





PRICES FROM £325,000 - £625,000
LAUNCH EVENT 25TH JUNE 4PM-8PM
**PRICES & FURTHER DETAILS RELEASED
AT LAUNCH EVENT** ** Join Us for the
Exclusive Launch of Manor Farm – A
Unique Collection of Nine Bespoke
Homes, 2,3,4 Bedrooms, Combining
Character, Craftsmanship and
Contemporary Living.



Introduction

Manor Farm is an exclusive gated development comprising just nine bespoke homes, thoughtfully designed to combine character, craftsmanship and modern living.

Offering a unique collection of two, three and four-bedroom residences, including eight two-storey homes and one single-storey dwelling, each property has been finished to an exceptional standard with carefully selected materials and high-quality specifications throughout.

Set within a private courtyard setting behind an electric sliding gate, the development enjoys a sense of privacy and exclusivity whilst benefiting from the charm and convenience of village life. The homes have been individually designed to complement their surroundings, creating a distinctive collection of properties unlike a traditional new-build development.

Private parking, landscaped surroundings and a carefully considered layout combine to create a development that offers both practicality and an exceptional place to call home.

Alongside the character and craftsmanship on offer, each home has been designed with modern energy efficiency in mind, benefiting from air source heat pump technology and infrastructure already in place for future solar energy integration.





PLOT OVERVIEW

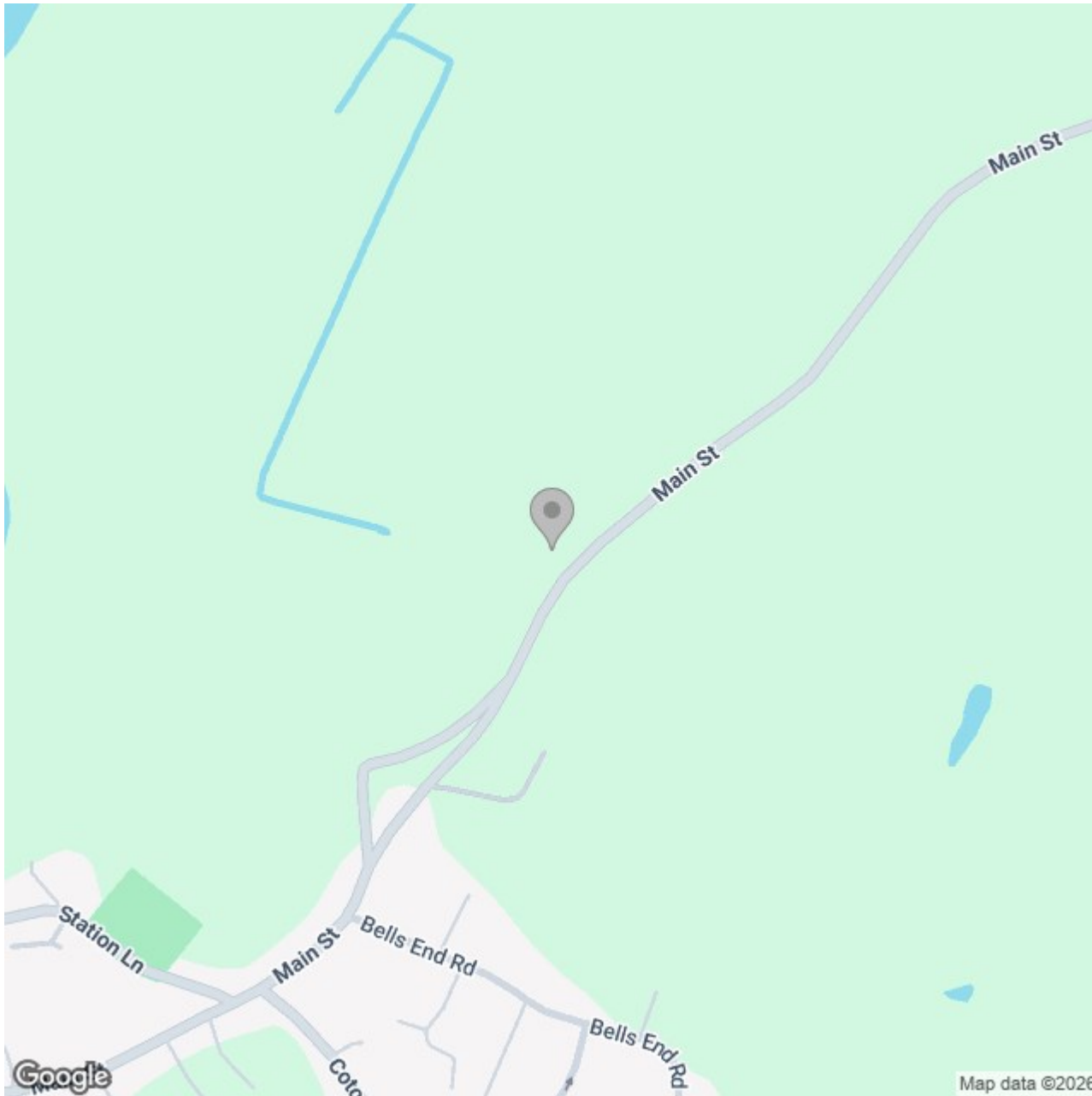
1 CEDAR COTTAGE • Four Bedrooms • Living Room • Kitchen Diner • Cloakroom • Two Bathrooms		6 BEECH BARN • Two Bedrooms • Living Room • Kitchen Diner • Cloakroom • Bathroom	
2 ASPEN COTTAGE • Three Bedrooms • Living Room • Kitchen Diner • Cloakroom • Two Bathrooms		7 HOLLY BARN • Four Bedrooms • Living Room • Snug • Kitchen Diner • Cloakroom • Two Bathrooms	
3 MAPLE COTTAGE • Three Bedrooms • Living Room • Kitchen Diner • Cloakroom • Two Bathrooms		8 ASH HOUSE • Three Bedrooms • Living Room • Kitchen Diner • Dining Room • Cloakroom • Two Bathrooms	
4 OAK BARN • Three Bedrooms • Living Room • Kitchen Diner • Cloakroom • Two Bathrooms		9 SYCAMORE HOUSE • Two Bedrooms • Living Room • Kitchen Diner • Bathroom • Single-Storey Residence	
5 HORNBEAM BARN • Two Bedrooms • Living Room • Kitchen Diner • Cloakroom • Bathroom		SOLAR PANEL / COMMUNAL AREA Designated Solar Panel & communal areas for all residents.	



SITE PLAN







Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	