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# Dragonfly Meadow Phase 2

Pineham, Northamptonshire

2, 3, 4 & 5 bedroom homes

## How to find us

From the M1

Exit the M1 at junction 15a and take the first exit at the first roundabout, then travel straight over the second roundabout onto Swan Valley Way. Drive straight over the following roundabout, then the first exit at the next roundabout onto Nectar Way, where the development will then be visible in front of you. Follow the signs to enter this development.

From Northampton

Take the A4500 Weedon Road from the centre of Northampton travelling west heading towards the M1. Travel straight over the upcoming roundabout, and the Sixfields Stadium roundabout, and take the first exit at the next roundabout onto Upton Way. Travel straight over the next two roundabouts and then take the third exit at the following roundabout onto Upton Valley Way East where the development will be found in front of you.

## Dragonfly Meadow

Pineham North, Cross Valley Link Road,  
Northampton, Northamptonshire

Satnav postcode: NN4 9BX

## Sales hotline

**01604 214 799**

Find the current opening hours for Dragonfly Meadow  
at [taylorwimpey.co.uk](http://taylorwimpey.co.uk)

### **Taylor Wimpey East Midlands**

A division of Taylor Wimpey UK Ltd. Unit 2, The Osiers  
Business Park, Laversall Way, Leicester LE19 1DX

Regional Office: 0116 281 6470





Welcome to

# Dragonfly Meadow Phase 2

Dragonfly Meadow is a beautiful development of 2, 3, 4 & 5 bedroom homes bordered by the beautiful Northamptonshire countryside.

With a wealth of amenities and exceptional transport links on the doorstep, the peaceful village setting of Dragonfly Meadow combines the very best of town and country living.

The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Street scene and interior photography are for illustration purposes only. Please check the details of your chosen property with your Sales Executive prior to reservation. TWEM 38105/JULY 2018.



### 3 bedroom homes

- The Ashton G**  
3 bedroom home  
**Plots:** 182, 183, 188-190, 246, 247, 249, 250 & 267
- The Crofton G**  
3 bedroom home  
**Plots:** 197, 198, 201-206, 231, 232, 257-259, 268, 269, 272, 273, 280-284, 287 & 288
- The Tildale**  
3 bedroom home  
**Plots:** 209, 256, 260, 291, 294 & 297
- The Garsdale**  
3 bedroom home  
**Plots:** 296, 299, 300, 308 & 322
- The Rosedale**  
3 bedroom home  
**Plots:** 195, 196, 223, 224, 229, 264, 266, 276 & 277
- The Easdale**  
3 bedroom home  
**Plots:** 228 & 234
- The Yewdale**  
3 bedroom home  
**Plots:** 210, 295, 298, 311 & 317

- The Flatford**  
3 bedroom home  
**Plots:** 218, 219, 233, 265, 292, 293, 309, 310, 318 & 319
- 3 bedroom home**  
**Plots:** 734-737, 741-748, 749-751, 771, 772, 780, 781 & 792-797

### 5 bedroom homes

- The Wilton**  
5 bedroom home  
**Plots:** 186, 192, 245, 248, 251 & 312

### 4 bedroom homes

- The Langdale**  
4 bedroom home  
**Plots:** 176, 179, 185, 193, 211, 214 & 244
- The Shelford**  
4 bedroom home  
**Plots:** 177, 178, 187, 191, 194, 212 & 213
- The Eskdale**  
4 bedroom home  
**Plots:** 181, 278 & 301
- The Kentdale**  
4 bedroom home  
**Plots:** 180, 184, 220, 230, 240, 252, 270, 271, 279, 289, 290 & 302
- The Kempsford**  
4 bedroom home  
**Plots:** 199, 200, 207, 208, 253-255, 285 & 286
- The Ashbury**  
4 bedroom home  
**Plots:** 215-217, 225-227, 241-243, 261-263, 303-307 & 320-321

### 2 bedroom homes

- The Beckford**  
2 bedroom home  
**Plots:** 237-239
- The Belford**  
2 bedroom home  
**Plots:** 235 & 236
- The Appleford**  
2 bedroom home  
**Plots:** 221 & 222
- The Dovedale**  
2 bedroom home  
**Plots:** 434, 435, 436 & 437
- 2 bedroom home**  
**Plots:** 738-740, 752-755, 761-770, 773-779, 789-791 & 798-802
- 2 bedroom home**  
**Plots:** 732 & 733

\*ah/so = Shared ownership  
\*ah/r = Rental homes





**The Wilton**  
5 Bedroom home



A traditional double fronted property with three floors of spacious living accommodation, the 5 bedroom Wilton is ideal for flexible family living.

The central entrance hallway leads to a large lounge and a separate study at the front of the property, as well as the spacious kitchen/dining room, which opens through French doors to the private rear garden. A guest cloakroom and useful storage closet complete the ground floor.

The en suite master bedroom with separate dressing room is found on the first floor, plus two double bedrooms and a main bathroom. A further well proportioned bedroom, a bedroom/lounge, and a shower room are located on the top floor, providing a luxurious guest suite.



## Ground Floor

### Lounge

4.59m × 3.58m 15' 1" × 11' 9"

### Kitchen

4.37m × 3.24m 14' 4" × 10' 8"

### Dining

3.73m × 2.86m 12' 3" × 9' 5"

### Study

2.49m × 2.40m 8' 2" × 7' 11"



## First Floor

### Bedroom 1 (min.)

3.56m × 3.37m 11' 8" × 11' 1"

### Bedroom 3

4.02m × 2.45m 13' 2" × 8' 1"

### Bedroom 4 (max.)

3.48m × 2.91m 11' 5" × 9' 7"



## Second Floor

### Bedroom 2 (max excl. dormer)

4.80m × 3.37m 15' 9" × 11' 1"

### Bedroom 5/Lounge (max excl. dormer)

4.80m × 3.58m 15' 9" × 11' 9"

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**The Langdale**  
4 Bedroom home



The 4 bedroom Langdale has been designed to offer extra space for growing families.

A dual aspect living room and a spacious kitchen/breakfast/family room both open through French doors to the private rear garden. A separate dining room, a useful guest cloakroom and a storage cupboard complete the ground floor layout.

The en suite master bedroom is found on the first floor, along with three further double bedrooms and a family bathroom.





## Ground Floor

### Lounge

4.56m x 4.49m

15' 0" x 14' 9"

### Kitchen/Family

6.82m x 3.44m

22' 5" x 11' 3"

### Dining

3.41m x 3.05m

11' 2" x 10' 0"

## First Floor

### Bedroom 1 (max.)

6.07m x 3.44m

19' 11" x 11' 3"

### Bedroom 2 (min.)

4.56m x 3.08m

15' 0" x 10' 1"

### Bedroom 3 (min.)

3.05m x 2.94m

10' 0" x 9' 8"

### Bedroom 4 (max.)

3.48m x 2.68m

11' 5" x 8' 10"

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## The Shelford 4 Bedroom home



A traditional 4 bedroom family home, the Shelford offers plenty of space for day to day living as well as relaxing and entertaining.

The central entrance hallway leads to a spacious kitchen/dining room, which has French doors to the private rear garden maximising the natural light and views outside. A lounge and a separate study are found at the front of the property, while there's also a guest cloakroom and a convenient under stairs storage closet.

An en suite master bedroom and three further double bedrooms are found upstairs, along with a family bathroom.





## Ground Floor

### Lounge

4.74m x 3.88m 15' 7" x 12' 9"

### Kitchen/Dining (max.)

8.10m x 3.24m 26' 7" x 10' 8"

### Study

2.64m x 2.10m 8' 8" x 6' 11"



## First Floor

### Bedroom 1 (max.)

3.88m x 3.76m 12' 9" x 12' 4"

### Bedroom 2 (max.)

4.22m x 3.07m 13' 10" x 10' 1"

### Bedroom 3 (max.)

3.43m x 3.09m 11' 3" x 10' 2"

### Bedroom 4 (max.)

3.89m x 2.75m 12' 9" x 9' 0"

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## The Kentdale 4 Bedroom home



The Kentdale is a 4 bedroom property which will appeal to growing families in search of extra space.

The central entrance hallway leads to a large dual aspect living room opening through French doors to the private garden, plus a spacious kitchen/dining room with a utility area. Under stairs storage and a guest cloakroom complete the ground floor layout.

Upstairs, the master bedroom has an en suite shower room, and there are also two further double bedrooms and a well proportioned fourth bedroom as well as a family bathroom.





## Ground Floor

### Lounge

6.02m × 3.45m

19' 9" × 11' 4"

### Kitchen

3.58m × 2.80m

11' 9" × 9' 2"

### Dining

3.22m × 2.77m

10' 7" × 9' 1"

### Utility

2.01m × 1.42m

6' 7" × 4' 8"



## First Floor

### Bedroom 1 (max.)

3.51m × 3.40m

11' 7" × 11' 2"

### Bedroom 2

3.64m × 2.95m

11' 11" × 9' 10"

### Bedroom 3 (max.)

3.05m × 2.95m

10' 0" × 9' 8"

### Bedroom 4 (max.)

3.09m × 2.53m

10' 2" × 8' 4"

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**The Midford**  
4 Bedroom home



Families or couples looking for practical and generous living space will find all they need in the well proportioned 4 bedroom Midford.

A spacious kitchen/dining room leads through French doors to the private rear garden, which makes al fresco dining easy, and a handy utility room provides a useful space for laundry. A separate lounge, a guest cloakroom and an under stairs cupboard complete the ground floor layout.

The en suite master bedroom is found upstairs, along with two further double bedrooms, a main bathroom and an additional bedroom.



## Ground Floor

### Lounge

4.49m x 3.62m

14' 9" x 11' 11"

### Kitchen/Dining

5.71m x 3.38m

18' 9" x 11' 1"



## First Floor

### Bedroom 1

3.61m x 3.27m

11' 10" x 10' 9"

### Bedroom 2

3.53m x 2.81m

11' 7" x 9' 3"

### Bedroom 3 (min.)

2.81m x 2.52m

9' 3" x 8' 3"

### Bedroom 4

2.35m x 2.23m

7' 9" x 7' 4"

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## The Kempsford 4 Bedroom home



With 4 bedrooms and open plan lifestyle possibilities, the Kempsford is ideally suited to modern family life.

The entrance hallway leads to a kitchen/breakfast room and a guest cloakroom, before it reaches an open plan lounge/dining room, which draws in natural light through French doors. These provide access to the private garden to create an appealing environment for socialising.

An en suite master bedroom is located off the upstairs landing, along with a second double bedroom, two further bedrooms, one of which could alternatively be used as a play room or a study, and a bathroom.



## Ground Floor

### Lounge/Dining

5.36m x 4.15m

17' 7" x 13' 8"

### Kitchen

3.82m x 3.27m

12' 7" x 10' 9"



## First Floor

### Bedroom 1

3.79m x 3.17m

12' 5" x 10' 5"

### Bedroom 2

3.35m x 3.17m

11' 0" x 10' 5"

### Bedroom 3 (min.)

2.63m x 2.10m

8' 8" x 6' 11"

### Bedroom 4

2.23m x 2.10m

7' 4" x 6' 11"

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## The Ashbury 4 Bedroom home



Offering spacious accommodation across its three storey layout, the 4 bedroom Ashbury townhouse is tailor made for the demands of family living.

The ground floor features a traditional design, with a good sized lounge/dining room opening through French doors to the private rear garden. A separate kitchen/breakfast room is also located off the entrance hallway, along with a cloakroom.

An amply proportioned double bedroom which could alternatively be used as a family room or children's playroom/ bedroom 4 can be found off the first floor landing. The first floor also features a main bathroom, a second bedroom suitable for a nursery or office and on the second floor there's a large master bedroom and a further double bedroom.



## Ground Floor

### Lounge/Dining

4.23m x 3.87m

13' 11" x 12' 8"

### Kitchen (max.)

3.77m x 2.70m

12' 4" x 8' 10"



## First Floor

### Family Room/Bedroom 4

4.24m x 3.87m

13' 11" x 12' 8"

### Bedroom 3

2.91m x 2.17m

9' 7" x 7' 1"



## Second Floor

### Bedroom 1 (max.)

4.23m x 3.87m

13' 11" x 12' 8"

### Bedroom 2 (max.)

4.23m x 3.85m

13' 11" x 12' 8"

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**The Crofton**  
3 Bedroom home



The 3 bedroom Crofton features three floors of flexible living space which would perfectly suit families or couples in need of a bigger home.

A breakfast kitchen forms the hub of home life, while the lounge/dining room with French doors to the back garden provides space to relax or entertain. There's also a guest cloakroom and store cupboard located off the entrance hallway.

A large bedroom makes a comfortable guest room on the first floor, where there's also a further bedroom and a main bathroom. The en suite master bedroom enjoys appealing seclusion on the top floor.



## Ground Floor

### Lounge/Dining

4.78m x 3.56m

15' 8" x 11' 8"

### Kitchen (max.)

3.57m x 3.03m

11' 9" x 10' 0"



## First Floor

### Bedroom 2

4.78m x 3.56m

15' 8" x 11' 8"

### Bedroom 3

2.71m x 2.56m

8' 11" x 8' 5"



## Second Floor

### Bedroom 1 (max excl. dormer)

5.07m x 3.75m

16' 8" x 12' 4"

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## The Crofton G 3 Bedroom home



The 3 bedroom Crofton G features three floors of flexible living space which would perfectly suit families or couples in need of a bigger home.

A breakfast kitchen forms the hub of home life, while the lounge/dining room with French doors to the back garden provides space to relax or entertain. There's also a guest cloakroom and store cupboard located off the entrance hallway.

A large bedroom makes a comfortable guest room on the first floor, where there's also a further bedroom and a main bathroom. The en suite master bedroom enjoys appealing seclusion on the top floor.



## Ground Floor

### Lounge/Dining

4.78m x 3.70m

15' 8" x 12' 2"

### Kitchen (max.)

3.03m x 3.43m

10' 0" x 11' 3"



## First Floor

### Bedroom 2

4.78m x 3.37m

15' 8" x 11' 1"

### Bedroom 3

2.55m x 2.90m

8' 5" x 9' 6"



## Second Floor

### Bedroom 1

5.15m x 3.66m

16' 11" x 12' 0"

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## The Tildale 3 Bedroom home



With an appealing L-shaped layout, the 3 bedroom Tildale has plenty of space for families.

The kitchen/dining room and the lounge both lead through French doors to the private rear garden, while there's also a guest cloakroom and a good sized under stairs storage closet off the entrance hallway.

Upstairs, the landing leads to the en suite master bedroom, a further double bedroom, a third bedroom which could alternatively be used as a study, nursery or playroom, and a main bathroom.



## Ground Floor

### Lounge

5.36m x 3.60m

17' 7" x 11' 10"

### Kitchen/Dining

4.74m x 3.60m

15' 7" x 11' 10"



## First Floor

### Bedroom 1 (min.)

3.60m x 3.41m

11' 10" x 11' 2"

### Bedroom 2 (min.)

3.60m x 2.63m

11' 10" x 8' 8"

### Bedroom 3

2.64m x 2.25m

8' 8" x 7' 5"

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**The Ashton**  
3 Bedroom home



The Ashton is a 3 bedroom townhouse with a flexible layout which offers families or couples generous accommodation across three floors.

Downstairs, there's a lounge/dining room which opens through French doors to the private rear garden, plus a breakfast kitchen, a guest cloakroom and an under stairs cupboard.

The first floor landing leads to a large double bedroom, a main bathroom and a bedroom which could alternatively be used as a study or playroom. The en suite master bedroom occupies the entire top floor.



## Ground Floor

### Lounge/Dining

4.23m x 3.87m

13' 11" x 12' 8"

### Kitchen (max.)

3.77m x 2.70m

12' 4" x 8' 10"



## First Floor

### Bedroom 2

4.24m x 3.87m

13' 11" x 12' 8"

### Bedroom 3

2.91m x 2.17m

9' 7" x 7' 2"



## Second Floor

### Bedroom 1 (max excl. dormer)

6.00m x 3.20m

19' 8" x 10' 6"

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**The Ashton G**  
3 Bedroom home



The Ashton G is a 3 bedroom townhouse with a flexible layout which offers families or couples generous accommodation across three floors.

Downstairs, there's a lounge/dining room which opens through French doors to the private rear garden, plus a breakfast kitchen, a guest cloakroom and an under stairs cupboard.

The first floor landing leads to a large double bedroom, a main bathroom and a bedroom which could alternatively be used as a study or playroom. The en suite master bedroom occupies the entire top floor.



## Ground Floor

### Lounge/Dining

4.23m x 3.87m

13' 11" x 12' 8"

### Kitchen (max.)

3.77m x 2.70m

12' 4" x 8' 10"



## First Floor

### Bedroom 2

4.24m x 3.87m

13' 11" x 12' 8"

### Bedroom 3

2.91m x 2.16m

9' 7" x 7' 1"



## Second Floor

### Bedroom 1 (max excl. dormer)

5.69m x 3.11m

18' 8" x 10' 3"

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**The Easdale**  
3 Bedroom home



The Easedale is a 3 bedroom property which would ideally suit a couple or a young family.

The entrance hallway leads to a kitchen/dining room and a light and airy lounge with French doors to the private garden. There's also a guest cloakroom downstairs.

Upstairs, the landing leads to the master bedroom with en suite shower room, a further double bedroom, a main bathroom and a bedroom which could alternatively be used as a study or nursery.

## Ground Floor

### Lounge

5.10m x 3.02m

16' 9" x 9' 11"

### Kitchen/Dining

5.10m x 3.02m

16' 9" x 9' 11"



## First Floor

### Bedroom 1

3.78m x 3.08m

12' 5" x 10' 1"

### Bedroom 2

3.02m x 2.86m

9' 11" x 9' 5"

### Bedroom 3

3.02m x 2.15m

9' 11" x 7' 1"



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## The Yewdale 3 Bedroom home



The 3 bedroom Yewdale is a family size property with plenty of space for contemporary living.

A dual aspect lounge has French doors out to the private rear garden, while there's also a light and airy kitchen/dining room and useful cloakroom off the entrance hallway.

The en suite master bedroom is found upstairs, along with two further well proportioned bedrooms and a family bathroom.



## Ground Floor

### Lounge

5.10m x 3.02m 16' 9" x 9' 11"

### Kitchen/Dining

5.10m x 3.02m 16' 9" x 9' 11"



## First Floor

### Bedroom 1

3.78m x 3.08m 12' 5" x 10' 1"

### Bedroom 2

3.02m x 2.86m 9' 11" x 9' 5"

### Bedroom 3

3.02m x 2.15m 9' 11" x 7' 1"

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**The Garsdale**  
3 Bedroom home



The Garsdale is a 3 bedroom property which would be the ideal choice for a couple or young family.

A dual aspect living room offers plenty of space for a dedicated work area, while there's also a kitchen/dining room which opens through French doors to the private rear garden. A useful guest cloakroom completes the ground floor accommodation.

Upstairs, the landing leads to a spacious master bedroom with en suite shower room, a comfortable guest bedroom, a further bedroom and a family bathroom.



## Ground Floor

### Lounge (max.)

4.85m x 3.11m

15' 11" x 10' 3"

### Kitchen/Dining

4.85m x 2.81m

15' 11" x 9' 3"



## First Floor

### Bedroom 1 (max.)

3.54m x 2.87m

11' 7" x 9' 5"

### Bedroom 2 (max.)

3.54m x 2.37m

11' 7" x 7' 9"

### Bedroom 3 (min.)

2.39m x 2.01m

7' 10" x 6' 7"

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## The Flatford 3 Bedroom home



With a versatile layout which would suit couples and families alike, the Flatford is a well proportioned 3 bedroom property.

The lounge/dining room is perfect for entertaining, with French doors opening out to the private rear garden, while the breakfast kitchen has plenty of space for relaxed family mealtimes. A handy storage closet and a guest cloakroom are also located off the entrance hallway.

Upstairs, the master bedroom includes an en suite shower room. Also on the first floor are a well proportioned guest bedroom, a main bathroom and a further bedroom which could alternatively be used as a nursery or study.



## Ground Floor

### Lounge/Dining

4.72m x 3.70m 15' 6" x 12' 2"

### Kitchen (max.)

3.43m x 3.08m 11' 3" x 10' 1"



## First Floor

### Bedroom 1 (min.)

2.96m x 2.83m 9' 9" x 9' 4"

### Bedroom 2

3.30m x 2.63m 10' 10" x 8' 8"

### Bedroom 3 (max.)

3.70m x 2.00m 12' 2" x 6' 7"

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**The Appleford**  
2 Bedroom home



The Appleford is a 2 bedroom starter home offering convenient accommodation that's ideal for individuals or couples.

At the heart of the home is a light and airy open plan kitchen/ living/dining area which is perfect for entertaining and opens through French doors to the private rear garden. A useful guest cloakroom and a storage closet are also located off the ground floor entrance lobby.

Upstairs, a well proportioned double bedroom spans the full width of the property. The landing also leads to a main bathroom and a second double bedroom providing plenty of space to function as both a guest room and study.



## Ground Floor

### Lounge/Dining

3.98m x 2.70m

13' 1" x 8' 10"

### Kitchen

2.80m x 2.08m

9' 2" x 6' 10"



## First Floor

### Bedroom 1

3.98m x 2.41m

13' 1" x 7' 11"

### Bedroom 2 (max.)

3.98m x 2.33m

13' 1" x 7' 8"

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## The Eskdale 4 Bedroom home



There's a wealth of space to cater for busy family lifestyles in the 4 bedroom Eskdale.

A large kitchen/dining room forms the heart of the home for day to day living, with a handy utility area providing access to outside. A spacious living room has French doors to the garden, while there's also a guest cloakroom and storage closet off the hallway.

Three double bedrooms, including the master with en suite facilities, plus an additional bedroom and main bathroom, occupy the first floor.



## Ground Floor

### Lounge

6.02m × 3.45m

19' 9" × 11' 4"

### Kitchen

3.58m × 2.86m

11' 9" × 9' 5"

### Dining

3.16m × 2.77m

10' 5" × 9' 1"



## First Floor

### Bedroom 1 (max.)

3.51m × 3.40m

11' 7" × 11' 2"

### Bedroom 2

3.64m × 2.98m

11' 11" × 9' 10"

### Bedroom 3 (max.)

3.05m × 2.95m

10' 0" × 9' 8"

### Bedroom 4 (max.)

3.09m × 2.53m

10' 2" × 8' 4"

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## The Belford 2 Bedroom home



The 2 bedroom Belford is ideal for first-time buyers or downsizers keen to enjoy the benefits of contemporary open plan living.

Through the entrance hallway, a generous kitchen/lounge/diner provides ample room for relaxing and socialising in one flexible space, while French doors open out to the private rear garden. A guest cloakroom and a storage cupboard complete the ground floor accommodation.

On the first floor, the master bedroom features an en suite shower room and views over the garden. A second double bedroom which could serve as a guest room and office is also located off the landing, along with a main bathroom.



## Ground Floor

### Lounge/Dining

3.98m x 3.70m 13' 1" x 12' 2"

### Kitchen

2.80m x 2.08m 9' 2" x 6' 10"



## First Floor

### Bedroom 1

3.11m x 2.97m 10' 3" x 9' 9"

### Bedroom 2 (max.)

3.98m x 2.52m 13' 1" x 8' 3"

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**The Beckford**  
2 Bedroom home



The 2 bedroom Beckford starter home is ideally suited to individuals or couples and features a convenient layout for contemporary living.

The entrance hallway leads to a light and airy lounge/dining room which opens through French doors to the private rear garden and is perfect for relaxing or entertaining. A practical kitchen, a guest cloakroom and handy under stairs storage complete the ground floor accommodation.

Upstairs, the landing leads to the master bedroom which includes a useful storage closet. There's also a main bathroom and a second double bedroom large enough to accommodate a guest bed as well as space for home working.



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## Ground Floor

### Lounge/Dining (max.)

3.98m x 3.73m 13' 1" x 12' 3"

### Kitchen

3.02m x 1.85m 9' 11" x 6' 1"



## First Floor

### Bedroom 1 (max.)

3.98m x 2.56m 13' 1" x 8' 5"

### Bedroom 2 (max.)

3.98m x 2.18m 13' 1" x 7' 2"

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## The Langdale V – Plot 139

4 Bedroom home



The 4 bedroom Langdale V has been designed to offer extra space for growing families.

A dual aspect living room and a spacious kitchen/breakfast/family room both open through French doors to the private rear garden. A separate dining room, a useful guest cloakroom and a storage cupboard complete the ground floor layout.

The en suite master bedroom is found on the first floor, along with three further double bedrooms and a family bathroom.



## Ground Floor

### Lounge

4.56m x 4.49m 15' 0" x 14' 9"

### Kitchen/Family

5.57m x 3.44m 18' 3" x 11' 3"

### Dining

3.41m x 3.05m 11' 2" x 10' 0"



## First Floor

### Bedroom 1 (max.)

5.46m x 3.44m 17' 11" x 11' 3"

### Bedroom 2

4.56m x 3.08m 15' 0" x 10' 1"

### Bedroom 3

3.05m x 2.98m 10' 0" x 9' 8"

### Bedroom 4 (max.)

3.48m x 2.68m 11' 5" x 8' 10"

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**The Dovedale**  
2 Bedroom home



The carefully planned layout of the two bedroom Dovedale coach house apartment makes it perfect for first time buyers and downsizers.

A private front door opens through to an internal entrance hallway that leads upstairs to the first floor accommodation. An open plan lounge/kitchen/dining room is the homes focal point, and provides the ideal space for unwinding or entertaining guests. A spacious master bedroom, a further well proportioned bedroom and a main bathroom are also located off the landing, while the property also features a garage.

## Ground Floor



## First Floor

### Kitchen/Dining/Lounge

5.35m x 3.80m 17' 7" x 12' 6"

### Bedroom 1 (max.)

3.24m x 3.05m 10' 8" x 10' 0"

### Bedroom 2

3.25m x 1.93m 10' 8" x 6' 4"



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**The Aldenham**  
3 Bedroom home



The Aldenham is a traditional 3 bedroom house with an integral garage, which would suit couples or families.

The entrance hallway leads to a contemporary kitchen, a lounge opening through French doors to the private rear garden, and a separate dining room for formal entertaining. There's also a useful guest cloakroom downstairs.

Upstairs, the landing leads to an en suite master bedroom, a comfortable guest bedroom and a well-proportioned third bedroom, plus a main bathroom and a convenient storage closet.



## Ground Floor

### Lounge (max.)

4.32m x 3.18m 14' 2" x 10' 5"

### Kitchen

3.00m x 2.96m 9' 10" x 9' 8"

### Dining

3.10m x 2.62m 10' 2" x 8' 7"



## First Floor

### Bedroom 1 (max.)

3.17m x 4.10m 10' 5" x 13' 6"

### Bedroom 2 (max.)

3.57m x 2.99m 11' 9" x 9' 10"

### Bedroom 3 (max.)

2.68m x 2.99m 8' 9" x 9' 10"

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**The Rosedale**  
3 Bedroom home



With 3 bedrooms and spacious living accommodation, the Rosedale has been designed to appeal to couples or young families.

Both the spacious kitchen/dining room and the living room open out to the private rear garden, and there's also a handy guest cloakroom downstairs.

The en suite master bedroom is found on the first floor, along with two further bedrooms and a main bathroom.



## Ground Floor

### Kitchen/Dining (max.)

4.85m x 3.19m      15'11" x 10'6"

### Lounge

4.85m x 3.01m      15'11" x 9'11"



## First Floor

### Bedroom 1 (max.)

3.54m x 3.07m      11'8" x 10'1"

### Bedroom 2 (max.)

3.54m x 2.37m      11'8" x 7'9"

### Bedroom 3 (max.)

2.39m x 2.02m      7'10" x 6'7"

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