

# The *AMPTHILL* (Plot 27)

4 Bedroom Detached Home



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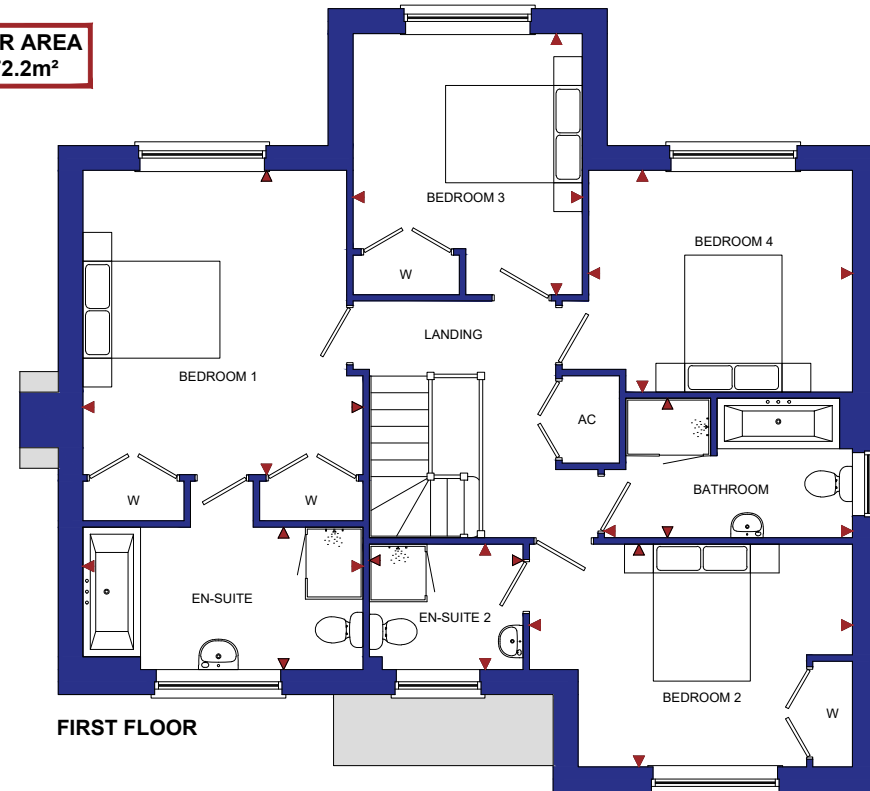
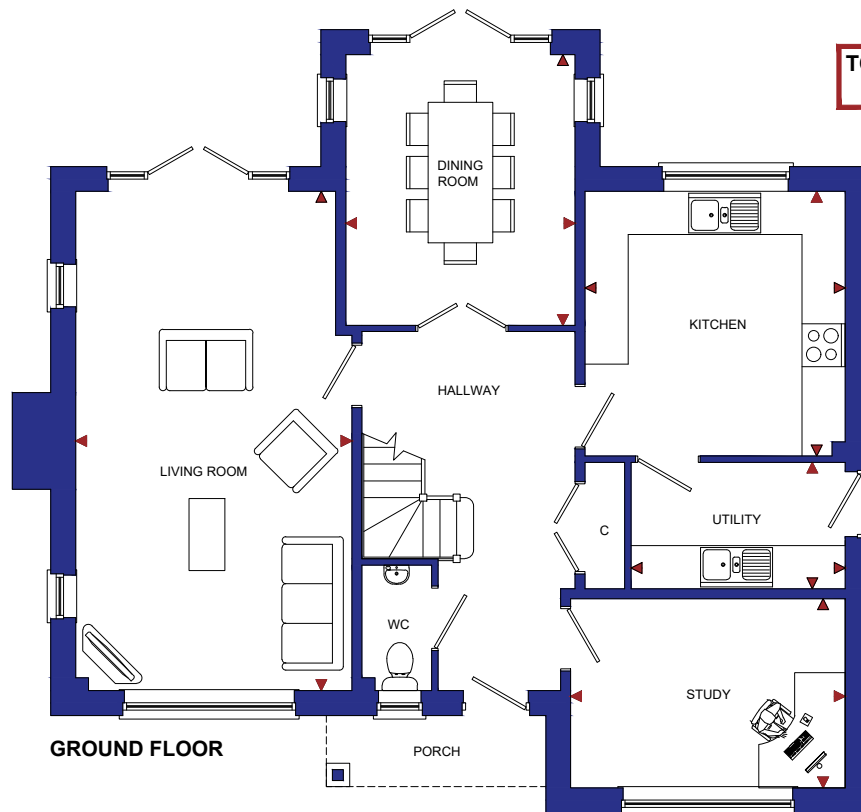
ROOM	IMPERIAL / "	METRIC / mm
Living Room	12' 7" x 22' 9"	3835 x 6935mm
Kitchen	11' 10" x 12' 1"	3610 x 3675mm
Dining Room	10' 6" x 12' 4"	3185 x 3760mm
Study	12' 6" x 8' 7"	3810 x 2625mm
Utility	9' 9" x 5' 9"	2972 x 1757mm

# *Willow Walk*

Lea, Ross-on-Wye, HR9 7ND

ROOM	IMPERIAL / "	METRIC / mm
Bedroom 1	12' 9" x 13' 11"	3887 x 4229mm
Bedroom 2	14' 9" x 10' 2"	4485 x 3093mm
Bedroom 3	10' 6" x 11' 11"	3185 x 3626mm
Bedroom 4	12' 0" x 10' 1"	3662 x 3078mm
Bathroom	11' 4" x 6' 4"	3447 x 1938mm
En-Suite	12' 9" x 6' 6"	3887 x 1980mm
En-Suite 2	7' 0" x 5' 9"	2137 x 1743mm

**TOTAL FLOOR AREA**  
1854ft<sup>2</sup> / 172.2m<sup>2</sup>



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**Willow Walk, Lea, Ross-On-Wye, Herefordshire, HR9 7ND**

## **The Ampthill**

### **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
- AEG Double Oven, Hob & Chimney Hood (In Lieu of Rangemaster)
- AEG Fully Integrated Fridge/Freezer & Dishwasher
- Downlighters to Kitchen and Bathrooms
- Under Pelmet Lighting to Kitchen
- Choice of Electric Fire and Surround or Wood Burning Stove
- Fully Integrated Security System
- Large Lounge with French Doors to Rear Garden
- Separate Dining Room with French Doors to Rear Garden
- Study
- Utility off Kitchen
- Large En-Suite & Fitted Wardrobes to Master Bedroom
- En-Suite to Bedroom 2
- 4 Double Bedrooms
- Double Garage & 2 Additional Parking Spaces.