

The *CALMSDEN* (Plot 28)

5 Bedroom Detached Home



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Squires Meadow

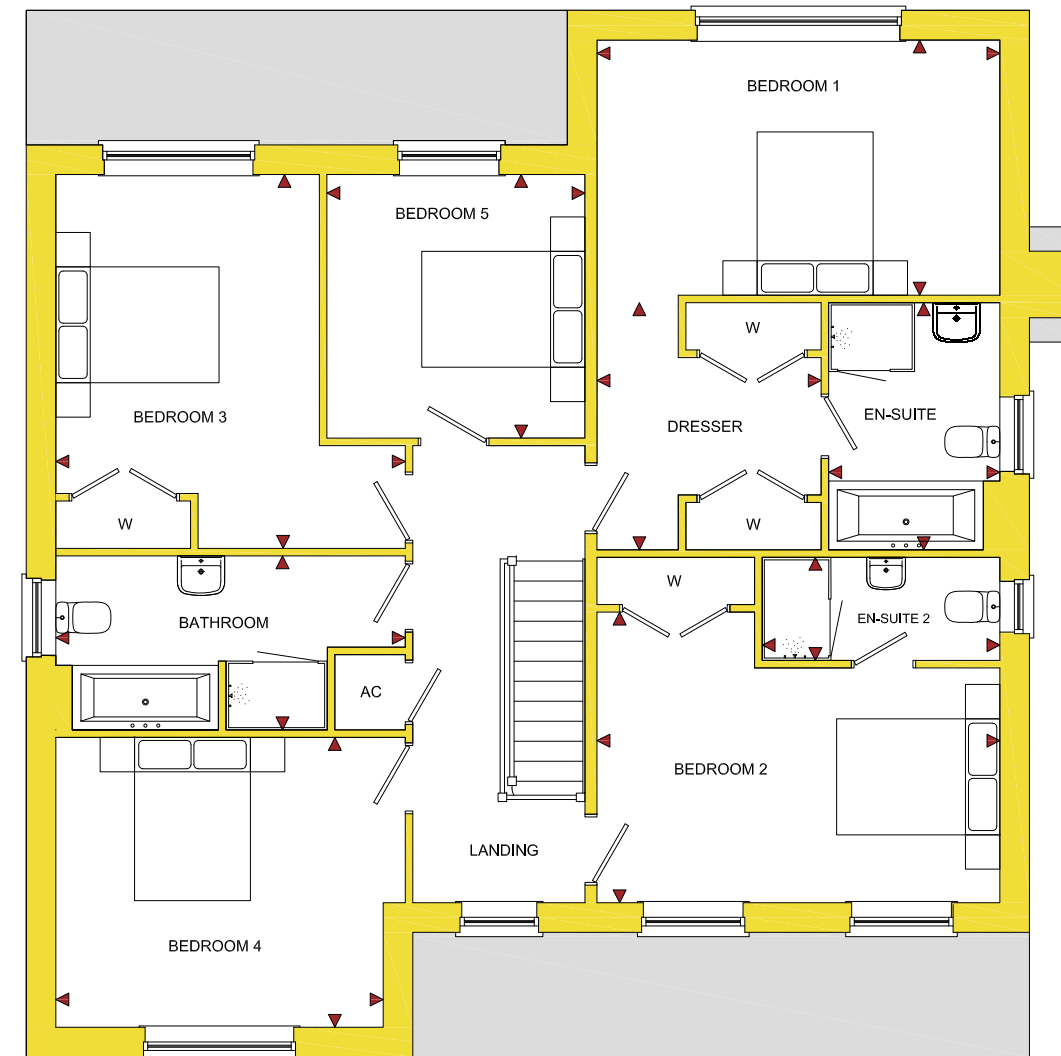
Lea, Herefordshire, HR9 7JZ

ROOM	IMPERIAL / "	METRIC / mm
Living Room	15' 5" x 18' 6"	4690 x 5640mm
Kitchen/ Diner	20' 4" x 16' 10"	6180 x 5111mm
Study	13' 3" x 10' 1"	4035 x 3075mm
Pantry	4' 6" x 5' 6"	1367 x 1675mm
Utility	9' 0" x 5' 6"	2750 x 1675mm
Garage	15' 4" x 17' 11"	4665 x 5460mm

ROOM	IMPERIAL / "	METRIC / mm
Bedroom 1	15' 5" x 9' 9"	4690 x 2970mm
Bedroom 2	15' 5" x 11' 1"	4690 x 3381mm
Bedroom 3	13' 4" x 14' 3"	4068 x 4351mm
Bedroom 4	13' 4" x 11' 1"	4068 x 3374mm
Bedroom 5	9' 10" x 10' 1"	3005 x 3068mm
Bathroom	13' 4" x 6' 8"	4068 x 2025mm
En-Suite	6' 7" x 9' 5"	1993 x 2875mm
En-Suite 2	9' 1" x 3' 11"	2767 x 1200mm
Dresser	8' 7" x 9' 9"	2610 x 2963mm



GROUND FLOOR



FIRST FLOOR

TOTAL FLOOR AREA
2131ft² / 198m²

* Provision has been made to allow for double doors to be inserted between Lounge and Kitchen / Diner if customer requires.

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


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The Calmsden

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 Fridge, Freezer & Dishwasher
- 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
- Study
- Utility & Pantry off Kitchen
- Dressing Room & En-Suite to Master Bedroom
- En-Suite to Bedroom 2
- 5 Double Bedrooms
- Double Integral Garage
- Large Garden