



DUKES ORCHARD

DEVELOPMENT LAYOUT



The Albany - Plots 1, 2, 3 & 8
2 bedroom detached home

The Ashmead - Plot 4
2 bedroom detached home

The Spencer - Plots 5 & 6
2 bedroom detached home

The Belmont - Plot 7
3 bedroom detached home

The Blenheim - Plots 9 & 16
3 bedroom detached home

The Crofton - Plots 10 & 15
3 bedroom detached home

The Lambourne - Plot 11
4 bedroom detached home

The Regent - Plot 12
4 bedroom detached home

The Windsor - Plot 13
3 bedroom detached home

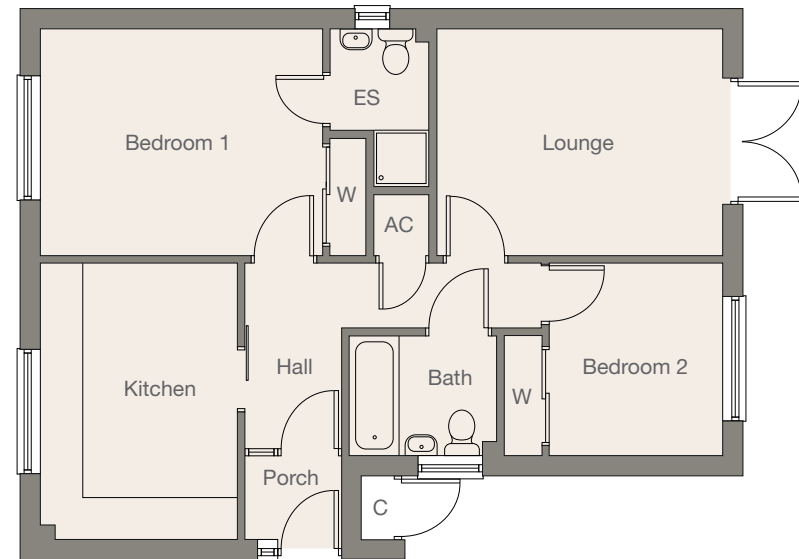
The Arlington - Plot 14
4 bedroom detached home

Site illustration indicative only



The Albany

2 bedroom detached home - plots 1, 2, 3* & 8*



GROUND FLOOR

Lounge	4.00m x 3.15m	13'1" x 10'3"
Kitchen	3.85m x 2.70m	12'6" x 8'8"
Bedroom 1	3.90m x 3.15m	12'8" x 10'3"
Bedroom 2	2.75m x 2.40m	9'0" x 7'9"

* Plot is mirrored

ES - Ensuite W - Wardrobe AC - Airing Cupboard C - Cupboard

All room dimensions are subject to a +/- 50mm (2") tolerance. Kitchen and bathroom layouts are indicative only. This information is for guidance only and does not form any part of any contract or constitute a warranty.



The Ashmead

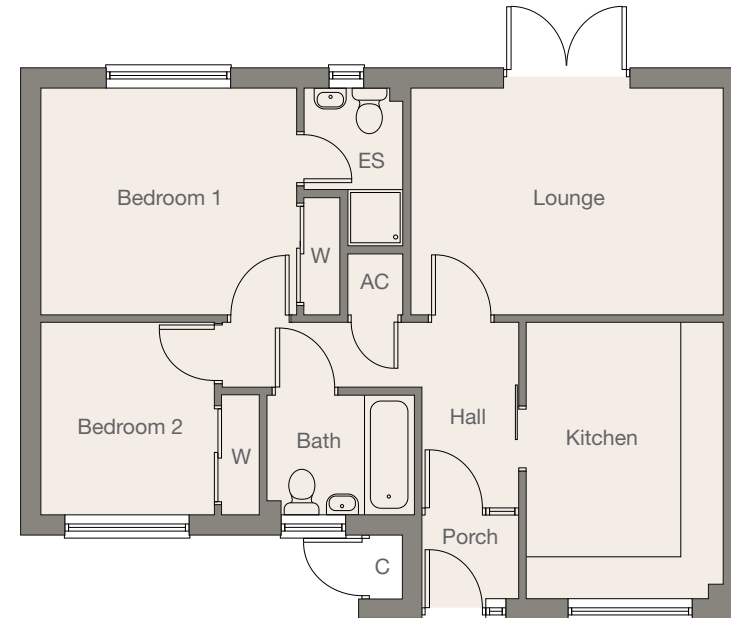
2 bedroom detached home - plot 4



Illustration indicative only

GROUND FLOOR

Lounge	4.40m x 3.20m	14'5" x 10'6"
Kitchen	3.90m x 2.80m	12'10" x 9'2"
Bedroom 1	3.65m x 3.20m	12'0" x 10'6"
Bedroom 2	2.80m x 2.50m	9'2" x 8'2"



ES - Ensuite W - Wardrobe AC - Airing Cupboard C - Cupboard

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The Spencer

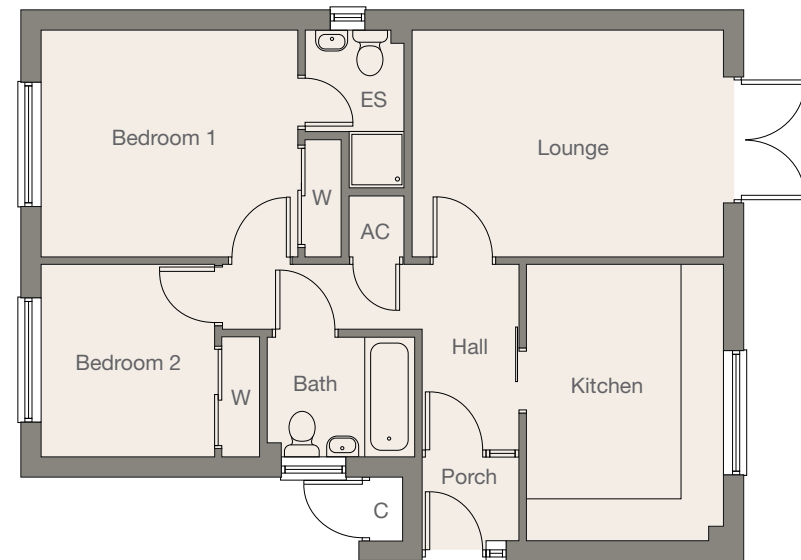
2 bedroom detached home - plots 5 & 6



Illustration indicative only

GROUND FLOOR

Lounge	4.40m x 3.20m	14'5" x 10'6"
Kitchen	3.90m x 2.80m	12'10" x 9'2"
Bedroom 1	3.65m x 3.20m	12'0" x 10'6"
Bedroom 2	2.80m x 2.50m	9'2" x 8'2"



ES - Ensuite W - Wardrobe AC - Airing Cupboard C - Cupboard

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The Belmont

3 bedroom detached home - plot 7



Illustration indicative only

GROUND FLOOR

Lounge	4.70m x 3.80m	15'5" x 12'6"
Dining	2.80m x 2.50m	9'2" x 8'2"
Kitchen	4.50m x 2.60m	14'9" x 8'6"
Bedroom 1	3.50m x 3.20m	11'5" x 10'5"
Bedroom 2	3.10m x 2.80m	10'2" x 9'2"
Bedroom 3	2.50m x 2.20m	8'2" x 7'2"



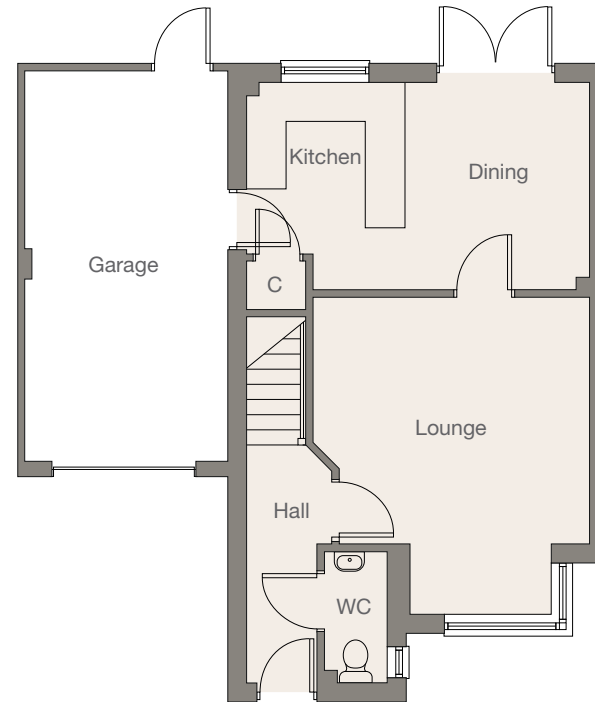
ES - Ensuite W - Wardrobe AC - Airing Cupboard

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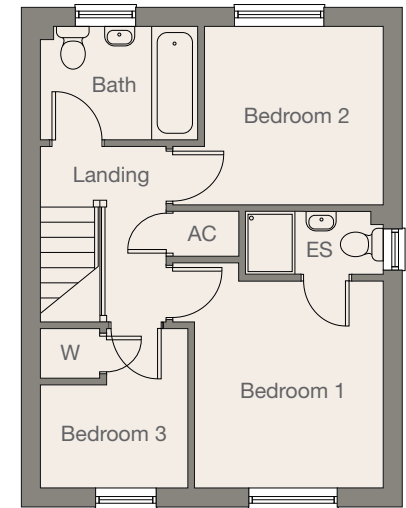


The Blenheim

3 bedroom detached home - plots 9 & 16



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Lounge	4.70m x 4.10m	15'4" x 13'5"
Dining	3.05m x 2.70m	10'0" x 8'9"
Kitchen	3.05m x 2.40m	10'0" x 7'10"

FIRST FLOOR

Bedroom 1	3.00m x 2.80m	9'8" x 9'2"
Bedroom 2	2.70m x 2.65m	8'10" x 8'7"
Bedroom 3	2.25m x 2.20m	7'4" x 7'3"

ES - Ensuite W - Wardrobe AC - Airing Cupboard C - Cupboard

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The Crofton

3 bedroom detached home - plots 10 & 15



Illustration indicative only

GROUND FLOOR

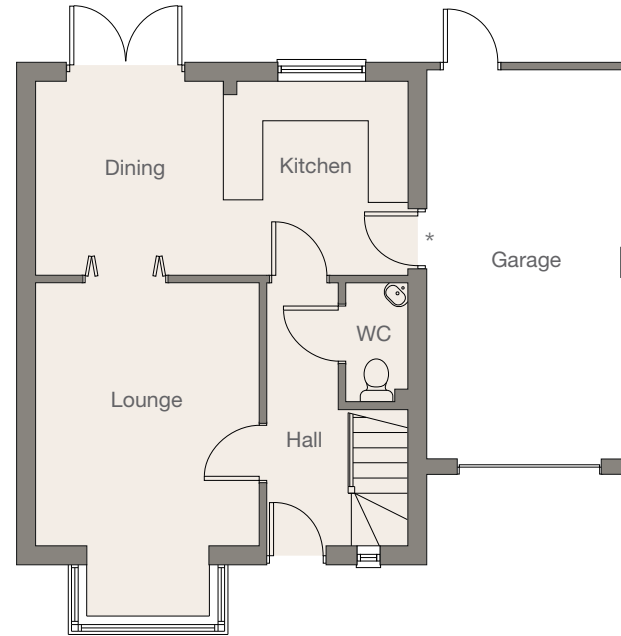
Lounge	5.00m x 3.30m	16'4" x 10'8"
Dining	2.85m x 2.75m	9'3" x 9'0"
Kitchen	2.85m x 2.80m	9'3" x 9'2"

FIRST FLOOR

Bedroom 1	3.20m x 3.05m	10'6" x 10'0"
Bedroom 2	2.90m x 2.45m	9'5" x 8'0"
Bedroom 3	2.00m x 1.90m	6'7" x 6'2"

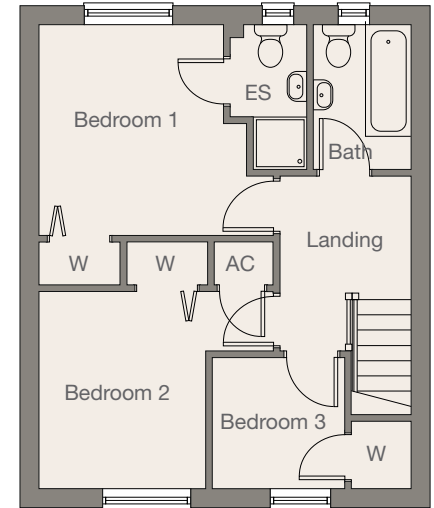
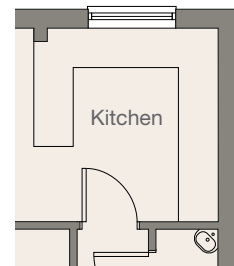
ES - Ensuite W - Wardrobe AC - Airing Cupboard

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GROUND FLOOR

*Please note: there is no connecting door between the garage and kitchen to plot 10



FIRST FLOOR



The Lambourne

4 bedroom detached home - plot 11



Illustration indicative only

GROUND FLOOR

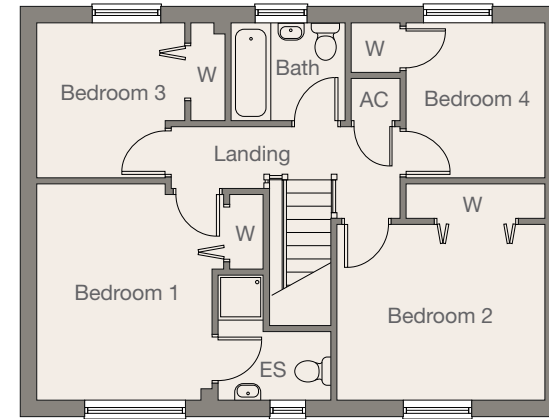
Lounge	3.90m x 3.55m	12'9" x 11'6"
Dining	3.10m x 2.70m	10'2" x 8'10"
Kitchen	2.90m x 2.60m	9'5" x 8'6"
Breakfast	2.60m x 2.60m	8'6" x 8'6"
Utility	2.05m x 2.00m	6'9" x 6'5"
Study	2.80m x 2.80m	9'2" x 9'2"

FIRST FLOOR

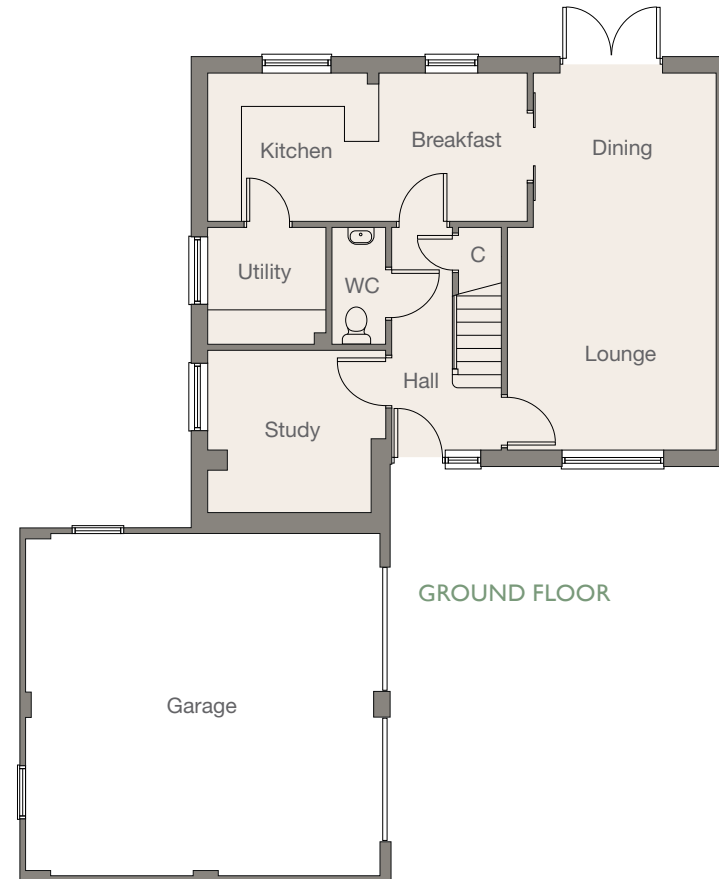
Bedroom 1	3.80m x 3.00m	12'5" x 9'8"
Bedroom 2	3.55m x 3.05m	11'6" x 10'0"
Bedroom 3	2.70m x 2.50m	8'10" x 8'2"
Bedroom 4	2.70m x 2.35m	8'9" x 7'7"

ES - Ensuite W - Wardrobe AC - Airing Cupboard C - Cupboard

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FIRST FLOOR



GROUND FLOOR



The Regent

4 bedroom detached home - plot 12



Illustration indicative only

GROUND FLOOR

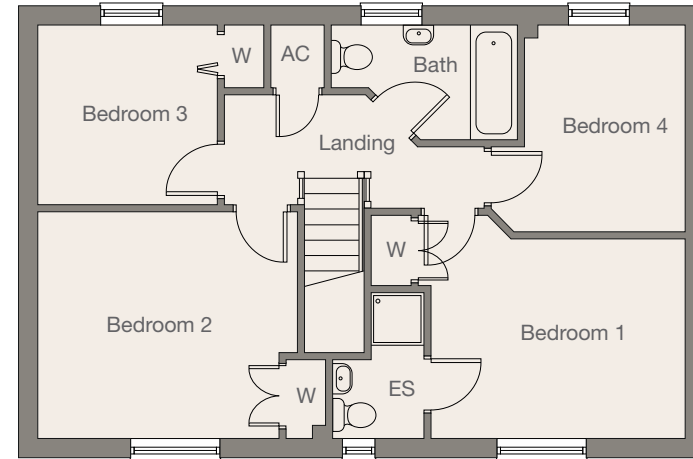
Lounge	3.90m x 3.80m	12'10" x 12'4"
Dining	3.10m x 2.30m	10'2" x 7'7"
Kitchen	4.60m x 2.60m	15'1" x 8'6"
Utility	2.60m x 1.60m	8'6" x 5'3"
Study	3.50m x 3.10m	11'6" x 10'2"

FIRST FLOOR

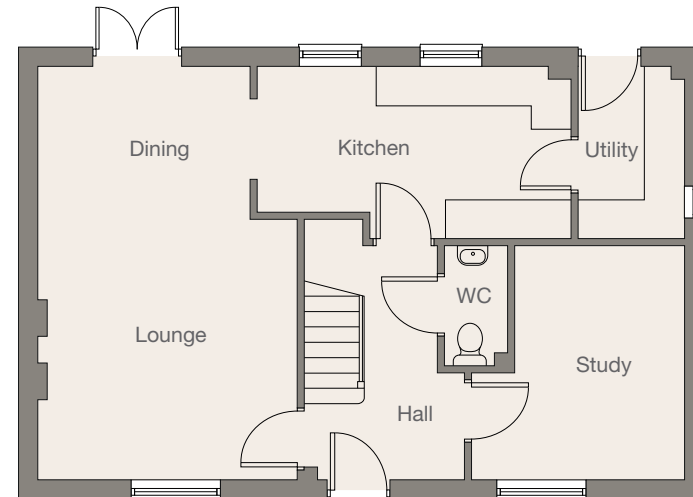
Bedroom 1	3.70m x 3.00m	12'1" x 9'10"
Bedroom 2	3.80m x 3.40m	12'4" x 11'2"
Bedroom 3	2.70m x 2.60m	8'10" x 8'5"
Bedroom 4	3.10m x 2.30m	10'2" x 7'5"

ES - Ensuite W - Wardrobe AC - Airing Cupboard C - Cupboard

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FIRST FLOOR



GROUND FLOOR



The Windsor

3 bedroom detached home - plot 13



Illustration indicative only

GROUND FLOOR

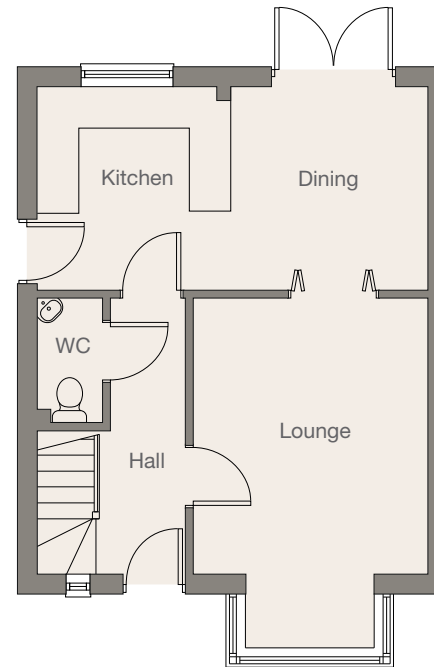
Lounge	5.00m x 3.30m	16'4" x 10'8"
Dining	2.90m x 2.80m	9'5" x 9'2"
Kitchen	2.90m x 2.80m	9'5" x 9'2"

FIRST FLOOR

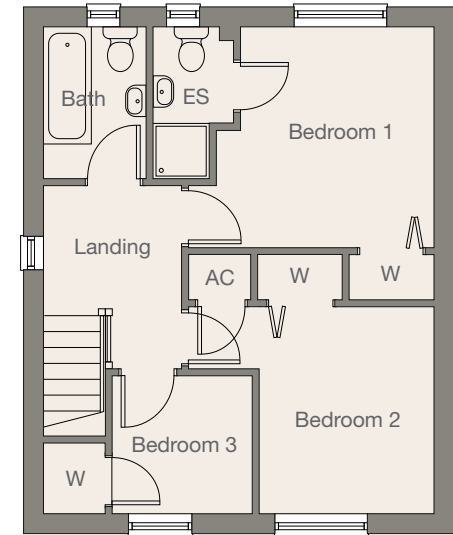
Bedroom 1	3.20m x 3.10m	10'6" x 10'2"
Bedroom 2	2.90m x 2.45m	9'5" x 8'0"
Bedroom 3	2.00m x 1.90m	6'7" x 6'2"

ES - Ensuite W - Wardrobe AC - Airing Cupboard

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GROUND FLOOR



FIRST FLOOR



The Arlington

4 bedroom detached home - plot 14



Illustration indicative only

GROUND FLOOR

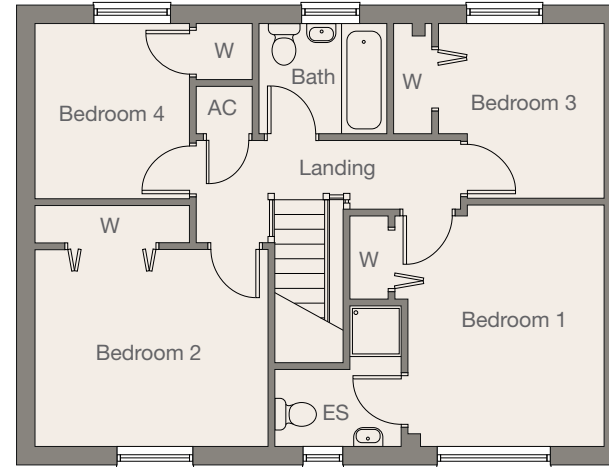
Lounge	3.90m x 3.55m	12'9" x 11'6"
Dining	3.10m x 2.70m	10'2" x 8'10"
Kitchen	2.90m x 2.60m	9'5" x 8'6"
Breakfast	2.60m x 2.60m	8'6" x 8'6"
Utility	2.05m x 2.00m	6'9" x 6'5"
Study	2.80m x 2.80m	9'2" x 9'2"

FIRST FLOOR

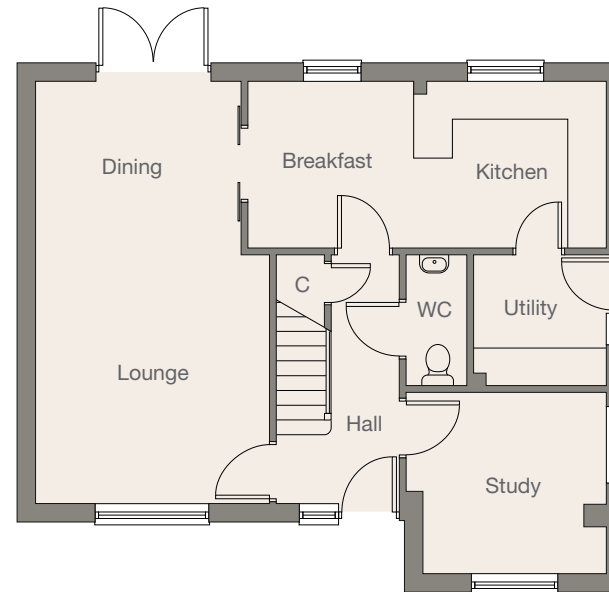
Bedroom 1	3.75m x 3.00m	12'3" x 9'8"
Bedroom 2	3.55m x 3.05m	11'6" x 10'0"
Bedroom 3	2.70m x 2.50m	8'10" x 8'2"
Bedroom 4	2.70m x 2.35m	8'10" x 7'7"

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FIRST FLOOR



GROUND FLOOR



SPECIFICATION

Designer kitchens

- Individually designed contemporary kitchens with a generous number of drawers, wall and base cupboards
- Integrated fridge/freezer
- Integrated washing machine and dishwasher to selected plots
- Stainless steel oven, electric hob and extractor hood
- Stainless steel sink and mixer tap
- Downlights

Bathrooms & cloakrooms

- Contemporary white sanitaryware with chrome fittings
- Heated towel rail
- Downlights
- Ceramic tiling to selected areas
- Shaver point
- Extractor fan

Internal finishes and electrics

- Panelled internal doors with contemporary chrome door handles
- Telephone point in entrance hall and landing
- TV point in lounge, kitchen, study and bedrooms
- Feature skirtings with matching architraves
- Fitted wardrobes as shown
- Loft hatch and light to selected plots
- Walls finished to emulsion, ceilings finished in white matt emulsion
- All woodwork in white

Security, energy efficiency and heating

- Fused spur for future wireless alarm system
- Oil fired central heating with thermostatic radiator valves
- Mains operated smoke detectors with battery backup to hall and landing
- Front door with multi-point mortice deadlock
- Chrome door furniture and letter plate
- PVCu double glazed windows with multi-point locking handles
- Security locks to all windows
- Photovoltaic solar panels

External finishes

- External tap to rear garden
- Traditional construction with attractive stone elevations and mellow tiled roofs

Optional extras

Influence the design and finish of your new home by choosing from the following items which, subject to the stage of construction, may be fitted at an extra cost:

- Additional fitted wardrobes
- Additional wall tiling to bathrooms & cloakroom walls
- Fixed mirrors
- Flooring

New home warranty

Homes will be independently surveyed during construction and a 10 year warranty certificate issued on completion