

ANWYL  
*thoughtful homes*

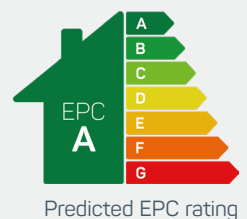


## the rufford

### 4 bed detached with garage

A four-bedroom detached home that rises above the rest, the Rufford is a revelation. From the extensive *boutique* suite at the top of the home, to the cosy corner of the family room on the ground floor, this is a home that impresses on every level.

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modern  
open plan living



### ground floor

kitchen/family/  
dining 19'3" x 16'2"  
living room 11'8" x 15'7"  
cloak 3'0" x 6'3"

kitchen 5.87m x 4.92m  
living room 3.56m x 4.74m  
cloak 0.91m x 1.91m

### first floor

bedroom 2 11'9" x 10'1"  
en-suite 2 8'7" x 3'11"  
bedroom 3 11'9" x 12'1"  
bedroom 4 10'0" x 8'2"  
bathroom 7'2" x 6'3"

bedroom 2 3.58m x 3.06m  
en-suite 2 2.61m x 1.20m  
bedroom 3 3.59m x 3.67m  
bedroom 4 3.05m x 2.50m  
bathroom 2.19m x 1.91m

### second floor

bedroom 1 19'3" x 23'4"  
en-suite 6'11" x 8'5"

bedroom 1 5.87m x 7.10m  
en-suite 2.11m x 2.57m

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HOMES  
QUALITY  
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Anwyll Homes is a Registered Developer with the NHQB. This is a computer-generated image of the rufford, elevation treatment may vary. Room sizes are approximate, dimensions are taken from the longest room point (please consult homes advisor for measurement points). Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at the time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details. 29/08/23.

*everything considered.*