

DIMENSIONS

Ground floor	Metric	Imperial
Sitting room	3950 x 5700	12'11" x 18'8"
Dining room	3500 x 4100	11'6" x 13'5"
Cloakroom	1950 x 900	6'5" x 2'11"
Family room	3000 x 3900	9'10" x 12'10"
Breakfast kitchen	3600 x 5650	11'10" x 18'6"
Utility room	4600 (red to 2500) x 2000 (red to 1500)	15'1" (red to 8'2") x 6'8" (red to 4'11")
First floor		
Master bedroom	3400 x 5300 (plus 1000 x 1100)	11'2" x 17'5" (plus 3'3" x 3'7")
Master en-suite	2200 (red to 1300) x 2400 (red to 900)	7'3" (red to 4'3") x 7'10" (red to 4'11")
Bedroom 2	3500 x 2700	11'6" x 8'10"
Bedroom 2 en-suite	1750 (red to 900) x 2400 (red to 1500)	5'9" (red to 2'11") x 7'10" (red to 4'11")
Bedroom 3	4000 x 3000	13'1" x 9'10"
Bedroom 4	4000 x 2550	13'1" x 8'4"
Bedroom 5	2600 x 3350	8'6" x 11'
Bathroom	2200 (max) x 2400 (max)	7'3" (max) x 7'10" (max)
Study	2900 x 2200	9'6" x 7'3"

Notes: - All measurements are scaled from plans and taken prior to construction. The company operates a policy of continuous product development and some dimensions may be varied during construction.



KESTRELS

PLOT 4

Kestrels is one of the largest properties at New House Farm, having five bedrooms plus study, three bathrooms and double garage along with a sizeable family garden.

The front of the property features a magnificent glazed screen providing entry into the hallway which has a reclaimed brick feature wall, double doors open into the dining hall which also has French doors onto the garden.

The rest of the ground floor also offers well designed, flexible space, with a breakfast kitchen at its centre which also has French doors onto the patio and garden. Leading off from this area is a family room and also the utility room and downstairs cloakroom. The kitchen itself has been handcrafted and painted by Clarity Arts and features a range of integrated appliances, granite worktops and tiled floor. Leading off the dining room through double doors is the sitting room, with reclaimed feature beams and reclaimed brick fireplace.

Upstairs, there are five bedrooms, two of which have ensuite shower rooms, plus the house bathroom which has a bath and separate shower enclosure. There is also a study and a spacious landing, overlooking the dining hall.



Outside, the drive is block paved and the double garage has a remotely operated electric door. Kestrels benefits from a generously sized south facing garden with walls to some boundaries.