

DIMENSIONS

Ground floor	Metric	Imperial
Sitting room	3500 x 5300	11'6" x 17'5"
Dining hall	3200 x 3500	10'6" x 11'6"
Cloakroom	1600 x 1300	5'3" x 4'3"
Breakfast kitchen	3300 x 6500	10'10" x 21'4"
Utility	3300 (red to 1600) x 3100 (red to 1650)	10'10" (red to 5'3") x 10'2" (red to 5'5")
First floor		
Master bedroom	3250 (red to 1400) x 6050 (red to 3800)	10'8" (red to 4'7") x 19'10" (red to 12'6")
Master en-suite	1700 x 2150	5'7" x 7'1"
Bedroom 2	3500 (red to 2550) x 3250 (red to 2200)	11'8" (red to 8'4") x 10'8" (red to 7'3")
Bedroom 2 en-suite	2500 x 2000	8'2" x 6'7"
Bedroom 3	3350 (red to 2550) x 3250 (red to 2200)	11' (red to 8'4") x 10'8" (red to 7'3")
Bedroom 4	3200 x 2200	10'6" x 7'3"
Bathroom	2550 x 2000	8'4" x 6'7"

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.



MAGPIES

PLOT 10

Magpies occupies a prominent position at the front of New House Farm, with four bedrooms, a double garage and ample parking.

The sitting room has a double aspect with reclaimed beams to the ceiling and a reclaimed brick and beam fireplace. This leads onto the dining area at the heart of the house which provides access to the garden and patio via double doors. The breakfast kitchen has handpainted units by Clarity Arts and a range of integrated units including a fridge/freezer and dishwasher as well as oven and hob. The breakfast area has unusual French doors sited in the corner of the room and large glazed screens. The floor to both the kitchen and adjacent utility room are tiled, as is the downstairs cloakroom.

Upstairs, there are four bedrooms and three bathrooms. Both the master bedroom and bedroom two have ensuite shower rooms, and the house bathroom has both a bath and separate shower enclosure. The master bedroom has a vaulted ceiling with feature reclaimed beams and a dormer window.

Outside, there is a large turfed garden with mature trees to the rear. At the front, the drive is laid with brindle paviers leading to the integral double garage, which has a remotely operated door.



Some of the feature brickwork on the facing wall of Blackbird Barn has been recreated as a thoughtful detail to the garage wall.