



KINGSWOOD  
HOMES

Better. All Round.

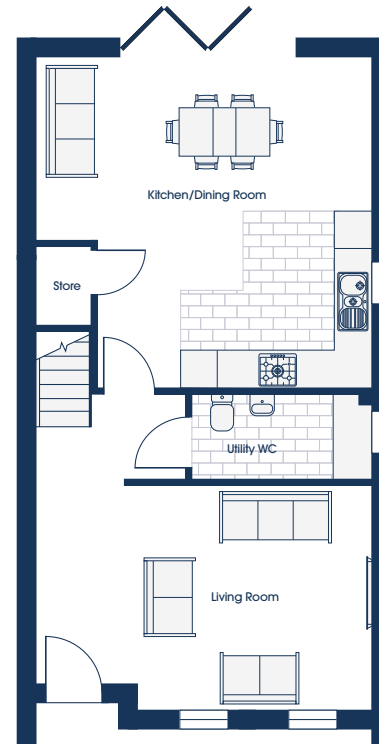
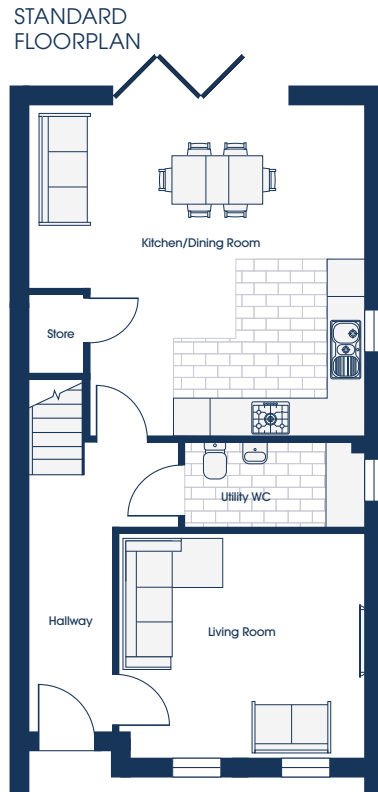
HAYBARN 4  
4 BEDROOM HOME



SPINNERS BROOK  
AT HODDLESDEN

# GROUND FLOOR

## OPTIONS



### 1 FAMILY

Kitchen Dining	5.52m* x 5.47m*	18'1" x 17'11"*
Living Room	4.06m x 3.71m	13'4" x 12'2"
Utility/WC	2.95m x 1.40m	9'8" x 4'7"

### 2 FAMILY

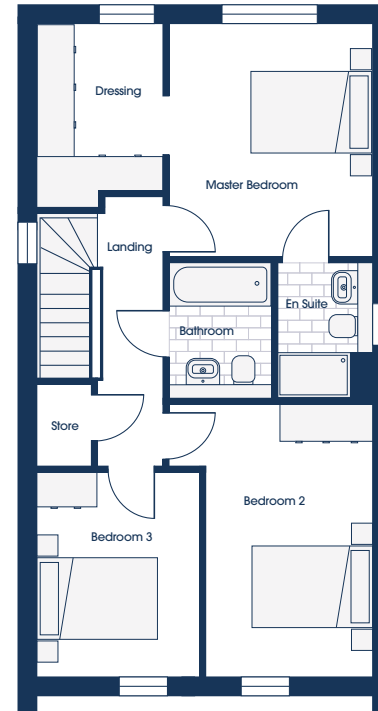
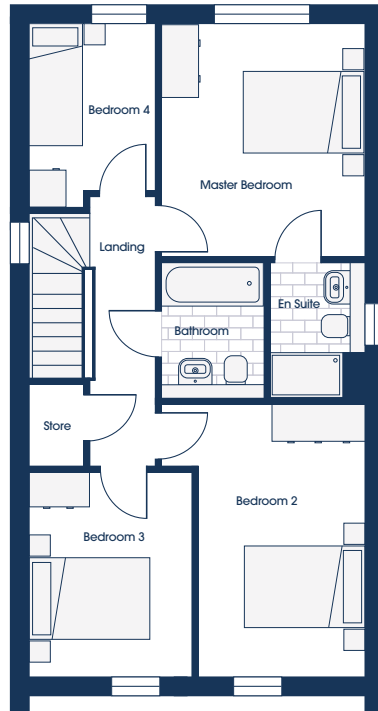
Kitchen Dining	5.52m* x 5.47m*	18'1" x 17'11"*
Living Room	5.52m x 3.71m*	18'1" x 12'2"*
Utility/WC	2.95m x 1.40m	9'8" x 4'7"

\* maximum dimensions

# FIRST FLOOR

## OPTIONS

STANDARD  
FLOORPLAN



1 SLEEP

4 2

Master Bedroom	3.35m x 3.84m	11'0" x 12'7"
En Suite	1.56m x 2.26m	5'1" x 7'5"
Bedroom 2	2.75m x 4.51m	9'0" x 14'9"
Bedroom 3	2.68m x 3.39m	8'10" x 11'1"
Bedroom 4	2.09m x 3.06m*	6'10" x 10'0"*
Bathroom	1.70m x 2.26m	5'7" x 7'5"

1 SLEEP LUX

3 2

Master Bedroom	3.35m x 3.84m	11'0" x 12'7"
En Suite	1.56m x 2.26m	5'1" x 7'5"
Dressing	2.09m x 3.06m*	6'10" x 10'0"*
Bedroom 2	2.75m x 4.51m	9'0" x 14'9"
Bedroom 3	2.68m x 3.39m	8'10" x 11'1"
Bathroom	1.70m x 2.26m	5'7" x 7'5"

# SHAPE YOUR HOME

They say you can't put a round peg in a square hole. We get that.  
Which is why we give every Kingswood Home buyer a unique  
opportunity to shape their home from the very start.

You'll see a key of shapes on every floorplan in our Farmstead flex  
collection. These show you just how flexible the floorspace is.  
Whether you need office space, more room for the kids to play,  
space to entertain or that extra bathroom to avoid the morning rush,  
with Kingswood the possibilities are almost endless.

It's simple really.

01254 492182 • [kingswoodhomes.uk.com](https://www.kingswoodhomes.uk.com)

Customers should note this illustration is an example of the house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Drawing is not to scale. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.