroom 1	10' 4" x 13' 8"	3155 x 4175mm
Bedroom 2	12' 6" x 8' 7"	3804 x 2618mm
Bedroom 3	13' 2" x 9' 0"	4005 x 2742mm
Bedroom 4	11' 4" x 9' 5"	3460 x 2880mm
Bathroom	9' 1" x 6' 6"	2768 x 1975mm
En-Suite	7' 11" x 4' 10"	2422 x 1480mm
Dressing	4' 10" x 8' 7"	1475 x 2618mm



FIRST FLOOR

TOTAL FLOOR AREA
1481ft² / 137.6m²

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We strive to make each home and development as varied and interesting as possible. Therefore the above is for illustration purposes only and individual properties may vary. Please ask for details of specific properties. Every care has been taken with the preparation of this information, which has been produced for your guidance only and does not form part of a contract. The Plans are NOT TO SCALE, and may vary on site. Please do not use this information for purchase of furnishings and furniture.

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Key Features/Included Specification

- Choice of Kitchens and Laminate Worktops
- Breakfast Bar to Kitchen
- Choice of Wall Tiles & Floor Tiles to Kitchens & Bathrooms
- Separate Utility Room with Stainless Steel Single Bowl Sink & Tap
- AEG Built Under Double Oven, 4 Burner Gas Hob, Stainless-Steel Chimney Hood
- AEG Full Height Integrated Fridge/Freezer 50/50
- Walk in Dressing Room & Ensuite to Bedroom 1 with Mira Shower Enclosure
- Family Bathroom with Separate Shower Cubicle & Geberit Sanitaryware
- Worcester Bosch Energy Efficient Gas Boiler
- Large Open Plan Kitchen/Diner & Living Area with French Doors to Rear Garden
- Separate Study
- Oak Cottage Doors with Chrome Ironmongery
- Spacious Sitting Room with Feature Woodburning Stove
- Choice of Carpets
- Wiring for Alarm System
- Electric Car Charging Point
- External Tap (Below kitchen window unless otherwise stated)
- Landscaped Front Gardens
- Single Garage with Additional Parking
- **Plot 15 Only** Separate Garden Building with Bat Roost suitable for Home Office/Hobby Room conversion
- 10 Year LABC Structural Guarantee

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