



Skylark Fields

HIGHER HEATH



PLOT 1

Cranwell House

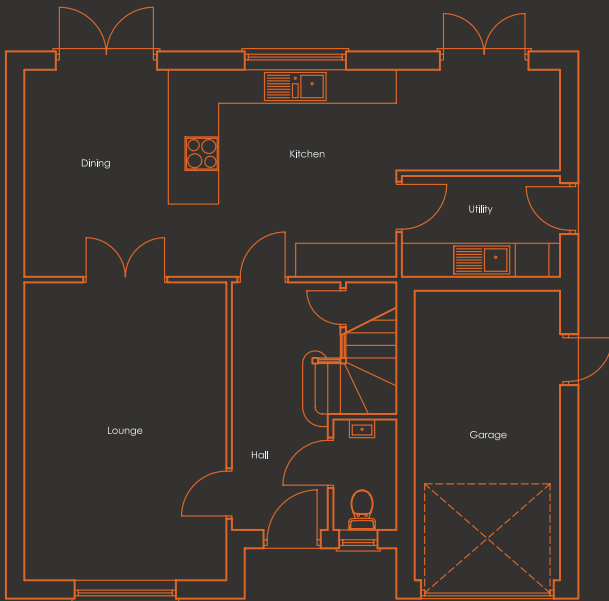
PLOT 3*

Elvington House

PLOT 4

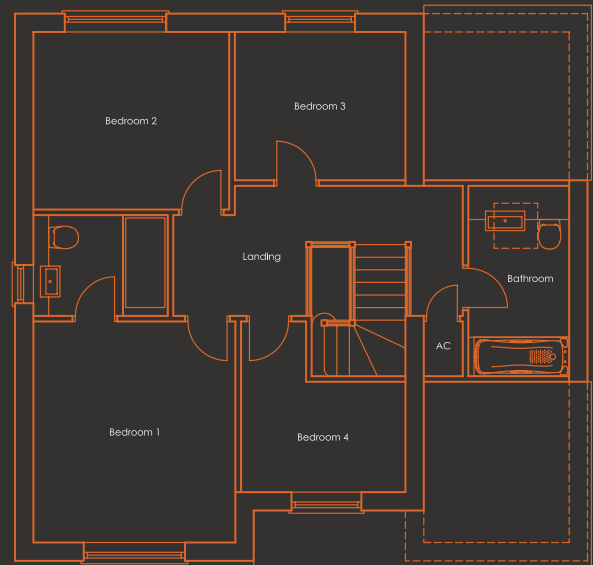
Henlow House

Heathwood Road
Higher Heath
SY13 2HG



GROUND FLOOR

	W x L
Hall	1.72m x 1.36m (5'8" x 5'6")
Lounge	3.61m x 5.32m (11'10" x 17'5")
Kitchen / Dining	6.65m x 3.70m (21'10" x 12'2")
Study	2.92m x 1.80m (9'7" x 5'11")
Utility	2.92m x 1.80m (9'7" x 5'11")
Cloakroom	1.13m x 1.97m (3'8" x 6'6")
Integral Garage	2.60m x 5.32m (8'6" x 17'5")



FIRST FLOOR

	W x L
Master Bedroom	3.62m x 3.95m (11'11" x 12'12")
Ensuite	2.40m x 1.80m (7'10" x 5'11")
Bedroom 2	3.50m x 3.17m (11'6" x 10'5")
Bedroom 3	3.05m x 2.65m (10'11" x 8'8")
Bedroom 4	3.05m x 1.98m (10'11" x 6'6")
Family Bathroom	1.80m x 3.39m (5'11" x 11'1")

*Plot 3 is the mirror image of 1 and 4.



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HIGHER HEATH



PLOT 2*

Duxford House

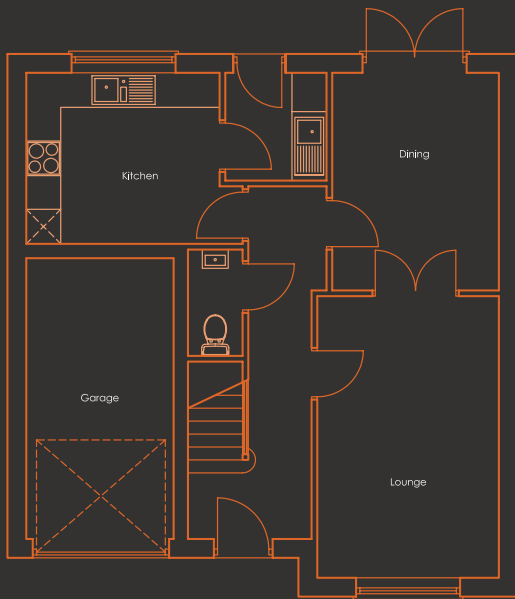
PLOT 5*

Kemble House

Heathwood Road

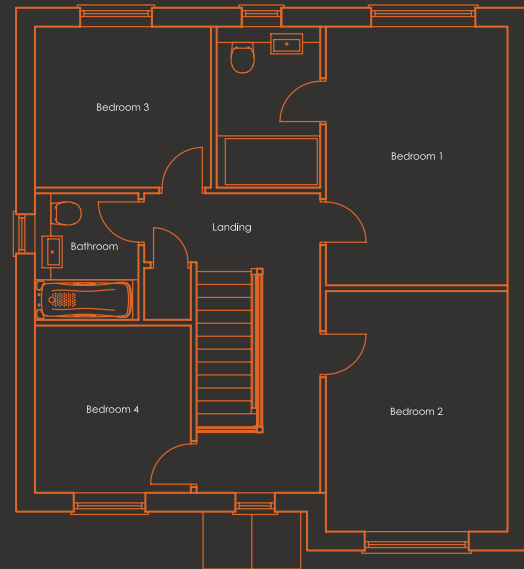
Higher Heath

SY13 2HG



GROUND FLOOR

	W x L
Hall	1.10m x 6.40m (3'7" x 21'0")
Lounge	3.16 m x 4.90m (10'4" x 16'1")
Dining	2.90m x 3.78m (9'6" x 12'5")
Kitchen	3.37m x 3.80m (11'1" x 12'6")
Utility	1.76m x 1.98m (5'9" x 6'6")
Cloakroom	0.95m x 1.71m (3'1" x 5'7")
Integral Garage	2.56m x 5.21m (9'1" x 17'2")



FIRST FLOOR

	W x L
Master Bedroom	3.16m x 4.50m (10'4" x 14'9")
Ensuite	1.80m x 2.80m (5'11" x 9'2")
Bedroom 2	3.16m x 4.18m (10'4" x 13'7")
Bedroom 3	3.06m x 2.80m (10'0" x 9'2")
Bedroom 4	2.71m x 2.91m (8'11" x 9'6")
Family Bathroom	1.80m x 2.30m (5'11" x 7'7")

*Plot 2 and 5 are the mirror image of each other.



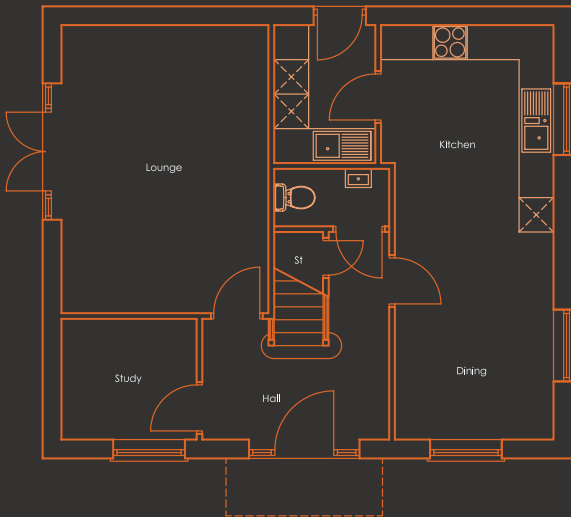
Skylark Fields

HIGHER HEATH



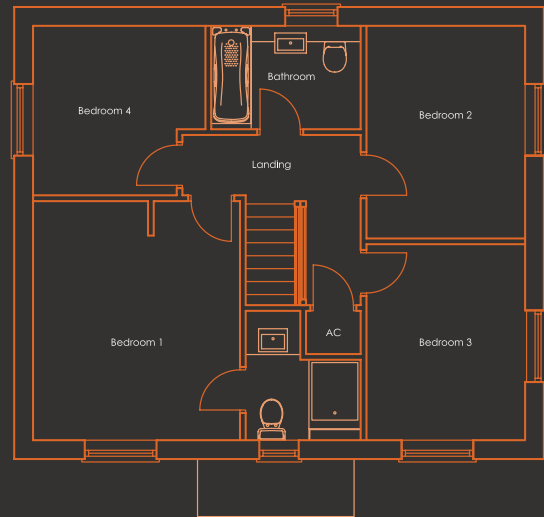
PLOT 6 Stow House

Victory Avenue
Higher Heath
SY13 2JY



GROUND FLOOR

	W x L
Hall	2.00m x 2.90m (6'7" x 9'6")
Lounge	3.60m x 5.01m (11'10" x 16'5")
Kitchen / Dining	2.76m x 7.21m (9'1" x 23'8")
Study	2.35m x 2.1m (7'5" x 6'11")
Utility	1.76m x 2.4m (5'9" x 7'10")
Cloakroom	3.05m x 1.00m (10'1" x 3'4")



FIRST FLOOR

	W x L
Master Bedroom	3.60m x 4.16m (10'4" x 13'8")
Ensuite	2.00m x 1.40m (6'8" x 4'7")
Bedroom 2	2.76m x 2.20m (9'1" x 7'3")
Bedroom 3	2.76m x 3.41m (9'1" x 11'2")
Bedroom 4	3.00m x 2.95m (9'11" x 9'8")
Family Bathroom	2.60m x 1.80m (8'6" x 5'11")



House Specification

FEATURES

KITCHEN

Choice of quality fitted kitchen units	✓
Built in double oven and electric hob	✓
Chimney extractor hood	✓
Integrated dishwasher	✓
Plumbing for washing machine	✓
Integrated fridge	✓
Integrated freezer	✓
Laminate worktops in kitchens and utility rooms	✓
Chrome mixer taps and sinks	✓
Pelmet lighting	✓
Choice of tiles or vinyl flooring to kitchens and utilities	✓
Chrome mixer taps and sinks	✓
Pelmet lighting	✓
Choice of floor tiles to kitchens and utility room	✓

BATHROOM AND ENSUITES

Contemporary white bathroom suites	✓
Contemporary chrome taps	✓
Thermostatically controlled showers	✓
Chrome towel rail radiator in bathroom and ensuite	✓
En-suite to master bed	✓
Shaver point to bathroom	✓
Shaver point to en-suites	✓
Choice of wall tiles	✓
Shower areas fully tiled	✓
Splashback tiling only to baths and basins	✓
Choice of tiles or vinyl flooring to bathrooms, ensuites and WC	✓
All bathrooms half-tiled	✓
Splashback tiling only to baths and basins	✓
Vinyl flooring to bathrooms, ensuites, WC	✓
Choice of tiled or vinyl plank flooring to bathrooms, ensuites and WC	✓

GENERAL

Contemporary white Burford internal doors	✓
Contemporary chrome ironmongery	✓
MDF Moulded skirtings and architrave	✓
Softwood staircases and balustrading	✓



House Specification

FEATURES

TV/BROADBAND/ELECTRICAL

TV points to lounge	✓
TV points to all bedrooms	✓
Telephone point to lounge	✓
Doorbells	✓
Digital Aerial fitted in loft	✓
Downlighters to kitchen and all bathrooms	✓

ENERGY SAVING FEATURES

Energy efficient PVC windows and doors	✓
Mechanical ventilation	✓
Oil fired condensing boilers with electronic temperature and zone control	✓
Energy efficient lighting throughout	✓
Latest cavity, floor and roof insulation technology	✓
Choice of tiled or vinyl plank flooring to bathrooms, ensuites and WC	✓

SAFETY & SECURITY

External lanterns with PIR sensors - front & rear	✓
High security external doors with letterboxes	✓
Lockable windows	✓
Mains connected smoke and heat detection	✓
Build Zone 10 year warranty	✓
Carbon monoxide detectors where applicable	✓

PARKING & EXTERNAL

Tarmac drives	✓
Detached single garage	Plot 6
Integral Single garage	Plot 1, 2, 3, 4, 5
Paths and Patio area paved with natural stone	✓
External Cold Tap Rear	✓
Turf front and rear gardens	✓