

# Kings Moat Garden Village

CHESTER, CHESHIRE

This beautiful collection of 2-5 bedroom homes sits  
beside the picturesque villages of Dodleston and  
Huntington, and within the city of Chester.

Taylor  
Wimpey

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## Welcome to Kings Moat Garden Village



→ Personalise  
your home



→ Included  
as standard



## Our homes



## Ways to buy



## Take your next step



# Kings Moat Garden Village, Welcome home.

There's no place quite like it.

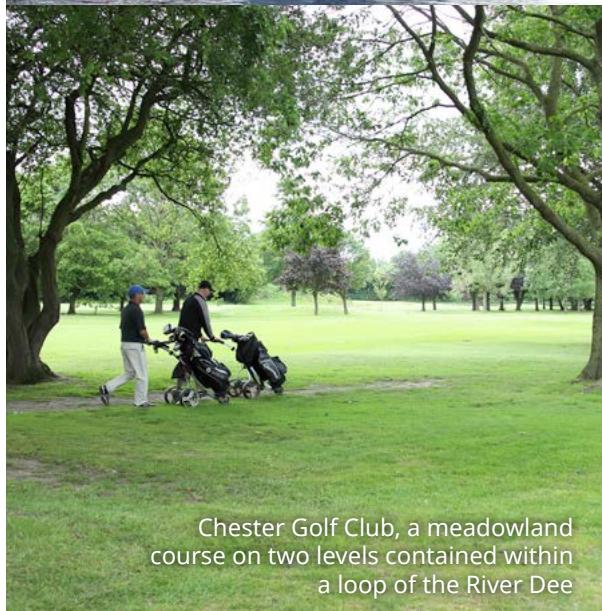
This beautiful collection of 2-5 bedroom homes sits  
beside the picturesque villages of Dodeleston and  
Huntington, and within the city of Chester.



[View the site plan](#)

# Unwind. Adventure. Explore.

Whatever your pace of life, there's something to get excited about in this historic part of England. Spend a lazy Sunday watching the River Dee float nearby, or get lost among the wildflowers at Chester Meadows. The Rows, a quaint shopping district with Tudor-style buildings lining its pathways, awaits for savvy shoppers. For those that fancy a flutter, Chester Racecourse sits nearby too. Families prepare to venture underwater and discover new worlds at the Blue Planet Aquarium, or let the imaginations of your young Einsteins run wild at the Catalyst Science Discovery Centre.



Chester Golf Club, a meadowland course on two levels contained within a loop of the River Dee



National Waterways Museum, Ellesmere Port

[Watch development video](#)



# Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.

 **Find out more**



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

# Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



## Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and Zeno Taps, and lighting give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Zanussi oven with built-in gas hob and integrated hood and extractor fan too.

## Utility rooms<sup>†</sup>

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and Zeno Taps. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



## Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure.

For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



## Garden<sup>†</sup>

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden – including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. <sup>†</sup> = Where applicable.

# Specification of our houses

	Bamstead / Allstead	Beaford	Brambleford	Tetford	Aynesdale	Owlton	Bittesford	Ayleford	Plumdale	Rightford	Shilford	Wansale	Kitham	Raynford	Aireton	Dunnerton
<b>Kitchens</b>																
A range of wall and base units from Symphony Kitchens (please refer to our working drawings for layout details)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Laminated worktops from our standard selection	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel gas hob with stainless steel splashback	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Single stainless steel oven	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Cooker Hood	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated washing machine	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated dishwasher	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated fridge/freezer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Cloakrooms, Bathrooms and En Suite Shower Rooms</b>																
Roca bathroom suite	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ideal Standard chrome taps (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic wall tiling (full height tiling to shower areas. Half height tiling to bath areas, splashbacks to cloakrooms. Where applicable, please refer to drawings)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Aqualisa shower to cubicles in en suite shower room (please refer to Sales Executive for details)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mechanical extraction in bathrooms, en suite shower rooms, utility rooms, kitchens and cloakrooms	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Central Heating/Hot Water System</b>																
Fully programmable central heating providing hot water	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White thermostatic radiators	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mains pressure hot water system	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Insulated timber frame in line with Building Regulations	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Loft insulation in line with Building Regulations	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Windows and French Doors</b>																
PVCu triple glazed lockable windows (style as indicated on finishes schedule)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PVCu French casement doors (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>External Doors</b>																
GRP front door with chrome effect thumbturn lock furniture, letter plate and chain (style as indicated on finishes schedule)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Steel pre-finished garage door (colour as indicated on finishes schedule)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
House/door number plate to front	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

✓ = Standard features \* = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

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# Specification of our houses

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<b>Internal Finishes</b>																
Flat ceilings to all rooms finished in emulsion (please refer to Sales Executive for details)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
All walls finished in emulsion (please refer to Sales Executive for details)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Newark 5 panel white finished vertical slatted internal doors with chrome ironmongery	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White gloss to all joinery e.g. skirting boards and door architraves	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>External</b>																
Turf to front gardens	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1.8m screen fencing to rear gardens (please refer to our working drawings for layout details)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Side gate	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Door number plate	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Porch light to front	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Outside tap to rear/side of property	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External light to rear	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Electrical</b>																
White slimline electrical sockets and switches throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White pendant ceiling lights with low energy bulbs	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV and telephone points to living room, master bedroom, study and family room (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Power and lighting to garages (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Security and Safety</b>																
Mains powered smoke detector to each floor (with battery back-up)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Battery operated carbon monoxide monitor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Warranty</b>																
NHBC 10 year Build Mark Policy	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓



Find out more

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# Our homes

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5 bedroom homes



4 bedroom homes



3 bedroom homes



2 bedroom homes



[View the site plan](#)



# The Dunnerton

5 BEDROOM HOME, TOTAL NET 1,886 sq ft / 175.21m<sup>2</sup>



## GROUND FLOOR

<b>Kitchen</b>	4.21m × 3.29m	13' 10" × 10' 10"
<b>Dining room</b>	3.11m × 3.29m	10' 2" × 10' 10"
<b>Living room</b>	4.92m × 3.28m	16' 2" × 10' 9"
<b>Study</b>	2.44m × 3.28m	8' 0" × 10' 9"

## FIRST FLOOR

<b>Bedroom 2</b>	3.79m × 3.29m	12' 5" × 10' 10"
<b>Bedroom 3</b>	3.62m × 3.29m	11' 10 × 10' 10"
<b>Bedroom 4</b>	2.77m × 3.28m	9' 1" × 10' 9"
<b>Bedroom 5</b>	2.34m × 3.93m	7' 8" × 12' 11"

## SECOND FLOOR

<b>Bedroom 1</b>	4.61m × 4.48m	15' 1" × 14' 8"
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[Discover more about this home](#)

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\*Plot specific windows. 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. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. TWNW 85319 / May 2025



# The Raynford

4 BEDROOM HOME, TOTAL NET 1,628 sq ft / 151.25m<sup>2</sup>



## GROUND FLOOR

<b>Living room</b>	4.07m x 3.78m	13' 4" x 12' 5"
<b>Kitchen/Dining</b>	3.46m x 6.58m	11' 4 x 21' 7"
<b>Family room</b>	2.83m x 3.84m	9' 3" x 12' 7"
<b>Study</b>	2.27m x 3.78m	7' 5" x 12' 5"



## FIRST FLOOR

<b>Bedroom 1</b>	3.26m x 3.87m	10' 8" x 12' 9"
<b>Bedroom 2</b>	3.51m x 3.29m	11' 6" x 10' 10"
<b>Bedroom 3</b>	3.69m x 2.78m	12' 1 x 9' 2"
<b>Bedroom 4</b>	2.17m x 3.78m	7' 1" x 12' 5"

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# The Kitham

4 BEDROOM HOME, TOTAL NET 1,517 sq ft / 140.98m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining

5.42m x 5.89m      17' 9" x 19' 4"

### Living room

4.41m x 3.78m      14' 6" x 12' 5"



## FIRST FLOOR

### Bedroom 1

3.48m x 3.78m      11' 5" x 12' 5"

### Bedroom 2

4.26m x 3.60m      14' 0" x 11' 10"

### Bedroom 3

3.49m x 3.21m      11' 6" x 10' 6"

### Bedroom 4

3.49m x 3.21m      11' 5" x 10' 6"

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# The Wansdale

4 BEDROOM HOME, TOTAL NET 1,427 sq ft / 132.59m<sup>2</sup>



## GROUND FLOOR

<b>Kitchen</b>	5.44m x 3.24m	17' 10" x 10' 8"
<b>Dining room</b>	2.51m x 3.24m	8' 3" x 10' 8"
<b>Living room</b>	4.36m x 3.36m	14' 4" x 11' 0"
<b>Study</b>	2.52m x 3.35m	8' 3" x 11' 0"



## FIRST FLOOR

<b>Bedroom 1</b>	3.63m x 3.33m	11' 11" x 10' 11"
<b>Bedroom 2</b>	3.84m x 3.39m	12' 7" x 11' 1"
<b>Bedroom 3</b>	3.13m x 3.25m	10' 3" x 10' 8"
<b>Bedroom 4</b>	2.54m x 3.33m	8' 4" x 10' 11"

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# The Shilford

4 BEDROOM HOME, TOTAL NET 1,427 sq ft / 132.60m<sup>2</sup>



## GROUND FLOOR

<b>Living room</b>	4.41m x 3.32m	14' 6" x 10' 11"
<b>Kitchen</b>	4.89m x 3.16m	16' 1" x 10' 4"
<b>Dining room</b>	3.23m x 3.33m	10' 7" x 10' 11"
<b>Study</b>	2.52m x 3.32m	8' 3" x 10' 11"



## FIRST FLOOR

<b>Bedroom 1</b>	3.20m x 3.33m	10' 6" x 10' 11"
<b>Bedroom 2</b>	3.17m x 3.25m	10' 5" x 10' 8"
<b>Bedroom 3</b>	3.79m x 3.39m	12' 5" x 11' 1"
<b>Bedroom 4</b>	2.84m x 3.22m	9' 4" x 10' 7"

[Discover more about this home](#)

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# The Rightford

4 BEDROOM HOME, TOTAL NET 1,355 sq ft / 125.91m<sup>2</sup>



## GROUND FLOOR

<b>Living room</b>	4.20m x 3.17m	13' 9" x 10' 5"
<b>Kitchen/Dining</b>	3.28m x 8.28m	10' 9" x 27' 2"
<b>Study</b>	2.12m x 2.78m	6' 11" x 9' 2"



## FIRST FLOOR

<b>Bedroom 1</b>	3.11m x 2.99m	10' 2" x 9' 10"
<b>Bedroom 2</b>	3.37m x 3.17m	11' 1" x 10' 5"
<b>Bedroom 3</b>	3.49m x 2.91m	11' 5" x 9' 7"
<b>Bedroom 4</b>	2.27m x 2.99m	7' 5" x 9' 10"

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# The Plumdale

4 BEDROOM HOME, TOTAL NET 1,251 sq ft / 116.25m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining

3.29m x 6.56m      10' 9" x 21' 6"

### Living room

3.21m x 6.61m      10' 6" x 21' 8"



## FIRST FLOOR

### Bedroom 1

3.43m x 3.46m      11' 3" x 11' 4"

### Bedroom 2

3.24m x 3.01m      10' 8" x 9' 10"

### Bedroom 3

2.15m x 3.56m      7' 1" x 11' 8"

### Bedroom 4

2.15m x 3.06m      7' 1" x 10' 1"

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\*Plot specific windows. 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. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. TWNW 85319 / May 2025



# The Bittesford

4 BEDROOM HOME, TOTAL NET 1,239 sq ft / 115.13m<sup>2</sup>



## GROUND FLOOR

### Living room

3.44m x 4.32m      11' 3" x 14' 2"

### Kitchen/Dining

5.27m x 4.32m      17' 5" x 14' 2"



## FIRST FLOOR

### Bedroom 1

3.41m x 3.31m      11' 2" x 10' 10"

### Bedroom 2

3.19m x 2.91m      10' 6" x 9' 6"

### Bedroom 3

2.36m x 3.18m      7' 9" x 10' 5""

### Bedroom 4

2.15m x 3.50m      7' 1" x 11' 6"

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Semi-detached variant



# The Ayleford

4 BEDROOM HOME, TOTAL NET 1,081 sq ft / 100.44m<sup>2</sup>



## GROUND FLOOR

### Living room

3.35m x 4.79m      11' 0" x 15' 9"

### Kitchen/Dining

3.76m x 5.69m      12' 4" x 18' 8"



## FIRST FLOOR

### Bedroom 1

3.26m x 3.23m      10' 8" x 10' 7"

### Bedroom 2

3.19m x 3.28m      10' 5" x 10' 9"

### Bedroom 3

2.11m x 2.38m      6' 11" x 7' 10"

### Bedroom 4

2.09m x 2.33m      6' 10" x 7' 8"

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# The Owlton

**3 BEDROOM HOME, TOTAL NET 1,200 sq ft / 111.4m<sup>2</sup>**



## GROUND FLOOR

<b>Living/Dining</b>	4.03m x 4.72m	13' 2" x 15' 6"
<b>Kitchen</b>	4.80m x 2.51m	15' 9" x 8' 3"

## FIRST FLOOR

<b>Bedroom 1</b>	3.14 x 4.75m	10' 4" x 15' 7"
<b>Bedroom 3</b>	3.33m x 2.55m	10' 11" x 8' 4"

## SECOND FLOOR

<b>Bedroom 2</b>	3.43m x 3.71m	11' 3" x 12' 2"
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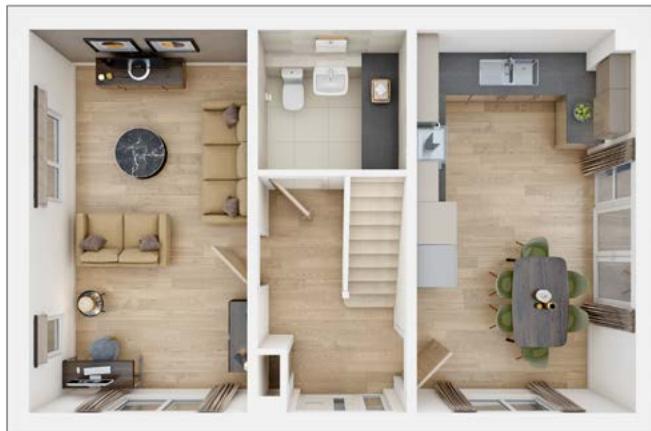
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# The Aynesdale

3 BEDROOM HOME, TOTAL NET 1,060 sq ft / 98.45m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining

3.19 x 5.55      10' 6" x 18' 3"

### Living room

3.18 x 5.60      10' 5" x 18' 4"



## FIRST FLOOR

### Bedroom 1

3.36m x 2.75m      11' 0" x 9' 0"

### Bedroom 2

3.24 x 3.28      10' 7" x 10' 9"

### Bedroom 3

2.77 x 2.76      9' 1" x 9' 1"

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# The Tetford

3 BEDROOM HOME, TOTAL NET 1,002 sq ft / 93.06m<sup>2</sup>



## GROUND FLOOR

<b>Living room</b>	3.81m × 3.24m	12' 6" × 10' 7"
<b>Kitchen/Dining</b>	4.90m × 3.24m	16' 1" × 10' 7"



## FIRST FLOOR

<b>Bedroom 1</b>	3.18m × 2.76m	10' 5" × 9' 0"
<b>Bedroom 2</b>	3.41m × 3.07m	11' 2" × 10' 1"
<b>Bedroom 3</b>	2.97m × 2.54m	9' 9" × 8' 4"

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# The Brambleford

3 BEDROOM HOME, TOTAL NET 899 sq ft / 83.55m<sup>2</sup>



## GROUND FLOOR

### Living room

3.86m x 2.79m      12' 8" x 9' 2"

### Kitchen/Dining

2.91m x 4.70m      9' 7" x 15' 5"



## FIRST FLOOR

### Bedroom 1

3.07m x 3.04m      10' 1" x 10' 0"

### Bedroom 2

3.38m x 2.49m      11' 1" x 8' 2"

### Bedroom 3

2.32m x 2.13m      7' 7" x 7' 0"

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Terrace variant



# The Beaford

2 BEDROOM HOME, TOTAL NET 771 sq ft / 71.66m<sup>2</sup>



## GROUND FLOOR

### Living room

3.67m x 4.03m      12' 1" x 13' 3"

### Kitchen

2.96 x 2.13      9' 9" x 7' 0"



## FIRST FLOOR

### Bedroom 1

3.76 x 4.03      12' 4" x 13' 3"

### Bedroom 2

2.67 x 3.03      8' 9" x 9' 11"

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