

Housetypes

- ☐ Standard Artisan
- ☐ Bespoke Artisan
- ☐ Brand New House Type
- ☐ Life
- ☐ Future Home



The Baxter

Plot numbers 45, 46, 54, 60, 152, 153, 154, 161, 162, 167, 168, 241, 247, 252, 254, 261 & 273

Summary points

 Detached House

 2 Bathrooms

 3 Bedrooms

 973 Sq.ft.

5 key points (minimum) ie

- ☒ Large kitchen and dining area for entertainment
- ☒ French doors to garden
- ☒ Generous storage
- ☒ Integral garage
- ☒ Electric vehicle charging point
- ☒ Solar PV panels



First Floor

Bedroom 1	4.49m x 3.04m	14'9" x 10'0"
Bedroom 1 En Suite	1.61m x 3.04m	5'3" x 10'0"
Bedroom 2	3.50m x 3.09m (max) (max)	11'6" x 10'2" (max) (max)
Bedroom 3	3.18m x 1.97m	10'5" x 6'5"
Bathroom	1.90m x 2.02m	6'3" x 6'8"



Ground Floor

Kitchen/Dining	6.20m x 3.04m	20'4" x 10'0"
Living Room	3.64m x 3.98m	11'11" x 13'0"
Cloakroom	1.51m x 1.08m	4'11" x 3'7"
Garage	2.40m x 4.93m	7'10" x 16'2"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

Furniture arrangements are for illustrative purposes only. Items are not included, not to scale.

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The Bowyer

Plot numbers 4, 20, 24, 34, 38, 43, 49, 57, 83, 91, 101, 243, 265 & 271

Summary points

 Detached House

 2 Bathrooms

 4 Bedrooms

 1356 Sq.ft.

5 key points (minimum) ie

- ☒ 3 double bedrooms
- ☒ French doors from kitchen and dining area
- ☒ Utility room
- ☒ Corner plot
- ☒ Generous storage
- ☒ Electric vehicle charging point
- ☒ Solar PV panels



First Floor

Bedroom 1	3.66m x 3.52m (max) (max)	12'0" x 11'7" (max) (max)
Bedroom 1 En Suite	1.44m x 2.25m (max) (max)	4'8" x 7'5" (max) (max)
Bedroom 2	3.52m x 3.27m (max) (max)	11'7" x 10'9" (max) (max)
Bedroom 3	3.52m x 3.18m (max) (max)	11'7" x 10'5" (max) (max)
Bedroom 4	2.58m x 2.92m (max) (max)	8'5" x 9'7" (max) (max)
Bathroom	2.16m x 2.25m (max) (max)	7'1" x 7'5" (max) (max)



Ground Floor

Kitchen/Dining	4.36m x 6.54m (inc. bay) (inc. bay)	14'4" x 21'5" (inc. bay) (inc. bay)
Living Room	3.42m x 6.54m (max) (max)	11'3" x 21'5" (max) (max)
Utility	2.03m x 1.87m (max) (max)	6'8" x 6'2" (max) (max)
Cloakroom	1.00m x 1.72m (max) (max)	3'3" x 5'8" (max) (max)

CLS - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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- ☐ Future Home



The Cutler

Plot numbers 5, 27, 28, 40, 41, 42, 44, 47, 52, 55, 59, 62, 92, 94, 103, 249, 253, 259, 260, 262, 272 & 274

Summary points

 Detached House

 2 Bathrooms

 4 Bedrooms

 1335 Sq.ft.

5 key points (minimum)

ie

- ☒ Large kitchen and dining area for entertainment
- ☒ 3 double bedrooms
- ☒ French doors to garden
- ☒ Generous storage
- ☒ Integral garage with indoor access
- ☒ Electric vehicle charging point
- ☒ Solar PV panels



First Floor

Bedroom 1	3.05m x 4.82m	10'0" x 15'10"
Bedroom 1 En Suite	2.10m x 1.95m	6'11" x 6'5"
Bedroom 2	3.11m x 4.21m	10'3" x 13'10"
Bedroom 3	3.04m x 3.53m	10'0" x 11'7"
Bedroom 4	3.16m x 2.40m	10'4" x 7'10"
Bathroom	2.06m x 2.40m	6'9" x 7'10"

Ground Floor

Kitchen/Dining	5.33m x 3.45m	17'6" x 11'4"
Family	3.11m x 3.12m	10'3" x 10'3"
Living Room	3.05m x 4.85m	10'0" x 15'11"
Cloakroom	0.90m x 1.62m	2'11" x 5'4"
Garage	3.05m x 6.05m	10'0" x 19'10"



Clks - Cloakroom; WS - Wardrobe Space (suspension only, wardrobe not included)

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The Farrier

Plot numbers 7, 8, 9, 21, 22, 23, 25, 26, 29, 53, 61, 80, 93, 95, 104, 105, 248, 250 & 251

Summary points

 Detached House

 2 Bathrooms

 4 Bedrooms

 1151 Sq.ft

5 key points (minimum) ie

- ☒ French doors from kitchen and dining area
- ☒ Dual access living room
- ☒ Utility room
- ☒ Integral garage with indoor access
- ☒ Electric vehicle charging point
- ☒ Solar PV panels



First Floor

Bedroom 1	3.61m x 4.29m (max) (max)	11'10" x 14'1" (max) (max)
Bedroom 1 En Suite	2.18m x 1.90m (max) (max)	7'2" x 6'3" (max) (max)
Bedroom 2	2.46m x 3.66m (max) (max)	8'1" x 12'0" (max) (max)
Bedroom 3	2.54m x 3.28m (max) (max)	8'4" x 10'9" (max) (max)
Bedroom 4	2.36m x 3.91m (max) (max)	7'9" x 12'10" (max) (max)
Bathroom	2.13m x 2.61m (max) (max)	7'0" x 8'7" (max) (max)



Ground Floor

Kitchen/Dining	7.21m x 3.02m (max) (max)	23'8" x 9'11" (max) (max)
Living Room	3.61m x 4.50m (max) (max)	11'10" x 14'9" (max) (max)
Utility	2.35m x 1.71m (max) (max)	7'9" x 5'7" (max) (max)
Cloakroom	0.93m x 1.71m (max) (max)	3'1" x 5'7" (max) (max)
Garage	2.40m x 5.23m (max) (max)	7'10" x 17'2" (max) (max)

CLS - Cloakroom; WS - Wardrobe Space (suspension only, wardrobe not included)

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- ☐ Future Home



The Joiner

Plot numbers 87, 88, 89, 106, 107, 108, 146, 147, 148 & 149

Summary points

End-Terrace House Plots 87, 89, 106 & 108	Mid-Terrace House Plots 88 & 107	Semi-detached House Plots 146, 147, 148 & 149
1 Bathrooms	1 Bathrooms	1 Bathrooms
2 Bedrooms	2 Bedrooms	2 Bedrooms

5 key points (minimum)
ie

- ✓ French doors to garden
- ✓ Kitchen and dining area
- ✓ Two double bedrooms
- ✓ Electric vehicle charging point
- ✓ Solar PV panels



First Floor

Bedroom 1	4.05m x 2.72m	13'3" x 8'11"
Bedroom 2	4.05m x 2.40m (max)	13'3" x 7'10" (max)
Bathroom	1.90m x 2.36m	6'3" x 7'9"



Ground Floor

Kitchen/Dining	4.05m x 3.38m (max)	13'3" x 11'1" (max)
Living Room	2.95m x 4.85m (max)	9'8" x 15'11" (max)
Cloakroom	1.01m x 1.39m	3'4" x 4'7"

CLS - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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668 Sq.ft.

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- ☐ Life
- ☐ Future Home



The Lacemaker

Plot numbers 63, 76, 77, 78, 155, 156, 157, 158, 159 & 160

Summary points

 Semi-detached House

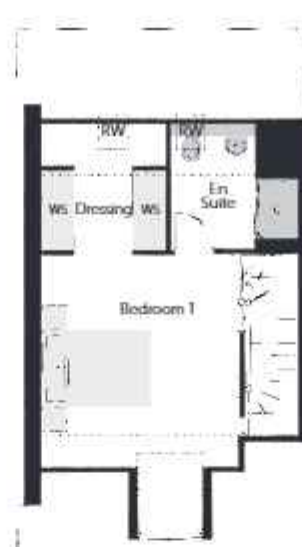
 3 Bathrooms

 3 Bedrooms

 1248 Sq.ft.

5 key points (minimum) ie

- ☒ 3 double bedrooms
- ☒ French doors to garden
- ☒ Kitchen and dining area
- ☒ Two double bedrooms
- ☒ Electric vehicle charging point
- ☒ Solar PV panels



Second Floor

Bedroom 1	3.63m x 4.87m (max) (max)	11'11" x 16'0" (max) (max)
Bedroom 1 En Suite	2.30m x 2.28m	7'7" x 7'6"
Dressing	2.27m x 2.28m	7'5" x 7'6"

First Floor

Bedroom 2	3.13m x 4.21m (max) (max)	10'3" x 13'10" (max) (max)
Bedroom 2 En Suite	1.45m x 1.90m	4'9" x 6'3"
Bedroom 3	4.67m x 2.47m	15'4" x 8'1"
Bathroom	2.38m x 1.92m	7'10" x 6'4"



Ground Floor

Kitchen	2.50m x 3.17m	8'3" x 10'5"
Living/Dining	4.67m x 6.31m (max) (max)	15'4" x 20'9" (max) (max)
Cloakroom	0.92m x 1.90m	3'0" x 6'3"

Clks - Cloakroom Ws - Wardrobe Space (suspender only, wardrobe not included) RW - Root Window — Reduced Head Height

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- ☐ Brand New House Type
- ☐ Life
- ☐ Future Home



The Mason

Plot numbers 2, 19, 68, 72, 73, 74, 96, 97, 99, 143, 242, 255, 264, 267, 268 & 270

Summary points

 Detached House

 2 Bathrooms

 3 Bedrooms

 1044.96 Sq.ft.

5 key points (minimum) ie

- ☒ Large kitchen and dining area for entertainment
- ☒ Utility room
- ☒ Generous storage
- ☒ Electric vehicle charging point
- ☒ Solar PV panels



First Floor

Bedroom 1	3.44m x 3.93m (max)	11'3" x 12'11" (max)
Bedroom 1 En Suite	1.98m x 1.46m (max)	6'6" x 4'9" (max)
Bedroom 2	2.81m x 4.09m (max)	9'3" x 13'5" (max)
Bedroom 3	2.74m x 2.74m (max)	9'0" x 9'0" (max)
Bathroom	2.11m x 1.91m (max)	6'11" x 6'3" (max)



Ground Floor

Kitchen/Family/Dining	5.64m x 4.48m (max)	18'6" x 14'8" (max)
Living Room	3.42m x 3.71m (max)	11'3" x 12'2" (max)
Utility	1.77m x 1.66m (max)	5'10" x 5'5" (max)
Cloakroom	0.96m x 1.91m (max)	3'2" x 6'3" (max)

Clks - Cloakroom; WS - Wardrobe Space (suspension only, wardrobe not included)

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- ☐ Brand New House Type
- ☐ Life
- ☐ Future Home



The Scrivener

Plot numbers 1, 3, 16, 17, 18, 30, 31, 35, 36, 37, 50, 51, 56, 65, 66, 69, 70, 81, 82, 98, 100, 144, 244, 245, 256, 257, 263, 266 & 269

Summary points

 Detached House

 2 Bathrooms

 4 Bedrooms

 1196 Sq.ft.

5 key points (minimum) ie

- ☒ Generous storage
- ☒ Utility room
- ☒ Large kitchen and dining area for entertainment
- ☒ Electric vehicle charging point
- ☒ Solar PV panels



First Floor

Bedroom 1	2.96m x 4.59m (inc. bay)	9'9" x 15'1" (inc. bay)
Bedroom 1 En Suite	2.22m x 1.34m	7'3" x 4'5"
Bedroom 2	2.83m x 3.46m	9'3" x 11'4"
Bedroom 3	3.03m x 2.87m (max)	9'11" x 9'5" (max)
Bedroom 4	3.17m x 2.38m (max)	10'5" x 7'10" (max)
Bathroom	1.90m x 2.07m	6'3" x 6'9"



Ground Floor

Kitchen	3.20m x 3.33m	10'6" x 10'11"
Family/Dining	2.89m x 4.48m	9'6" x 14'8"
Living Room	3.53m x 4.94m (inc. bay)	11'7" x 16'3" (inc. bay)
Utility	1.84m x 1.71m	6'0" x 5'7"
Cloakroom	0.97m x 2.14m	3'2" x 7'0"

Clbs - Cloakroom; WS - Wardrobe Space (suspension only, wardrobe not included)

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Housetypes

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- ☐ Bespoke Artisan
- ☐ Brand New House Type
- ☐ Life
- ☐ Future Home



The Tailor

Plot numbers 12, 13, 84, 85, 86, 139, 140, 141, 142, 150, 151, 163, 164, 165 & 166

Summary points

		
End-Terrace House Plots 84 & 86	Mid-Terrace House Plot 85	Semi-detached House Plots 12, 13, 139, 140, 141, 142, 150, 151, 163, 164, 165, & 166
		
2 Bathrooms	2 Bathrooms	2 Bathrooms
		
3 Bedrooms	3 Bedrooms	3 Bedrooms

5 key points (minimum) ic

- ✓ French doors from kitchen and dining area
- ✓ Spacious living room
- ✓ Generous storage
- ✓ Electric vehicle charging point
- ✓ Solar PV panels



First Floor

Bedroom 1	3.29m x 3.34m (max)	10'10" x 10'11" (max)
Bedroom 1 En Suite	1.40m x 2.43m	4'7" x 8'0"
Bedroom 2	2.52m x 3.08m	8'3" x 10'1"
Bedroom 3	2.17m x 2.03m	7'1" x 6'8"
Bathroom	2.52m x 1.96m	8'3" x 6'5"



Ground Floor

Kitchen/Dining	4.78m x 3.45m (max)	15'8" x 11'4" (max)
Living Room	3.68m x 5.14m (max)	12'1" x 16'10" (max)
Cloakroom	1.01m x 1.66m	3'4" x 5'5"



788.24 Sq.ft.

Clo - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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Housetypes

- ☐ Standard Artisan
- ☐ Bespoke Artisan
- ☐ Brand New House Type
- ☐ Life
- ☐ Future Home



The Tanner

Plot numbers 10, 11 & 32

Summary points



Detached House



2 Bathrooms



3 Bedrooms



1004 Sq.ft.

5 key points (minimum)

ie

- ✓ Corner plot
- ✓ French doors from kitchen and living room to garden
- ✓ Generous storage
- ✓ Electric vehicle charging point
- ✓ Solar PV panels



First Floor

Bedroom 1	4.36m x 3.18m (max)	14'4" x 10'5" (max)
Bedroom 1 En Suite	2.40m x 2.09m (max)	7'10" x 6'10" (max)
Bedroom 2	4.50m x 3.29m (max)	14'9" x 10'9" (max)
Bedroom 3	2.72m x 2.76m (max)	8'11" x 9'1" (max)
Bathroom	1.92m x 1.91m	6'3" x 6'3"



Ground Floor

Kitchen/Dining	3.76m x 5.18m (max)	12'4" x 17'0" (max)
Living Room	3.00m x 5.19m	9'10" x 17'0"
Cloakroom	1.52m x 1.46m (max)	5'0" x 4'10" (max)

Clo - Cloakroom; WS - Wardrobe Space (suggestion only, wardrobe not included)

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Housetypes

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- ☐ Bespoke Artisan
- ☐ Brand New House Type
- ☐ Life
- ☐ Future Home



The Thespian

Plot numbers 6, 14, 39, 48, 58, 64, 67, 71, 75, 79, 90, 102, 145, 246 & 258

Summary points



Detached House



2 Bathrooms



3 Bedrooms



921 Sq.ft

5 key points (minimum)

ie

- ✓ French doors from kitchen and dining area
- ✓ Generous storage
- ✓ Bay window to living room
- ✓ Corner plot
- ✓ Electric vehicle charging point
- ✓ Solar PV panels



First Floor

Bedroom 1	2.94m x 3.56m	9'8" x 11'8"
Bedroom 1 En Suite	2.94m x 1.20m	9'8" x 3'11"
Bedroom 2	3.17m x 2.39m	10'5" x 7'10"
Bedroom 3	3.17m x 2.37m	10'5" x 7'9"
Bathroom	1.92m x 1.90m	6'4" x 6'3"



Ground Floor

Kitchen/Dining	3.11m x 4.85m	10'3" x 15'11"
Living Room	3.45m x 4.85m (incl)	11'4" x 15'11"
Cloakroom	1.92m x 0.96m	6'4" x 3'2"

Clos - Cloakroom; WS - Wardrobe Space (suggestions only, wardrobe not included)

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-
- A photograph of a modern, single-story house with a dark roof and light-colored walls. The house features a large front window with white trim and a small porch area. The house is set on a green lawn with a paved driveway and a sidewalk. A tall, thin tree is visible in the background to the left, and a brick wall is visible to the right.

Plot numbers 15 & 33

B

△



Kitchen/Dining	4.69m x 3.52m	15'5" x 11'7"
Living Room	3.32m x 5.57m	10'11" x 18'3"
Bedroom 1	3.47m x 3.83m	11'5" x 12'7"
Bedroom 1 En Suite	1.40m x 2.14m	4'7" x 7'0"
Bedroom 2	2.89m x 3.80m	9'6" x 12'6"
Bathroom	1.98m x 2.14m	6'6" x 7'0"

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Housetypes

- ☐ Standard Artisan
- ☐ Bespoke Artisan
- ☐ Brand New House Type
- ☐ Life
- ☐ Future Home



The Melbourne

Plot numbers 109 & 121

Summary points

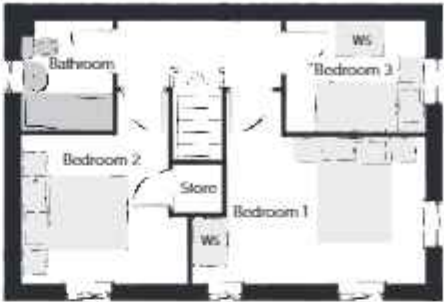
 Detached House

 1 Bathroom

 3 Bedrooms

 875 Sq.ft

- 5 key points (minimum)
ie
- ☒ Open-plan kitchen and dining area
 - ☒ French door to rear garden
 - ☒ Two double bedrooms
 - ☒ Electric vehicle charging point
 - ☒ Solar PV panels



First Floor

Bedroom 1	4.45m x 3.65 m	14'7" x 12'0"
Bedroom 2	3.12m x 3.65 m	10'3" x 12'0"
Bedroom 3	2.66m x 2.08m	8'9" x 6'10"
Bathroom	1.70m x 2.04m	5'7" x 6'8"



Ground Floor

Kitchen	4.92m x 2.46m	16'2" x 8'1"
Dining Area	2.76m x 2.50m	9'1" x 8'2"
Living Room	2.67m x 4.96m	8'9" x 16'3"
Cloakroom	1.05m x 1.65m	3'5" x 5'5"

Clo - Cloakroom W - Wardrobe space (suspender only, wardrobe not included)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advice for details of your selected plot. Computer generated image shown overhead. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advice for further details. All dimensions are approximate and should not be used for carpet size, appliance space or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layout, doors, windows, garages and external treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

Housetypes

- ☐ Standard Artisan
- ☐ Bespoke Artisan
- ☐ Brand New House Type
- ☐ Life
- ☐ Future Home



The Somerby

Plot numbers 117, 120 & 122

Summary points

 Detached House

 2 Bathrooms

 3 Bedrooms

 756 Sq.ft.

5 key points (minimum) ie

- ☒ Open-plan kitchen and dining area
- ☒ Elegant French doors to rear garden
- ☒ En suite to bedroom 1
- ☒ Electric vehicle charging point
- ☒ Solar PV panels



First Floor

Bedroom 1	3.70m x 3.36m	12'2" x 11'0"
Bedroom 1 En Suite	1.55m x 2.48m	5'1" x 8'2"
Bedroom 2	2.24m x 3.13m	7'4" x 10'3"
Bedroom 3	2.22m x 2.12m	7'3" x 6'11"
Bathroom	2.24m x 1.87m	7'4" x 6'1"



Ground Floor

Kitchen	2.51m x 3.30m	8'3" x 10'10"
Dining Area	2.05m x 2.69m	6'9" x 8'10"
Living Room	3.46m x 4.27m	11'4" x 14'0"
Cloakroom	1.00m x 1.55m	3'3" x 5'1"

Clks - Cloakroom; WS - Wardrobe Space (suspension only, wardrobe not included)

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Housetypes

- ☐ Standard Artisan
- ☐ Bespoke Artisan
- ☐ Brand New House Type
- ☐ Life
- ☐ Future Home



The Tilton

Plot numbers 118 & 119

Summary points



Detached House



1 Bathroom



2 Bedrooms



627 Sq.ft.

5 key points (minimum) ie

- ✓ Open-plan living and dining room
- ✓ Cloakroom
- ✓ Two double bedrooms
- ✓ Electric vehicle charging point
- ✓ Solar PV panels



First Floor

Bedroom 1	3.77m x 2.83m	12'4" x 9'3"
Bedroom 2	3.77m x 2.61m	12'4" x 8'7"
Bathroom	1.70m x 2.04m	5'7" x 6'8"



Ground Floor

Kitchen	2.77m x 3.31m	9'1" x 10'10"
Living Room	3.77m x 4.26m	12'4" x 14'0"
Dining Area	1.76m x 2.00m	5'9" x 6'7"
Cloakroom	0.90m x 1.66m	2'11" x 5'5"

Clks - Cloakroom; WS - Wardrobe Space (suspension only, wardrobe not included)

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