

FARRIER'S  
WAY  
*Lighthorne*



housestyle  
countrywide ltd

# —HOUSESTYLE COUNTRYWIDE—

## *Award Winning Developer*



UNITED KINGDOM  
**PROPERTY AWARDS**  
DEVELOPMENTS

**HIGHLY COMMENDED**

RESIDENTIAL DEVELOPMENT  
WARWICKSHIRE

Clarendon Mews,  
Alveston Place,  
Royal Leamington Spa  
by Housestyle  
Countrywide Ltd

2015-2016



UNITED KINGDOM  
**PROPERTY AWARDS**  
INTERIOR DESIGN

**HIGHLY COMMENDED**

INTERIOR DESIGN  
SHOW HOME  
WEST MIDLANDS

Broadwell House,  
The Limes,  
Stratford-Upon-Avon  
by Housestyle  
Countrywide Ltd

2015-2016



Housestyle Countrywide is an independent property company based in South Warwickshire specialising in exclusive developments in premium locations. The professional team at Housestyle are totally involved with every aspect of your new home from identifying an interesting potential site, negotiating the purchase, obtaining planning consent, creating an attractive development and finally, constructing distinctive new homes. Housestyle focusses on providing user-friendly living areas with maximum natural light while ensuring low energy consumption and sustainability for the future.

This quality, panache and attention to detail was recognised by the International Property Awards 2015 when Housestyle was Highly Commended in both Best Warwickshire Development and West Midlands Show Home Interior Design.



Housestyle operates a policy of continual product development and the specification outlined in the brochure is indicative only. Any alterations to the specification will be equal or of greater quality and we reserve the right to implement changes without warning. Whilst the brochure is prepared with all due care the information within this brochure is for guidance only, this brochure should not be relied upon as accurately describing any of the specific matters. Although every care has been taken to ensure that this information is correct, contents do not constitute a contract, part of a contract or a warranty. Floor plans are not to scale and should not be relied upon for flooring or furniture placement. All details are correct at the time of going to press. All imagery and artist's impressions are indicative only, details may vary.

# LOCATION

## *Farrier's Way, Lighthorne*

Photos taken in and around Lighthorne



Farrier's Way is an exclusive development of just nine detached homes on the edge of Lighthorne, a secluded village approximately 8 miles from Royal Leamington Spa and Warwick, 10 miles from Stratford-upon-Avon and just 3 miles from J12 of the M40 giving easy access to London, Birmingham, mainline train stations and international airports.

Lighthorne is a picturesque village with historic buildings such as The Antelope Inn, St Laurence's Church and thatched stone cottages protected by its Conservation Area status. The thriving community has a wide range of activities including mother and toddler group, history society, bell ringing and ramblers' groups while the film club, drama group and village hall committee regularly present entertainment in the village hall and outdoors. The sports ground has a cricket pitch, hard tennis court and the newly opened Pavilion Cafe, and adjacent are the village allotments.

Local schools include Moreton Morrell Church of England Primary School, Kinton High School, Stratford Girls' Grammar, King Edward VI School, The Kings High School and Warwick Preparatory and Senior School. Neighbouring villages offer independent shops, supermarkets, medical facilities, veterinary surgeons, pubs and restaurants, while leisure facilities include golf, tennis and real tennis clubs, racecourses, theatres, National Trust properties and an airfield at Wellesbourne, while world famous Stratford-upon-Avon, Warwick, Royal Leamington Spa and the Cotswolds need no introduction.

## DIRECTIONS & TRAVEL

**FROM THE NORTH:** Travelling south on the M40 exit at Junction 14 and follow signs for the B4100 heading towards Leamington then Banbury. Follow the B4100 until reaching a mile after the Jaguar Landrover site turn left the turning for Lighthorne village on the right.

**FROM THE SOUTH:** Travelling north on the M40 exit at Junction 12 and follow signs for the B4100 heading towards Leamington. Approximately half then Banbury. Follow the B4100 until reaching a mile after the Jaguar Landrover site turn left the turning for Lighthorne village on the right.

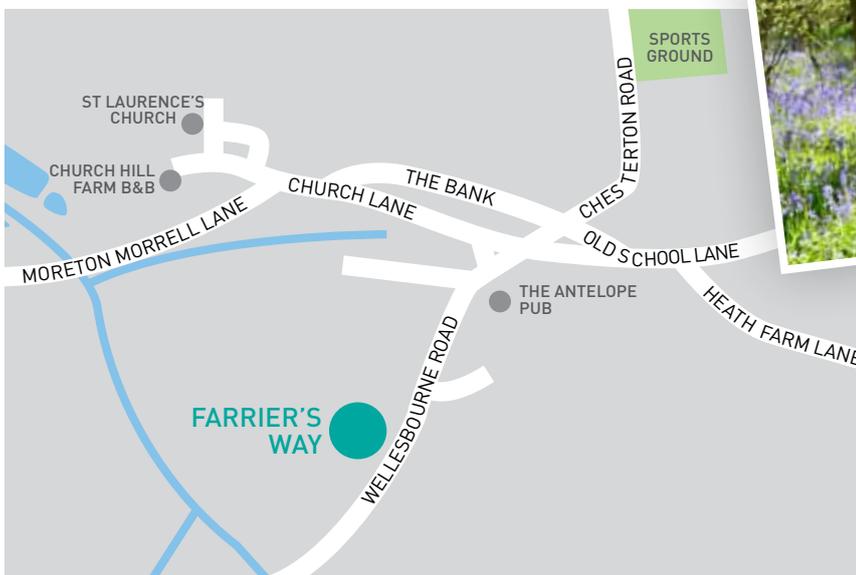
Continue through the village passing the village greens and Antelope public House. As you drive up the hill Farriers Way will be found on the right hand side.

**TRAVEL TIMES:** Banbury and Warwick Parkway train stations are less than half an hour's drive away, giving easy access to trains to Birmingham and London. Trains from Banbury reach London in around an hour. Trains from Warwick Parkway reach Birmingham in less than half an hour. The M40 is a short drive away linking into the motorway network. London and Heathrow can be reached in normal conditions in under 90 minutes, while Birmingham is generally under an hour and Birmingham International Airport, the National Exhibition Centre and Coventry are around 30 minutes.



# SITE PLAN

*Farrier's Way, Lighthorne*



*Pictures taken in and around Lighthorne*

# THE GRANGE

*Farrier's Way, Lighthorne*



*Images are artist impressions*

## OVERVIEW...

The Grange is an impressive double fronted five bedroom, four bathroom detached home set in landscaped gardens behind electric gates. It has a detached oversized double garage and glorious views over open countryside.

**GROUND FLOOR:** Bespoke porch, galleried entrance hall, living room, dining room, cloakroom, open plan kitchen through to orangery style family room with spiral wine cellar and bi-folding doors out to the garden. Utility room.

**FIRST FLOOR:** Galleried landing, master bedroom suite with dressing area and en-suite bathroom, four additional bedrooms, two with en-suite shower rooms. Family bathroom.

## SPECIFICATION...

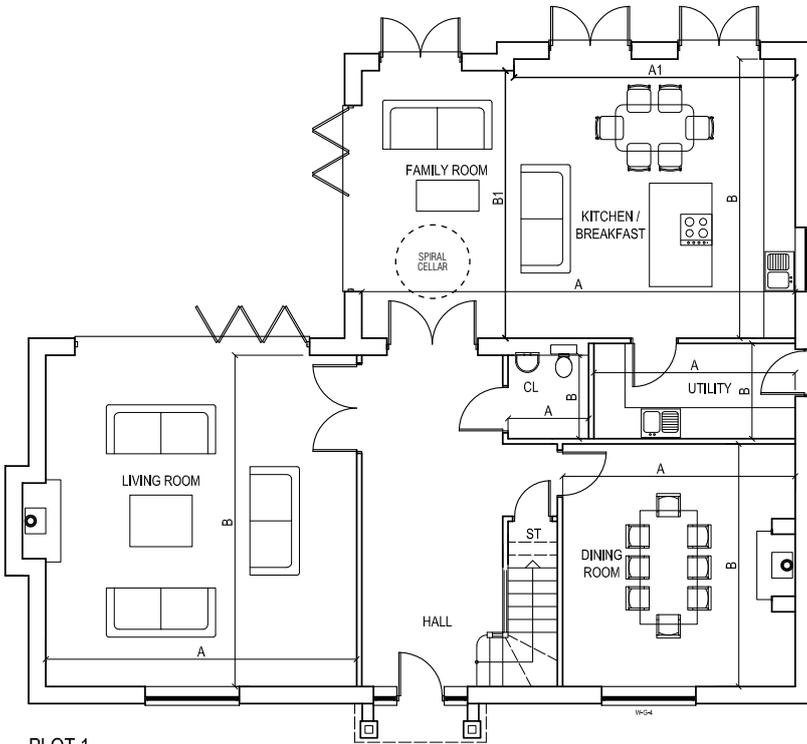
- State of the art renewable technology provided by ground source heating supplying a heat source for underfloor heating and hot water.
- Individually designed kitchen by Bower Willis with a range of integrated appliances including 2 ovens, hob, extractor, dishwasher, wine fridge, fridge and freezer

Subject to build stage, purchasers may be able to select the colour of kitchen furniture and worktops, wall tiles, carpet, multi-fuel stove, internal doors and wardrobe finish

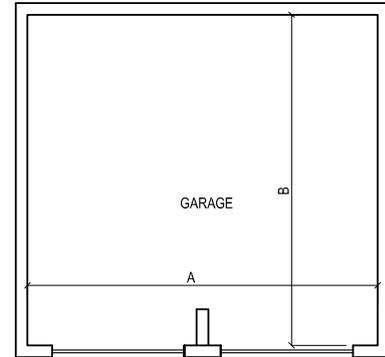
- Spiral wine cellar
- Luxury bathrooms with tiling by Porcelanosa
- Chesney multi-fuel stove in the living room and dining room
- Distinctive timber and glass staircase
- Bi-fold doors in orangery and living room opening onto the garden
- Fitted wardrobes in 3 bedrooms
- Landscaped gardens with external lighting and water supply
- Oversized double garage with electric doors
- 10 year CRL warranty cover
- Security alarm
- Electric gates

# THE GRANGE

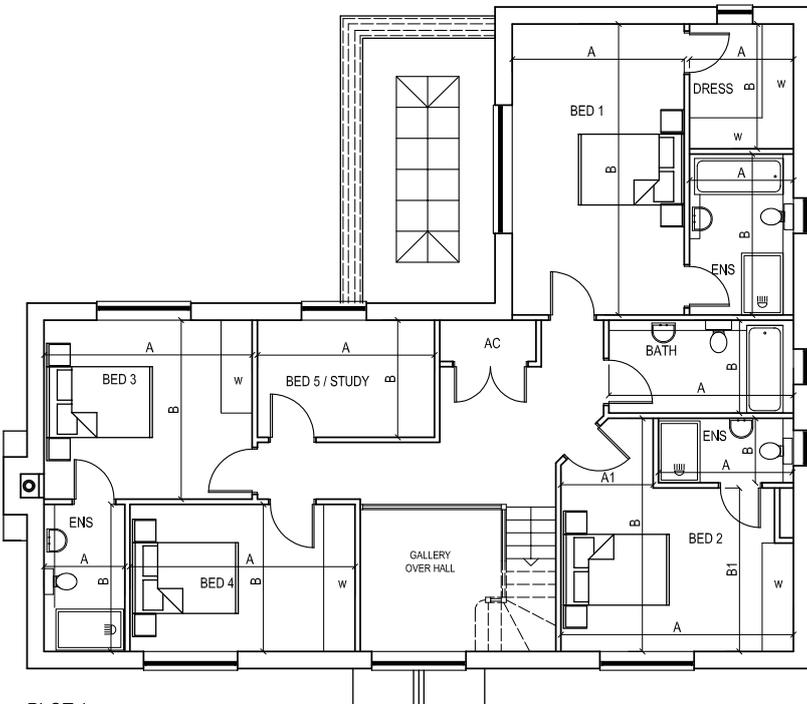
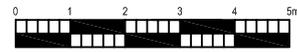
## Floorplans & Dimensions



PLOT 1  
GROUND FLOOR PLAN

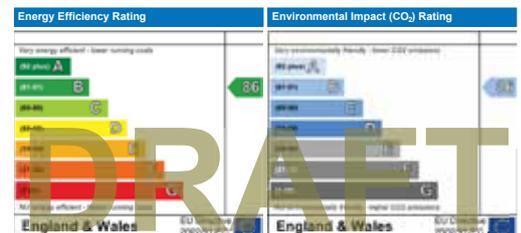


PLOT 1 GARAGE  
GROUND FLOOR PLAN



PLOT 1  
FIRST FLOOR PLAN

Room name	Dimension A (mm)	Dimension B (mm)
Family / Kitchen / Breakfast	8280 27' 2"	5358 17' 7"
	A1 - 5355 17' 7"	B1 - 5132 16' 10"
Utility	3820 12' 6"	1793 5' 11"
Dining room	4420 14' 6"	4650 15' 3"
Living room	5925 19' 5"	6363 20' 11"
W.C	1500 4' 11"	1568 5' 2"
Bedroom 1	3255 10' 8"	5588 18' 4"
Bedroom 1 En Suite	1950 6' 5"	3068 10' 1"
Bedroom 1 Dress.	1950 6' 5"	2369 7' 9"
Bedroom 2	4420 14' 6"	4467 14' 8"
	A1 - 1724 5' 8"	B1 - 3117 10' 3"
Bedroom 2 En Suite	2546 8' 4"	1200 3' 11"
Bedroom 3	3950 12' 11"	3417 11' 3"
Bedroom 3 En Suite	1500 4' 11"	2800 9' 2"
Bedroom 4	4275 14'	2800 9' 2"
Bedroom 5 / Study	3355 11'	2218 7' 3"
Bathroom	3500 11' 6"	1750 5' 9"
Garage	6345 20' 10"	6035 19' 10"



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

# ASCOT HOUSE

*Farrier's Way, Lighthorne*



*Images are artist impressions*

## OVERVIEW...

Ascot House is a five bedroom detached home with four bathrooms and stunning views over glorious countryside. Outside is an oversized detached double garage and landscaped gardens.

**GROUND FLOOR:** Entrance hall, study, living room, cloakroom, open plan kitchen and family room with bi-folding doors opening onto the garden. Utility room.

**FIRST FLOOR:** Master bedroom with en-suite bathroom and Juliet balcony, four further double bedrooms two with en-suite shower rooms. Family bathroom.

## SPECIFICATION...

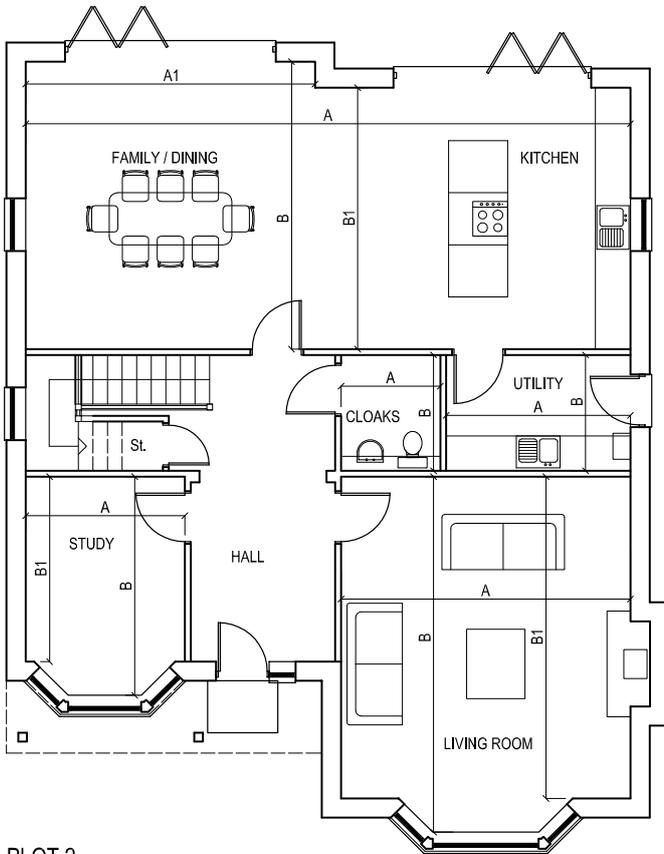
- State of the art renewable technology provided by ground source heating supplying a heat source for underfloor heating and hot water.
- Individually designed kitchen by Bower Willis with a range of integrated appliances including 2 ovens, hob, extractor, dishwasher, wine fridge, fridge and freezer

Subject to build stage, purchasers may be able to select the colour of kitchen furniture and worktops, wall tiles, carpet, multi-fuel stove, internal doors and wardrobe finish

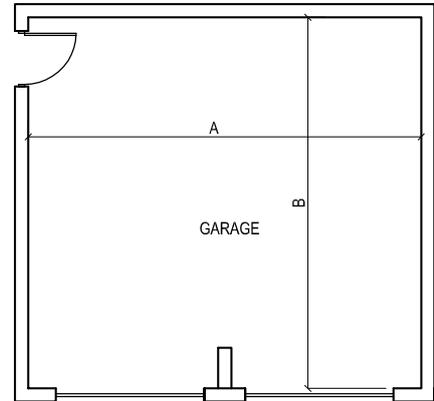
- Chesney multi-fuel burning stove in living room
- Luxury bathrooms with tiling by Porcelanosa
- Distinctive timber and glass staircase
- Bi-folding doors from the kitchen and family room opening onto the garden
- Glass Juliet Balcony to master bedroom
- Fitted wardrobes to master bedroom and bedroom 2 and 3
- Security alarm
- Oversized double garage with electric doors
- 10 year CRL warranty cover
- Landscaped gardens with external lighting and water supply

# ASCOT HOUSE

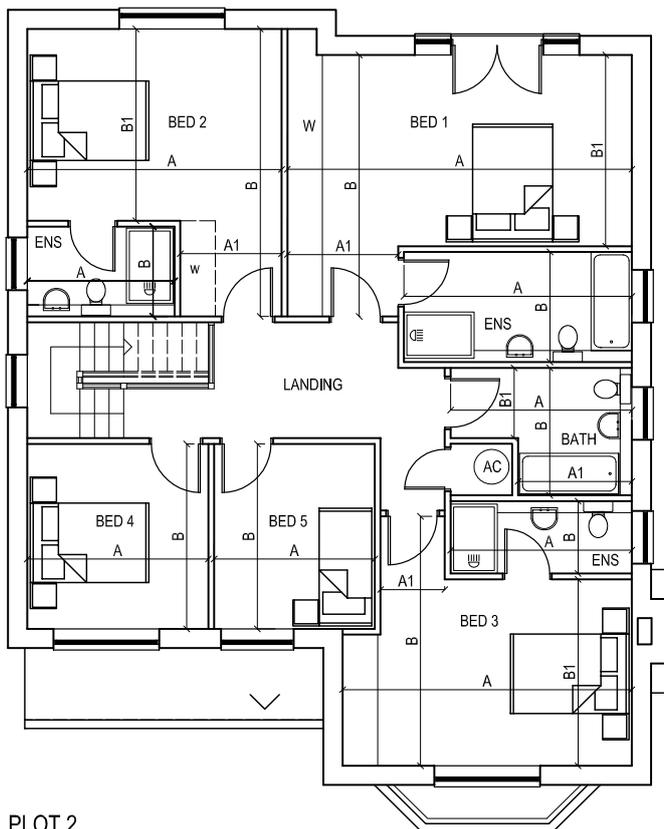
## Floorplans & Dimensions



PLOT 2  
GROUND FLOOR PLAN

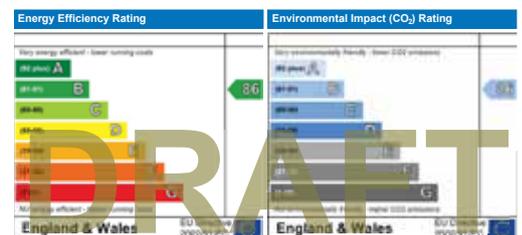


PLOT 2 GARAGE  
GROUND FLOOR PLAN



PLOT 2  
FIRST FLOOR PLAN

Room name	Dimension A (mm)	Dimension B (mm)
Family / Dining / Kitchen	10305 33' 10"	4912 16' 1"
	A1 - 4905 16' 1"	B1 - 4462 14' 8"
Utility	3105 10' 2"	1950 6' 5"
Living room	4905 16' 1"	6087 20'
		B1 - 5505 18' 1"
W.C	1650 5' 5"	1950 6' 5"
Study	2675 8' 9"	3725 12' 3"
		B1 - 3143 10' 4"
Bedroom 1	5850 19' 2"	4462 14' 8"
	A1 - 1846 6' 1"	B1 - 3250 10' 8"
Bedroom 1 En Suite	3854 12' 8"	1850 6' 1"
Bedroom 2	4305 14' 1"	4912 16' 1"
	A1 - 1685 5' 6"	B1 - 3262 10' 8"
Bedroom 2 En Suite	2470 8' 1"	1500 4' 11"
Bedroom 3	4905 16' 1"	4255 13' 11"
	A1 - 1050 3' 5"	B1 - 3168 10' 5"
Bedroom 3 En Suite	3055 10'	1200 3' 11"
Bedroom 4	3050 10'	3143 10' 4"
Bedroom 5	2700 8' 10"	3143 10' 4"
Bathroom	3055 10'	2150 7' 1"
	A1 - 1700 5' 7"	B1 - 1160 3' 10"
Garage	6345 20' 10"	6035 19' 10"



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# GOODWOOD HOUSE

*Farrier's Way, Lighthorne*



*Images are artist impressions*

## OVERVIEW...

Goodwood House is a five bedroom four bathroom detached home with wide ranging views over open countryside. It has an oversized detached double garage and landscaped gardens.

**GROUND FLOOR:** Galleried entrance hall, study/dining room, living room, cloakroom, open plan kitchen and family room with glass roof section and bi-folding doors opening onto the garden. Utility room.

**FIRST FLOOR:** Galleried Landing with glass balustrade leading to master bedroom with en-suite bathroom, four further double bedrooms two with en-suite shower rooms. Family bathroom.

## SPECIFICATION...

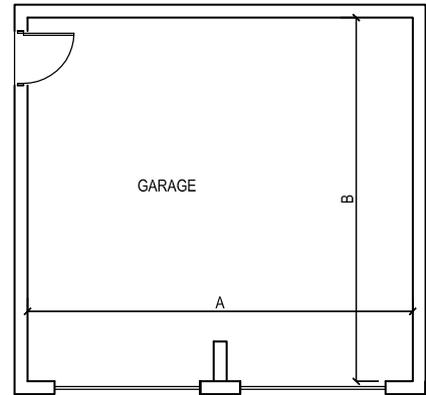
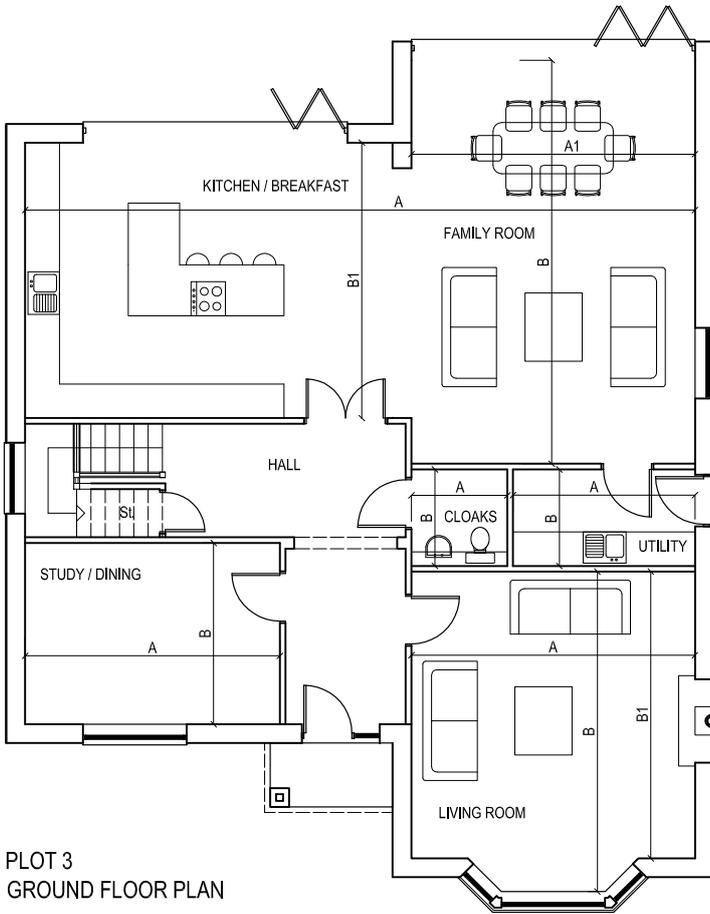
- State of the art renewable technology provided by ground source heating supplying a heat source for underfloor heating and hot water.
- Individually designed kitchen by Bower Willis with a range of integrated appliances including 2 ovens, hob, extractor, dishwasher, wine fridge, fridge and freezer

Subject to build stage, purchasers may be able to select the colour of kitchen furniture and worktops, wall tiles, carpet, multi-fuel stove, internal doors and wardrobe finish

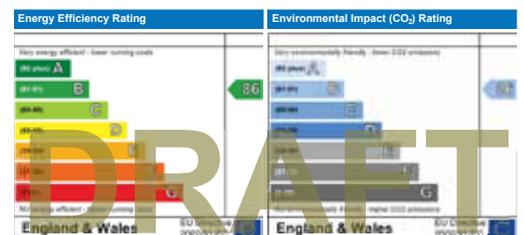
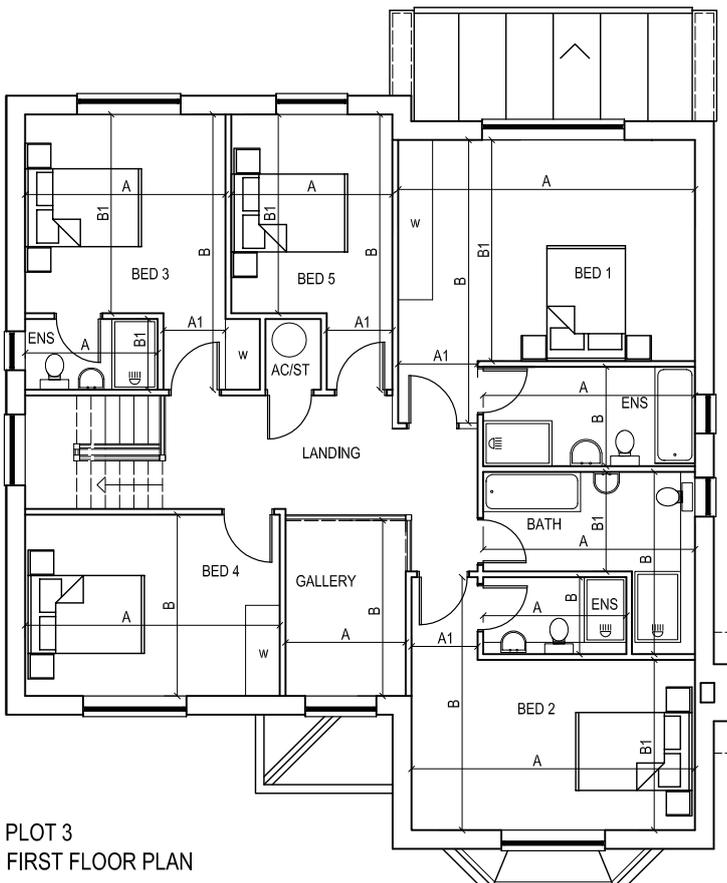
- Chesney multi-fuel burning stove in living room
- Luxury bathrooms with tiling by Porcelanosa
- Distinctive timber and glass staircase
- Bi-folding doors from the kitchen and family room opening onto the garden
- Fitted wardrobes to master bedroom and bedroom 2 and 3
- Security alarm
- Oversized double garage with electric doors
- 10 year CRL warranty cover
- Landscaped gardens with external lighting and water supply

# GOODWOOD HOUSE

## Floorplans & Dimensions



Room name	Dimension A (mm)	Dimension B (mm)
Kitchen / Breakfast / Family	11655 38' 3"	7057 23' 2"
	A1 - 4905 16' 1"	B1 - 4800 15' 9"
Utility	3130 10' 3"	1650 5' 5"
Living room	4955 16' 1"	5582 18' 4"
		5000 16' 5"
W.C	1625 5' 4"	1650 5' 5"
Study / Dining	4400 14' 5"	3143 10' 4"
Bedroom 1	5137 16' 10"	4935 16' 2"
	A1 - 1337 4' 5"	B1 - 3845 12' 7"
Bedroom 1 En Suite	3650 12'	1700 5' 7"
Bedroom 2	4905 16' 1"	4405 14' 5"
	A1 - 1105 3' 7"	B1 - 2950 9' 8"
Bedroom 2 En Suite	2450 8'	1305 4' 3"
Bedroom 3	3450 11' 4"	4800 15' 9"
	A1 - 1035 3' 5"	B1 - 3452 11' 4"
Bedroom 3 En Suite	2265 7' 5"	1198 3' 11"
Bedroom 4	4400 14' 5"	3143 10' 4"
Bedroom 5	2768 9' 1"	4800 15' 9"
	A1 - 1100 3' 7"	B1 - 3452 11' 4"
Bathroom	3650 12'	3160 10' 4"
		B1 - 1705 5' 7"
Gallery	2050 6' 9"	3043 10'
Garage	6345 20' 10"	6035 19' 10"



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# CHEPSTOW HOUSE

*Farrier's Way, Lighthorne*



*Images are artist impressions*

## OVERVIEW...

Chepstow House is a five bedroom three bathroom detached home with wonderful views to the rear over open countryside. Outside is an oversized double garage and landscaped gardens.

**GROUND FLOOR:** Galleried entrance hall, study/dining room, living room, cloakroom, open plan kitchen/dining/family room with Bi-folding doors opening onto the garden. Utility room.

**FIRST FLOOR:** Galleried landing with glass balustrade master bedroom with en-suite bathroom and Juliet balcony, three further double bedrooms two with Jack and Jill en-suite shower room, 5th bedroom and family bathroom.

## SPECIFICATION...

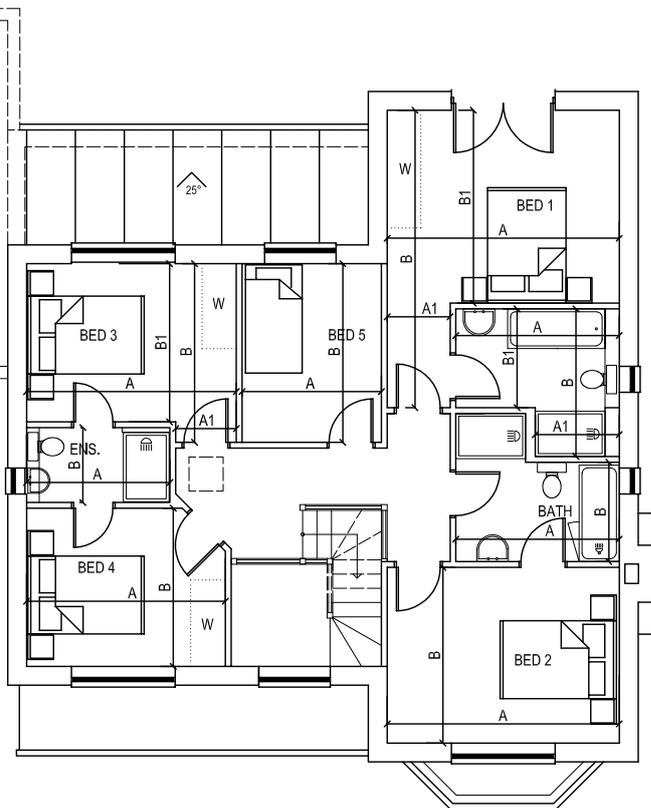
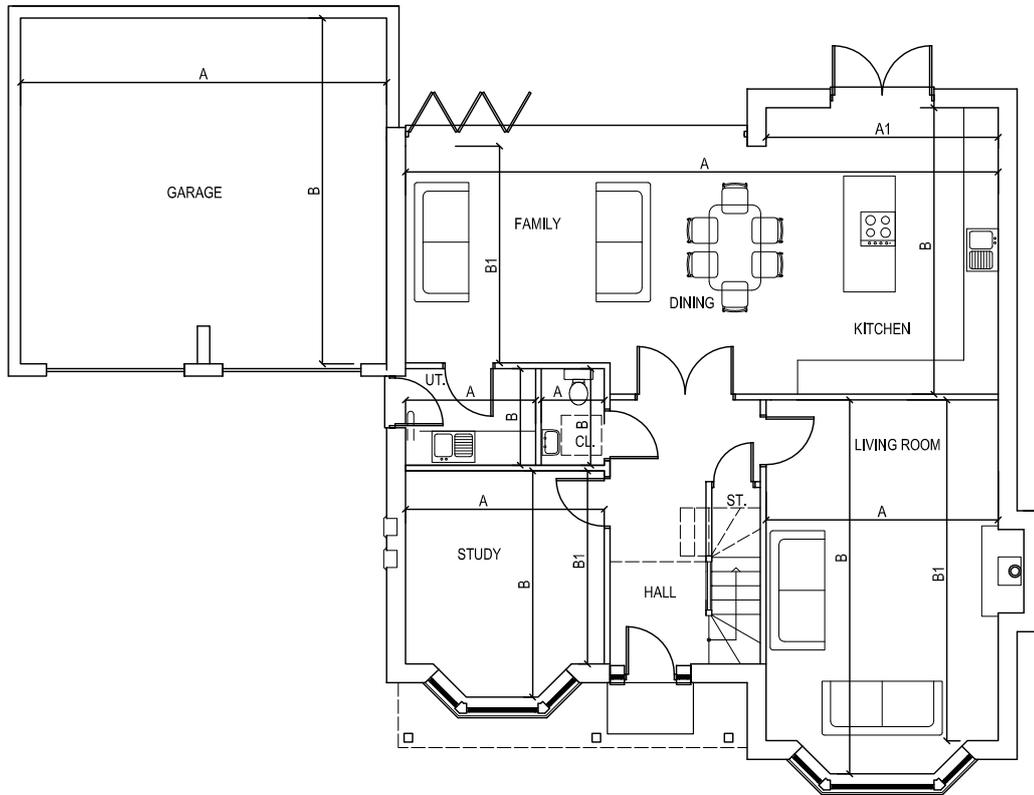
- State of the art renewable technology provided by ground source heating supplying a heat source for underfloor heating and hot water.
- Individually designed kitchen by Bower Willis with a range of integrated appliances including 2 ovens, hob, extractor, dishwasher, wine fridge, fridge and freezer

Subject to build stage, purchasers may be able to select the colour of kitchen furniture and worktops, wall tiles, carpet, multi-fuel stove, internal doors and wardrobe finish

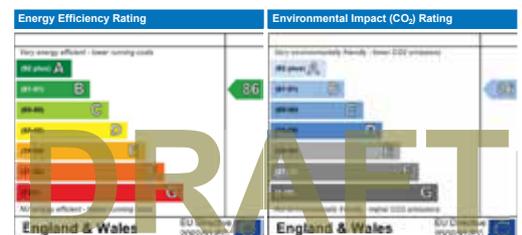
- Chesney multi-fuel burning stove in living room
- Luxury bathrooms with tiling by Porcelanosa
- Distinctive timber and glass staircase
- Bi-folding doors from the kitchen and family room opening onto the garden
- Glass Juliet Balcony to master bedroom
- Fitted wardrobes to master bedroom and bedroom 2
- Security alarm
- Oversized double garage with electric doors
- 10 year CRL warranty cover
- Landscaped gardens with external lighting and water supply

# CHEPSTOW HOUSE

## Floorplans & Dimensions



Room name	Dimension A (mm)	Dimension B (mm)
Family / Kitchen / Dining	10305 33' 10"	4993 16' 5"
	A1 - 4005 13' 2"	B1 - 3768 12' 4"
Study	3423 11' 3"	3932 12' 11"
		B1 - 3349 11'
Utility	2223 7' 3"	1650 5' 5"
Living room	4005 13' 2"	6532 21' 5"
		B1 - 5949 19' 6"
W.C	1050 3' 5"	1650 5' 5"
Bedroom 1	4005 13' 2"	5186 17'
	A1 - 1050 3' 5"	B1 - 3346 11'
Bedroom 1 En Suite	2805 9' 2"	2550 8' 4"
	A1 - 1168 3' 10"	B1 - 1690 5' 7"
Bedroom 2	3955 13'	3046 10'
Bedroom 3	3615 11' 10"	3096 10' 2"
	A1 - 1010 3' 4"	B1 - 2736 9'
Bedroom 3, 4 En Suite	2455 8' 1"	1270 4' 2"
Bedroom 4	3423 11' 3"	2736 9'
Bedroom 5	2385 7' 10"	3096 10' 2"
Bathroom	2805 9' 4"	1700 5' 7"
Garage	6345 20' 10"	6035 19' 10"



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# YORK HOUSE

*Farrier's Way, Lighthorne*



*Images are artist impressions*

## OVERVIEW...

York House is a five bedroom three bathroom detached home with an oversized double garage and glorious views over open countryside to the rear.

**GROUND FLOOR:** Galleried entrance hall, study/dining room, living room, cloakroom, open plan kitchen/dining/family room with bi-folding doors opening onto the garden. Utility room.

**FIRST FLOOR:** Galleried Landing with glass balustrade master bedroom with en-suite bathroom and Juliet balcony, four further double bedrooms two with Jack and Jill en-suite shower room. Bedroom 5 and family bathroom.

## SPECIFICATION...

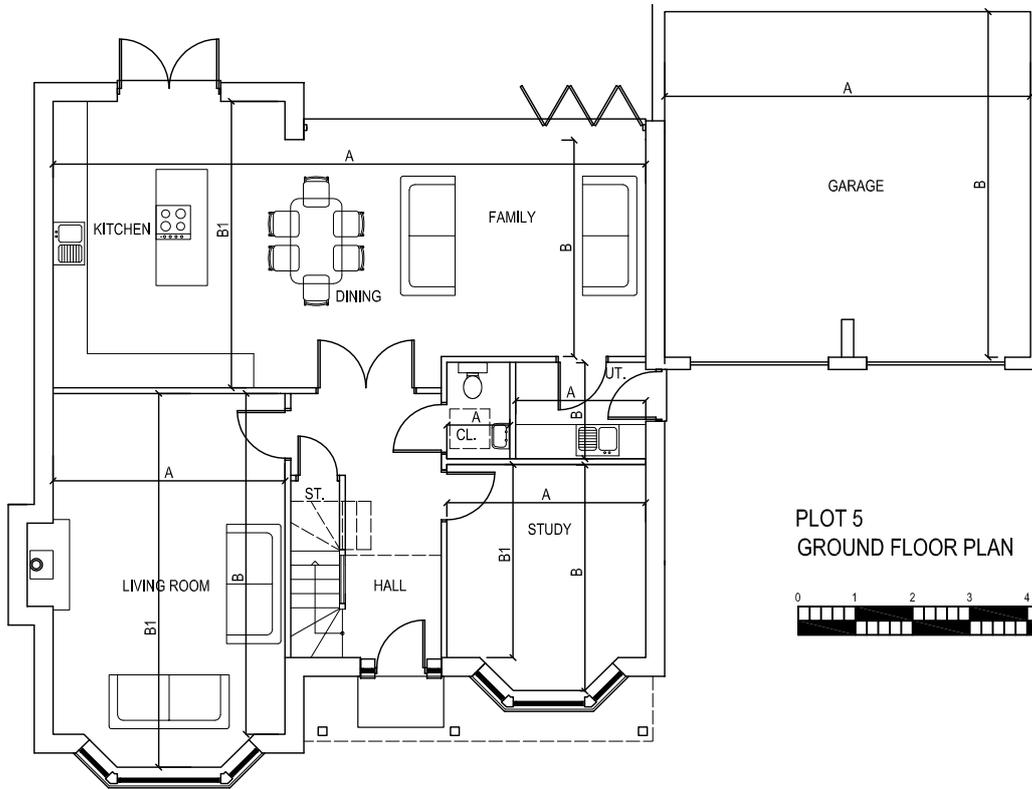
- State of the art renewable technology provided by ground source heating supplying a heat source for underfloor heating and hot water.
- Individually designed kitchen by Bower Willis with a range of integrated appliances including 2 ovens, hob, extractor, dishwasher, wine fridge, fridge and freezer

Subject to build stage, purchasers may be able to select the colour of kitchen furniture and worktops, wall tiles, carpet, multi-fuel stove, internal doors and wardrobe finish

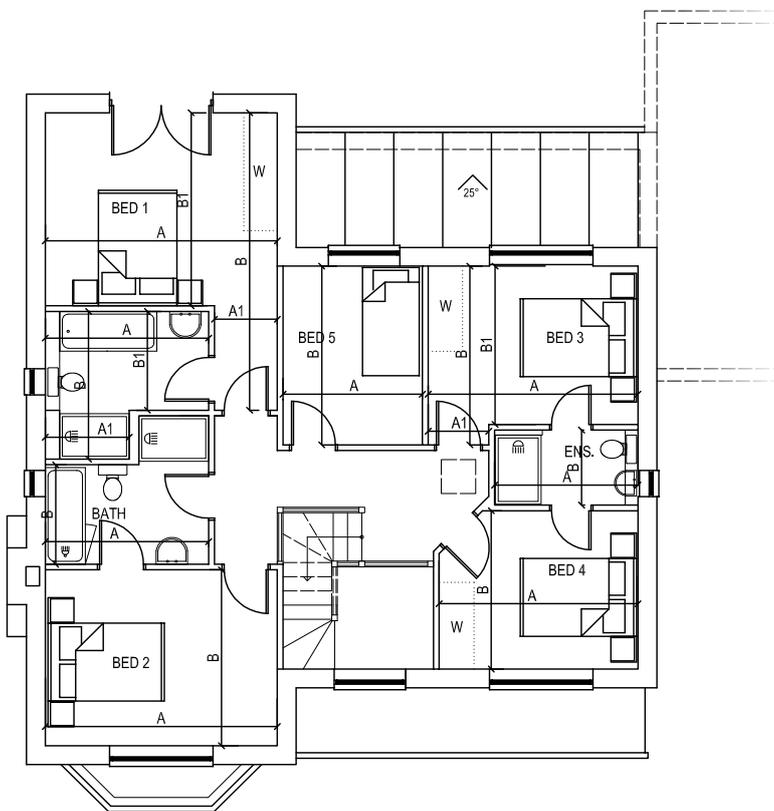
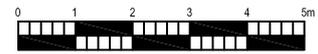
- Chesney multi-fuel burning stove in living room
- Luxury bathrooms with tiling by Porcelanosa
- Distinctive timber and glass staircase
- Bi-folding doors from the kitchen and family room opening onto the garden
- Glass Juliet Balcony to master bedroom
- Fitted wardrobes to master bedroom and bedroom 2
- Security alarm
- Oversized double garage with electric doors
- 10 year CRL warranty cover
- Landscaped gardens with external lighting and water supply

# YORK HOUSE

## Floorplans & Dimensions

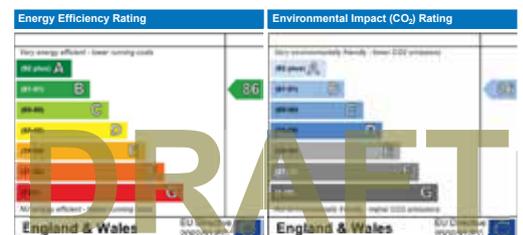


PLOT 5  
GROUND FLOOR PLAN



PLOT 5  
FIRST FLOOR PLAN

Room name	Dimension A (mm)	Dimension B (mm)
Family / Kitchen / Dining	10305 33' 10"	3768 12' 4"
		B1 - 4993 16' 5"
Utility	2223 7' 3"	1650 5' 5"
Living room	4005 13' 2"	5949 19' 6"
		B1 - 6532 21' 5"
Study	3423 11' 3"	3932 12' 11"
		B1 - 3349 11'
W.C	1050 3' 5"	1650 5' 5"
Bedroom 1	4005 13' 2"	5186 17'
		A1 - 1050 3' 5"
Bedroom 1 En Suite	2805 9' 2"	2550 8' 4"
		A1 - 1168 3' 10"
Bedroom 2	4005 13' 2"	3046 10'
Bedroom 3	3592 11' 9"	3096 10' 2"
		A1 - 1010 3' 4"
Bedroom 4	3597 11' 10"	2736 9'
Bedroom 3,4 En suite	2455 8' 1"	1270 4' 2"
Bedroom 5	2385 7' 10"	3096 10' 2"
Bathroom	2217 7' 3"	1700 5' 7"
Garage	6345 20' 10"	6035 19' 10"



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# THE OLD SMITHY

*Farrier's Way, Lighthorne*



*Images are artist impressions*

## OVERVIEW...

The Old Smithy is a detached three bedroom, three bathroom home with an oversized single garage, landscaped gardens and views over open countryside at the front.

**GROUND FLOOR:** Entrance hall, living room, cloakroom, open plan kitchen/dining/family room with bi-folding doors opening onto the garden. Utility room.

**FIRST FLOOR:** Master bedroom with Juliet balcony and en-suite bathroom. Two further double bedrooms both with en-suite shower rooms.

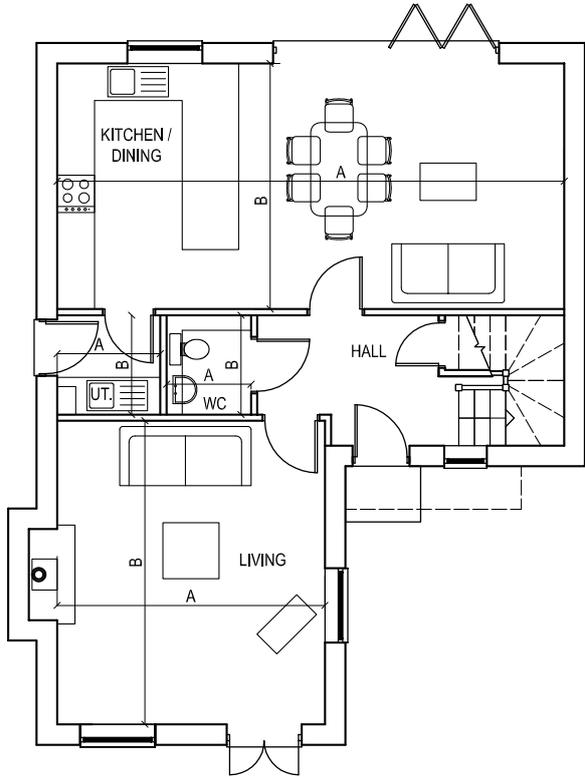
## SPECIFICATION...

Subject to build stage, purchasers may be able to select the colour of kitchen furniture and worktops, wall tiles, carpet, multi-fuel stove, internal doors and wardrobe finish

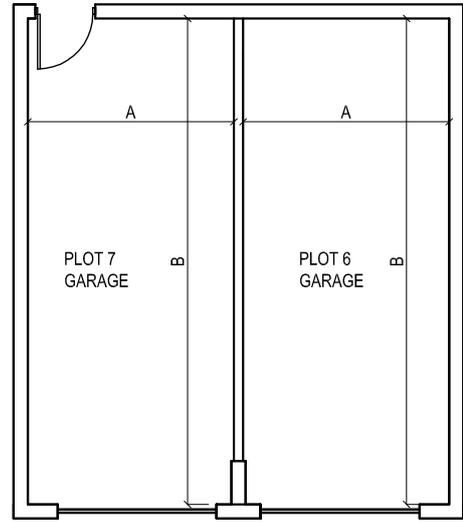
- State of the art renewable technology provided by ground source heating supplying a heat source for underfloor heating and hot water.
- Individually designed kitchen by Bower Willis with a range of integrated appliances including 2 ovens, hob, extractor, dishwasher, wine fridge and fridge/freezer
- Chesney multi-fuel burning stove in living room
- Luxury bathrooms with tiling by Porcelanosa
- Distinctive timber and glass staircase
- Bi-folding doors from the kitchen and family room opening onto the garden
- Glass Juliet Balcony to master bedroom
- Fitted wardrobes to master bedroom and bedroom 2
- Security alarm
- Garage with electric door
- 10 year CRL warranty cover
- Landscaped gardens with external lighting and water supply

# THE OLD SMITHY

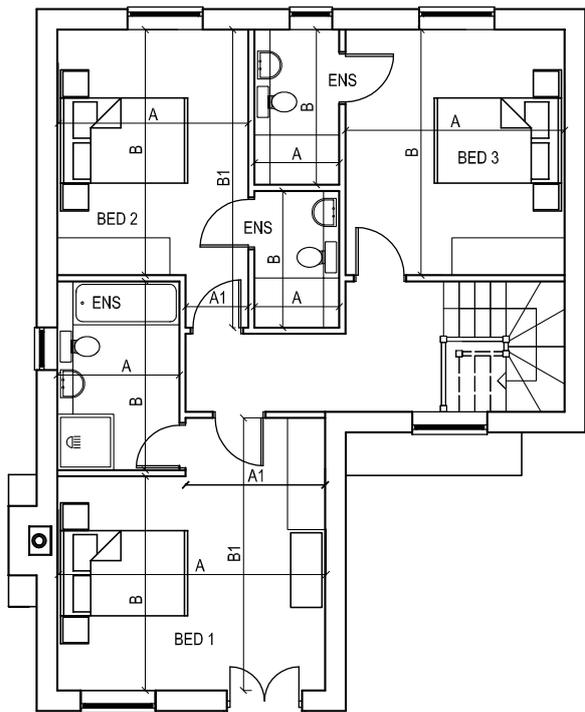
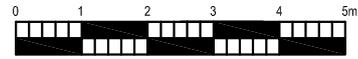
## Floorplans & Dimensions



PLOT 7  
GROUND FLOOR PLAN

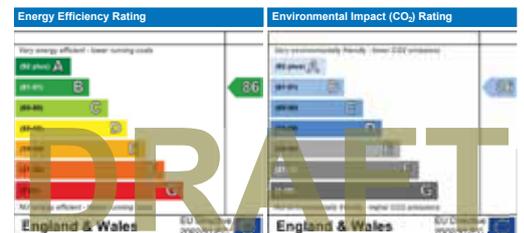


PLOT 6+7 GARAGE  
GROUND FLOOR PLAN



PLOT 7  
FIRST FLOOR PLAN

Room name	Dimension A (mm)	Dimension B (mm)
Kitchen / Dining	8055 26' 5"	3905 12' 10"
Living	4230 13' 11"	4837 15' 10"
Utility	1600 5' 3"	1550 5' 1"
W.C	1300 4' 3"	1550 5' 1"
Bedroom 1	4230 13' 11"	3398 11' 2"
	A1 - 2180 7' 2"	B1 - 4338 14' 3"
Bedroom 1 En Suite	1900 6' 3"	2990 9' 10"
Bedroom 2	2966 9' 9"	3905 12' 10"
	A1 - 950 3' 1"	B1 - 4750 15' 7"
Bedroom 2 En Suite	1305 4' 3"	2150 7' 1"
Bedroom 3	3450 11' 4"	3905 12' 10"
Bedroom 3 En Suite	1305 4' 3"	2450 8'
Garage Plot 6	3078 10' 1"	7385 24' 3"
Garage Plot 7	3077 10' 1"	7385 24' 3"



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

# WINDSOR HOUSE

*Farrier's Way, Lighthorne*



*Images are artist impressions*

## OVERVIEW...

Windsor House is a stylish four bedroom three bathroom detached home built of stone with Oversized double garage with utility area.

**GROUND FLOOR:** Entrance hall study/dining room, living room, cloakroom, open plan kitchen/dining/family room with bi-folding doors opening onto the garden.

**FIRST FLOOR:** Landing master bedroom with en-suite shower room, bedroom 2 with en-suite shower room, two further double bedrooms and family bathroom.

## SPECIFICATION...

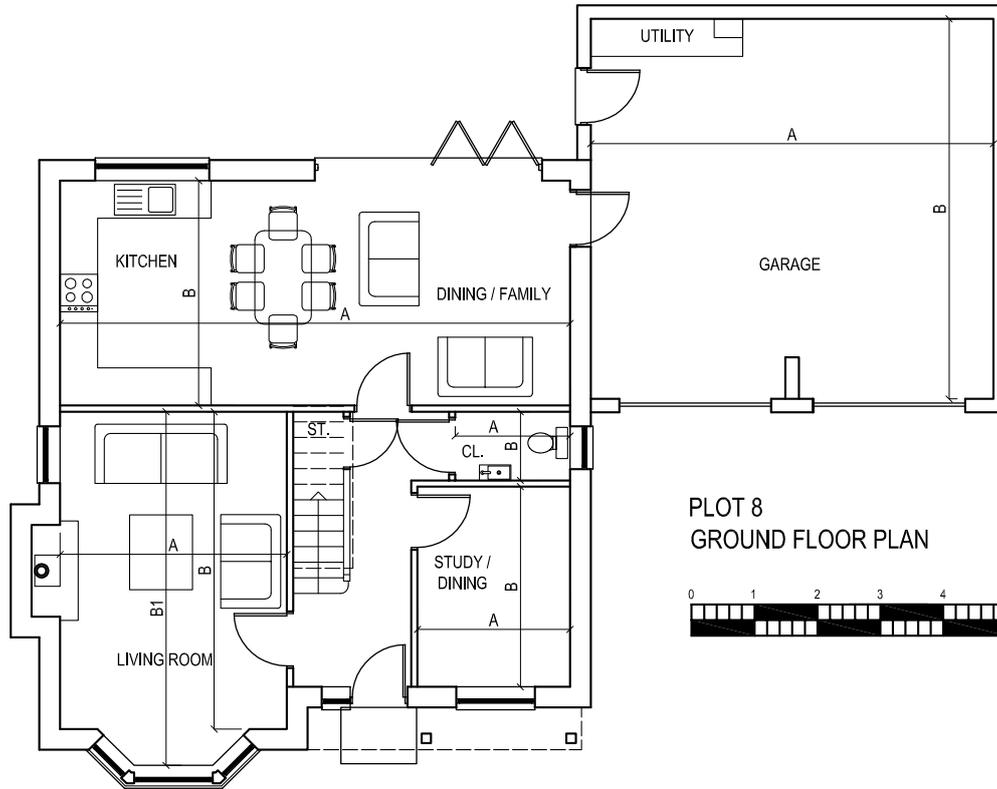
- State of the art renewable technology provided by ground source heating supplying a heat source for underfloor heating and hot water.
- Individually designed kitchen by Bower Willis with a range of integrated appliances including 2 ovens, hob, extractor, dishwasher, wine fridge and fridge/freezer

Subject to build stage, purchasers may be able to select the colour of kitchen furniture and worktops, wall tiles, carpet, multi-fuel stove, internal doors and wardrobe finish

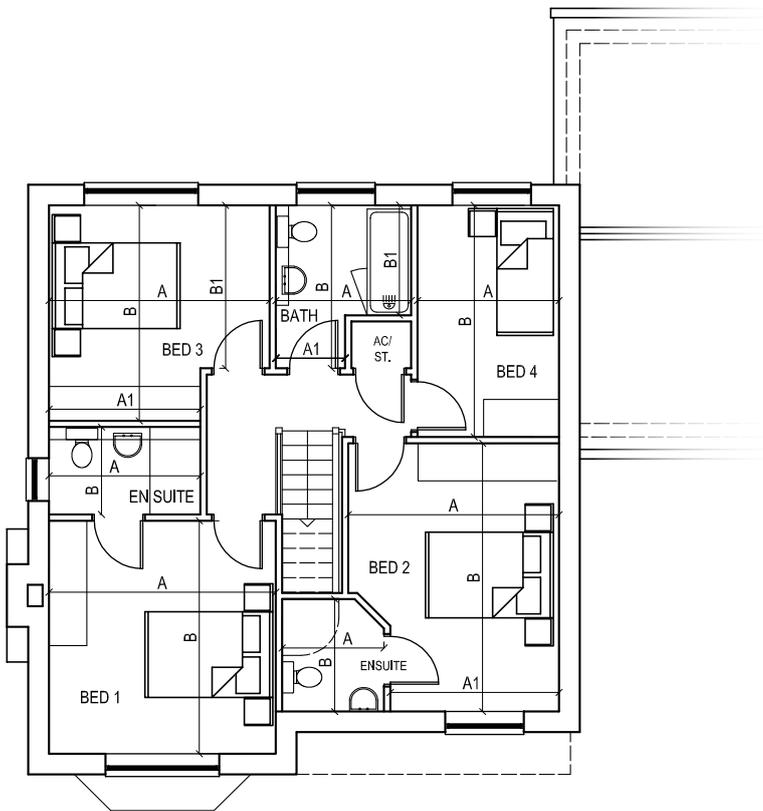
- Chesney multi-fuel burning stove in living room
- Luxury bathrooms with tiling by Porcelanosa
- Distinctive timber and glass staircase
- Bi-folding doors from the kitchen and family room opening onto the garden
- Glass Juliet Balcony to master bedroom
- Fitted wardrobes to master bedroom and bedroom 2
- Security alarm
- Oversized double garage with electric doors
- 10 year CRL warranty cover
- Landscaped gardens with external lighting and water supply

# WINDSOR HOUSE

## Floorplans & Dimensions

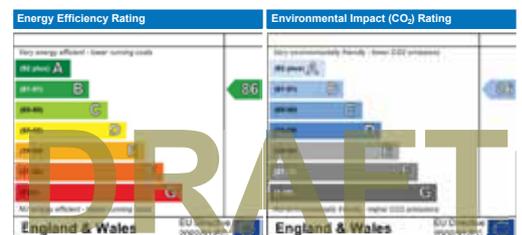


PLOT 8  
GROUND FLOOR PLAN



PLOT 8  
FIRST FLOOR PLAN

Room name	Dimension A (mm)	Dimension B (mm)
Kitchen / Dining / Family	8055 26' 5"	3550 11' 8"
W.C.	1775 5' 10"	1050 3' 5"
Living room	3555 11' 8"	5030 16' 6" B1 5612 18' 5"
Study / Dining	2375 7' 9"	3155 10' 4"
Bedroom 1	3555 11' 8"	3680 12' 1"
Bedroom 1 En Suite	2355 7' 9"	1350 4' 5"
Bedroom 2	3300 10' 10"	4245 13' 11"
Bedroom 2 En Suite	2632 8' 8"	1750 5' 9"
Bedroom 3	A1 - 3455 11' 4"	3400 11' 2"
Bedroom 4	2355 7' 9"	2560 8' 5"
Bedroom 4 En Suite	A1 - 2200 7' 3"	B1 - 3660 12'
Bathroom	2100 6' 11"	2560 8' 5"
Garage	1050 3' 5"	1710 5' 7"
	A1 - 6345 20' 10"	B1 - 6035 19' 10"



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The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

# — CHELTENHAM HOUSE —

*Farrier's Way, Lighthorne*



*Images are artist impressions*

## OVERVIEW...

Cheltenham House is a detached four bedroom, three bathroom detached home with oversized double garage and a secluded rear garden.

**GROUND FLOOR:** Entrance hall study/dining room, living room, cloakroom, open plan kitchen/dining/family room with bi-folding doors opening onto the garden.

**FIRST FLOOR:** Landing, master bedroom with en-suite shower room, bedroom 2 with en-suite shower room, two further double bedrooms and family bathroom.

## SPECIFICATION...

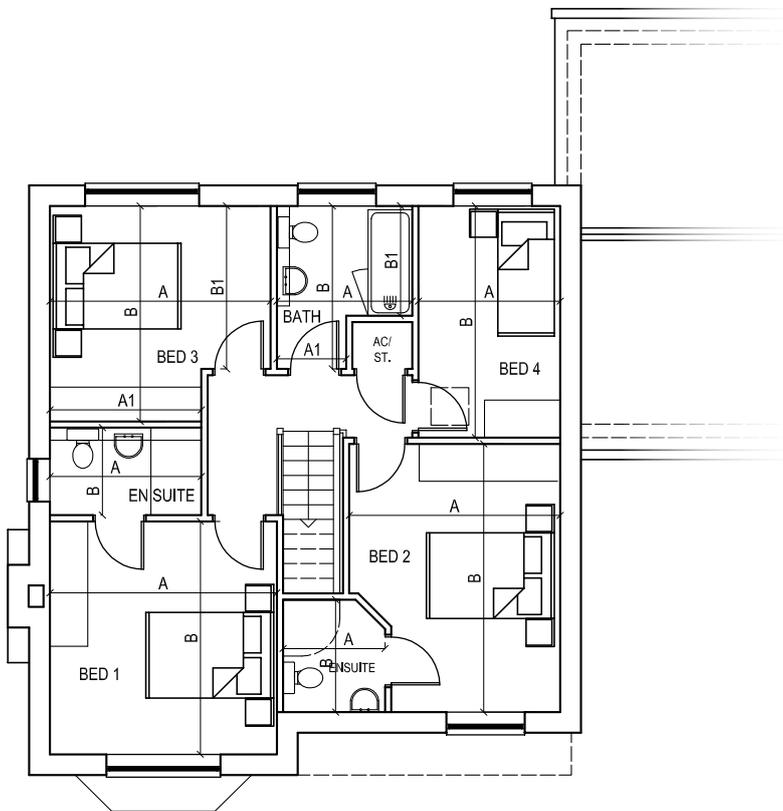
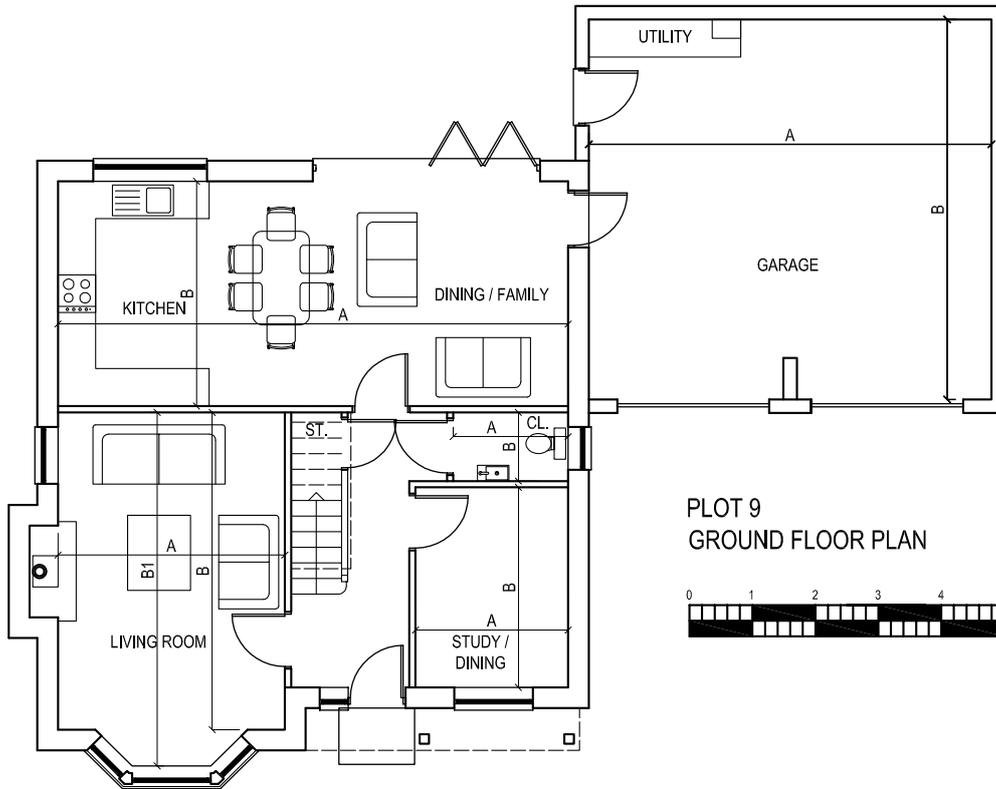
- State of the art renewable technology provided by ground source heating supplying a heat source for underfloor heating and hot water.
- Individually designed kitchen by Bower Willis with a range of integrated appliances including 2 ovens, hob, extractor, dishwasher, wine fridge and fridge/freezer

Subject to build stage, purchasers may be able to select the colour of kitchen furniture and worktops, wall tiles, carpet, multi-fuel stove, internal doors and wardrobe finish

- Chesney multi-fuel burning stove in living room
- Luxury bathrooms with tiling by Porcelanosa
- Distinctive timber and glass staircase
- Bi-folding doors from the kitchen and family room opening onto the garden
- Glass Juliet Balcony to master bedroom
- Fitted wardrobes to master bedroom and bedroom 2
- Security alarm
- Oversized double garage with electric doors
- 10 year CRL warranty cover
- Landscaped gardens with external lighting and water supply

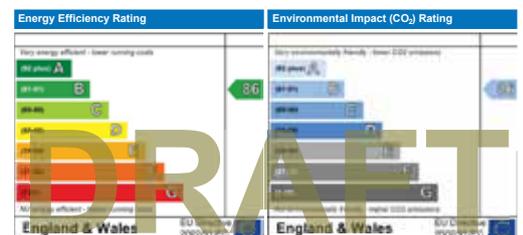
# CHELTENHAM HOUSE

## Floorplans & Dimensions



**PLOT 9  
FIRST FLOOR PLAN**

Room name	Dimension A (mm)	Dimension B (mm)
Kitchen / Dining / Family	8055 26' 5"	3550 11' 8"
W.C.	1775 5' 10"	1050 3' 5"
Living room	3555 11' 8"	5030 16' 6" B1 5612 18' 5"
Study / Dining	2375 7' 9"	3155 10' 4"
Bedroom 1	3555 11' 8"	3680 12' 1"
Bedroom 1 En Suite	2355 7' 9"	1350 4' 5"
Bedroom 2	3300 10' 10"	4245 13' 11"
	2632 8' 8"	
Bedroom 2 En Suite	A1 - 1568 5' 2"	1750 5' 9"
Bedroom 3	3455 11' 4"	3400 11' 2"
	2355 7' 9"	2560 8' 5"
Bedroom 4	A1 - 2200 7' 3"	B1 - 3680 12'
Bathroom	2100 6' 11"	2560 8' 5"
	1050 3' 5"	1710 5' 7"
Garage	A1 - 6345 20' 10"	B1 - 6035 19' 10"



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



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