

# ST JAMES VIEW

BRACKLEY, NORTHAMPTONSHIRE

## PHASE TWO

AN EXCITING NEW PHASE OF 2, 3, 4 AND 5-BEDROOM HOMES

LaganHomes<sup>®</sup>



Image shows an aerial view of the location, with a 3D computer generated site plan superimposed in position. This is for illustrative purposes only and is not intended to be scaled or used to indicate specific boundaries. Features may vary subject to changes in specification/planning.



The computer-generated image represents a typical street scene, however elevational treatments, handing, garage position, optional extras, fencing and landscaping may vary. Please ask the sales adviser for details of specific plots.

# Welcome to ST JAMES VIEW



Images from St James View Phase 1



Brackley town centre

Nestled in South Northamptonshire, surrounded by countryside and with excellent access to the M40 motorway, St James View is ideally situated just a short walk from the centre of the old market town of Brackley and just 8 miles from the iconic Silverstone race track with its links to the Formula 1 Industry.

Brackley is a vibrant, yet idyllic place to settle, with many modern facilities. The town's busy high street has an array of independent eateries and bistros, including The Plough Pub and Kitchen offering live music in the centre of town. Slightly further afield, The Fox in Farthinghoe is a wonderful country pub with a garden, offering good quality food and drink in a relaxed setting.

The town is also home to a choice of independent shops and boutiques, whilst for more extensive shopping, you don't need to travel far, with a great selection of shops in nearby Banbury and the renowned Bicester Village also just a short drive away.

Brackley Charter Market every Friday on the Piazza outside the Town Hall offers stalls brimming with fresh local produce, artisanal cheeses, and handcrafted goods.

## Education

The area is extremely well served for families, with an excellent selection of state run schools in the town. Primary schools include the Ofsted 'Good' rated Bracken Leas Primary School and The Radstone Primary School. There is also Southfield Primary School and Waynflete Infants' School both within half a mile of the development. For secondary education, Ofsted 'Good' rated Magdalen College School, which was founded by Magdalen College Oxford, provides state funded education for boys and girls from age 11 to 18. The independent Winchester House School, part of The Stowe Group, offers private education for 3-13 year olds in a wonderful setting in the heart of the town.



Silverstone race track: stock image



Mercedes-AMG PETRONAS  
F1 headquarters



Winchester House School



## Leisure

Brackley offers a wide array of leisure activities to suit every taste. Spend your weekends exploring the charming Brackley Antique Cellar or take a relaxing stroll through the scenic Brackley Park.

The delightful Evenly Wood Garden, set amidst the beautiful Northamptonshire countryside, is just 9 minutes away by car. This 60-acre privately owned woodland garden offers a peaceful retreat, with a wide range of events and activities throughout the seasons.

For sports enthusiasts, the town offers various sports clubs and facilities to keep you active and entertained. Plus, the nearby Silverstone Circuit promises thrilling motorsport events, just a stone's throw away.

Brackley Leisure Centre offers an excellent refurbished state of the art gym, 25 metre swimming pool and many more activities including outdoor pitches, squash and a crèche for the younger family members. Brackley Town Football Club offers coaching and teams from 7 years old to adults including girls teams.

Outdoor pursuits include fishing at nearby St James Lake. This stunning 5 acre park just a short walk from the development offers many walking paths for a gentle amble or run and free use of a range of outdoor exercise machines dotted around. A little further afield, Stowe run by the National Trust boasts stunning gardens and a lake. With many events held throughout the year there is something for all the family here including a café and boutique shop for inspirational gifts.

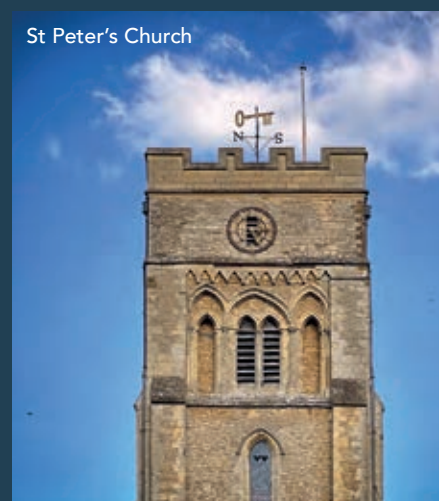


St James Lake at sunset: stock image

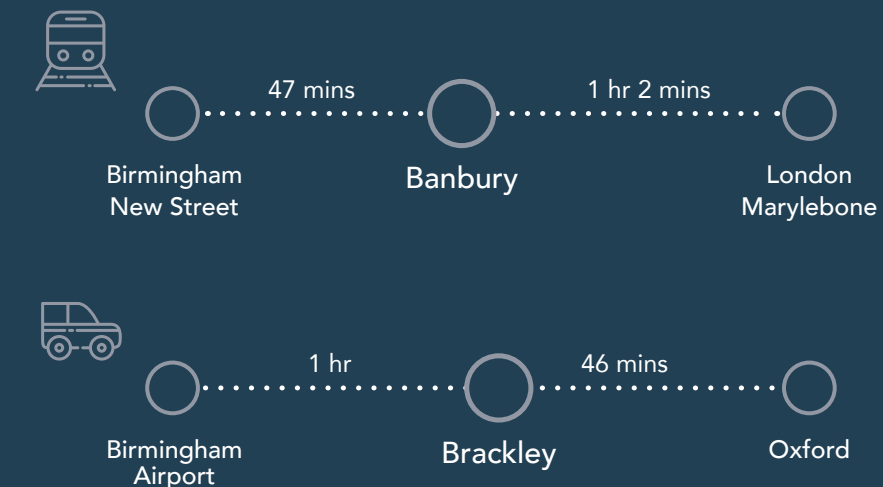
Aerial view across Brackley



St Peter's Church



Brackley Leisure Centre



## Connectivity

Brackley is perfectly placed for access to the motorway network. The M40 and M1 are both easily accessible, providing direct routes to the nearby towns of Milton Keynes (20 miles) and Northampton (21 miles). The historic university city of Oxford is just 23 miles away. For rail travel, Banbury station, just 11 miles away via the A422 offers a regular rail service into London Marylebone station in just over an hour and to Birmingham New Street station in as little as 48 minutes. For travelling further afield, Birmingham (BHX) Airport is just over an hour's drive via the M40.

# The LOCATION

## Travel

### By Road

Banbury 11.6 miles  
 Milton Keynes 20.4 miles  
 Northampton 21.2 miles  
 Oxford 24.5 miles  
 Birmingham Airport 48.5 miles  
 Birmingham 59.9 miles  
 London 69.4 miles

### By Rail

From Banbury Station:  
 Direct Service - London, Marylebone from 59 mins  
 Birmingham, New Cross from 47 mins  
 Birmingham NEC 1hr 4 mins

St James View  
 Brackley  
 NN13 6BL

what3words: twitchy.voices.unstated



# The DEVELOPMENT

## HOUSETYPES

2-Bedrooms Balina	Plot No. 21	4-Bedrooms Eadestown	1, 4, 5, 8
Balally	17, 20, 22, 25, 26, 27, 43	Hollyford	31, 33, 41, 49, 51, 52, 56, 58
Balally II	39, 44, 70	KilKelly	34, 35, 37, 53, 54, 59
Milford	2, 3, 15, 47	5-Bedrooms Portlaw	32, 36, 55, 57
3-Bedrooms Clohamon	16, 18, 19, 23, 28, 38, 40, 42, 45, 69, 71	Affordable	61-68
Courtown	7, 10, 11, 30, 46, 48, 50, 60		
Courtown II	29		
Courtown III	24		
Courtown IV	6, 9		
Dunmore	12, 13, 14		

Key	
LEAP	Local equipped area of play
LAP	Local area for play
BCP	Bin collection points



The development plan is for illustrative purposes only and is not intended to be scaled or used to indicate specific boundaries. Lagan Homes reserves the right to change this layout subject to changes in planning.

# The SPECIFICATION

	Ballina	Balally	Balally II	Milford	Clohamon	Courtown	Courtown II	Courtown III	Courtown IV	Dunmore	Eadestown	Hollyford	Kilkelly	Portlaw
<b>KITCHEN &amp; UTILITY</b>														
Integrated Electrolux single undercounter oven with 4-burner gas hob and cooker hood	■	■	■	■										
Integrated Electrolux double undercounter oven with 4-burner gas hob and cooker hood					■	■	■	■	■	■				
Integrated Electrolux double oven in tall housing with 4-burner gas hob and cooker hood											■			
Integrated Electrolux fridge/freezer											■			
Integrated AEG double oven in tall housing with 5-burner gas hob and cooker hood												■	■	■
Integrated fridge/freezer and dishwasher												■	■	■
Symphony designed kitchens with choice of unit colour doors, laminate worktop and upstand in standard range	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Glass splashback behind hob	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Inset composite white 1.5 bowl sink with chrome mixer tap to kitchen	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Space for washing machine to kitchen	■	■	■	■	■	■	■	■	■	■	■		■	
Removeable base unit for dishwasher to kitchen	■	■	■	■	■	■	■	■	■	■	■			
Inset stainless steel single bowl sink with mixer tap to utility												■		■
Space for washing machine to utility												■		■
<b>BATHROOM &amp; ENSUITES</b>														
Ideal Standard white sanitaryware with chrome fittings	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Ideal Standard rainfall shower to bathroom bath with bath screen	■	■	■	■										
Ideal Standard handrinse shower to bath					■	■	■	■	■	■	■	■	■	■
Ideal Standard rainfall shower to ensuite 1					■	■	■	■	■	■	■	■	■	■
Ideal Standard thermostatic shower to ensuite 2													■	■
Ideal standard upstand shower tray to ensuites with bifold or sliding shower screen (dependant upon shower tray size)					■	■	■	■	■	■	■	■	■	■
Porcelanosa ceramic tiled splashback to sink wall in cloakroom					■	■	■	■	■	■	■	■	■	■
Porcelanosa ceramic half height wall tiles to 3 walls including bath wall and walls with sanitaryware					■	■	■	■	■	■	■	■	■	■
Porcelanosa ceramic full height wall tiles to shower enclosure					■	■	■	■	■	■	■	■	■	■
Porcelanosa ceramic full height wall tiles to bath walls and half height to walls with sanitaryware where there is no ensuite	■	■	■	■										
Compact style radiators with TRV to bathroom	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Compact style radiators with TRV to ensuite 1					■	■	■	■	■	■				
Compact style radiators with TRV to ensuite 2													■	■
White heated towel rail to ensuite 1											■			
Chrome heated towel rail to ensuite 1												■	■	■
<b>INTERNAL FINISHES</b>														
White painted softwood staircase with chamfered newel and balustrade		■	■		■	■	■	■	■	■	■			
Varnished ash handrail and newel cap												■	■	■
Architraves and skirtings finished in white	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Fitted wardrobes with mirrored sliding doors to bedroom 1					■	■	■	■	■	■	■	■	■	■
Ceilings to be painted in Crown Matt Contract Emulsion Brilliant White	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Walls to be painted in Crown Matt Contract Emulsion Pale Cashew	■	■	■	■	■	■	■	■	■	■	■	■	■	■
4 panel internal door finished in Crown Brilliant White Satin with chrome ironmongery	■	■	■	■	■	■	■	■	■	■				
5 panel internal door finished in Crown Brilliant White Satin with chrome ironmongery											■	■	■	■

	Ballina	Balally	Balally II	Milford	Clohamon	Courtown	Courtown II	Courtown III	Courtown IV	Dunmore	Eadestown	Hollyford	Kilkelly	Portlaw
<b>ELECTRICAL FEATURES</b>														
LED downlights to kitchen	■	■	■	■	■	■	■	■	■	■	■	■	■	■
LED downlights to bathroom	■	■	■	■	■	■	■	■	■	■	■	■	■	■
LED downlights to ensuites					■	■	■	■	■	■	■	■	■	■
TV point to lounge and bedroom 1	■	■	■	■	■	■	■	■	■	■	■	■	■	■
USB point to kitchen and bedroom 1	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Shaver socket to bathroom where there is no ensuite	■	■	■	■										
Shaver socket to ensuite 1					■	■	■	■	■	■	■	■	■	■
Low level amenity light to ensuite 1 only											■	■	■	■
2 way lighting to bedroom 1 only											■	■	■	■
Stainless Steel entrance door light	■	■	■	■	■	■	■	■	■	■	■	■	■	■
External light capability to rear - wire only		■	■	■	■	■	■	■	■	■	■	■	■	■
Garage to include power, socket and LED strip lighting												■	■	■
Electrical vehicle charger	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Photo Voltaic Solar Panels (locations as detailed on site drawings)		■	■	■	■	■	■	■	■	■	■	■	■	■
Optical Network Terminal (ONT) fibre box to cupboard	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Mains wired smoke detectors (or Carbon Monoxide / heat detectors where required) with battery back up	■	■	■	■	■	■	■	■	■	■	■	■	■	■
<b>EXTERNAL FINISHES</b>														
Slabs to front entrance door	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Slabs to side/area of plot				■	■	■	■	■	■	■	■	■	■	■
Turf to front (as landscape design)	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Planting to front ( as landscape design)	■	■	■	■	■	■	■	■	■	■	■	■	■	■
PVCu double glazed windows (refer to schedule for colour)	■	■	■	■	■	■	■	■	■	■	■	■	■	■
PVCu French patio doors					■					■		■	■	■
PVCu door/screen (refer to working drawings)		■	■			■	■	■	■		■			
PVCu/GRP entrance door (refer to schedule for colour)	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Security screens with thumbturn locks to bedroom windows				■										
<b>PLUMBING &amp; HEATING</b>														
Combination boiler	■	■	■	■	■	■	■	■	■	■	■			
Heat only boiler & ThermaQ Cylinder												■	■	■
Compact style radiators with TRV	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Outside tap		■	■		■	■	■	■	■	■	■	■	■	■
<b>WARRANTY</b>														
2-year homeowner warranty with Lagan Homes	■	■	■	■	■	■	■	■	■	■	■	■	■	■
10-year NHBC warranty	■	■	■	■	■	■	■	■	■	■	■	■	■	■

Fibre network provision to development. Rear garden slopes will be a maximum of 1:9 and gardens may have retaining structures / steps insitu to achieve this. Front and rear gardens will have drainage inspection chambers insitu – locations / drawing 'as built' designs may vary. Topsoil is laid to min 100mm using topsoil from the development. Purchaser landscaping company will be responsible for final soil grading, stone picking, raking and levelling. Driveway parking space and front garden may not be delineated, boundary lines will be shown on conveyance plans. Standing surface water to gardens may be experienced at times of high rainfall. This is normal and should not cause concern as ground improves with ecological and planting process. A period of time following construction activity is required for ecological and environmental conditions to re-establish. Some properties may have bird or bat boxes built in or fixed to the house to comply with planning obligations. Properties are wired for broadband. At times, particularly at the start of the development you may not have connectivity due to the service provider needing to connect the development.

Lagan Homes reserves the right to replace products with equivalent products affected by supply chain issues. Choices are dependent on stage of construction, please ask the Sales Advisor for details. This specification is for guidance only. We recommend that you inspect the full specification prior to reservation and confirm all details with the Sales Advisor at point of purchase. We reserve the right to change or substitute alternative items of similar quality. Specification is correct at the time of printing. Please note TV and telephone points only are provided, purchaser to arrange own connections, including extensions.







# Sustainable ENVIRONMENT

As an established residential developer, sustainability is the greatest challenge facing our industry today and at Lagan Homes we recognise that everything we do has an impact on both people and the environment.

We take pride in fulfilling our duty to operate as a responsible business and aim to continuously reduce our environmental impact, which is reflected in the way we design and build our homes leading to a reduction in our carbon footprint every year.

Increasingly, we employ green construction methods by reducing, recycling and re-using waste, to optimise resources and minimise disruption. Our building materials are responsibly sourced and we aim to ensure that our homes and communities are built in a way that is respectful of the plants and wildlife in the surrounding area.

Our new homes are designed with energy efficiency as a key consideration, using the latest technologies, methods and materials to help cut down carbon emissions. Such as;

-  Good levels of insulation
-  Quality construction on-site
-  High-efficiency heating systems
-  Energy efficient appliances
-  Low energy lighting
-  Save £2,200 on energy bills\*

In turn these measures help to improve the quality of life for our customers by significantly reducing the cost it takes to run a new home in one of our newly created communities.

Every effort is made to combine the character of our exteriors with that of their locations. When buying a new-build home with Lagan Homes you can be certain that alongside the thoughtful design and high-quality specification, your home has been created to maximise energy efficiency. 100% of all our homes built in 2023 were rated EPC B or above, and by buying a new build home this will help reduce carbon emissions by more than 2.2 tonnes a year. On average this could mean as a new home owner you could save £2,200 on energy bills a year compared to an older house, keeping you warm in winter and saving you money for the more enjoyable things in life.

\* Energy saving figures quoted are provided by the Home Builders Federation (HBF) Energy Report "Watt a Save" Updated July 2023 under Ofgem's latest price cap  
Photographs show typical show home interiors from previous developments.



# Why choose LAGAN HOMES

Lagan Homes is a family company with over 40 years' experience of building well designed quality homes to the highest standards. We are committed to creating sustainable communities and environments for generations to enjoy.

## Customer Care

Our passion for customer care ensures we deliver a prompt and friendly customer experience, which includes our emergency out of hours call service.

## Environmental

Our new homes are built with the latest energy efficient technology and environmental considerations.

## Safety and Security

Double glazing, window locks\*, multi-point locking system to main doors, smoke / heat / carbon monoxide detector to current electrical requirements, to provide peace of mind.

(\*window locks to ground floor).

## New Home Warranty

All homes at St James View come with a 10 Year NHBC warranty, with the first 2 years provided by Lagan Homes' customer care team.

## Two Year Warranty

Every new Lagan home comes with a two year customer care warranty subject to NHBC guidelines.

## Your New Home

Home owners have the satisfaction of knowing that St James View represents a team effort involving the dedication, commitment and expertise of our finest architects and craftsmen. Please see our detailed specification.

## 5 Star Home Builder

Awarded the prestigious 5 star rating for customer satisfaction by Home Builders Federation.



Privately family owned homebuilder



Experienced team



Eco-friendly design and construction methods



6000+ homes built since 1983



8 live sites





## Optional EXTRAS

We recognise that each of our purchasers may have unique requirements, so in addition to our generous standard specification, we offer a range of optional extras to enhance your new home.

Tailor your home to your unique requirements with our range of options and extras available subject to the build stage. These can then be included during the construction process to ensure that your home is just the way you want it on the day you move in.

Optional extras will depend upon the stage of build but can include:

- Kitchen unit, worktop and lighting upgrades
- Bathroom upgrades and extra tiling
- Fitted carpets, floor tiling and Kardean flooring
- Extra electrical, lighting and BT points
- Hard landscaping



...well designed quality homes  
to the highest standards



Please ask your  
Sales Adviser for full  
details and pricing

# The BALINA



The computer generated image represents the house type, however elevational treatments, handing, garage position, optional extras, fencing and landscaping may vary. Please ask the sales adviser for details of specific plots.

## 2 bedroom coach house Plot 21

### First Floor

Kitchen/Dining/Living	8,255mm x 4,565mm	27' 1" x 15' 0"
Bedroom 1	4,805mm x 3,450mm	15' 9" x 11' 4"
Bedroom 2	3,360mm x 3,337mm	11' 0" x 10' 11"
Bath		



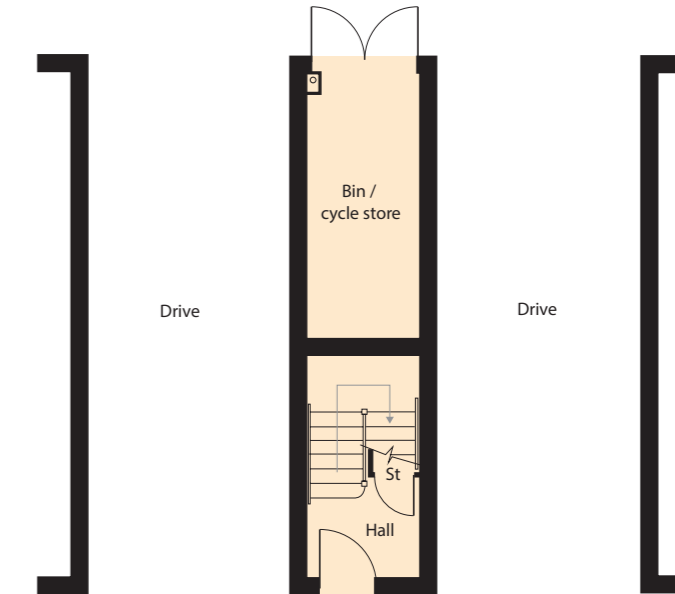
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[www.consumercode.co.uk](http://www.consumercode.co.uk)

Plans are not to scale. All dimensions are approximate and should not be used for carpets, appliance spaces or furniture. Maximum dimensions are shown by arrows on plan. Lagan Homes has a policy of continuous improvement and individual features may vary from time to time.

### First Floor



### Ground Floor



# The BALALLY



## 2 bedroom house

Plots 17, 20, 22, 25, 26, 27, 43

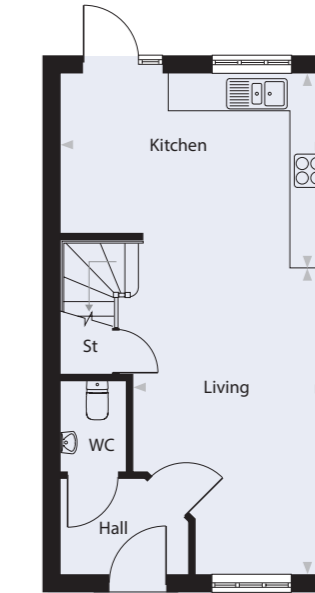
### Ground Floor

Living	4,608mm x 3,235mm	15' 1" x 10' 7"
Kitchen/Dining	4,375mm x 3,622mm	14' 4" x 11' 11"
WC		

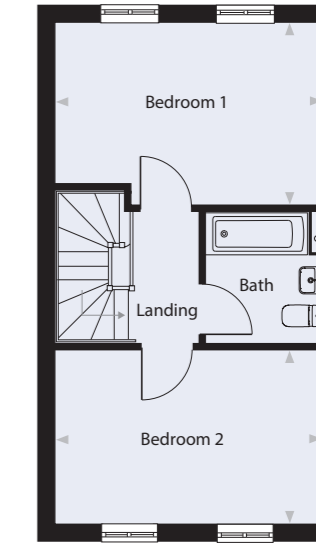
### First Floor

Bedroom 1	4,375mm x 3,000mm	14' 4" x 9' 10"
Bedroom 2	4,375mm x 2,884mm	14' 4" x 9' 6"
Bath		

### Ground Floor



### First Floor



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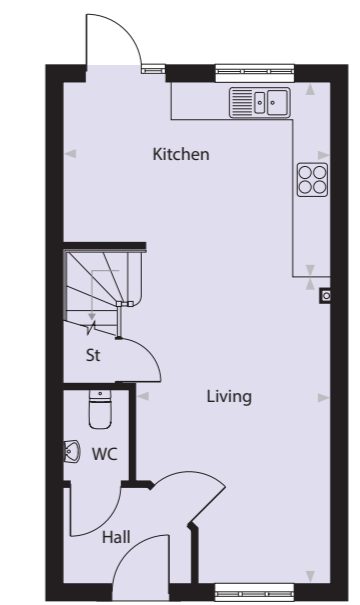
# The BALALLY II



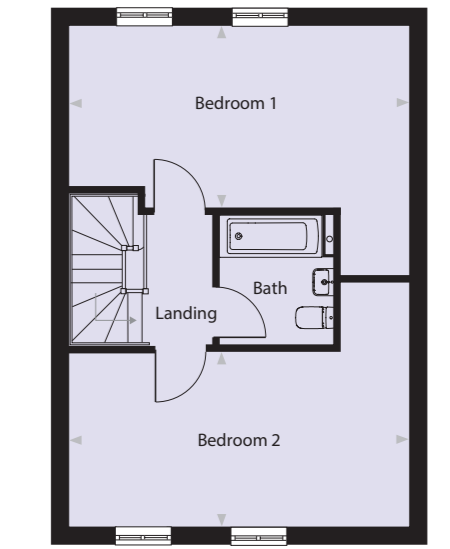
## 2 bedroom house Plots 39, 44, 70

<b>Ground Floor</b>		
Living	4,608mm x 3,235mm	15' 1" x 10' 7"
Kitchen/Dining	4,375mm x 3,622mm	14' 4" x 11' 11"
WC		
<b>First Floor</b>		
Bedroom 1	5,585mm x 3,003mm	18' 4" x 9' 10"
Bedroom 2	5,585mm x 2,887mm	18' 4" x 9' 6"
Bath		

Ground Floor



First Floor



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# The MILFORD



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## 2 bedroom bungalow

Plots 2, 3, 15, 47\*

### Ground Floor

Kitchen/Dining/Living	7,665mm x 3,800mm	25' 2" x 12' 6"
Bedroom 1	4,550mm x 3,390mm	14' 11" x 11' 1"
Bedroom 2	3,390mm x 3,022mm	11' 1" x 9' 11"
Bath		

Security screens with thumbturn locks to bedroom windows.

\* Plot 47 the french doors are on the side elevation of the property only and not to the rear.

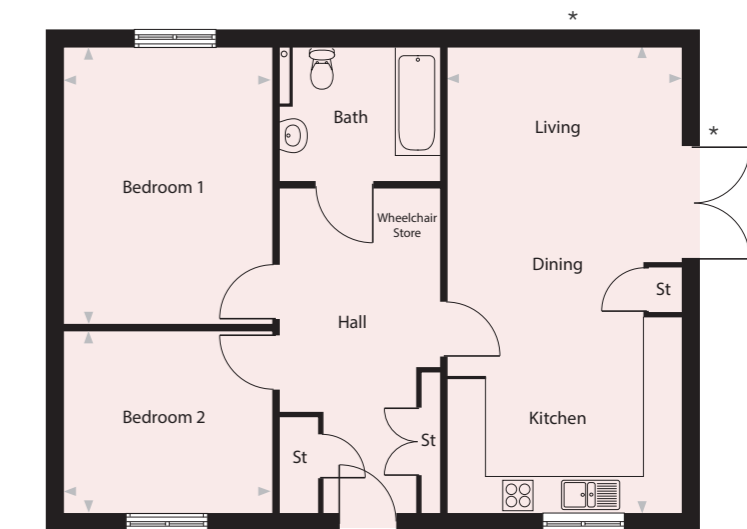
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## Ground Floor



# The CLOHAMON

## 3 bedroom house

Plots 16, 18, 19, 23, 28, 38,  
40, 42, 45, 69, 71

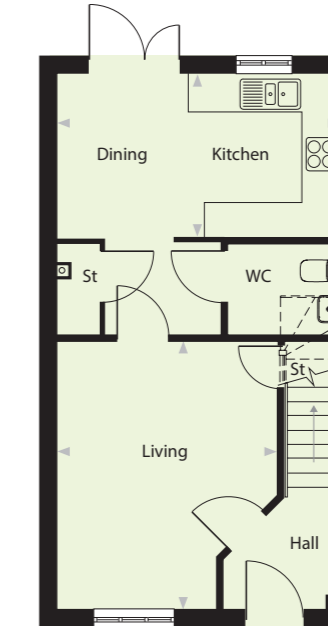
### Ground Floor

Living	4,410mm x 3,624mm	14' 6" x 11' 11"
Kitchen/Dining	4,630mm x 2,678mm	15' 2" x 8' 9"
WC		

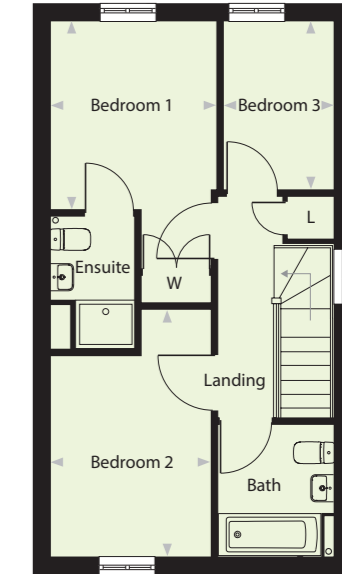
### First Floor

Bedroom 1	3,065mm x 2,755mm	10' 1" x 9' 0"
Bedroom 2	4,070mm x 2,638mm	13' 4" x 8' 8"
Bedroom 3	2,760mm x 1,783mm	9' 1" x 5' 10"
Bath		
Ensuite		

### Ground Floor



### First Floor



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# The COURTOWN

## 3 bedroom house

Plots 7, 10, 11, 30, 46, 48,  
50, 60

### Ground Floor

Living	5,300mm x 2,994mm	17' 5" x 9' 10"
Kitchen/Dining	5,300mm x 3,152mm	17' 5" x 10' 4"
WC		

### First Floor

Bedroom 1	3,997mm x 2,992mm	13' 1" x 9' 10"
Bedroom 2	3,262mm x 3,010mm	10' 8" x 9' 11"
Bedroom 3	3,262mm x 2,197mm	10' 8" x 7' 2"
Bath		
Ensuite		

Note: Plots 7, 10 and 30 are semi-detached.  
Plots 11, 46, 48, 50 and 60 are detached.

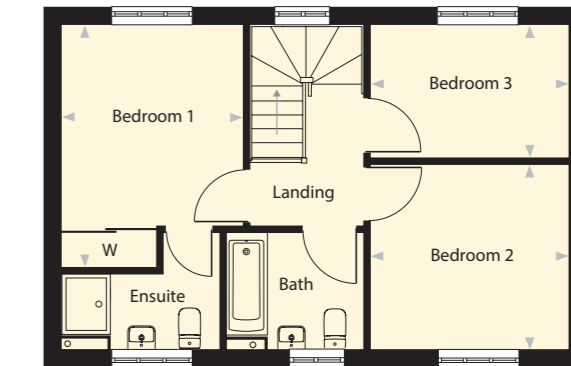
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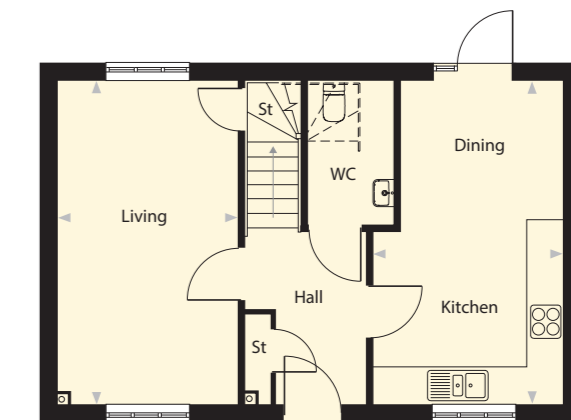
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## First Floor



## Ground Floor



The computer generated image represents the house type. Some plots have alternative window positions. Please ask the Sales Adviser for details of your chosen plot.

# The COURTOWN II

## 3 bedroom house

### Plot 29

#### Ground Floor

Living	5,300mm x 2,994mm	17' 5" x 9' 10"
Kitchen/Dining	5,300mm x 3,152mm	17' 5" x 10' 4"
WC		

#### First Floor

Bedroom 1	3,997mm x 2,992mm	13' 1" x 9' 10"
Bedroom 2	3,262mm x 3,010mm	10' 8" x 9' 11"
Bedroom 3	3,262mm x 2,197mm	10' 8" x 7' 2"
Bath		
Ensuite		

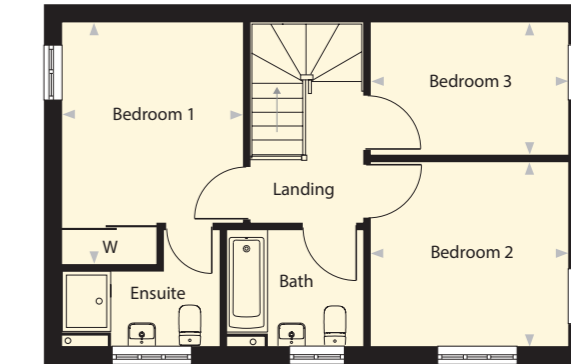
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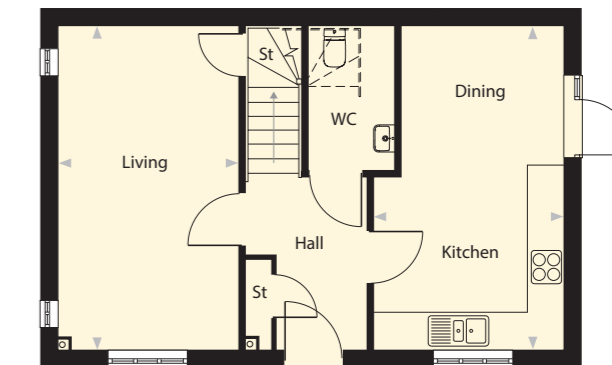
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## First Floor



## Ground Floor



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# The COURTOWN III



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## 3 bedroom house

### Plot 24

#### Ground Floor

Living	5,075mm x 3,757mm	16' 8" x 12' 4"
Kitchen/Dining	5,075mm x 2,810mm	16' 8" x 9' 3"
WC		

#### First Floor

Bedroom 1	3,792mm x 2,923mm	12' 5" x 9' 7"
Bedroom 2	3,405mm x 2,913mm	11' 2" x 9' 7"
Bedroom 3	3,754mm x 2,069mm	12' 4" x 6' 9"
Bath		
Ensuite		

Note: Plot 24 is end of terrace.

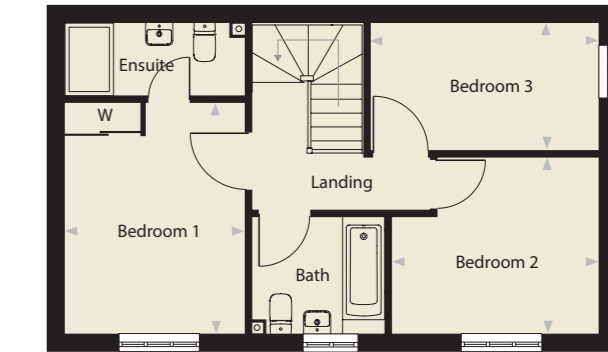
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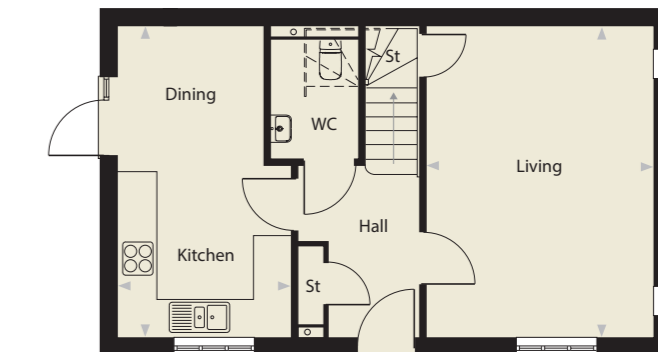
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## First Floor



## Ground Floor



# The COURTOWN IV



The computer-generated image represents the house type, however elevational treatments, handing, garage position, optional extras, fencing and landscaping may vary. Please ask the sales adviser for details of specific plots.

## 3 bedroom house

Plots 6, 9

### Ground Floor

Living	3,997mm x 3,522mm	13' 1" x 11' 7"
Kitchen/Dining	5,075mm x 2,687mm	16' 8" x 8' 10"
WC		

### First Floor

Bedroom 1	3,885mm x 2,884mm	12' 9" x 9' 6"
Ensuite		
Bedroom 2	3,279mm x 2,884mm	10' 9" x 9' 6"
Bedroom 3	2,775mm x 2,098mm	9' 1" x 6' 11"
Bath		

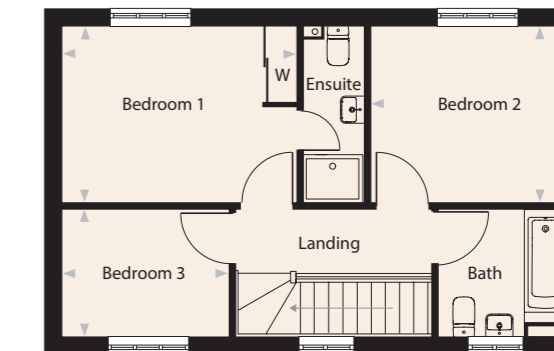
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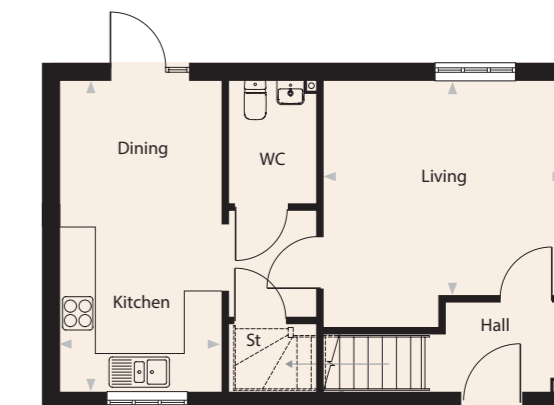
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## First Floor



## Ground Floor



# The DUNMORE

## 3 bedroom house Plots 12, 13, 14

### Ground Floor

Living	4,027mm x 3,310mm	13' 3" x 10' 10"
Kitchen	3,697mm x 3,432mm	12' 2" x 11' 3"
WC		

### First Floor

Bedroom 2	4,985mm x 3,160mm	16' 4" x 10' 4"
Bedroom 3	3,847mm x 2,737mm	12' 7" x 9' 0"
Bath		
Ensuite		

### Second Floor

Bedroom 1	3,938mm x 3,730mm	12' 11" x 12' 3"
Ensuite		

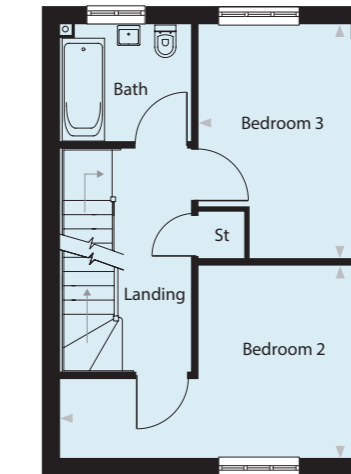
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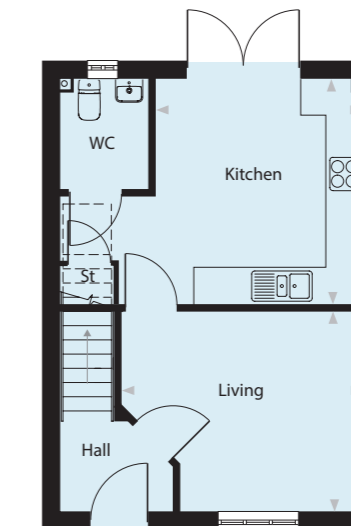
### First Floor



### Second Floor



### Ground Floor



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# The EADSTOWN



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## 4 bedroom house

Plots 1, 4, 5, 8

### Ground Floor

Living	5,300mm x 3,550mm	17' 5" x 11' 8"
Kitchen/Dining	5,980mm x 3,788mm	19' 7" x 12' 5"
WC		

### First Floor

Bedroom 1	3,645mm x 3,030mm	12' 0" x 9' 11"
Ensuite		
Bedroom 2	3,252mm x 2,991mm	10' 8" x 9' 10"
Bedroom 3	3,741mm x 2,828mm	12' 3" x 9' 3"
Bedroom 4	2,991mm x 2,470mm	9' 10" x 8' 1"
Bath		

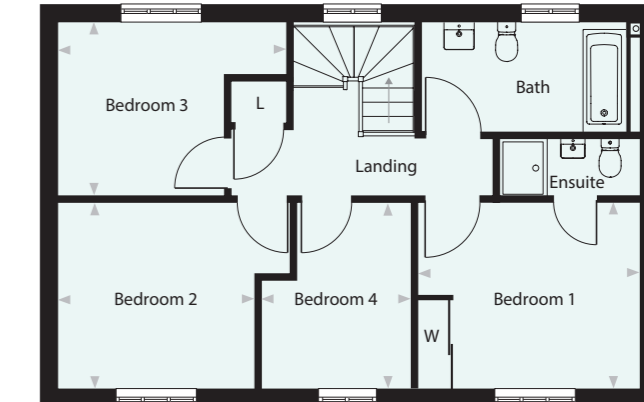
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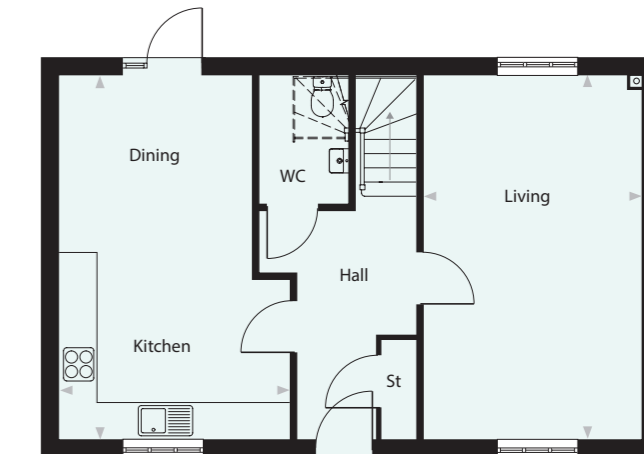
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## First Floor



## Ground Floor



# The HOLLYFORD



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## 4 bedroom house

Plots 31, 33, 41, 49, 51, 52, 56, 58

### Ground Floor

Living	5,300mm x 4,308mm	17' 5" x 14' 2"
Kitchen/Dining	6,580mm x 3,015mm	21' 7" x 9' 11"
Study	2,497mm x 1,844mm	8' 2" x 6' 1"
Utility	3,015mm x 1,950mm	9' 11" x 6' 5"
WC		

### First Floor

Bedroom 1	4,438mm x 3,655mm	14' 7" x 12' 0"
Ensuite		
Bedroom 2	3,999mm x 3,165mm	13' 1" x 10' 5"
Bedroom 3	3,132mm x 3,396mm	10' 3" x 11' 2"
Bedroom 4	3,726mm x 3,132mm	12' 3" x 10' 3"
Bath		

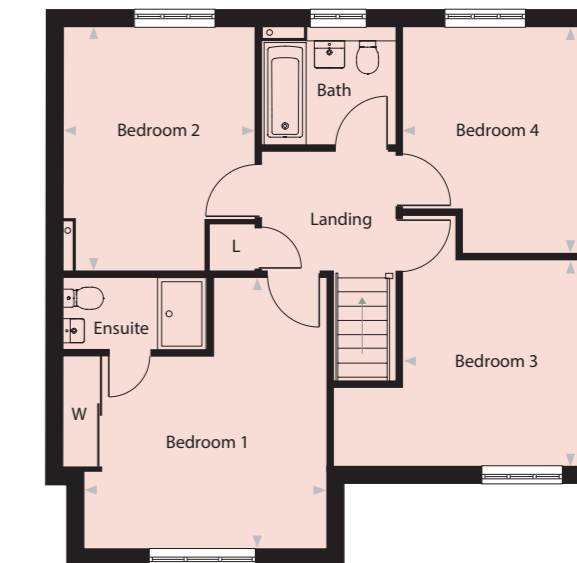
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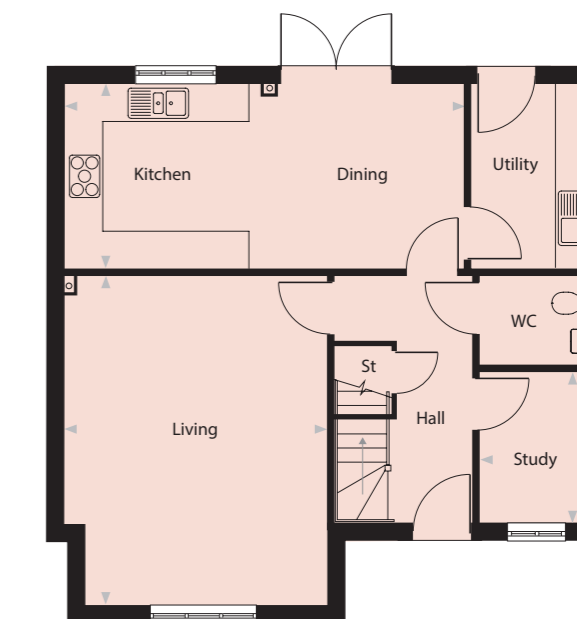
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## First Floor



## Ground Floor



# The KILKELLY



## 4 bedroom house

Plots 34, 35, 37, 53, 54, 59

### Ground Floor

Living	4,680mm x 4,290mm	15' 4" x 14' 1"
Kitchen/Dining	5,530mm x 5,190mm	18' 2" x 17' 0"
Study	3,547mm x 1,997mm	11' 8" x 6' 7"
WC		

### First Floor

Bedroom 1	4,247mm x 3,717mm	13' 11" x 12' 2"
Ensuite		
Bedroom 2	4,290mm x 3,322mm	14' 1" x 10' 11"
Ensuite		
Bedroom 3	3,547mm x 2,833mm	11' 8" x 9' 3"
Bedroom 4	2,934mm x 2,824mm	9' 8" x 9' 3"
Bath		

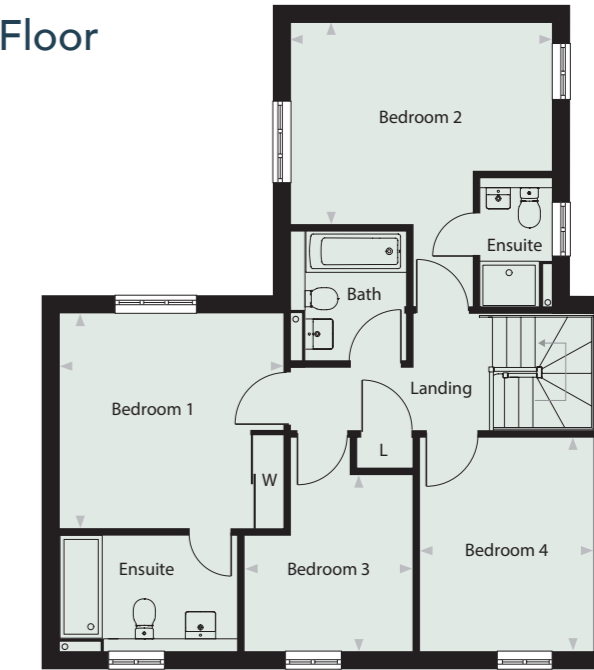


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## First Floor



## Ground Floor



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# The PORTLAW



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## 5 bedroom house

Plots 32, 36, 55, 57

### Ground Floor

Living	6,765mm x 3,290mm	22' 2" x 10' 10"
Kitchen/Dining	5,800mm x 4,678mm	19' 0" x 15' 4"
WC		

### First Floor

Bedroom 1	4,762mm x 3,290mm	15' 7" x 10' 10"
Ensuite		
Bedroom 2	3,722mm x 3,386mm	12' 3" x 11' 1"
Bedroom 3	3,386mm x 2,950mm	11' 1" x 9' 8"
Bath		

### Second Floor

Bedroom 4	5,023mm x 3,540mm	16' 6" x 11' 7"
Bedroom 5	5,023mm x 3,290mm	16' 6" x 10' 10"
Bath 2		

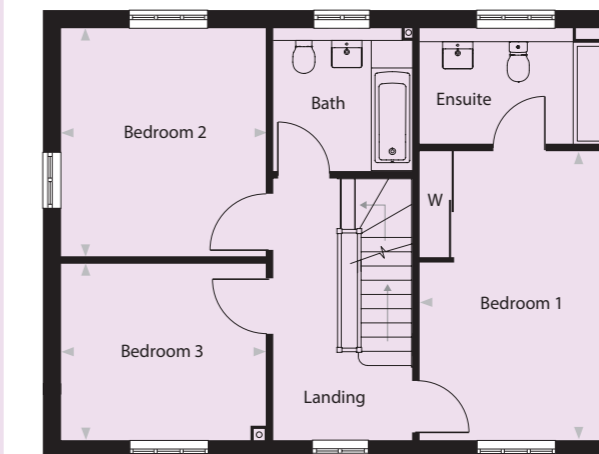
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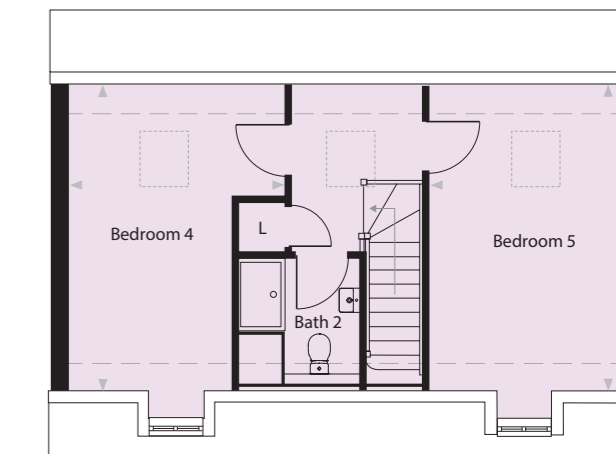
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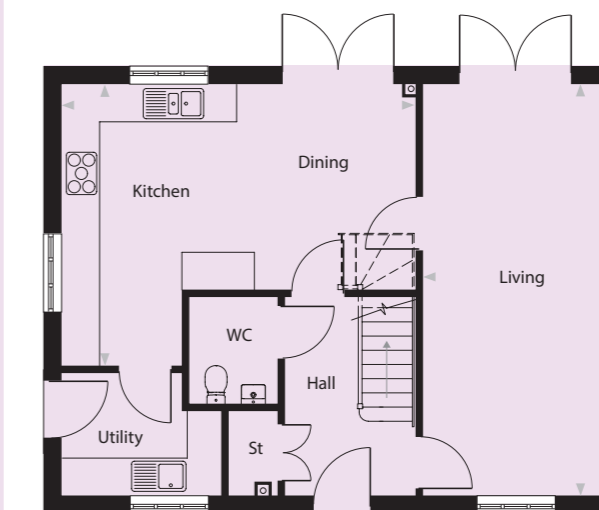
### First Floor



### Second Floor



### Ground Floor



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