

A Select Development of
Five Executive Bungalows & Two Executive Houses



*"The Value is in the View"*TM



The Grove
~ at Colgate



The Grove at Colgate

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HIGHGROVE
HOMES

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

Note: Floor areas do not include garages



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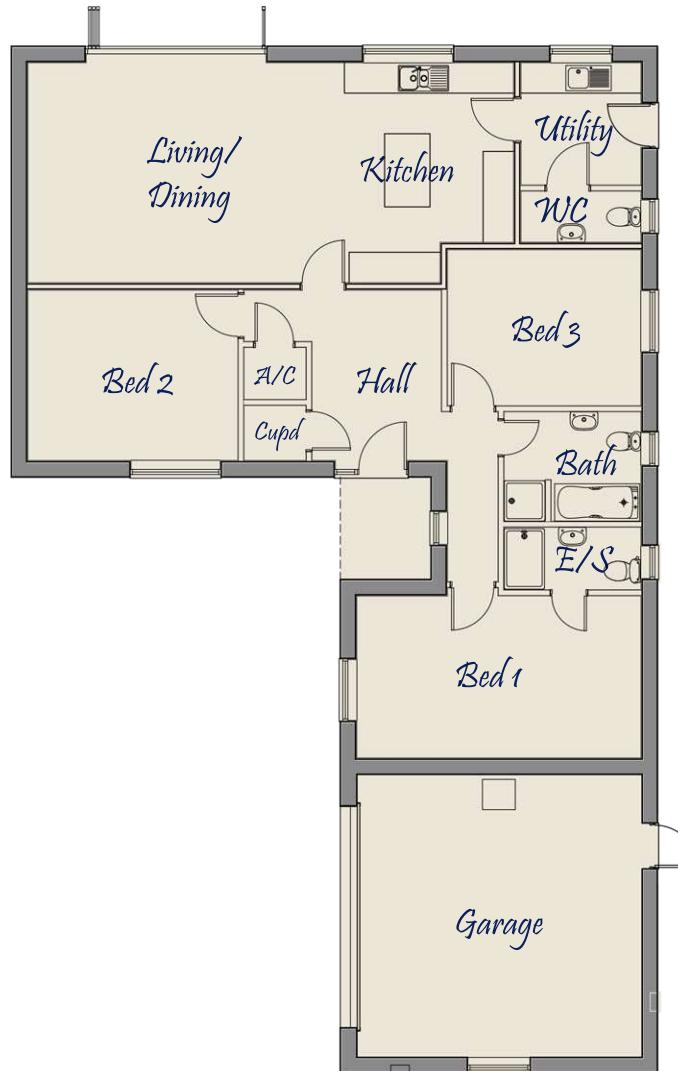


The Holly



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



The Holly

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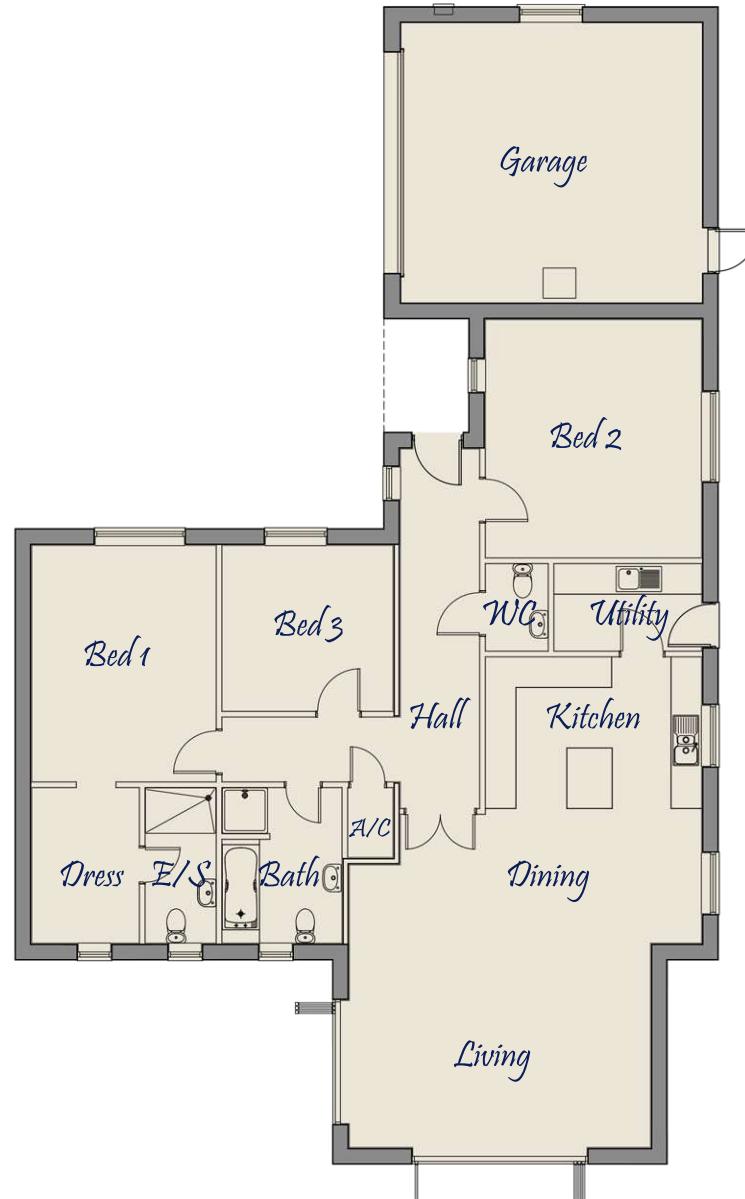


The Maple



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



The Maple

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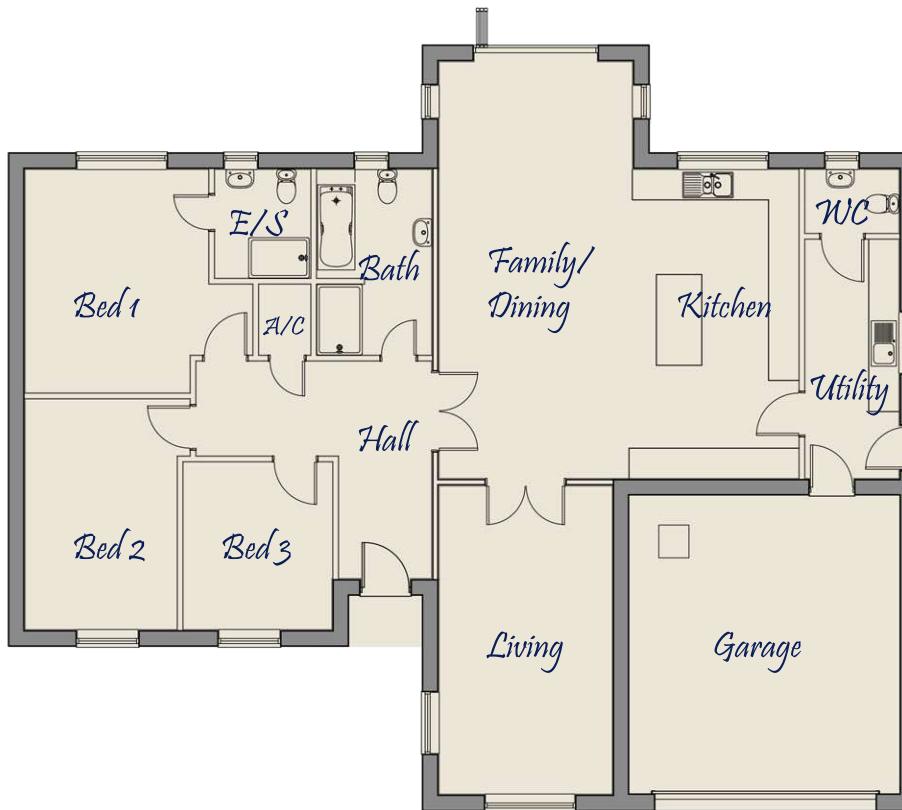


The Mulberry



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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' |
| 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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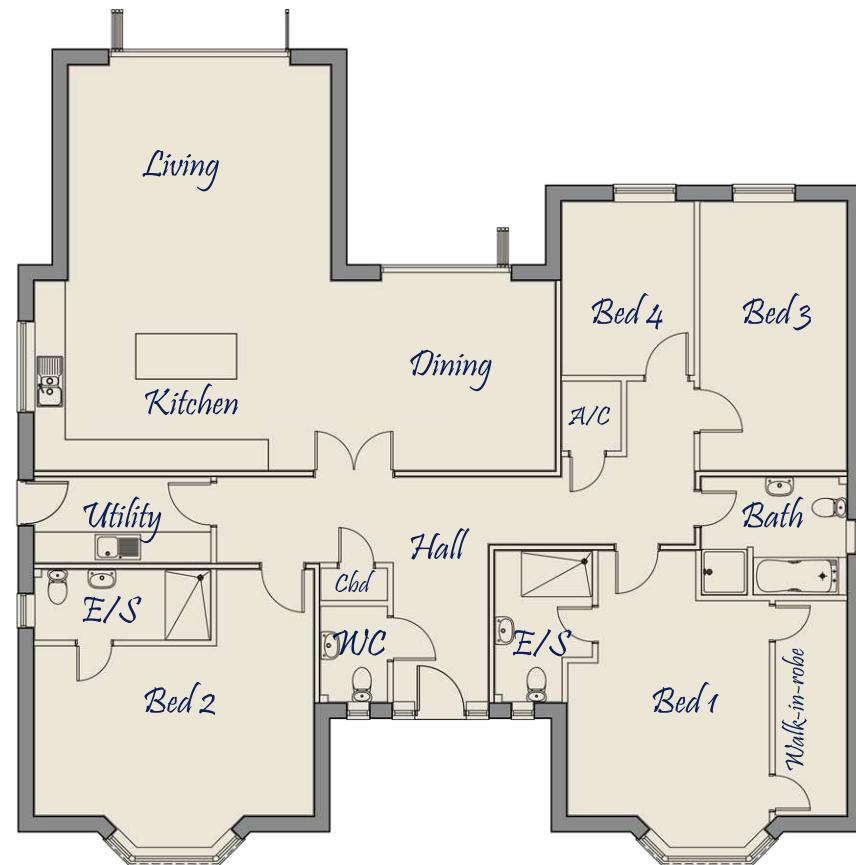


The Wellingtonia

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



The Wellingtonia

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The Yew



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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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