

*A Select Development of
Five Executive Bungalows & Two Executive Houses*



"The Value is in the View"TM



*The Grove
~ at Cobgate*



The Grove at Colgate

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- *Plot 1 - The Holly*
3 Bedroom Bungalow 125m² - 1345sq.ft
- *Plot 2 - The Maple*
3 Bedroom Bungalow 152m² - 1636sq.ft
- *Plot 3 - The Mulberry*
3 Bedroom Bungalow 160m² - 1722sq.ft
- *Plot 4 - The Wellingtonia*
4 Bedroom Bungalow 194m² - 2088sq.ft
- *Plot 5 - The Magnolia*
5 Bedroom House 272m² - 2927sq.ft
- *Plot 6 - The Hazel*
5 Bedroom House 272m² - 2927sq.ft
- *Plot 7 - The Yew*
3 Bedroom Bungalow 120m² - 1291sq.ft

Note; Floor areas do not include garages



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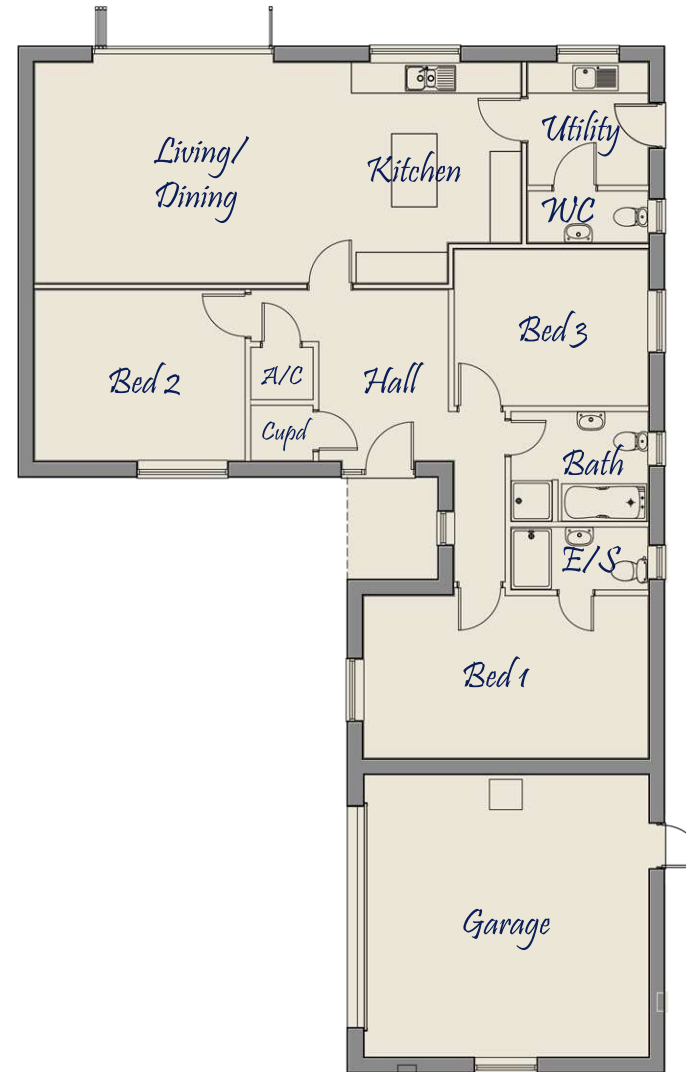


The Holly

HIGHGROVE
— HOMES —

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Kitchen,	
Living & Dining	- 9.63m x 4.36m - 31' 7" x 14' 4"
Utility	- 2.38m x 2.41m - 7' 10" x 7' 11"
WC	- 1m x 2.38m - 3' 3" x 7' 10"
Bathroom	- 2.7m x 2.15m - 8' 10" x 7' 1"
Bedroom 1	- 5.65m x 3.2m - 18' 6" x 10' 6"
En-suite	- 2.7m x 1.22m - 8' 10" x 4'
Bedroom 2	- 4.15m x 3.37m - 13' 7" x 11' 1"
Bedroom 3	- 3.88m x 3.12m - 12' 9" x 10' 3"
Garage	- 5.57m x 5.56m - 18' 4" x 18' 3"



The Holly



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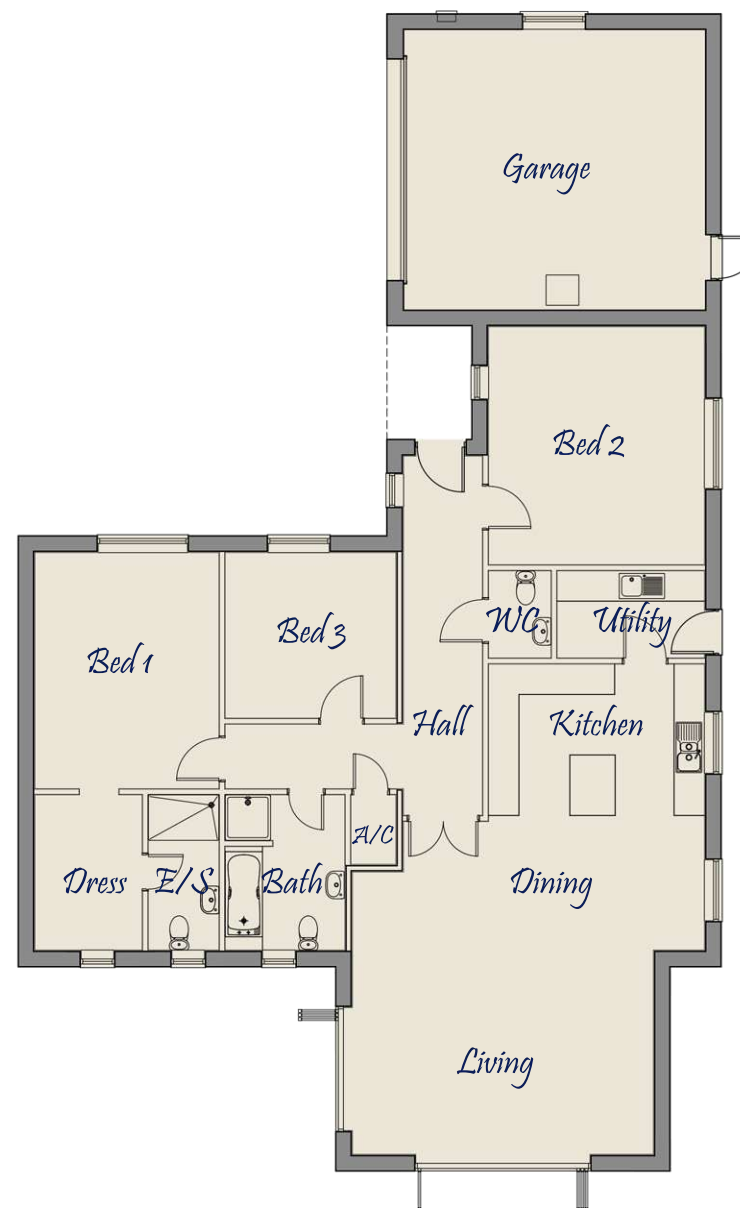


The Maple



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Living/Dining	-	6.6m x 5.96m	-	21'8" x 19'6" (max)
Kitchen	-	4.26m x 3.07m	-	14' x 10'1"
Utility	-	2.91m x 1.7m	-	9'7" x 5'7"
WC	-	1.7m x 1.2m	-	5'7" x 3'11"
Bathroom	-	3.06m x 2.36m	-	10'1" x 7'9"
Bedroom 1	-	4.67m x 3.64m	-	15'4" x 11'11"
Dressing	-	3.06m x 2.19m	-	10'1" x 7'2"
En-suite	-	3.06m x 1.32m	-	10'1" x 4'4"
Bedroom 2	-	4.26m x 4.69m	-	14' x 15'5"
Bedroom 3	-	3.37m x 3.27m	-	11'1" x 10'9"
Garage	-	5.99m x 5.57m	-	19'8" x 18'3"



The Maple



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The Mulberry



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Living	-	6.05m x 3.40m	-	19'10" x 11'2"	(max)
Family/Dining	-	8.2m x 3.8m	-	26'11" x 12'6"	(max)
Kitchen	-	6.1m x 3.3m	-	20' x 10'10"	(min)
Utility	-	4.72m x 1.83m	-	15'6" x 6'	
WC	-	1.83m x 1.25m	-	6' x 4'1"	
Bathroom	-	3.65m x 2.25m	-	12' x 7'4"	
Bedroom 1	-	3.62m x 4.40m	-	11'11" x 14'5"	
En-suite	-	2.12m x 1.87m	-	6'11" x 6'2"	
Bedroom 2	-	4.55m x 3.0m	-	14'11" x 9'10"	
Bedroom 3	-	3.3m x 2.92m	-	10'10" x 9'7"	
Garage	-	5.91m x 5.36m	-	19'5" x 17'7"	



The Mulberry



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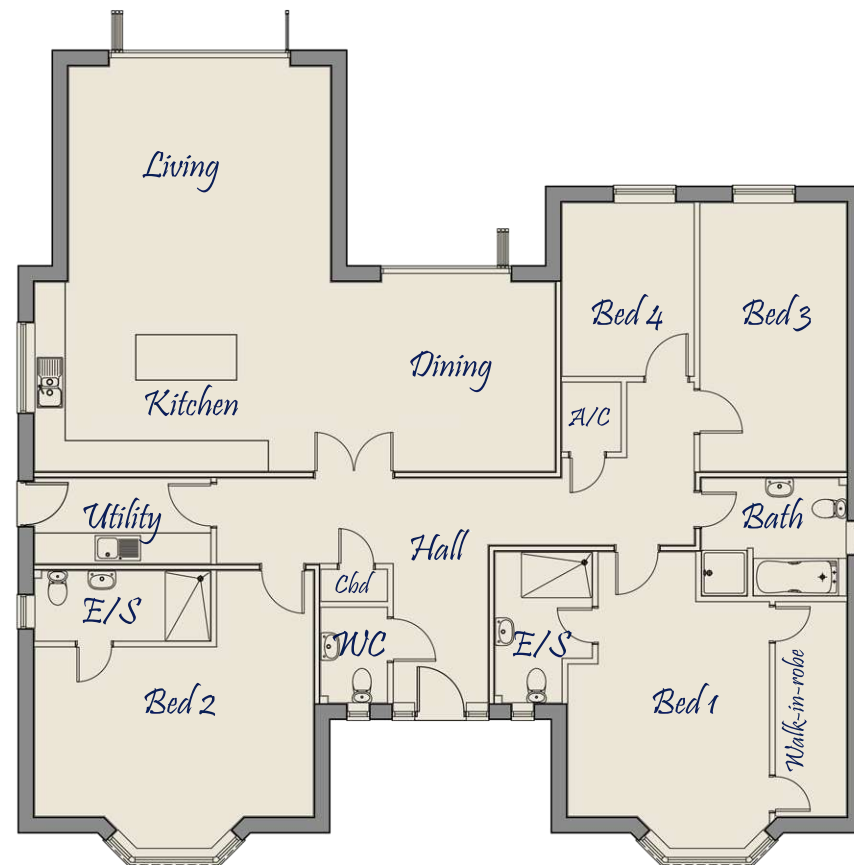


The Wellingtonia



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Living	-	4.25m x 5.15m	-	13'11" x 16'11"
Kitchen	-	5.85m x 3.70m	-	19'2" x 12'2"
Dining	-	4.42m x 3.70m	-	14'6" x 12'2"
Utility	-	1.65m x 3.45m	-	5'5" x 11'4"
WC	-	1.85m x 1.30m	-	6'1" x 4'3"
Bathroom	-	2.85m x 2.30m	-	9'4" x 7'6"
Bedroom 1	-	3.95m x 5.20m	-	12'11" x 17'1" (max. not including bay)
Walk-in-robe	-	4.22m x 1.35m	-	13'10" x 4'5"
En-suite	-	2.95m x 1.91m	-	9'8" x 6'3" (max.)
Bedroom 2	-	5.50m x 4.85m	-	18' x 15'11" (max. not including bay)
En-suite	-	3.45m x 1.35m	-	11'4" x 4'5"
Bedroom 3	-	5.30m x 2.87m	-	17'5" x 9'5"
Bedroom 4	-	3.41m x 2.50m	-	11'2" x 8'2"
Garage	-	6.02m x 5.99m	-	19'9" x 19'8"



The Wellingtonia



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The Yew

HIGHGROVE
— HOMES —

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Kitchen/Dining	-	6.45m x 3.86m	-	21'2" x 12'8"	(max)
Living	-	5.36m x 3.5m	-	17'7" x 11'6"	
Utility	-	2.40m x 2.05m	-	7'11" x 6'9"	
WC	-	1.0m x 2.05m	-	3'4" x 6'9"	
Bathroom	-	3.6m x 2.46m	-	11'10" x 8'1"	(max)
Bedroom 1	-	3.76m x 3.87m	-	12'4" x 12'8"	
En-suite	-	2.6m x 1.2m	-	8'6" x 3'11"	
Bedroom 2	-	3.93m x 3.6m	-	12'11" x 11'10"	
Bedroom 3	-	2.68m x 3.1m	-	8'10" x 10'2"	
Garage	-	5.66m x 5.32m	-	18'7" x 17'5"	



The Yew



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Internal Specification

- *Generous electrical power points to each room. USB points in Kitchen and Bedroom 1.*
- *Telephone Point to Hall, Bedroom 1 and Bedroom 3.*
- *Media Centre to Lounge and TV Point to Bedroom 1 & Kitchen*
- *Smoke detector in Hall.*
- *Doorbell.*
- *Skimmed ceilings.*
- *Dulux 'Natural Hessian' to walls.*
- *White emulsion to ceilings.*
- *Oak veneered panel doors with chrome effect furniture.*
- *White painted contemporary skirting boards and architraves.*
- *Fitted kitchen from selected choice - Symphony.*
- *Fitted oven, hob, extractor fan, fridge/freezer and Dishwasher.*
- *Space and plumbing for washing machine in Utility.*
- *Splashback tiling above kitchen and utility worktops from a selected range.*
- *White pottery to Bathroom, Cloakroom and En-Suite, with vanity unit to Bathroom & En-Suite.*
- *Fully tiled shower cubicle plus half tiling to Bathroom from a selected range.*
- *Fully tiled shower cubicle plus half tiling to En-Suite from a selected range.*
- *Splashback above Basin to Cloakroom from a selected range.*
- *Ceramic floor tiling from selected range to Kitchen, Utility, Cloakroom, Bathroom and En-suite.*
- *Carpets to Living, Hall and Bedroom areas from a selected range.*
- *Air Source Heat pump central heating system, and Underfloor Heating. Chrome towel rails to Bathroom, En-suite and cloaks.*
- *10 year LABC Warranty to all properties.*

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External Specification

- *Cream PVCU sealed unit double glazed windows.*
- *Cream Composite rear entrance door.*
- *Black composite front entrance door with letterbox.*
- *Cream Aluminium Bi-Fold doors.*
- *Electrically operated garage door - Black roller shutter type.*
- *Traditional brick and block construction.*
- *Full cavity wall insulation.*
- *Concrete interlocking roof tiles on pre-fabricated trusses.*
- *PVCU soffit and fascias in black.*
- *Turfed front gardens, rotovated and levelled rear gardens.*
- *Slabbing to footpaths and Patios in accordance with brochure plans.*
- *Fencing and Landscaping in accordance with brochure plans.*

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