

The *COTHERIDGE* (Plots 15 & 16)

5 Bedroom Detached Home



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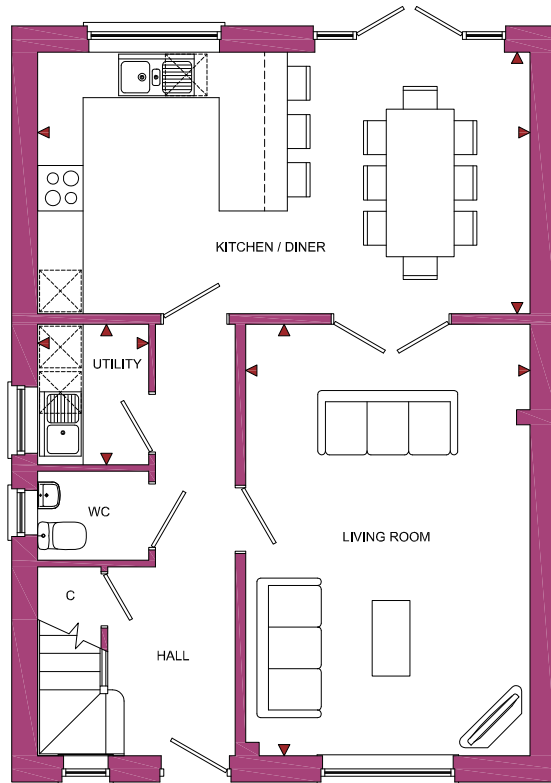
England's Field

Bodenham, Herefordshire, HR1 3HU

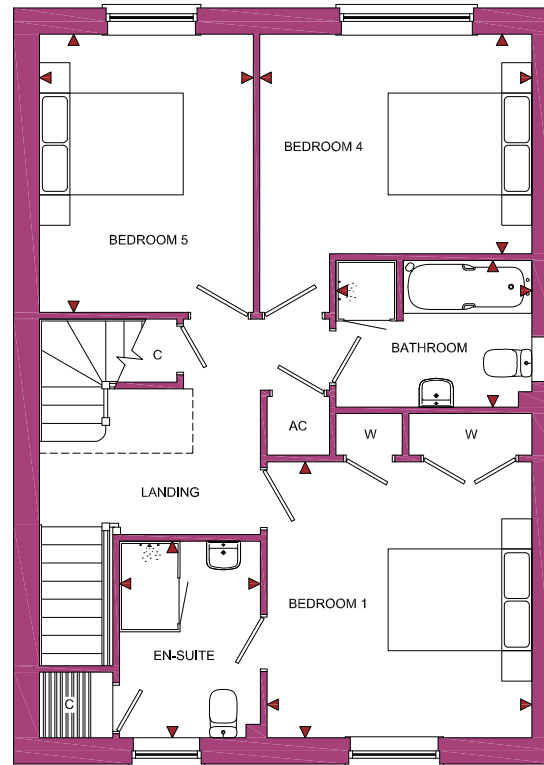
ROOM	IMPERIAL / "	METRIC / mm
Living Room	12' 4" x 18' 9"	3760 x 5710mm
Kitchen	21' 4" x 11' 4"	6510 x 3460mm
Utility	4' 10" x 6' 1"	1468 x 1856mm

ROOM	IMPERIAL / "	METRIC / mm
Bedroom 1	11' 6" x 12' 0"	3503 x 3653mm
Bedroom 4	11' 10" x 9' 7"	3598 x 2905mm
Bedroom 5	9' 3" x 12' 1"	2824 x 3679mm
Bathroom	8' 6" x 6' 4"	2589 x 1938mm
En-Suite	8' 7" x 6' 1"	2602 x 1863mm

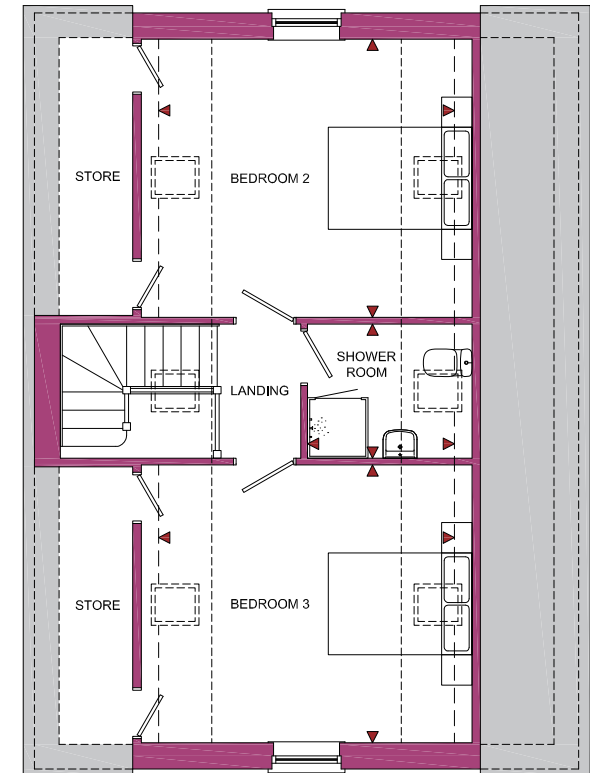
ROOM	IMPERIAL / "	METRIC / mm
Bedroom 2	12' 10" x 12' 1"	3914 x 3680mm
Bedroom 3	12' 10" x 12' 1"	3914 x 3680mm
Shower Room	6' 5" x 5' 10"	1945 x 1775mm



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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TOTAL FLOOR AREA
1764ft² / 163.8m²

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England's Field, Bodenham, Herefordshire, HR1 3JL

The Cotheridge

Key Features/Included Specification

- Help to Buy Available
- 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 Oak Staircases
- Oak Internal Doors with Chrome Ironmongery
- Rangemaster Oven & Chimney Hood
- Neff Double Oven, Hob & Chimney Hood (In Lieu of Rangemaster)
- Neff Fully Integrated Dishwasher & Full Height 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
- Open Plan Kitchen/Dining Area with French Doors to Both Rear Gardens and Living Room
- Utility
- Downstairs W/C
- En-Suite to Master Bedroom
- 5 Large Double Bedrooms
- Family Bathroom to First Floor
- Shower Room to Second Floor
- Large Storage Areas to Attic Bedrooms
- 3 Off Road Parking Spaces
- Storage Shed to Rear Garden

