# MILL HILL



Agent in Kuwait

Agent in Qatar







Unique to the development and boasting an individual layout, this 3 bedroom home offers a perfect haven away from the hustle and bustle of daily life.

The ground floor has a dual aspect living room across the hall from an open-plan kitchen/dining area, plus a downstairs cloakroom and two useful storage cupboards.

The master bedroom offers privacy with its own en suite shower room, while bedrooms 2 and 3, along with a central bathroom complete the first floor. Approximate gross internal area: 113.72 sq m 1224 sq ft

**Key** B – Boiler St – Store WC – Cloakroom

This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are,



#### **Ground Floor**

KITCHEN/DINING AREA	
5544mm × 3782mm	18'2" × 12'5"
LIVING ROOM	
6193mm × 3269mm	20'4" × 10'9"

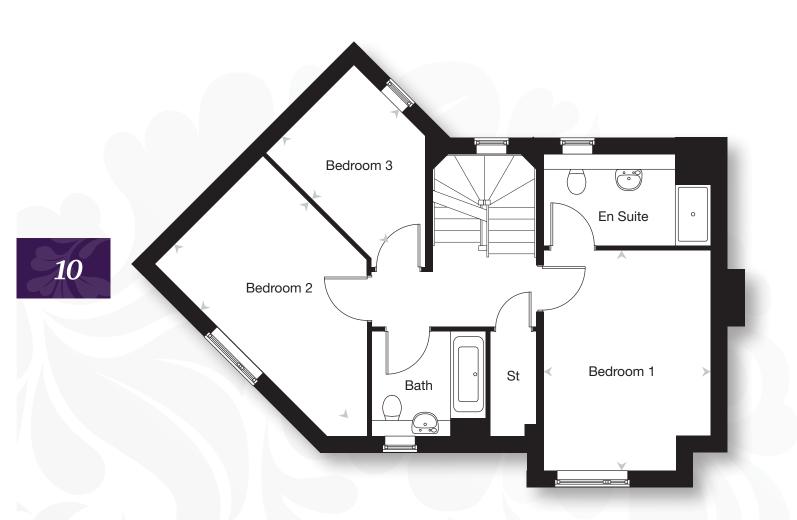
09



The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or – 50mm and floor plans are not shown to scale.

#### First Floor

<b>BEDROOM 1</b> 4319mm × 3269mm	14'2" × 10'9"
<b>BEDROOM 2</b> 4747mm × 2999mm	15'7" × 9'10"
<b>BEDROOM 3</b> 2928mm × 2450mm	9'7" × 8'0"



The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or – 50mm and floor plans are not shown to scale.





An attractive hallway welcomes you as you enter this exceptional 3 bedroom, three storey family home.

There's open-plan living space to the ground floor, with a further living room upstairs, giving each member of the family somewhere they can relax.

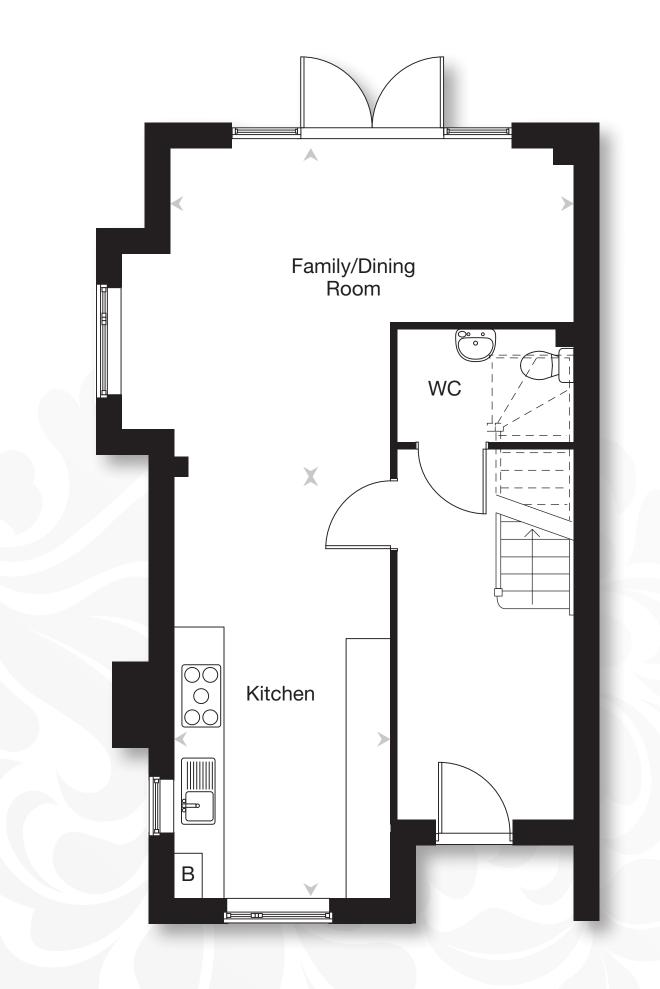
The master bedroom and bedroom 2 are located on the second floor, while the master bedroom boasts an en suite shower room for convenience.

**Approximate gross internal area:** 148.74 sq m 1601 sq ft

Key B – Boiler ---- Restricted Headroom St – Store WC – Cloakroom

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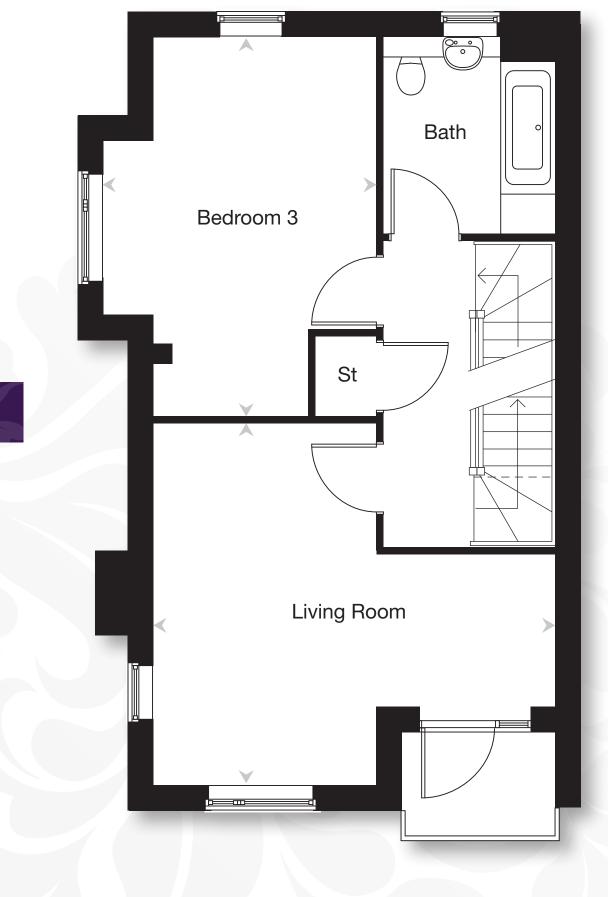




#### Ground Floor

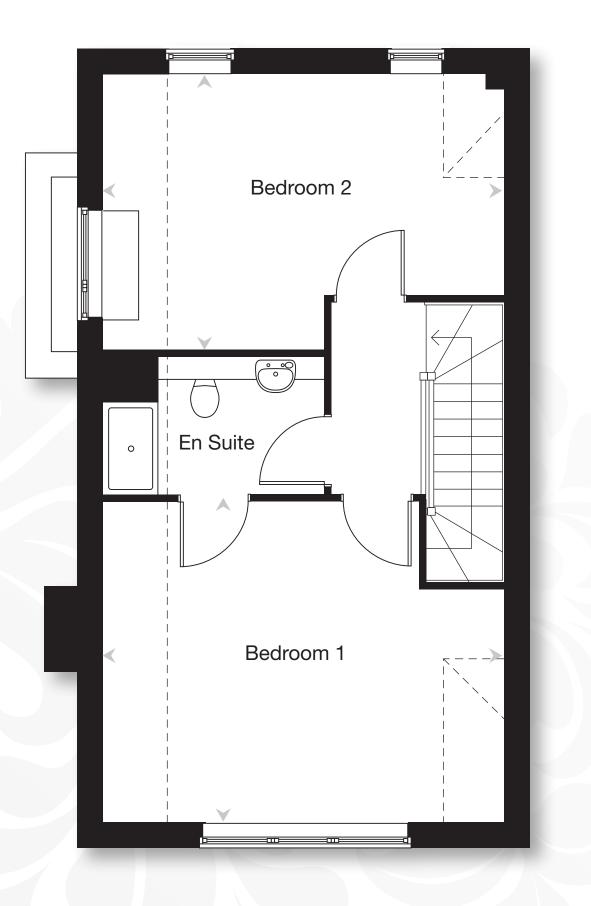
KITCHEN	
5448mm × 2831mm	17'10" × 9'3"
FAMILY/DINING ROOM	
5196mm × 4233mm	17'1" × 13'11"

13



#### **First Floor**

LIVING ROOM 5181mm × 4692mm	17'0" × 15'5"
<b>BEDROOM 3</b> 4914mm × 3533mm	16'1" × 11'7"



#### Second Floor

BEDROOM 1	
5181mm × 4148mm	17'0" × 13'7"
BEDROOM 3	
5181mm × 3583mm	17'0" × 11'9"



The Hoskyn is a welcoming 3 bedroom family home. There are attractive living areas to both the ground and first floor, as well as a study and excellent storage space.

Bedrooms 1 and 2 on the second floor both benefit from en suite shower rooms to offer extra convenience and privacy, while the master bedroom also boasts access to a balcony. Other features include an integrated garage giving you security for your car. Approximate gross internal area:\*\* 181.27 – 192.40 sq m

1951 – 2071 sq ft

Key B – Boiler ---- Restricted Headroom St – Store WC – Cloakroom

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The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. \*Additional space in rooms over garages to plot 88. \*Addit

#### **Ground Floor**

KITCHEN	
7275mm × 2511mm	23'10" × 8'3"
LIVING/DINING AREA	
5487mm × 4800mm	18'0" × 15'9"



The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. \*Additional space in rooms over garages to plot 88, †Additional space in rooms over garages to plot 89, \*Balcony to plot 86 + 90 only, window replaces door to plots 87, 88 & 89 as there is no balcony.

#### First Floor

LIVING AREA 5155mm × 3575mm	16'11" × 11'9"
<b>STUDY</b> 5968mm × 2850mm	19'7" × 9'4"
<b>BEDROOM 3</b> 4963mm × 2931mm	16'3" × 9'7"



The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or – 50mm and floor plans are not shown to scale. \*Additional space in rooms over garages to plot 88. \*Additional space in rooms over garages to plot 88.

#### Second Floor

<b>BEDROOM 1</b> 5869mm × 3700mm	19'3" × 12'2"
<b>BEDROOM 2</b> 5069mm × 2850mm	16'8" × 9'4"

# THE HUDSON



The Hudson is a perfectly proportioned 3 bedroom home for growing families.

The ground floor features an open-plan kitchen/ living/dining area which opens out onto the garden. A downstairs cloakroom and two storage cupboards complete the downstairs.

There are three bedrooms to the first floor, with the master bedroom benefiting from its own en suite shower room. A family bathroom and a useful storage cupboard is also provided for your convenience. Approximate gross internal area: 104.3 sq m

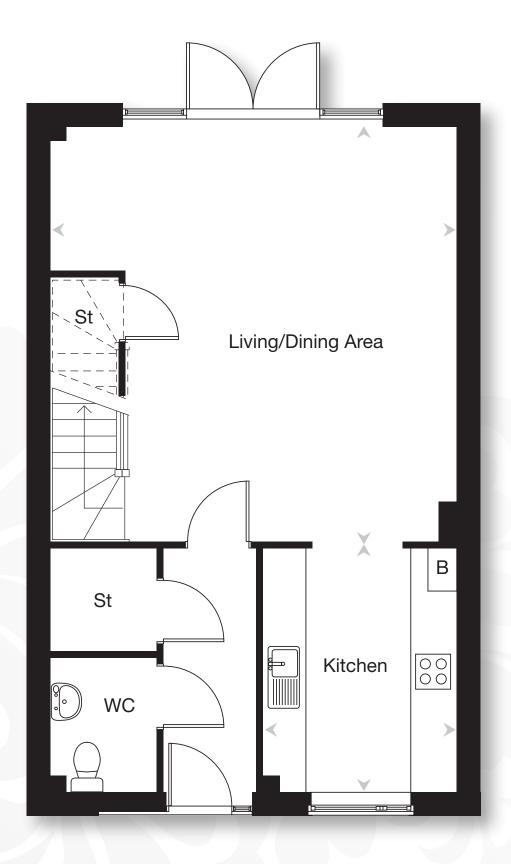
1123 sq ft

3410

**Key** B – Boiler St – Store WC – Cloakroom

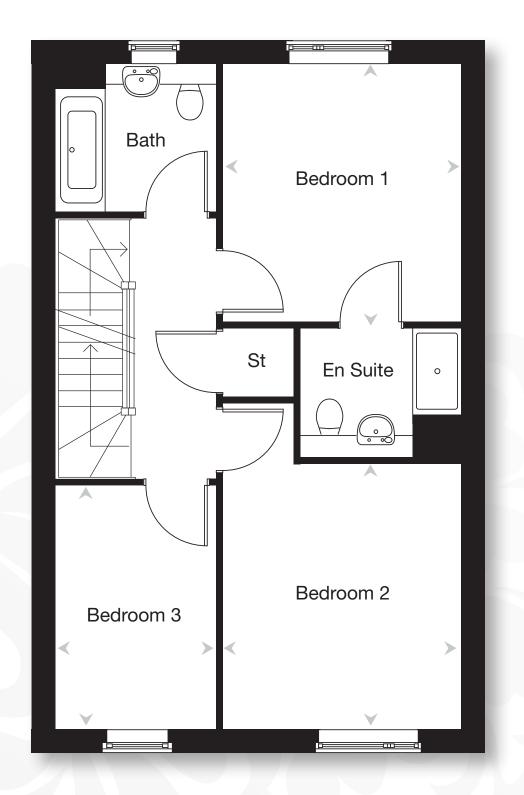
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#### Ground Floor

KITCHEN	
3380mm × 2707mm	11'1" × 8'11"
FAMILY/DINING AREA	
5776mm × 5650mm	18'11" × 18'6"



#### First Floor

<b>BEDROOM 1</b> 3600mm × 3326mm	11'10" × 10'11"
<b>BEDROOM 2</b> 3681mm × 3326mm	12'1" × 10'11"
<b>BEDROOM 3</b> 3381mm × 2250mm	11'1" × 7'5"



# THE INGRAM

Welcoming open-plan living accommodation to the ground floor and a pleasing frontfacing first floor living room are amongst the myriad features of this lovely home.

With a door leading out to the garden, the open-plan kitchen/family/dining room is perfect for welcoming friends and family, especially during the warmer months.

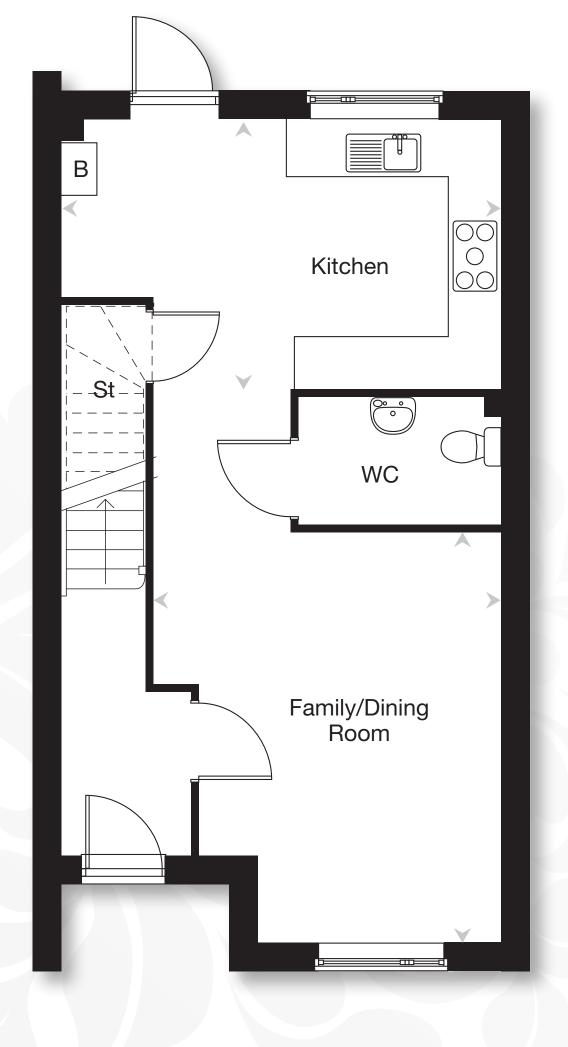
The upstairs living room, meanwhile, is a great space for the whole family to relax.

Bedroom 3 and a family bathroom are also on the first floor, while the master bedroom with its en suite shower room, together with bedroom 2 are on the top floor. Approximate gross internal area: 133.82 sq m 1440 sq ft

**Key** B – Boiler St – Store WC – Cloakroom

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#### **Ground Floor**

<b>KITCHEN</b> 5056mm × 3103mm	16'7" × 10'2"
FAMILY/DINING ROOM 4706mm × 4014mm	15'5" × 13'2"



First Floor

**BEDROOM 3** 

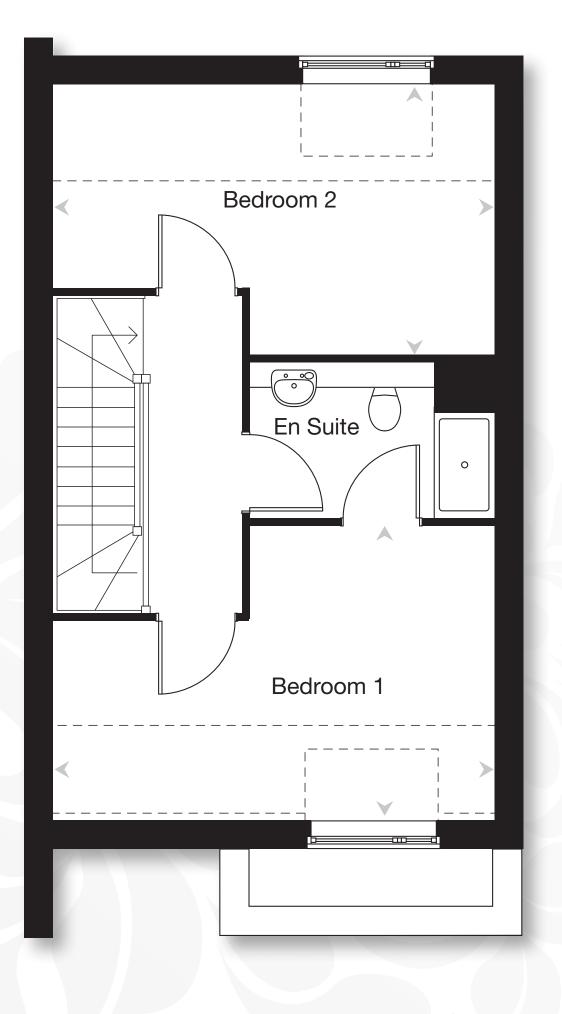
LIVING ROOM 5056mm × 4706mm

4675mm × 2730mm

16'7" × 15'5"

15'4" × 8'11"

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or – 50mm and floor plans are not shown to scale.



#### Second Floor

<b>BEDROOM 1</b> 5056mm × 3318mm	16'7" × 10'11"
<b>BEDROOM 2</b> 5056mm × 3015mm	16'7" × 9'11"

27



A distinctive 3 bedroom home set over three welcoming floors, with a layout which makes it perfect for both entertaining guests and relaxing.

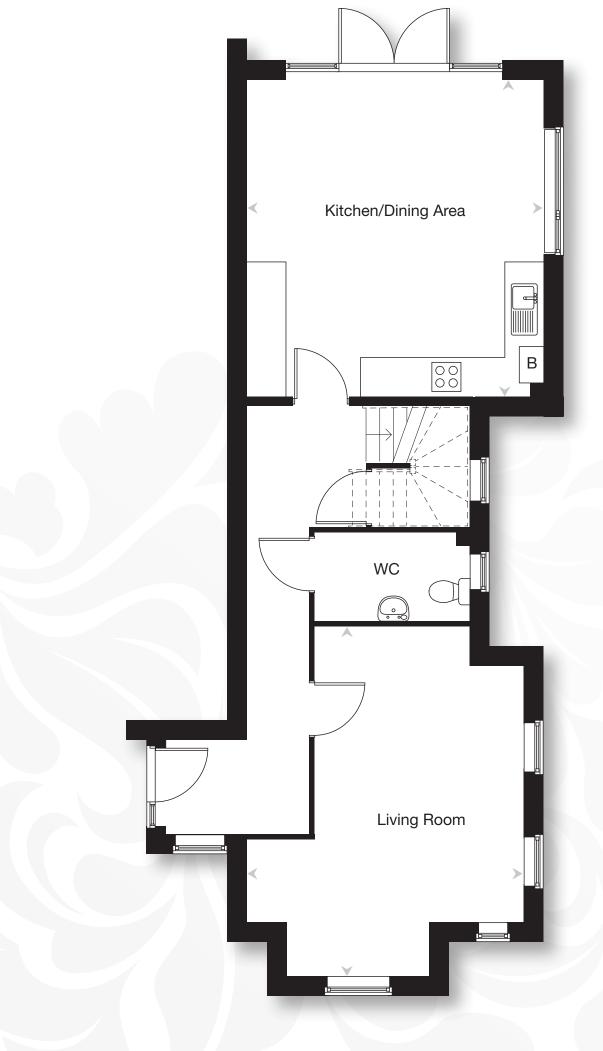
To the ground floor is a dual aspect living room and open kitchen/dining area with double doors leading out to the garden. The first floor bedrooms have a central bathroom for both, with storage space off the landing. The master bedroom on the top floor benefits from its own balcony and en suite shower room and a study. Approximate gross internal area: 161 sq m 1730 sq ft

730 Sq Tt

Key B – Boiler ---- Restricted Headroom St – Store WC – Cloakroom

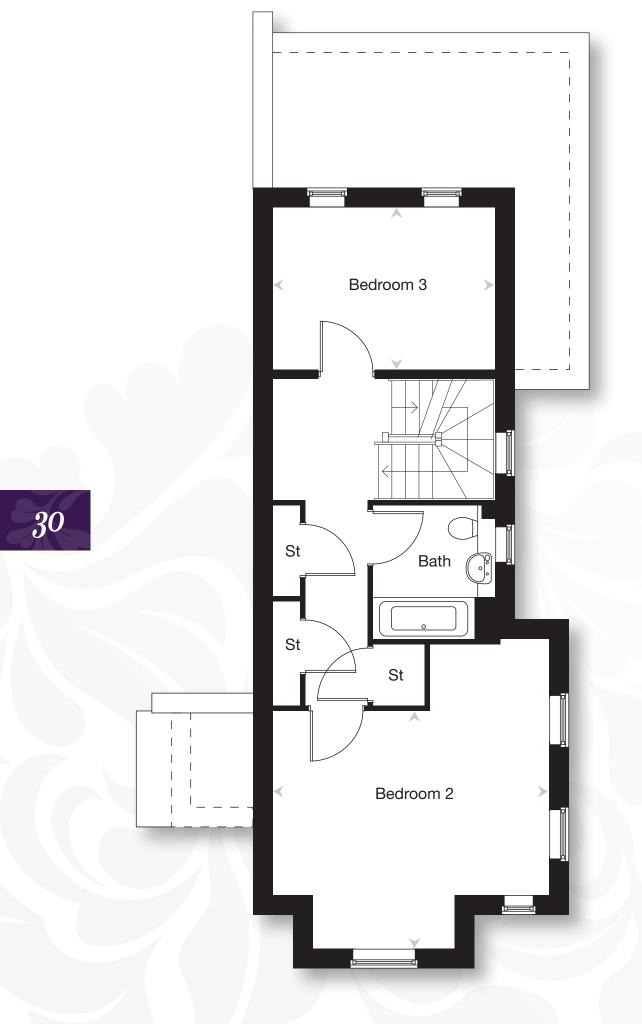
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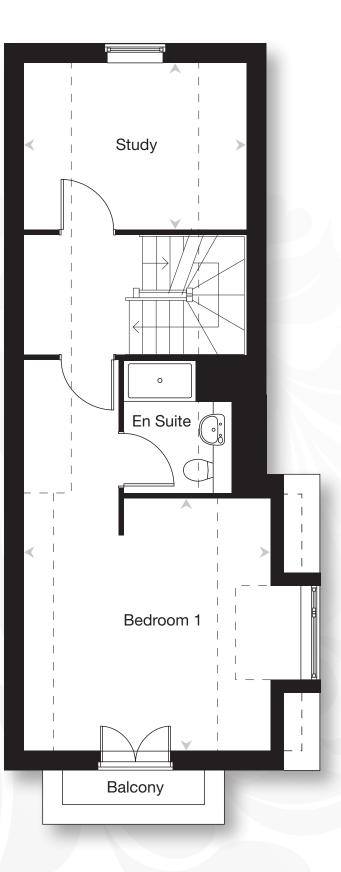
#### **Ground Floor**

KITCHEN/DINING AREA		
5294mm × 4956mm	17'4" × 16'3"	
LIVING ROOM 5843mm × 4619mm	19'2" × 15'2"	



#### First Floor

<b>BEDROOM 2</b> 4619mm × 3993mm	15'2" × 13'1"
<b>BEDROOM 3</b> 3719mm × 2706mm	12'2" × 8'11"



#### Second Floor

<b>BEDROOM 1</b> 4218mm × 4131mm	13'10" × 13'7"
<b>STUDY</b> 3718mm × 2806mm	12'2" × 9'2"

31

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or – 50mm and floor plans are not shown to scale.

## THE BEDARRA

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This eye-catching 4 bedroom, three storey home is the ideal space for enjoying day-to-day family life.

The ground floor features a sweeping and contemporary, open-plan kitchen and living/dining area which offers a fantastic space for welcoming friends and family.

The first floor living area is perfect for relaxation or entertaining. There is also a study, a family bathroom and the master bedroom with its en suite shower room on this floor.

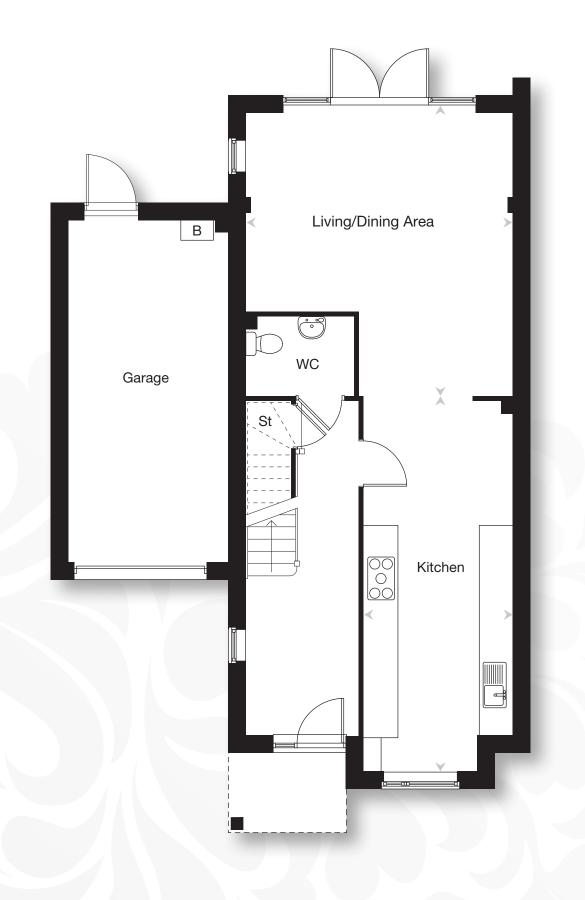
The top floor has three bedrooms and a central shower room for all.

Approximate gross internal area: 192 sq m 2071 sq ft

Key B – Boiler ⊠ – Rooflight ---- – Restricted Headroom St – Store WC – Cloakroom

Computer generated image depicts plot 95. Images include optional upgrades at additional costs. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please enquire for further details.





#### **Ground Floor**

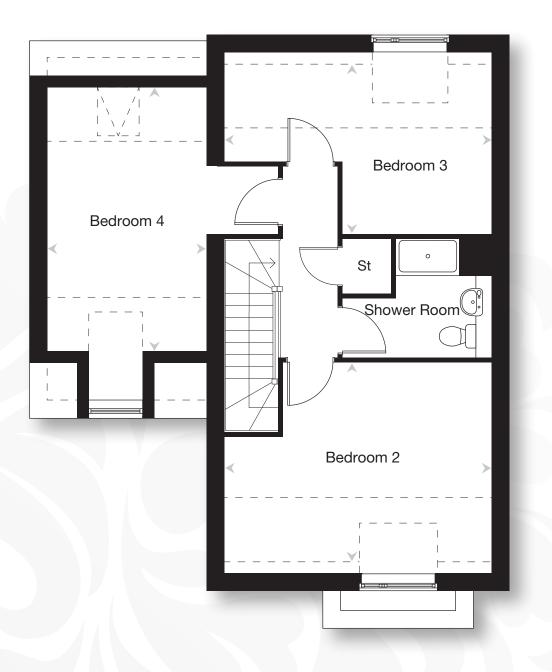
<b>KITCHEN</b> 6972mm × 2818mm	22'10" × 9'3"
LIVING/DINING AREA 5334mm × 5026mm	17'6" × 16'6"



#### The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or – 50mm and floor plans are not shown to scale. \*Balcony to plots 112, 113 & 114 only, window replaces door to remaining plots.

#### First Floor

LIVING ROOM 5847mm × 5026mm	19'2" × 16'6"
<b>BEDROOM 1</b> 4543mm × 2976mm	14'11" × 9'9"
<b>STUDY</b> 3422mm × 2701mm	11'3" × 8'10"



#### Second Floor

<b>BEDROOM 2</b> 5026mm × 3752mm	16'6" × 12'4"
<b>BEDROOM 3</b> 5026mm × 3202mm	16'6" × 10'6"
<b>BEDROOM 4</b> 4978mm × 2976mm	16'4" × 9'9"

35

### THE BEESLEY

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This striking family home is both perfect for entertaining and is ideal for living and relaxing in peace.

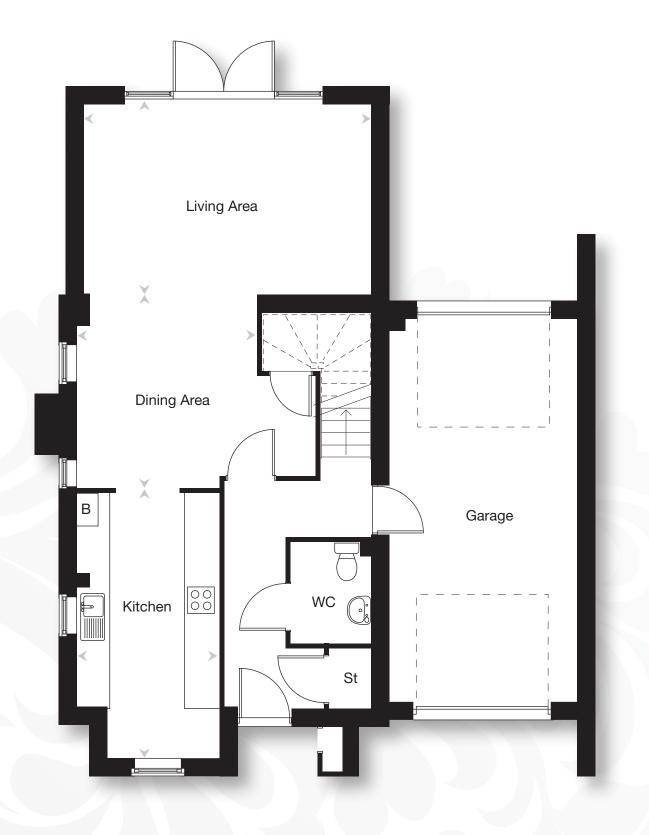
An open-plan downstairs kitchen/dining/living room provides excellent family space for contemporary lifestyles.

There are three bedrooms, including bedroom 2 with an en suite shower room and a balcony to bedroom 4, on the first floor, along with a family bathroom. The second floor is exclusively for use as the master suite, boasting an en suite shower room, dressing room, storage cupboard and access to a balcony. Approximate gross internal area: 169 sq m 1819 sq ft

Key B – Boiler 🖾 – Rooflight ---- – Restricted Headroom St – Store WC – Cloakroom

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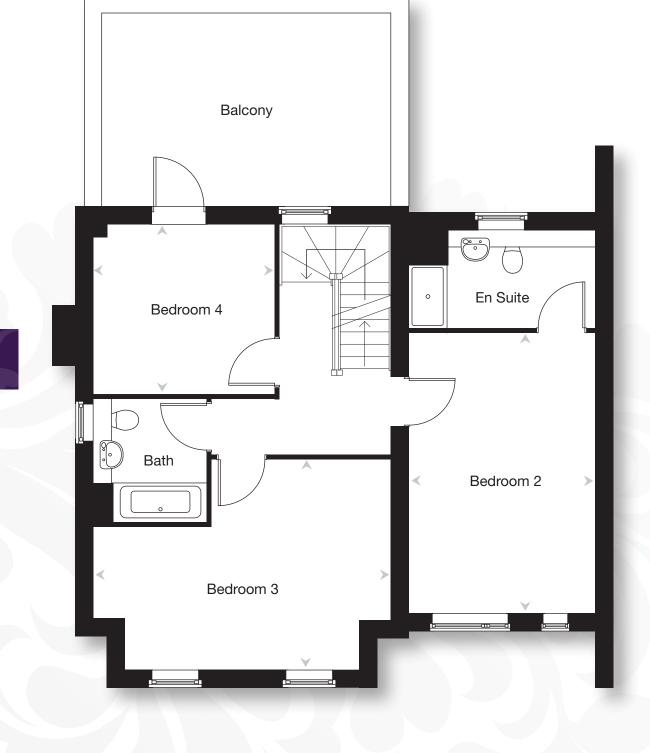




#### **Ground Floor**

<b>KITCHEN</b> 4833mm × 2591mm	15'10" × 8'6"
LIVING AREA 5278mm × 3486mm	17'4" × 11'5"
DINING AREA 3553mm × 3284mm	11'8" × 10'9"

37



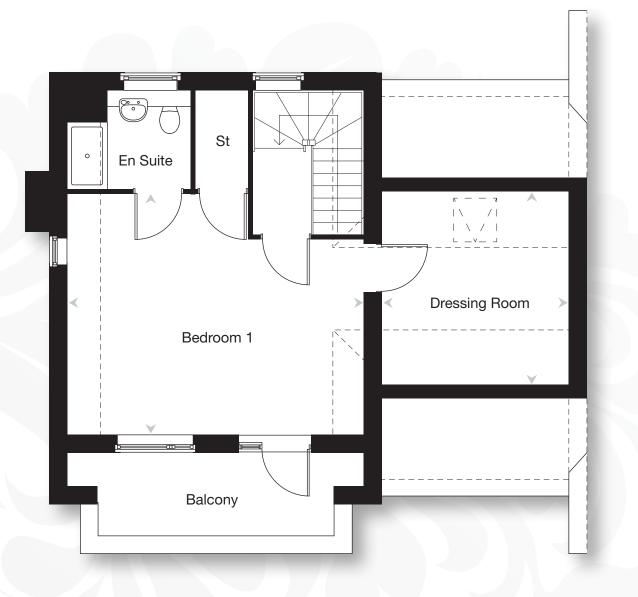
#### First Floor

BEDROOM 2 5106mm × 3380mm	16'9" × 11'1"
<b>BEDROOM 3</b> 5391mm × 3806mm	17'8" × 12'6"
<b>BEDROOM 4</b> 3284mm × 3101mm	10'9" × 10'2"

#### Second Floor

BEDROOM 1	
5391mm × 4401mm	17'8" × 14'5"
DRESSING ROOM	
3528mm × 3380mm	11'7" × 11'1"

39



The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or – 50mm and floor plans are not shown to scale.

# THE MAGRA

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This striking 4 bedroom family home offers something special, with its fantastic features including its own courtyard, a double integrated garage and two balconies.

The ground floor is home to the open-plan kitchen/family area which runs through to the living/dining area, along with access to the courtyard.

Three bedrooms, a central bathroom and a living room with double doors to the balcony are found on the first floor.

On the second floor is the master bedroom with a double-sink en suite shower room and access to its own balcony completing a perfect family home.

Approximate gross internal area: 218.10 sq m 2348 sq ft

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**Key** B – Boiler St – Store WC – Cloakroom

Computer generate image depicts plot 62 & 63. Images include optional upgrades at additional costs. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please enquire for further details.





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#### **Ground Floor**

KITCHEN/FAMILY AREA		
6354mm × 5748mm	20'10" × 18'10"	
LIVING/DINING AREA		
7093mm × 4103mm	23'3" × 13'6"	



The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or – 50mm and floor plans are not shown to scale. "Windows to plots 109 & 111 only, †Chimney to plots 109 & 111 only.

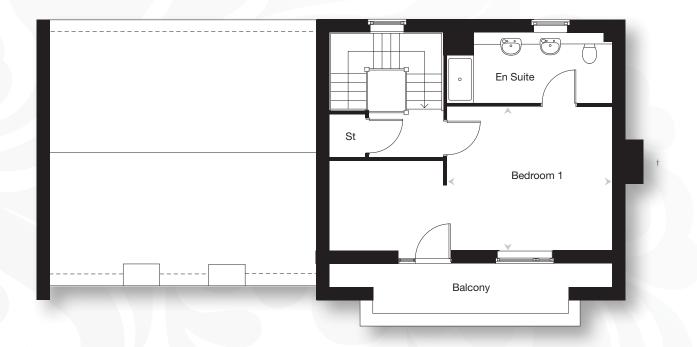
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LIVING ROOM 7093mm × 4103mm	23'3" × 13'6"
<b>BEDROOM 2</b> 4390mm × 3175mm	14'5" × 10'5"
<b>BEDROOM 3</b> 4165mm × 2831mm	13'8" × 9'3"
<b>BEDROOM 4</b> 3844mm × 3242mm	12'7" × 10'8"

### Second Floor

**BEDROOM 1** 4179mm × 3643mm 13'9" × 11'11"

*43* 



The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or – 50mm and floor plans are not shown to scale. "Windows to plots 109 & 111 only, †Chimney to plots 109 & 111 only.

# THE ORTON

Every facet of modern life has been considered in the design of this beautiful 4 bedroom home.

There's a fantastic open-plan living space to the ground floor where you can enjoy socialising with guests, and a dual aspect first floor living room perfect for relaxing.

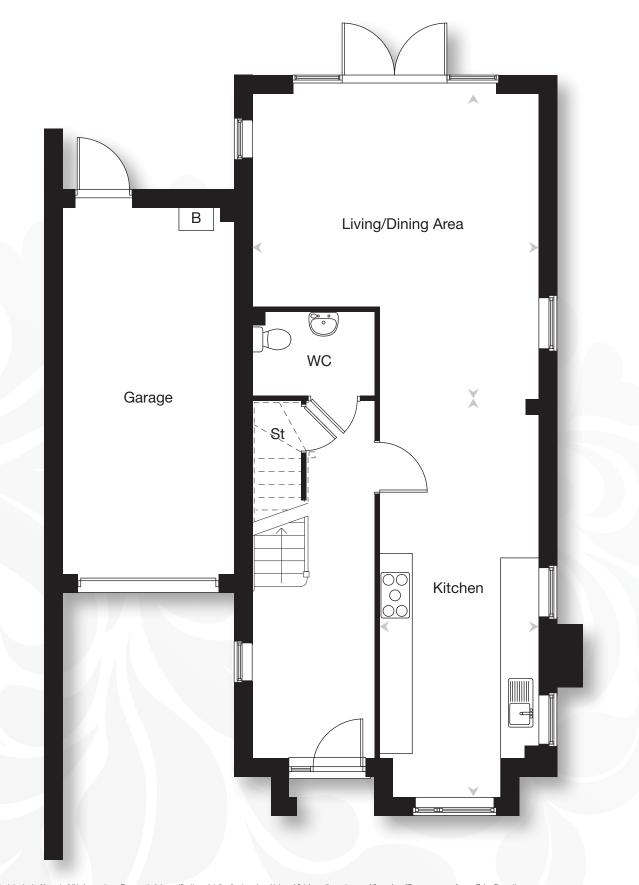
The master bedroom on the first floor boasts its own en suite shower room, while the second floor benefits from three further bedrooms, a central shower room and a handy storage cupboard.

### **Approximate gross internal area:\*\*** 194.91 – 197.41 sq m 2098 – 2125 sq ft

Key B – Boiler ---- Restricted Headroom St – Store WC – Cloakroom

Computer generated image depicts plot 85. Plots 91 & 97 are handed. Images include optional upgrades at additional costs. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please enquire for further details.

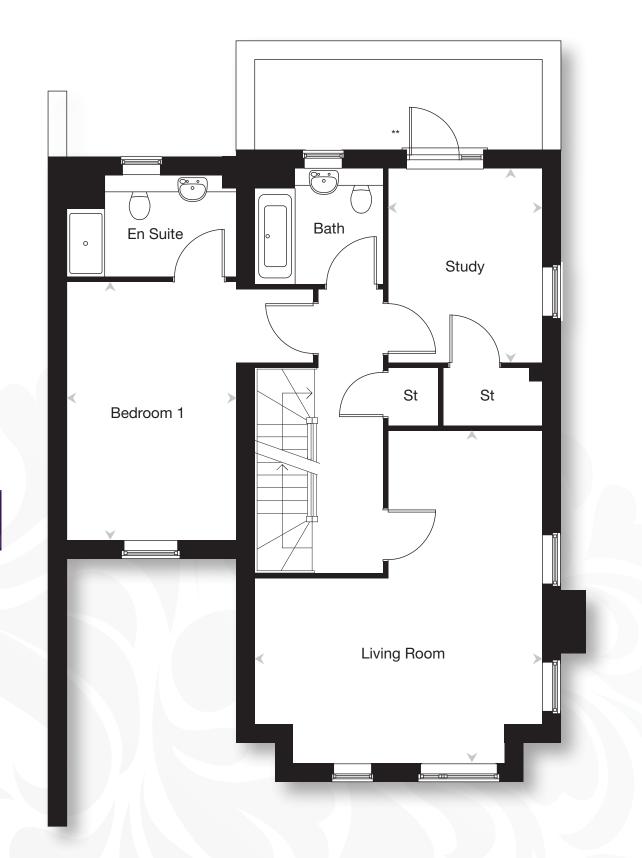




The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or – 50mm and floor plans are not shown to scale. \*\*Plot specific, please ask your Sales Executive for details.

### **Ground Floor**

KITCHEN	
6972mm × 2801mm	22'10" × 9'2"
LIVING/DINING AREA	
5334mm × 5026mm	17'6" × 16'6"

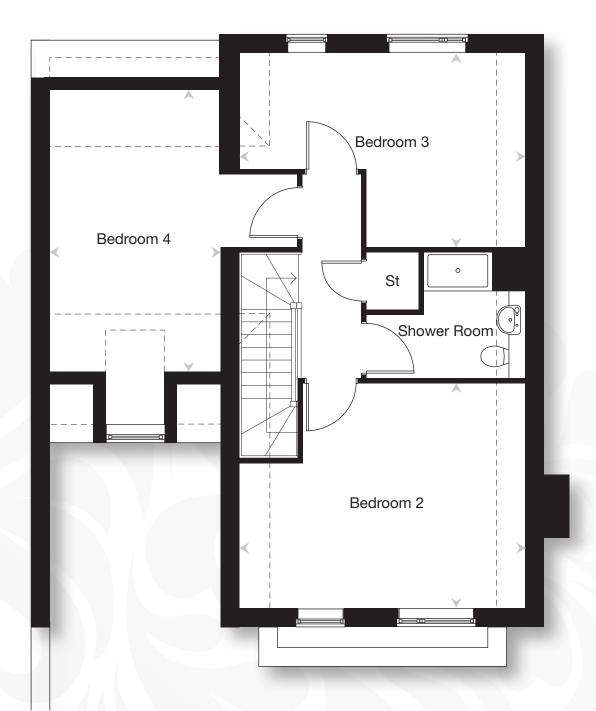


The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or – 50mm and floor plans are not shown to scale.<sup>\*\*</sup> Balcony to plot 85, 91, 94 and 97 only. Window replaces door to plot 106.

### First Floor

<b>LIVING ROOM</b> 5847mm × 5026mm	19'2" × 16'6"
<b>STUDY</b> 3422mm × 2701mm	11'3" × 8'10"
<b>BEDROOM 1</b> 4543mm × 2950mm	14'11" × 9'8"

46



Second Floor	
<b>BEDROOM 2</b> 5026mm × 3972mm	16'6" × 13'0"
<b>BEDROOM 3</b> 5026mm × 3422mm	16'6" × 11'3"
<b>BEDROOM 4</b> 4977mm × 2950mm	16'4" × 9'8"

47

## THE PALFREY

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Unique to this development, this is a welcoming 4 bedroom family home set over three floors. A galley kitchen leads onto an open-plan living/dining area to the ground floor, before continuing through double doors into the garden.

There are three bedrooms on the first floor, with bedroom 2 benefiting from its own en suite shower room. A family bathroom completes this floor.

The master bedroom has its own second floor suite with an en suite shower room, storage space and an adjacent study, along with access to a balcony.

### **Approximate gross internal area:** 163 sq m 1751 sq ft

### Key

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5391mm × 3583mm

**Ground Floor** 

LIVING AREA

4830mm × 2590mm

KITCHEN

**DINING AREA** 3283mm × 2892mm 10'9" × 9'6"

15'10" × 8'6"

17'8" × 11'9"

49



### 4656mm × 3406mm

First Floor

**BEDROOM 2** 

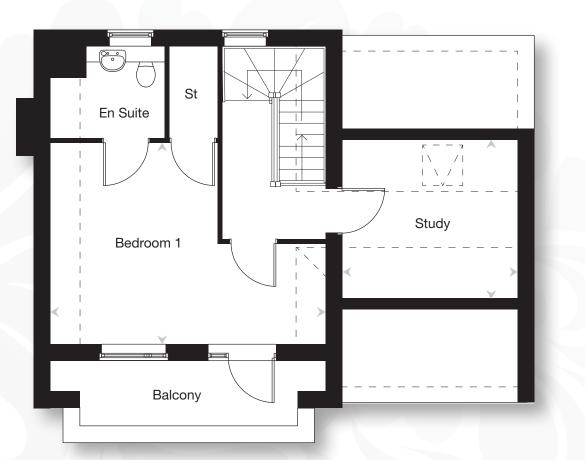
BEDROOM 3 5390mm × 3580mm 17'8" × 11'9" BEDROOM 4 3284mm × 2650mm 10'9" × 8'8"

15'3" × 11'2"

### Second Floor

BEDROOM 1	
5416mm × 3950mm	17'9" × 13'0"
STUDY	
3405mm × 3130mm	11'2" × 10'3"

51



### THE PELORUS



This eye-catching 4 bedroom, three storey home is the ideal space for enjoying day-to-day family life.

The ground floor features a sweeping and contemporary, open-plan kitchen and living/dining area which offers a fantastic space for welcoming friends and family.

The first floor living area is perfect for relaxation or entertaining. There is also a study, a family bathroom and the master bedroom with its en suite shower room on this floor.

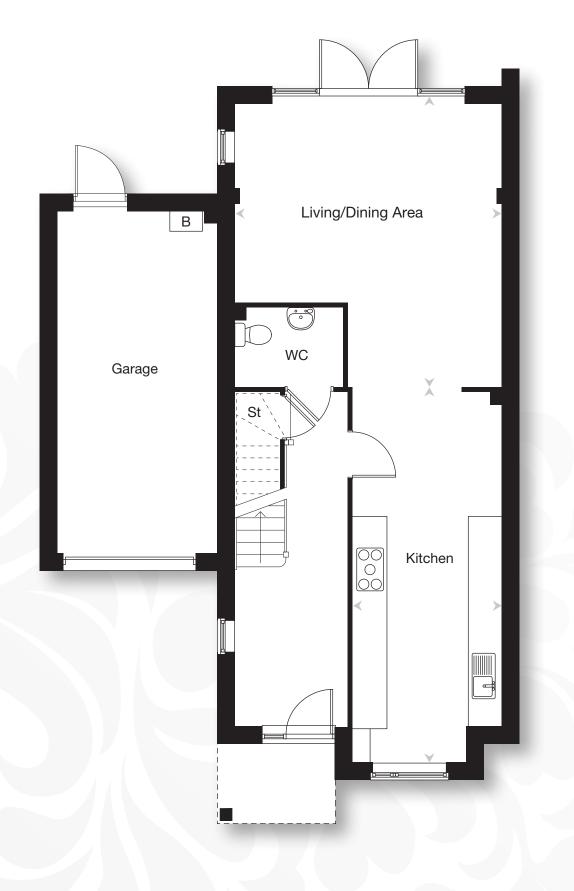
The top floor has three bedrooms and a central shower room for all.

Approximate gross internal area: 192.43 sq m 2071 sq ft

Key B – Boiler 🖾 – Rooflight ---- – Restricted Headroom St – Store WC – Cloakroom

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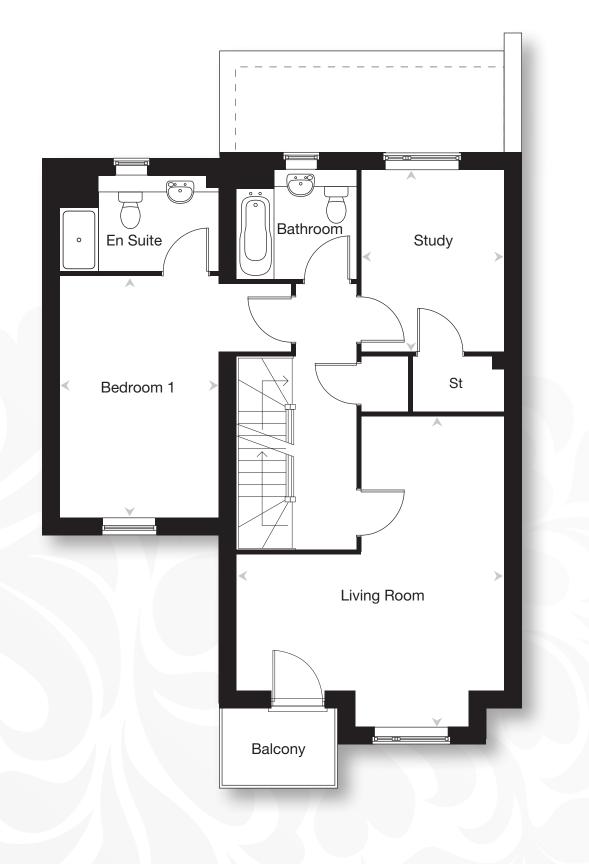




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### **Ground Floor**

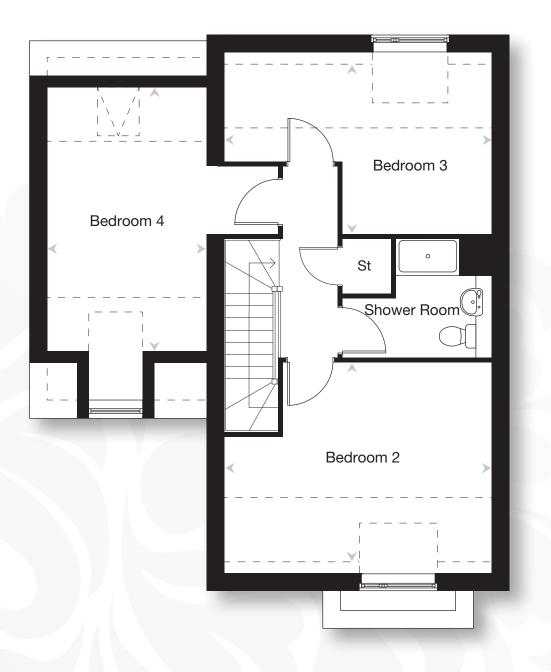
KITCHEN	
6972mm × 2818mm	22'10" × 9'3"
LIVING/DINING AREA	
5334mm × 5026mm	17'6" × 16'6"



### First Floor

LIVING ROOM 5847mm × 5026mm	19'2" × 16'6"
<b>BEDROOM 1</b> 4543mm × 2976mm	14'11" × 9'9"
<b>STUDY</b> 3422mm × 2701mm	11'3" × 8'10"

54



### Second Floor

<b>BEDROOM 2</b> 5026mm × 3752mm	16'6" × 12'4"
<b>BEDROOM 3</b> 5026mm × 3202mm	16'6" × 10'6"
<b>BEDROOM 4</b> 4978mm × 2976mm	16'4" × 9'9"

55



A striking 4 bedroom home which benefits from excellent space to enjoy day-to-day family life.

An open-plan kitchen/dining area opens out onto the garden to the ground floor, while there's also an integrated garage for your convenience.

On the first floor is a flexible living room affording you space for a study area, which is perfect for students or those working from home. A double bedroom and family bathroom complete this floor.

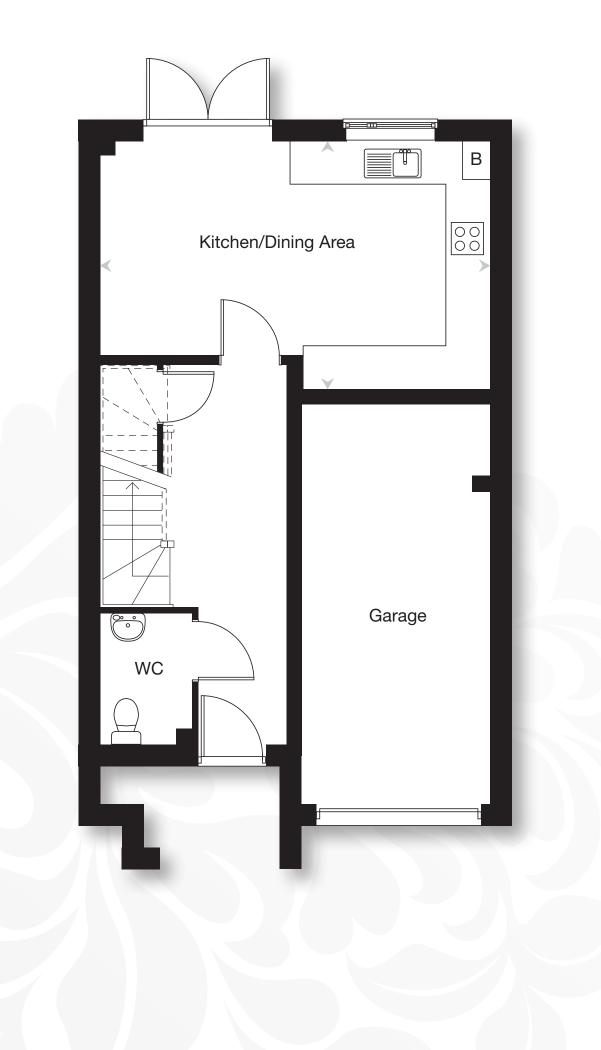
The second floor is home to three further bedrooms, with the master bedroom boasting an en suite shower room. Approximate gross internal area: 155.72 sq m 1676 sq ft

Key

B – Boiler ---- Restricted Headroom St – Store WC – Cloakroom

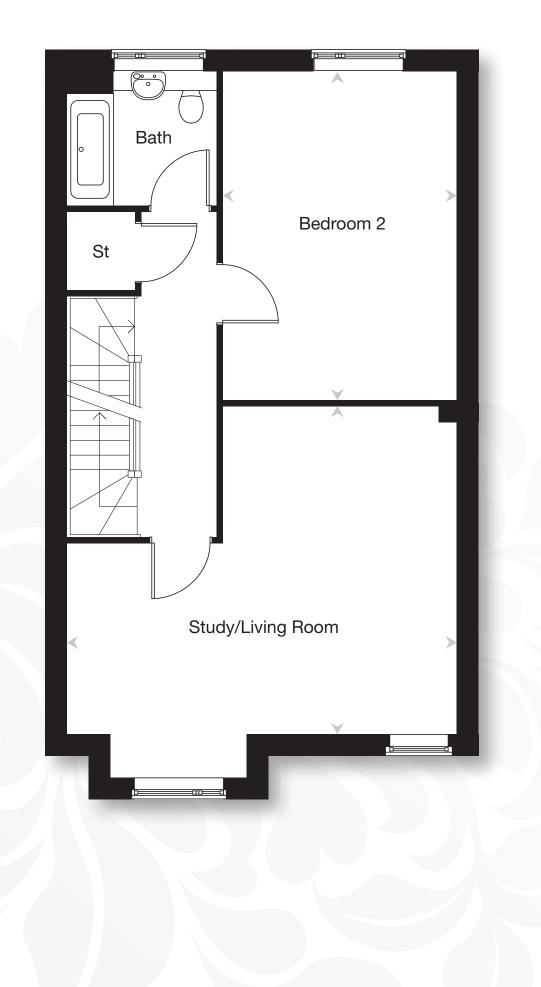
Images include optional upgrades at additional costs. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please enquire for further details.





Ground Floor KITCHEN/DINING AREA 5855mm × 3761mm 19'3" × 12'4"

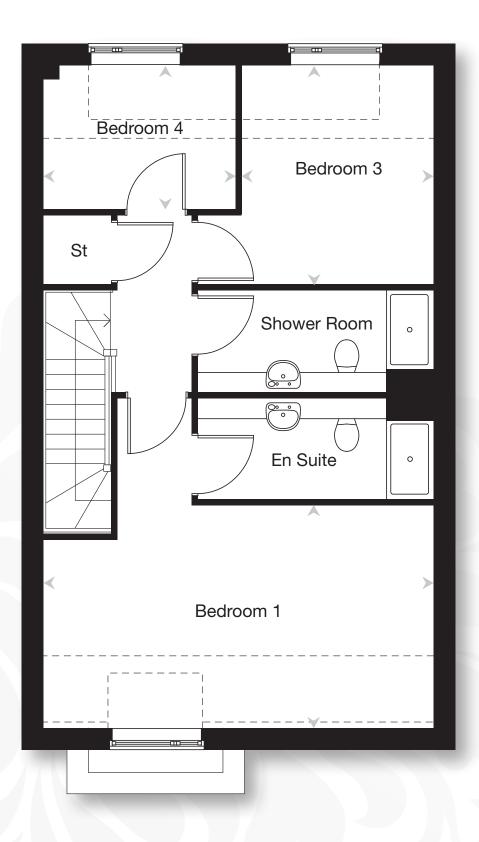
57



### First Floor

5855mm × 4960mm	19'3" × 16'3"
BEDROOM 2	
4983mm × 3531mm	16'4" × 11'7"

58



The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or – 50mm and floor plans are not shown to scale.

Second Floor	
<b>BEDROOM 1</b> 5855mm × 3281mm	19'3" × 10'9"
<b>BEDROOM 3</b> 3327mm × 2881mm	10'11" × 9'5"
<b>BEDROOM 4</b> 2900mm × 2202mm	9'6" × 7'3"

59

# THETERN

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A characterful 4 bedroom family home, set over three floors, with an unusual and attractive layout including an integrated garage.

The ground floor offers space for entertaining with a kitchen/ dining area and living room, both with access to the garden.

On the first floor there are two double bedrooms, with bedroom 3 having access to a balcony. There is also handy storage space and a family bathroom on this floor.

The second floor boasts two further bedrooms both with en suite facilities. The master bedroom also has access to its own balcony. **Approximate gross internal area:** 154.75 sq m 1666 sq ft

#### Key

B – Boiler ---- Restricted Headroom St – Store WC – Cloakroom

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The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or – 50mm and floor plans are not shown to scale.

### **Ground Floor**

KITCHEN/DINING AREA	
5177mm × 3247mm	17'0" × 10'8"
LIVING ROOM	
6381mm × 3269mm	20'11" × 10'9"



The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or – 50mm and floor plans are not shown to scale.

### First Floor

<b>BEDROOM 2</b> 6381mm × 3269mm	20'11" × 10'9"
<b>BEDROOM 3</b> 5177mm × 2960mm	17'0" × 9'9"

### Second Floor

<b>BEDROOM 1</b> 5181mm × 3344mm	17'0" × 11'0"
<b>BEDROOM 4</b> 4308mm × 3306mm	14'2" × 10'10"

63





One of a kind on the development, this impressive family house will feel like home the moment the key is in the door, with a place for everyone to call their own.

The ground floor has two living areas perfect for socialising and relaxing, while two of the four bedrooms on the first floor benefit from convenient en suite shower rooms. The master bedroom offers complete privacy, with a flexible adjoining area which could be used as a study or dressing room.

#### Approximate gross internal area: 226 sq m

2437 sq ft

#### Key

B – Boiler --- – Restricted Headroom St – Store WC – Cloakroom

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### **Ground Floor**

<b>KITCHEN</b> 3700mm × 3065mm	12'2" × 10'1"
<b>FAMILY/DINING AREA</b> 5100mm × 4280mm	16'9" × 14'1"
<b>LIVING ROOM</b> 6803mm × 3550mm	22'4" × 11'8"
<b>STUDY</b> 2490mm × 2100mm	6'11" × 8'2"

65

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or – 50mm and floor plans are not shown to scale.

1



### First Floor

<b>BEDROOM 2</b> 4928mm × 3550mm	16'2" × 11'8"
<b>BEDROOM 3</b> 3625mm × 3066mm	11'11" × 10'1"
<b>BEDROOM 4</b> 4895mm × 2909mm	16'1" × 9'7"
<b>BEDROOM 5</b> 4105mm × 2876mm	13'6" × 9'5"



Second Floor

 BEDROOM 1 - LEFT SIDE

 6794mm × 3550mm
 22'3" × 11'8"

 BEDROOM 1 - RIGHT SIDE

 6794mm × 4025mm
 22'3" × 13'2"

67

# THE SINCLAIR

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Set over three stunning floors, this 5 bedroom family home offers everything you need for day-to-day life.

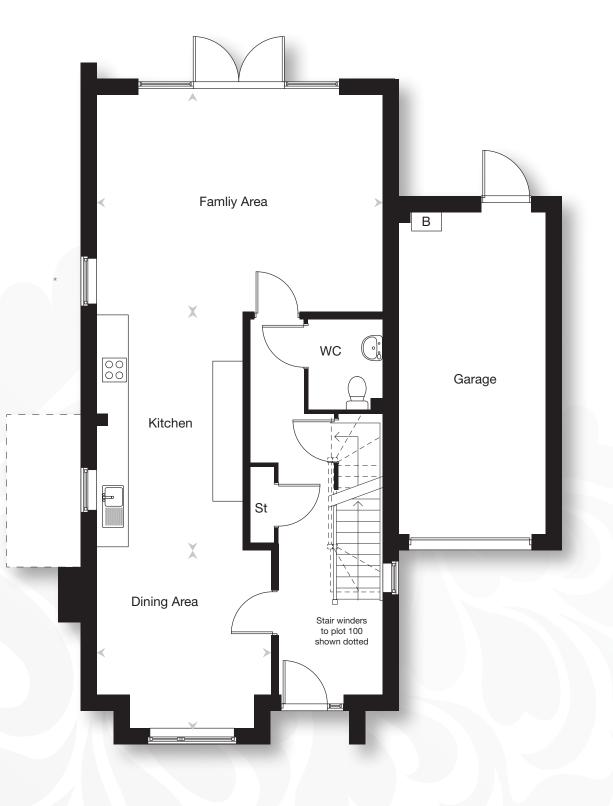
The ground floor living space is entirely open-plan, offering a perfect area for socialising and enjoying time with the family.

There's a separate living room upstairs for relaxing nights in, alongside two bedrooms and a family bathroom. The second floor boasts three further bedrooms, with an en suite shower room to the master bedroom and a useful storage cupboard on the landing. Approximate gross internal area: 225 sq m 2419 sq ft

Key B – Boiler 🖾 – Rooflight ---- – Restricted Headroom St – Store WC – Cloakroom

Computer generated image depicts plot 100 & 101. Plot 100 is handed. Images include optional upgrades at additional costs. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please enquire for further details.





The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or – 50mm and floor plans are not shown to scale. "Windows and balcony to plot 101 only.

### **Ground Floor**

<b>KITCHEN</b> 4850mm × 2961mm	15'11" × 9'9"
DINING AREA 3600mm × 3536mm	11'10" × 11'7"
<b>FAMILY AREA</b> 5786mm × 4379mm	19'0" × 14'4"

69



The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or – 50mm and floor plans are not shown to scale. "Windows and balcony to plot 101 only.

### First Floor

LIVING ROOM 5786mm × 5470mm	19'0" × 17'11"
<b>BEDROOM 4</b> 5035mm × 3460mm	16'6" × 11'4"
<b>BEDROOM 5</b> 6531mm × 2962mm	21'5" × 9'9"



The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or – 50mm and floor plans are not shown to scale.

### Second Floor

<b>BEDROOM 1</b> 5786mm × 3820mm	19'0" × 12'6"
<b>BEDROOM 2</b> 4136mm × 3460mm	13'7" × 11'4"
<b>BEDROOM 3</b> 5140mm × 2962mm	16'10" × 9'9"