



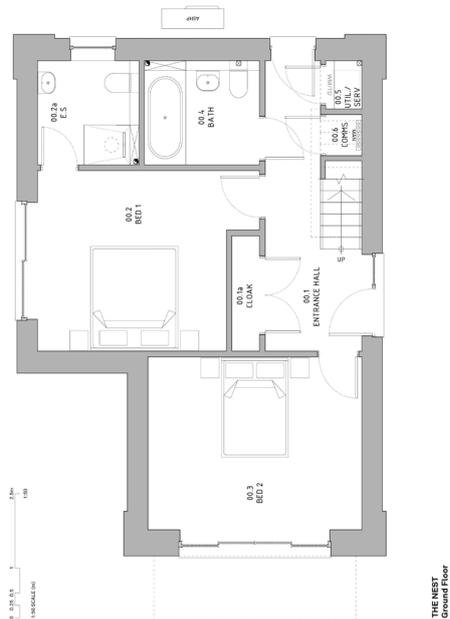
Plot Availability



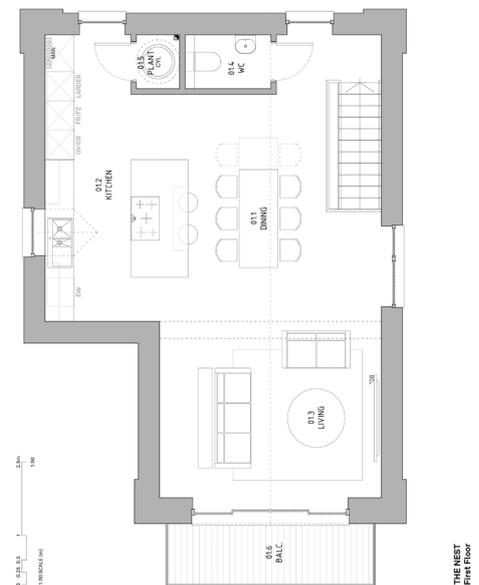
# THE NEST

From £490,000 GBP  
1,280 sq ft

Escape the hustle and bustle of daily life in the luxurious and modern Nest. This property boasts contemporary use of glass, allowing natural light to flood the entire space, and features two first floor bedrooms. With 1,280 sq ft of open plan living and stunning views of the surrounding woodland and meadow from the front facing balcony, the Nest is the perfect hideaway for those seeking peace and tranquility. Don't miss out on the opportunity to own this stunning property.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

# The Nest Specifications

## Exterior

- Engineer designed structural foundation
- Locally sourced natural exterior stonework
- Sustainably sourced Siberian Larch cladding
- Double glazed windows set in powdered aluminium frames
- Natural Slate roof tiling
- Air source heat pump for hot water and underfloor heating
- Paved surrounds, turf and landscaping, estate fencing and hedge boundary
- Smart Systems exterior doors

## Interior

- Choice of floorplan options
- Engineered Karndean flooring
- Brushed stainless steel electrical fittings
- Choice of door handles/fittings
- Traditional staircase
- Wooden internal doors
- Sheraton Kitchen with a choice of appliances and work surfaces
- Duravit Sanitaryware with Grohe fittings and accessories
- Choice of tiling around basins in bathrooms and ensuites

*A number of upgrade options are available for each design, please get in touch with our sales team for full specification details*



# The Nest Plot Availability



## The Beeches

	Phase	Plot	Plot Size	Plot Price	Property Size	Build Price	Total Price
<b>The Nest</b>	The Beeches	1 <b>RESERVED</b>	-	-	-	-	-
<b>The Nest</b>	The Beeches	2	390m <sup>2</sup>	£210,000	1280sqft	£300,000*	£510,000

## Edford Meadows

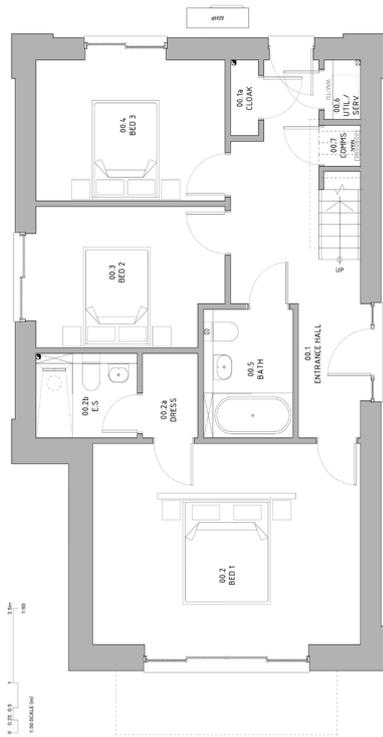
	Phase	Plot	Plot Size	Plot Price	Property Size	Build Price	Total Price
<b>The Nest</b>	Edford Meadows	3 <b>RESERVED</b>	-	-	-	-	-
<b>The Nest</b>	Edford Meadows	4	320m <sup>2</sup>	£190,000	1280 sqft	£300,000	£490,000
<b>The Nest</b>	Edford Meadows	7 <b>RESERVED</b>	-	-	-	-	-
<b>The Nest</b>	Edford Meadows	8 <b>RESERVED</b>	-	-	-	-	-



# THE COTTAGE

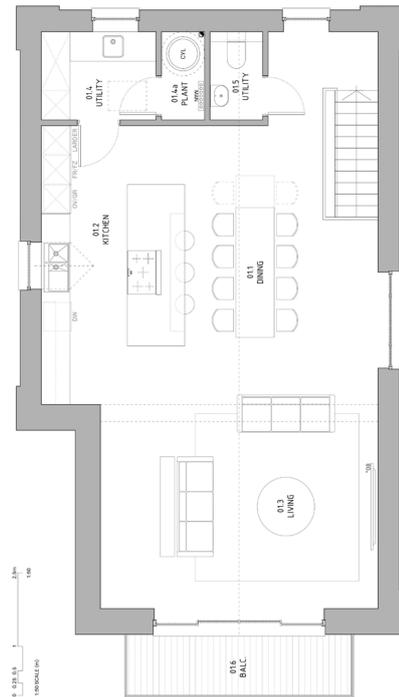
From £700,000 GBP  
1,790 sq ft

The Cottage is the perfect blend of traditional design and modern luxury, making it a fantastic choice for a family holiday home. With 1,790 sq ft of floor space, this sustainable property boasts three first floor bedrooms and breathtaking views from the first floor balcony, accessible from the master bedroom. Experience the best of both worlds at The Cottage, where sustainability meets luxury living. Don't miss out on the opportunity to make this your home away from home.



THE COTTAGE  
Ground Floor

GROUND FLOOR PLAN



THE COTTAGE  
First Floor

FIRST FLOOR PLAN

# The Cottage Specifications

## Exterior

- Engineer designed structural foundation
- Locally sourced natural exterior stonework
- Sustainably sourced Siberian Larch cladding
- Double glazed windows set in powdered aluminium frames
- Natural Slate roof tiling
- Air source heat pump for hot water and underfloor heating
- Paved surrounds, turf and landscaping, estate fencing and hedge boundary
- Smart Systems exterior doors

## Interior

- Choice of floorplan options
- Engineered Karndean flooring
- Brushed stainless steel electrical fittings
- Choice of door handles/fittings
- Traditional staircase
- Wooden internal doors
- Sheraton Kitchen with a choice of appliances and work surfaces
- Duravit Sanitaryware with Grohe fittings and accessories
- Choice of tiling around basins in bathrooms and ensuites
- Engineer designed structural foundation
- Locally sourced natural stone exterior cladding

*A number of upgrade options are available for each design, please get in touch with our sales team for full specification details*





# The Cottage Plot Availability



## Edford Meadows

	Phase	Plot	Plot Size	Plot Price	Property Size	Build Price	Total Price
<b>The Cottage</b>	Edford Meadows	2	352m <sup>2</sup>	£250,000	1790 sqft	£450,000	£700,000
<b>The Cottage</b>	Edford Meadows	5	352m <sup>2</sup>	£250,000	1790 sqft	£450,000	£700,000
<b>The Cottage</b>	Edford Meadows	6	352m <sup>2</sup>	£250,000	1790 sqft	£450,000	£700,000
<b>The Cottage</b>	Edford Meadows	9 <b>RESERVED</b>	-	-	-	-	-
<b>The Cottage</b>	Edford Meadows	10 <b>RESERVED</b>	-	-	-	-	-
<b>The Cottage</b>	Edford Meadows	11	352m <sup>2</sup>	£250,000	1790 sqft	£450,000	£700,000



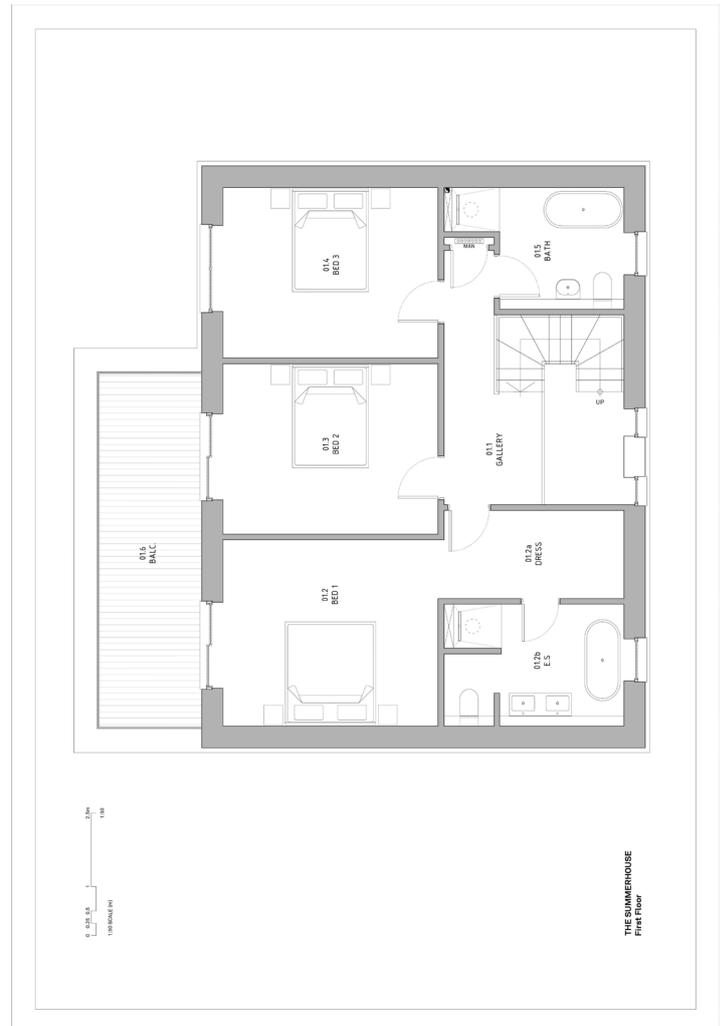
# THE SUMMER HOUSE

From £780,000 GBP  
2,300 sq ft

Escape to the stylish and modern Summer House, the perfect retreat for you and your loved ones. This latest design offers 2,300 sq ft of internal living space, featuring three first floor bedrooms with en-suite bathrooms and a fourth bedroom or study on the ground floor. Step out onto the first floor balcony, complete with a glass balustrade, and enjoy sunbathing or outdoor dining while taking in the breathtaking views of the surrounding natural scenery. Don't miss out on the opportunity to make the Summer House your home away from home.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

# The Summer House Specifications

## Exterior

- Engineer designed structural foundation
- Locally sourced natural exterior stonework
- Sustainably sourced Siberian Larch cladding
- Double glazed windows set in powdered aluminium frames
- Air source heat pump for hot water and underfloor heating
- Paved surrounds, turf and landscaping, estate fencing and hedge boundary
- Smart Systems exterior doors

## Interior

- Choice of floorplan options
- Engineered Karndean flooring
- Brushed stainless steel electrical fittings
- Choice of door handles/fittings
- Traditional staircase
- Wooden internal doors
- Sheraton Kitchen with a choice of appliances and work surfaces
- Duravit Sanitaryware with Grohe fittings and accessories
- Choice of tiling around basins in bathrooms and ensuites
- Engineer designed structural foundation

*A number of upgrade options are available for each design, please get in touch with our sales team for full specification details*



# The Summer House Plot Availability



## The Beeches

	Phase	Plot	Plot Size	Plot Price	Property Size	Build Price	Total Price
The Summer House	The Beeches	5	660m <sup>2</sup>	£385,000	2300sqft	£465,000	£850,000
The Summer House	The Beeches	14	984m <sup>2</sup>	£400,000	2300sqft	£465,000	£865,000
The Summer House	The Beeches	15	681m <sup>2</sup>	£380,000	2300sqft	£465,000	£845,000
The Summer House	The Beeches	16	1038m <sup>2</sup>	£450,000	2300sqft	£465,000	£915,000
The Summer House	The Beeches	23	340m <sup>2</sup>	£315,000	2300sqft	£465,000	£780,000
The Summer House	The Beeches	24 <b>RESERVED</b>	-	-	-	-	-

## Edford Meadows

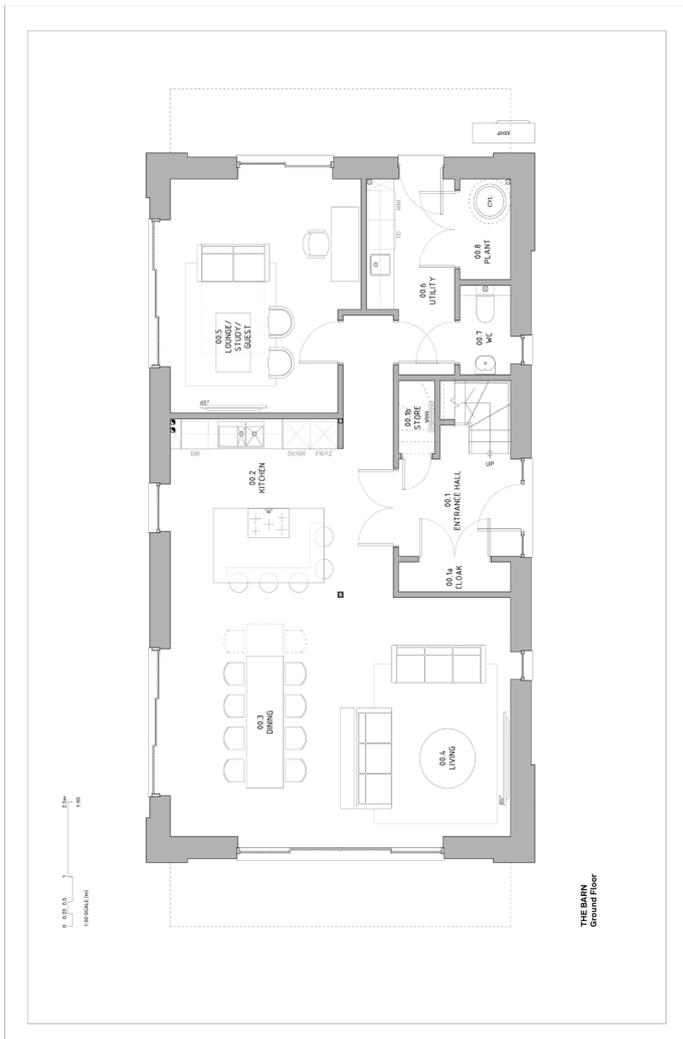
	Phase	Plot	Plot Size	Plot Price	Property Size	Build Price	Total Price
The Summer House	Edford Meadows	16	440m <sup>2</sup>	£325,000	2300sqft	£525,000	£850,000
The Summer House	Edford Meadows	17	440m <sup>2</sup>	£325,000	2300sqft	£525,000	£850,000
The Summer House	Edford Meadows	18	440m <sup>2</sup>	£325,000	2300sqft	£525,000	£850,000



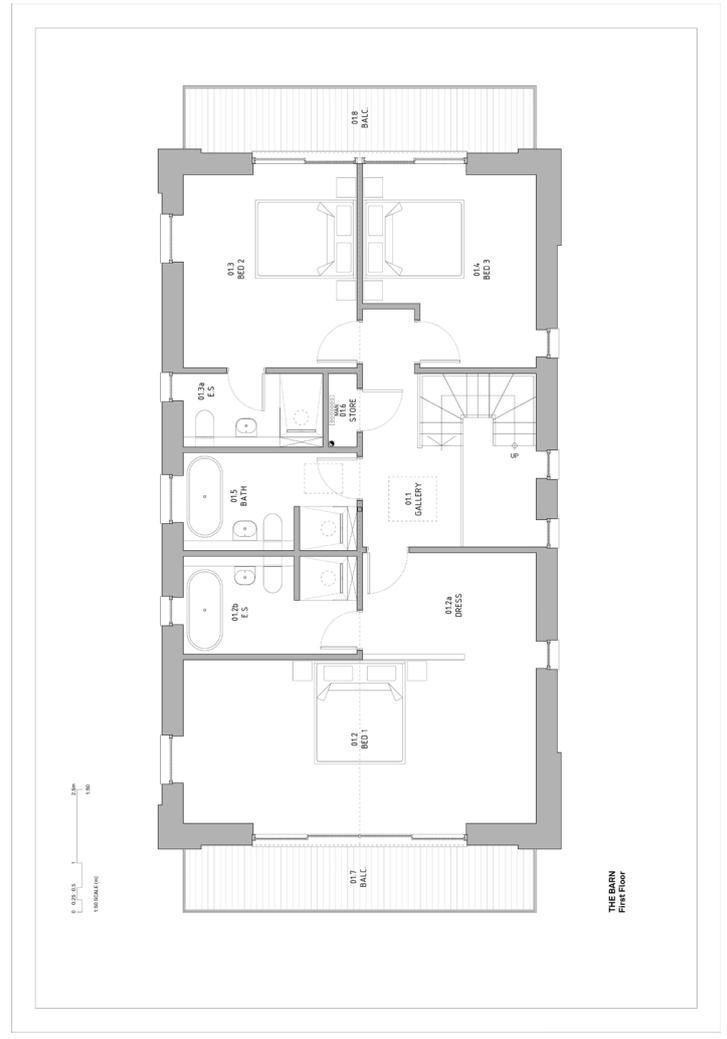
# THE BARN

From £978,000 GBP  
2,400 sq ft

Elevate your luxury holiday experience with the charming and sustainable Barn. This property offers 2,400 sq ft of open plan living space, with large contemporary windows that allow natural light to flood the entire property. From the first floor balcony, accessible from the master bedroom, you can enjoy spectacular views of the surrounding estate. The Barn's traditional design perfectly blends with its natural woodland surroundings, creating the ultimate retreat for you and your loved ones.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

# The Barn Specifications

## Exterior

- Engineer designed structural foundation
- Locally sourced natural exterior stonework
- Sustainably sourced Siberian Larch cladding
- Double glazed windows set in powdered aluminium frames
- Natural Slate roof tiling
- Air source heat pump for hot water and underfloor heating
- Paved surrounds, turf and landscaping, estate fencing and hedge boundary
- Smart Systems exterior doors

## Interior

- Choice of floorplan options
- Engineered Karndean flooring
- Brushed stainless steel electrical fittings
- Choice of door handles/fittings
- Traditional wooden staircase
- Wooden internal doors
- Built-in wardrobes in master bedroom
- Sheraton Kitchen with a choice of appliances and work surfaces
- Choice of Laufen or Villeroy and Boch Sanitaryware with Grohe fittings and accessories
- Choice of tiling around basins in bathrooms and ensuites
- Engineer designed structural foundation

*A number of upgrade options are available for each design, please get in touch with our sales team for full specification details*





# The Barn Plot Availability



## The Beeches

	Phase	Plot	Plot Size	Plot Price	Property Size	Build Price	Total Price
<b>The Barn</b>	The Beeches	5 <b>RESERVED</b>	-	-	-	-	-
<b>The Barn</b>	The Beeches	15	681m <sup>2</sup>	£380,000	2400sqft	£528,000	£908,000
<b>The Barn</b>	The Beeches	16	1038m <sup>2</sup>	£450,000	2400sqft	£528,000	£978,000

## Bector Wood

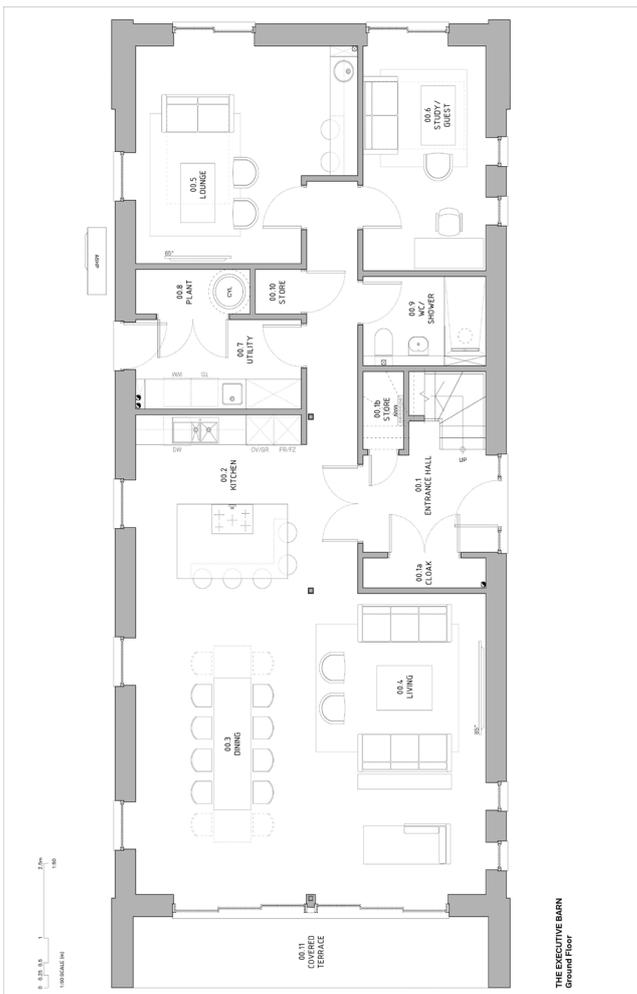
	Phase	Plot	Plot Size	Plot Price	Property Size	Build Price	Total Price
<b>The Barn</b>	Bector Wood	5 <b>RESERVED</b>	-	-	-	-	-
<b>The Barn</b>	Bector Wood	7	820m <sup>2</sup>	£450,000	2400 sqft	£528,000	£978,000
<b>The Barn</b>	Bector Wood	8 <b>RESERVED</b>	-	-	-	-	-
<b>The Barn</b>	Bector Wood	12 <b>RESERVED</b>	-	-	-	-	-
<b>The Barn</b>	Bector Wood	12a <b>RESERVED</b>	-	-	-	-	-



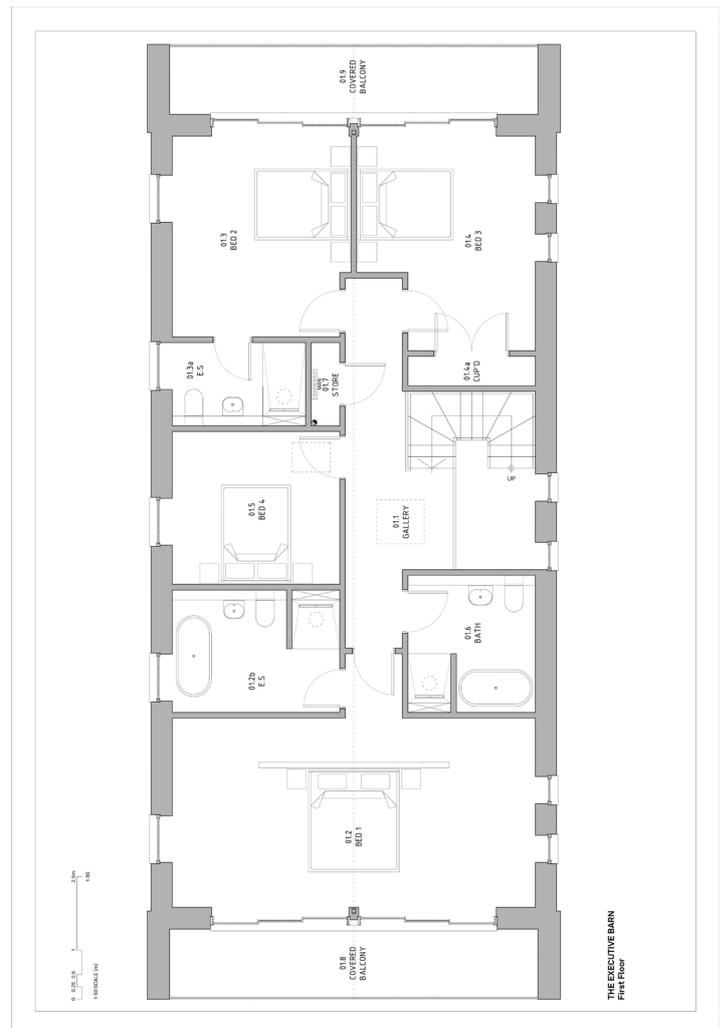
# THE EXECUTIVE BARN

From £1,200,000 GBP  
2,950 sq ft

Experience the height of luxury at the Executive Barn, the largest of our Barn designs with 2,950 sq ft of internal space. This traditional property boasts a spacious open plan kitchen, dining room, and lounge on the ground floor, as well as four large first floor bedrooms. A fifth bedroom or study and a large family bathroom can be found on the ground floor, and the master bedroom has direct access to a balcony with breathtaking views of the surrounding woodland and lake. Don't miss out on the opportunity to make the Executive Barn your home away from home.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

# The Executive Barn Specifications

## Exterior

- Engineer designed structural foundation
- Locally sourced natural exterior stonework
- Sustainably sourced Siberian Larch cladding
- Double glazed windows set in powdered aluminium frames
- Natural Slate roof tiling
- Air source heat pump for hot water and underfloor heating
- Paved surrounds, turf and landscaping, estate fencing and hedge boundary
- Bespoke front door

## Interior

- Choice of floorplan options
- Engineered Karndean flooring
- Tiling options throughout property
- Brushed stainless steel electrical fittings
- Choice of door handles/fittings
- Bespoke designer staircase with balustrade option
- Wooden internal doors or pocket door option
- Built-in wardrobes in master bedroom
- Sheraton Kitchen with a choice of appliances and work surfaces
- Choice of Laufen or Villeroy and Boch Sanitaryware with Grohe fittings and accessories

*A number of upgrade options are available for each design, please get in touch with our sales team for full specification details*



# The Executive Barn Plot Availability



## The Beeches

	Phase	Plot	Plot Size	Plot Price	Property Size	Build Price	Total Price
<b>The Executive Barn</b>	The Beeches	16	1038m <sup>2</sup>	£450,000	2950 sqft	£750,000	£1,200,000
<b>The Executive Barn</b>	The Beeches	17	1786m <sup>2</sup>	£475,000	2950 sqft	£750,000	£1,225,000
<b>The Executive Barn</b>	The Beeches	18 <b>RESERVED</b>	-	-	-	-	-

## Bector Wood

	Phase	Plot	Plot Size	Plot Price	Property Size	Build Price	Total Price
<b>The Executive Barn</b>	Bector Wood	7	820m <sup>2</sup>	£450,000	2950 sqft	£750,000	£1,200,000
<b>The Executive Barn</b>	Bector Wood	8	900m <sup>2</sup>	£450,000	2950 sqft	£760,000	£1,210,000
<b>The Executive Barn</b>	Bector Wood	12 <b>RESERVED</b>	-	-	-	-	-



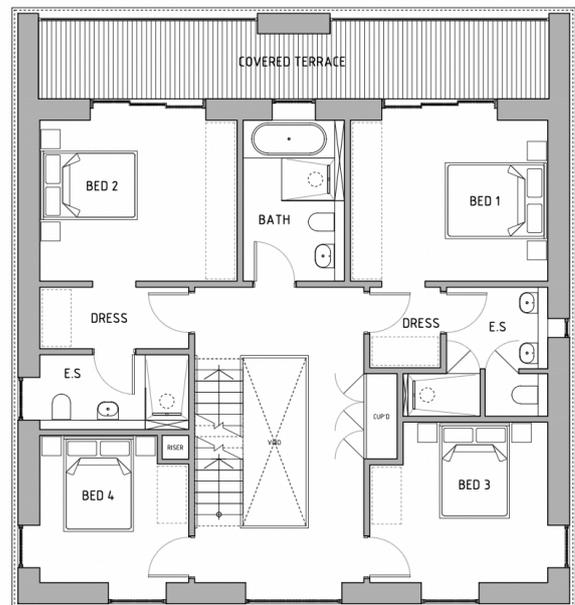
# THE ROOF GARDEN

From £1,010,000 GBP  
3,600 sq ft

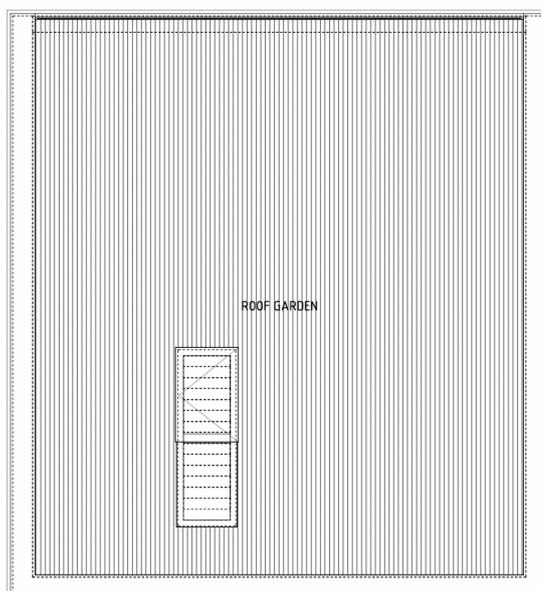
The Roof Garden is a stunning three-story property offering approximately 2,900 sq ft of internal floor space and breathtaking views over the estate and ancient woodland. Designed with nature and sustainability in mind, this stylish home boasts a rooftop garden perfect for private sunbathing and al fresco dining. The open plan living area on the ground floor leads to a sheltered first floor balcony, and the four large first-floor bedrooms each have their own en-suite bathroom



GROUND FLOOR



FIRST FLOOR



ROOF PLAN

# The Roof Garden Specifications

## Exterior

- Engineer designed structural foundation
- Locally sourced natural exterior stonework
- Sustainably sourced Siberian Larch cladding
- Double glazed windows set in powdered aluminium frames
- Air source heat pump for hot water and underfloor heating
- Paved surrounds, turf and landscaping, estate fencing and hedge boundary
- Reinforced rooftop for extras such as jacuzzis

## Interior

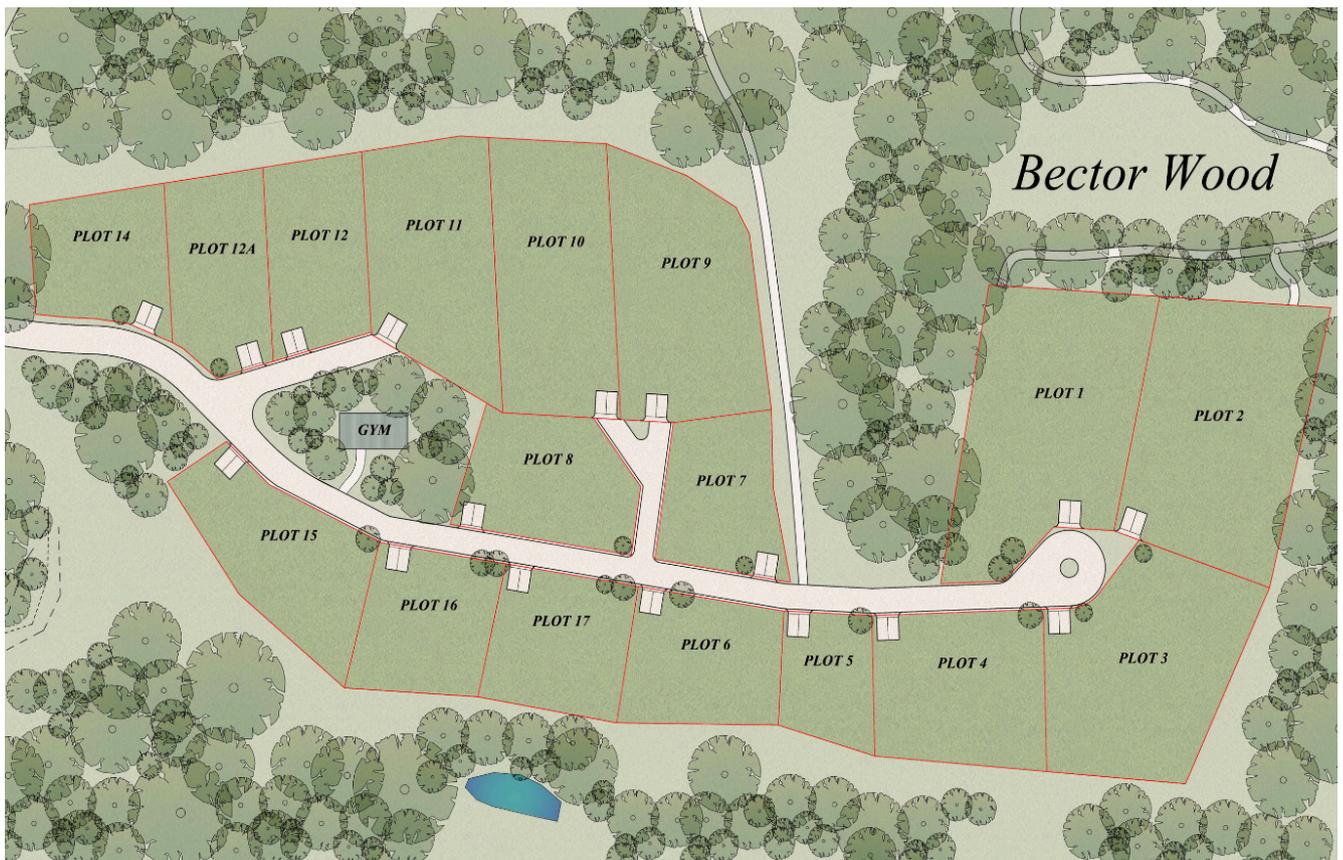
- Choice of floorplan options
- Engineered Karndean flooring
- Brushed stainless steel electrical fittings
- Choice of door handles/fittings
- Traditional wooden staircase
- Wooden internal doors
- Built-in wardrobes in master bedroom
- Sheraton Kitchen with a choice of appliances and work surfaces
- Choice of Laufen or Villeroy and Boch Sanitaryware with Grohe fittings and accessories

*A number of upgrade options are available for each design, please get in touch with our sales team for full specification details*





# The Roof Garden Plot Availability



## The Beeches

	Phase	Plot	Plot Size	Plot Price	Property Size	Build Price	Total Price
<b>The Roof Garden</b>	The Beeches	15	689m <sup>2</sup>	£350,000	3600 sqft	£660,000	£1,010,000
<b>The Roof Garden</b>	The Beeches	16	1038m <sup>2</sup>	£450,000	3600 sqft	£660,000	£1,110,000
<b>The Roof Garden</b>	The Beeches	17	1786m <sup>2</sup>	£475,000	3600 sqft	£660,000	£1,135,000

## Bector Wood

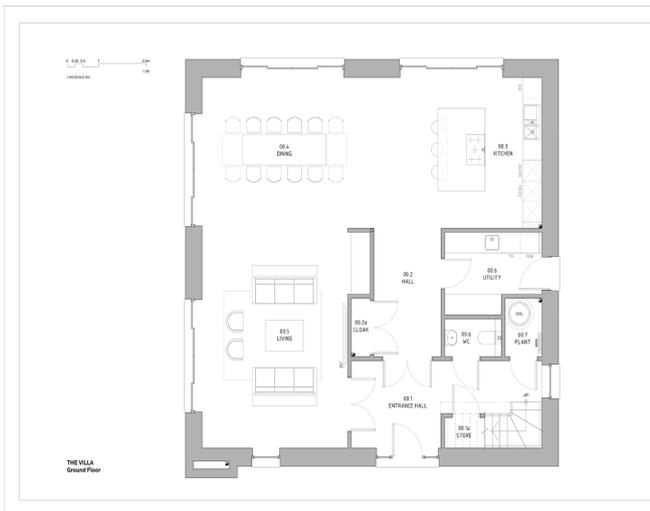
<b>The Roof Garden</b>	Bector Wood	9	1600m <sup>2</sup>	£550,000	3600 sqft	£660,000	£1,210,000
<b>The Roof Garden</b>	Bector Wood	10	1500m <sup>2</sup>	£550,000	3600 sqft	£660,000	£1,210,000
<b>The Roof Garden</b>	Bector Wood	14 <b>RESERVED</b>	-	-	-	-	-



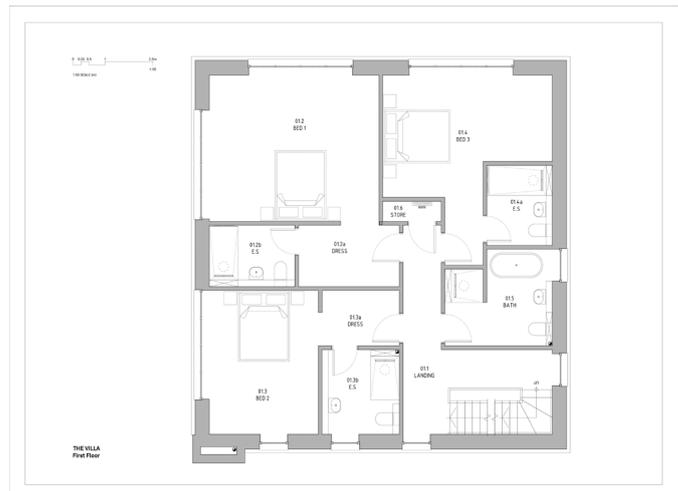
# THE VILLA

From £1,365,000 GBP  
4,400 sq ft

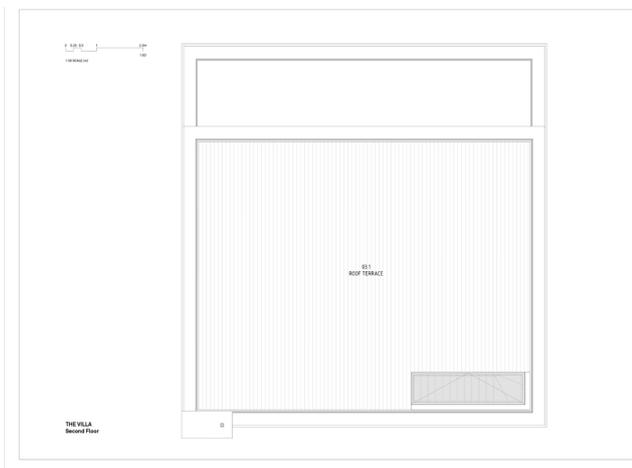
Experience the ultimate in luxury living at The Villa, the largest of our properties with an impressive 4,400 sq ft of internal floor space. This modern design boasts contemporary use of glass and is set over four floors, including a rooftop garden with panoramic views of the estate. Five large bedrooms with en-suite bathrooms can be found on the first and second floors, each with access to a balcony. The Villa boasts top-of-the-line internal finishes and appliances, customizable to your personal taste. Don't miss out on the opportunity to make The Villa your dream home.



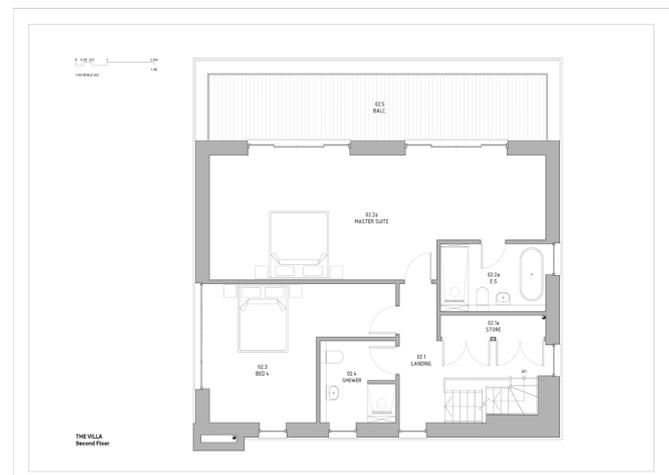
GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN



SECOND FLOOR PLAN

# The Villa Specifications

## Exterior

- Engineer designed structural foundation
- Locally sourced natural exterior stonework
- Sustainably sourced Siberian Larch cladding
- Double glazed windows set in powdered aluminium frames
- Air source heat pump for hot water and underfloor heating
- Paved surrounds, turf and landscaping, estate fencing and hedge boundary
- Bespoke front door
- Reinforced rooftop for extras such as jacuzzis

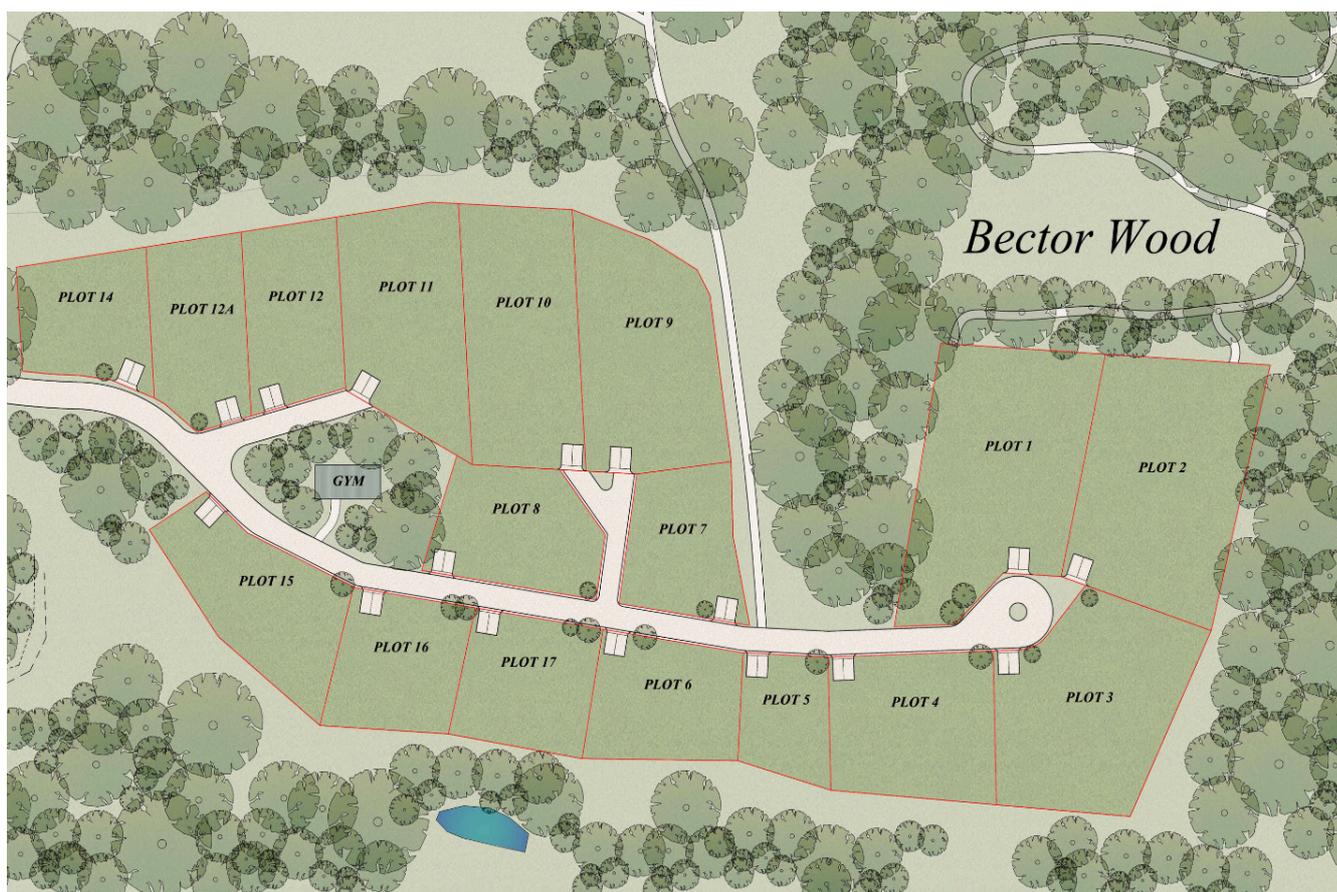
## Interior

- Choice of floorplan options
- Engineered Karndean flooring
- Tiling options throughout property
- Brushed stainless steel electrical fittings
- Choice of door handles/fittings
- Bespoke designer staircase with balustrade option
- Wooden internal doors or pocket door option
- Built-in wardrobes in master bedroom
- Sheraton Kitchen with a choice of appliances and work surfaces
- Choice of Laufen or Villeroy and Boch Sanitaryware with Grohe fittings and accessories

*A number of upgrade options are available for each design, please get in touch with our sales team for full specification details*



# The Villa Plot Availability



## The Beeches

	Phase	Plot	Plot Size	Plot Price	Property Size	Build Price	Total Price
<b>The Villa</b>	The Beeches	17	1786m <sup>2</sup>	£475,000	4400 sqft	£890,000	£1,365,000
<b>The Villa</b>	The Beeches	18 <b>RESERVED</b>	-	-	-	-	-

## Bector Wood

	Phase	Plot	Plot Size	Plot Price	Property Size	Build Price	Total Price
<b>The Villa</b>	Bector Wood	1	2000m <sup>2</sup>	£1,110,000	4400 sqft	£890,000	£2,000,000
<b>The Villa</b>	Bector Wood	2	2000m <sup>2</sup>	£1,110,000	4400 sqft	£890,000	£2,000,000
<b>The Villa</b>	Bector Wood	3	1770m <sup>2</sup>	£750,000	4400 sqft	£890,000	£1,640,000
<b>The Villa</b>	Bector Wood	4 <b>RESERVED</b>	-	-	-	-	-
<b>The Villa</b>	Bector Wood	6	910m <sup>2</sup>	£760,000	4400 sqft	£890,000	£1,650,000
<b>The Villa</b>	Bector Wood	11	1400m <sup>2</sup>	£550,000	4400 sqft	£890,000	£1,440,000