

# The *FARNBOROUGH* (Plots 8 & 11)

4 Bedroom Detached Home



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4 Bedroom Detached Home

ROOM	IMPERIAL / "	METRIC / mm
Living Room	13' 7" x 22' 10"	4135 x 6950mm
Kitchen/ Diner	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

# Quarry Field

Lugwardine, Herefordshire, HR1 4AA

ROOM	IMPERIAL / "	METRIC / mm
Bedroom 1	11' 11" x 14' 8"	3618 x 4468mm
Bedroom 2	13' 9" x 12' 9"	4187 x 3895mm
Bedroom 3	13' 0" x 12' 1"	3947 x 3691mm
Bedroom 4	11' 8" x 9' 9"	3549 x 2968mm

## ROOM SIZES CONT'D

Bathroom	13' 0" x 6' 6"	3947 x 1975mm
En-Suite	7' 8" x 7' 8"	2330 x 2330mm
Dresser	7' 8" x 6' 9"	2330 x 2050mm
En-Suite 2	6' 7" x 8' 9"	2000 x 2653mm



FIRST FLOOR

**TOTAL FLOOR AREA**  
2004ft<sup>2</sup> / 186.2m<sup>2</sup>

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the name that stands for quality homes

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. Please do not use this information for purchase of furnishings and furniture.

**Quarry Field, Lugwardine, Herefordshire, HR1 4AA**



## **The Farnborough**

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### **Key Features/Included Specification**

- Choice of Premium Range Kitchen Units
- Choice of Granite or Solid Wood Worktops & Upstands
- Choice of Wall and Floor Tiles to Kitchen, Utility and all Wet Rooms
- Choice of Carpets
- Hardwood Staircase
- Oak Internal Doors with Chrome Ironmongery
- Rangemaster Oven & Chimney Hood
- Neff Double Oven, Hob & Chimney Hood (In Lieu of Rangemaster)
- Neff Fully Integrated Dishwasher Fridge & Freezer
- Downlighters to Kitchen and Bathrooms
- Under Pelmet Lighting to Kitchen & Utility
- Choice of Gas Fire and Surround or Wood Burning Stove
- Fully Integrated Security System
- Large Open Plan Kitchen/Dining Area with French Doors to Rear Garden
- Large Lounge with French Doors to Rear Garden
- Utility
- Study
- Downstairs W/C
- Dressing Room and En-Suite to Master Bedroom
- En-Suite to Bedroom 2
- 4 Large Double Bedrooms all with Fitted Wardrobes
- Double Garage with 4 Additional Parking Spaces