

Sweetbriar



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The Sweetbriars are luxurious 4-bedroom eco homes. They comprise a master bedroom with dressing area and ensuite, a guest room with ensuite, an additional double bedroom, and one single bedroom. There is also a separate study, ideal for working from home, and a family bathroom.

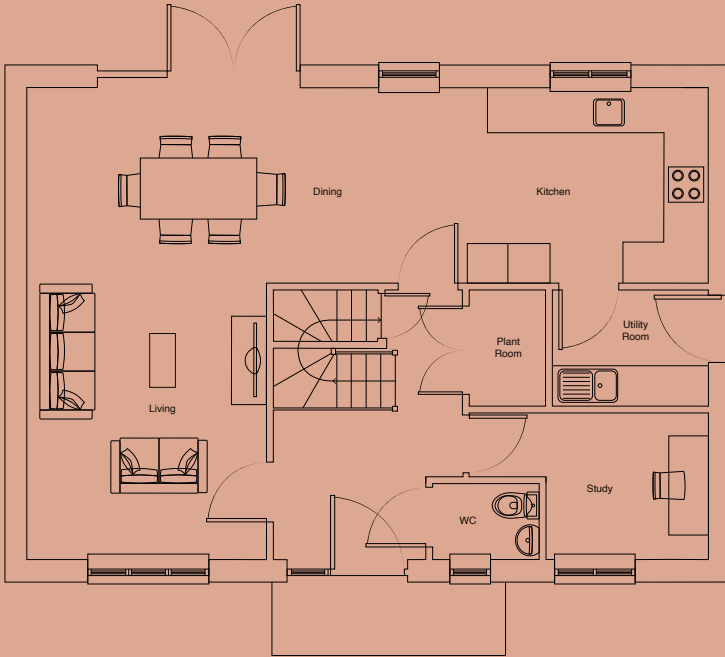
At the heart of each Sweetbriar is a large and welcoming living-kitchen-dining space that opens out to the garden through patio doors. This space incorporates a solid wood kitchen with quartz worktops and an undermounted kitchen sink. There is also a convenient downstairs WC and a dedicated laundry

room. Engineered wood floors, 100% wool carpets, and underfloor heating are fitted throughout.

These fabric-first homes benefit from superior insulation and airtightness, triple-glazed windows, MVHR, and Air Source Heat Pumps. This means they use far less energy than equivalent traditional buildings. This helps future-proof these homes as energy costs continue to rise.

Each Sweetbriar is also wired for full-fibre broadband and convenient datapoints that help enable reduced EMF zones. They also have a double garage, two off-road parking spaces, and an electric vehicle charging point.

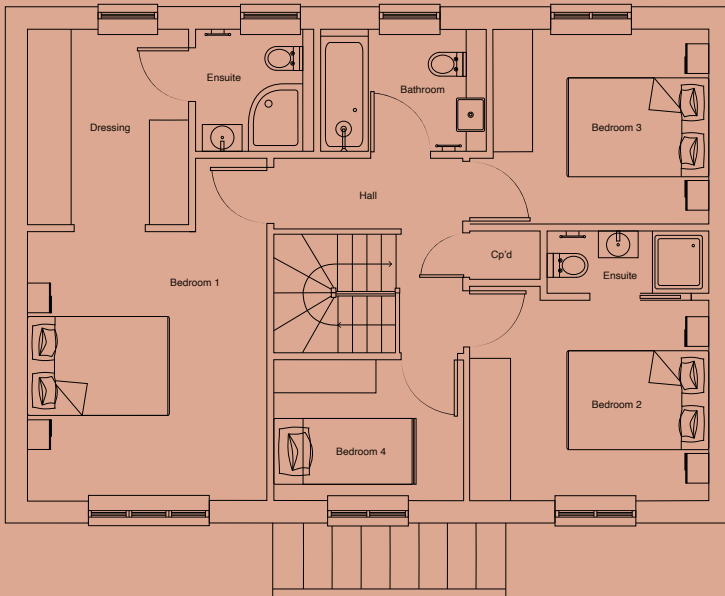
Rose moor



Total internal area: 142sqm
(Floorplans and dimensions for Plot 3)

Ground Floor

Kitchen	3.76m x 2.94m	10msq
Living/Dining	6.48m x 2.94	19.05msq
WC	1.69m x 1.15m	1.94msq
Study	2.45m x 2.20m	5.39msq
Utility	2.26m x 1.95m	4.40msq



First Floor

Bedroom 1	4.08m x 3.54m	15.1msq
Ensuite	2.07m x 1.79m	3.0msq
Dressing	2.88m x 2.37m	6.7msq
Bedroom 2	3.60m x 3.19m	13.0msq
Ensuite	2.44m x 1.04m	2.17msq
Bathroom 3	3.25m x 2.94m	9.3msq
Bedroom 4	2.8m x 2.22m	5.8msq
Bathroom	2.59m x 1.93m	4.4msq

PLOT 3, 4, 5 & 6

4 Bedrooms
Double Garage*

** Please refer to working drawings for garage access per plot*