

RIVER MEADOW
WARK-ON-TYNE, HEXHAM



ENJOY THE VERY BEST
OF NORTHUMBERLAND'S
COAST AND COUNTRY



HOMES & HERITAGE

River Meadow is Cussins' latest development in the charming village of Wark, where 17 three to four-bedroom homes and bungalows have been designed to take advantage of large plot sizes.

Wark lies on a beautiful stretch of the North Tyne. Sitting in the heart of Hadrian's Wall country, close to Hexham and just 40 minutes from Newcastle. Perfectly positioned to enjoy Northumberland's beautiful countryside, Wark boasts some incredible ancient sites, hiking areas, geological features, castles, and historic monuments.

At the centre of this picture-postcard village is an incredible chestnut tree which was planted in 1887 to celebrate Queen Victoria's Jubilee. The town hall is a popular venue which hosts frequent events including Friday coffee mornings for the community. Wark has a local shop, post office, and a butcher which offers locally sourced

meat. Across the river is a sports facility which provides children with a play area, and sports pitches for all to enjoy. The Black Bull Inn, Grey Bull and Battlestead Hotel Restaurant and Observatory provide accommodation, food and drink.

The market town of Corbridge, named as one of the best places to live according to The Sunday Times, and England's favourite market town, Hexham- as voted by Country life, are both just a short drive away, while Newcastle is also within an easy commute.

Homes at River Meadow are uniquely designed to perfectly blend with the village's surroundings by the use of high-quality traditional sandstone and slate. Families are offered an outstanding combination of exclusive homes in an incredible setting with outstanding river views. With four designs to choose from, buyers are sure to find a home to suit their tastes and lifestyles.







STYLE, ELEGANCE & TRADITION

Each home has been designed to reflect and enhance the character of its historic surroundings. Built to the Cussins' renowned high standards, homes at River Meadow combine the traditional charm usually associated with older properties, with state-of-the-art energy-efficient build techniques.

Set in the traditional village green Wark has a rarefied air of exclusivity. The uniquely designed homes for River Meadow feature sandstone, and slate. With four designs to choose from, buyers are sure to find a home to suit their tastes and lifestyles. Interiors are exquisitely styled to Cussins' high specifications, offering luxury fitted kitchens, contemporary bathrooms and refined modern detailing throughout.

This latest distinguished development will feature only 17 homes benefitting from generous plots, well-portioned gardens, garages, and private parking spaces with an exclusive view of the River North Tyne.



HISTORY & HADRIAN'S

Hadrian's Wall is the best-preserved and most formidable of Rome's great frontiers. 100 miles of inspiring encounters with our Roman past can be found. Scattered, dense woods and sprawling grounds that roll briskly down the North River Tyne, the 13th-century Chipcase Castle offers some of the best natural and historical features Northumberland has to offer. Only a mile or two downstream from Wark, Chipchase Castle offers a choice of activities. Whether you want the perfect fairy-tale wedding, a world-class salmon and sea trout fishing trip or a thrilling day of shooting.

Grade II listed St Michael's Church, one of the Greenwich Hospital churches in Northumberland was opened in 1818. St Michael's was built in the Gothic style between 1814 and 1818 and includes an embattled tower in the west end.

Vindolanda less than a 25 minutes drive is a fascinating Roman fort and civilian settlement lying just to the south of Hadrian's Wall. The Roman Army Museum, situated beside one of the best-preserved sections of the wall, offers a captivating insight into the garrisons of Hadrian's Wall.

The market town of Hexham and Corbridge is a 20-minute drive and is renowned for independent shops, selling everything from original art to reclaimed furniture, fashion, flowers, and fresh produce to fine wines. Hexham also holds a regular farmers' market, where you can buy direct from producers. Just a 40-minute drive away is Newcastle and the Intu Metro Centre with high street favourites, independent and designer brands.



LIVE AMONGST SOME
OF THE FINEST LANDSCAPES
IN THE REGION



CUISINE & COUNTRY SHOWS

The award-winning Battlestead Hotel & Restaurant nestles in the picturesque village of Wark. A place to unwind and relax in luxurious surroundings. Enjoy locally sourced produce which is complemented by homegrown fruit and vegetables prepared to an exceptional standard. Each July Battlestead host an annual three-day beer festival, the growing festival attracts hundreds of attendees. Enjoying a variety of beer from across the world and entertainment from local musicians. Described as a real community event that brings everyone together in the heart of Wark with ticket proceeds going to the chosen charity.

Hexham and Corbridge have an incredible selection of cafes and restaurants to choose from, including Greek, Italian, Mexican, French, Indian and Chinese, along with traditional tea rooms, farm shops and fish & chips. And,

Sunday afternoon drives could be spent discovering a different countryside pub each weekend.

The stunning Walwick Hall is an independent hotel and spa, a world away from the norm. Serving afternoon teas and offering fine dining using quality, local ingredients, delivered by friendly staff. Hidden deep in the heart of rural Northumberland a private pool, a fully equipped fitness suite and a list of treatments and therapies The Spa at Walwick hall offers an unparalleled escape from everyday life.

The annual Northumberland County Show is held at Bywell and showcases some of the finest livestock in the country as well as activities for the whole family to enjoy. The celebrations continue as Northumberland Day celebrates life in the county, both past and present with events around the region.



LOCAL MARKETS AND
A VIBRANT HIGH STREET SHOPPING
SCENE CLOSE BY



IDEALLY PLACED TO
ACCESS NORTHUMBERLAND'S
CULINARY SCENE



- ▶ Chollerford - 6.3 miles
- ▶ Matfen - 16 miles
- ▶ Prudhoe - 20 miles
- ▶ Newcastle - 28.8 miles
- ◀ Ponteland - 25 miles
- ◀ Airport ✕ - 26 miles

Wark C of E
Primary School

Battlesteads Hotel
& Restaurant

Battlesteads Dark
Sky Observatory

River North Tyne

Local Shop &
Post Office

Wark Village
Farmstores

- ▼ Northumberland National Park - 5.5 miles
- ▼ Rothbury - 27.3 miles



▲ Hexham - 10 miles
▲ Hexham Train Station ⇄ - 11.2 miles
▲ Corbridge - 13.7 miles

Kielder - 23 miles ▲

INSPIRATION, EDUCATION & FAMILY FUN

Wark has highly rated Primary schools to offer families including Wark C of E Primary School which has achieved a “good” rating in Ofsted reports. Wark C of E Primary School is situated in the heart of Wark, an integral part of the local community, catering to pupils aged 3 to 11. The co-educational day and boarding preparatory school Mowden Hall School is located in neighbouring Newton.

When school's out, there is plenty to keep the whole family entertained. Families can discover the remains of forts, towers, turrets, and towns

that once kept watch over Hadrian's Wall. See rare Roman artefacts, visit museums, and take in spectacular views of the landscape. With over 20 fascinating sites to visit, the adventures are endless, such as Housesteads Roman Fort which is a short drive from Radcliffe Grove.

Fancy something a little different? Falconry Days offer unique experiences in the art of falconry and birds of prey. Families can get up close and hands-on with a range of birds including owls and hawks. Experience a day of hunting games, only 7.3 miles from Wark. This unique experience will wow the whole family.





THE GREAT OUTDOORS & INDOORS

River Meadow is in the perfect location to enjoy the area's unique attractions including Kielder Water & Forest Park. 73 miles long, nearly 2000 years old and right on Wark on Tyne's doorstep, Hadrian's wall gives a fascinating insight into our Roman heritage. Set in the stunning local landscape of rolling hills and impressive skies it is a fascinating and inspiring attraction.

There are a myriad of walking routes around Wark as well as cycling and horse-riding trails. On the doorstep of Radcliffe Grove, the North River Tyne offers opportunities for fishing and kayaking.

Under the dark skies of Northumberland, The Battlestead Dark Sky Observatory is a public astronomical observatory offering stargazing, summer stargazing and Aurora hunting.

Wark Sports Club hosts a range of sporting activities and events, from darts and pools to football and cricket matches. Hexham Racecourse under half an hour drive produces top-quality national hunt meetings. Pheasant, grouse, and partridge shooting is available on many country estates.

The old saying is that there is no bad weather, only inappropriate clothing, and the

Northumberland landscape is spectacular come rain or shine. There is also plenty going on within the community. Wark is just a short drive to Hexham which holds regular film and food nights and hosts popular music nights for all including Jazz festivals.

In Hexham, the Wentworth Leisure Centre offers swimming and fitness classes, with a gym and bowling and lots more activities for the whole family to get involved with. The Forum Cinema shows the latest blockbusters, and the Queen's Hall Art Centre has a packed programme of interesting performances from music, comedy, and workshops.

Discover Wallington, where an historical hall meets rolling hills, woodlands, and a walled garden. Explore the history of pre-Raphaelite paintings around the remarkable Central Hall. Be inspired by the beautiful furniture, family paintings and treasure collections. Families can enjoy the great outdoors with walking and cycling routes.

Tucked away in secluded woodland is Aydon Castle, the perfect location for a family day out. Almost completely intact, it is one of the finest and most unaltered examples of a 13th-century English manor house.



A RURAL RETREAT WITH URBAN CONNECTIONS

Wark on-Tyne is well located to enjoy both rural and urban life. Positioned a short distance from the A1 and A69 with excellent access to Hexham, Corbridge and Newcastle.

HEXHAM (10 MILES)

The Tyne Valley hub of Hexham is a short drive away with its imposing abbey, good middle and high schools, fantastic shopping, regular market, and award-winning restaurants as well as cinema, theatre, and family-friendly attractions.



HEXHAM RAILWAY STATION (11.2 MILES)

Hexham is a railway station on the Tyne Valley Line, which runs between Newcastle and Carlisle via Hexham. Newcastle Central Station is a major railway station.



CORBRIDGE (13.7 MILES)

Inhabited since Saxon times, Corbridge's cobbled streets have been lined with independent shops, bakeries, boutiques, tea rooms and great pubs and restaurants.



AIRPORT (26 MILES)

Choose from over 80 destinations direct from the North East's largest airport Newcastle International Airport. Only a 40-minute drive direct to the airport, travelling is made easy.



PONTELAND (25 MILES)

Situated only 8 miles northwest of Newcastle and only a couple of miles from Newcastle International Airport, Ponteland offers stunning Northumberland countryside living whilst boasting excellent links to the A1 and A69.



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KIELDER (23 MILES)

Kielder, home to northern Europe's largest man-made lake and England's largest forest, feels gloriously remote but easily reachable for a day's walking, cycling, or sailing, or to indulge in some star gazing under the darkest night skies in England.



MATFEN (16 MILES)

Matfen is as pretty as a picture and has a village green and a little stream. Matfen Hall has 36-hole golf and spa facilities while there's the Go Ape treetops adventure for a family day out.



PRUDHOE (20 MILES)

At the eastern edge of the Tyne Valley, Prudhoe offers more shopping opportunities along with a leisure centre and soft play.



CHOLLERFORD (6.3 MILES)

Hadrian's Wall truly is on the doorstep of families who make Radcliffe Grove their home. The nearest attraction is Chester's Roman Fort in Chollerford, the most complete Roman cavalry in Britain, where you can wander around the baths, steam room and officers' quarters.



NEWCASTLE (28.8 MILES)

The city of Newcastle is an easy 45-minute drive away, along the A69.



TYNEMOUTH (37 MILES)

You can live in the heart of the countryside and be at the coast in less than an hour, either at Tynemouth, renowned for its surfing, or at the start of the Northumberland coastal route in Cresswell or Druridge Bay.



METROCENTRE (28.8 MILES)

One of the country's best out-of-town shopping centres, the Metro Centre, with its shops, restaurants, cinema, and bowling is only 40 minutes away via the B6318.





ALL OUR HOMES
ARE PROTECTED BY A
10 YEAR WARRANTY



LOCATION, STYLE & PEACE OF MIND

TEN REASONS TO MAKE RIVER MEADOW YOUR HOME

ONE

A superb location in the heart of one of Northumberland's prettiest villages.

TWO

Hadrian's Wall on the doorstep.

THREE

Access to highly regarded schools.

FOUR

Short drive to Newcastle International Airport.

FIVE

Within easy reach of Kielder Water and Forest Park. England's largest forest, a playground for cyclists, walkers and outdoor enthusiasts.

SIX

Chic, stylish interiors, featuring on-trend but timeless kitchens and bathrooms.

SEVEN

Short drive to Hexham and Corbridge, with the shops, restaurants, and attractions.

EIGHT

Cussins is an award-winning family firm with a well-deserved reputation for quality.

NINE

Homes with a tasteful blend of traditional character and modern build techniques.

TEN

All Cussins homes are protected by a 10-year warranty for peace of mind.





QUALITY & EXPERTISE

WHY CHOOSE CUSSINS?

Ever since the first Cussins home was built in the 1920s, our name has become synonymous with superb build quality and style. It's a reputation we're very proud to hold.

Our diverse portfolio of prestigious developments across the North East stands testament to the meticulous care and attention to detail which goes into every project. And we're devoted to continuing to raise the bar when it comes to quality standards.

Locations are carefully selected to ensure that our homes offer a secure long-term investment for our buyers. All projects are individually designed by carefully selected architects, with meticulous care and attention applied during the planning phase. This ensures that our developments are enjoyable places to live on completion, and both complement and enhance the local area.

To maintain the high-quality standards we are renowned for, we employ our team of skilled craftsmen, many of whom have been with us most of their working careers. Investing in high-quality materials and energy efficiency ensures that our homes are cost-effective to live in and continue to look good for many years to come.

The history of Cussins spans three generations and many thousands of happy homeowners. Although we are proud of this heritage, it is the continued commitment of our team to deliver premium quality, well-designed homes that set us apart.



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WARK-ON-TYNE, HEXHAM



RIVER MEADOW

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RIVER MEADOW

WARK-ON-TYNE, HEXHAM



-  THE LILY V
-  THE HAREBELL I
-  THE HAREBELL II
-  THE HAREBELL III
-  THE BUTTERCUP
-  THE LILY II
-  THE LAVENDER

Please note some house styles contain variants. Please speak to a Sales Executive for plot specific drawings.

RIVER MEADOW

WARK-ON-TYNE, HEXHAM

STANDARD SPECIFICATION

KITCHENS

- Premium quality fitted kitchen with a wide range of soft-closing contemporary and traditional doors, drawers, handles and laminate worktops
- High quality stainless steel sink with contemporary mixer tap
- Bosch integrated multifunction oven & matching extractor hood.
- Bosch ceramic hob with glass splash-back in a choice of colours
- Integrated fridge-freezer and dishwasher*
- LED lighting under wall units
- Connections & plumbing for washing machine

LUXURIOUS BATHROOMS, EN-SUITES & CLOAK ROOMS

- Contemporary sanitaryware fittings with chrome finish taps
- En-suite feature chrome-edged glass shower enclosures
- Porcelanosa half-height tiling to sanitaryware walls in bathrooms & en-suites
- Porcelanosa full-height tiling to shower enclosures
- Porcelanosa splash-back tiling to sink in the downstairs cloakroom
- Premium satin chrome trim to all half-height tiling
- Electric heated chrome towel rail to bathrooms & en-suites

INTERIOR & EXTERIOR FINISHES

- Feature oak five-panel vertical doors with a satin finish including satin chrome hardware*
- Premium slim-profile windows with energy efficient double-glazing
- Black composite front door with a five-point locking system and chrome hardware
- Oak handrail and newel post caps to stairs and landings**
- Matt white emulsion finishes to ceilings & walls
- Traditional skirting boards and architraves finished in white satin

LIGHTING, HEATING & ELECTRICAL

- Low-energy LED downlights to the ground floor finished in white
- Energy-efficient pendant lighting in bedrooms
- Low energy air source heat pump central heating system - LG Therma V R32 Monobloc
- White panelled radiators to all rooms except bathrooms & en-suites
- Satin chrome electrical sockets and switches throughout
- Slimline media plate to lounge including CAT 6 Data Point, power points and TV point
- CAT 6 data point adjacent to telephone / broadband master point
- TV point to Master Bedroom
- Dusk to dawn PIR sensor external lamp to the front door

WARRANTY & EXTERNAL FEATURES

- NHBC 10 Year New Home Warranty
- Traditional Northumbrian sandstone to external elevations
- Natural slate roofing
- Paved patio area to rear garden
- Permeable block paved driveway
- Landscaping / turf to front gardens
- Premium cedar up-and-over garage doors to garages

* Available as an upgrade on house-types included within the Affordable Scheme.

** not available on bungalow house-types

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THE HAREBELL I

THREE BED HOME

RIVER MEADOW
WARK-ON-TYNE, HEXHAM



Three-bedroom bungalow with garage and block paved drive.

The entrance hall leads to three spacious bedrooms. The Master bedroom boasts a double shower en-suite and dressing area. Two further bedrooms, a family bathroom, and a large storage cupboard.

Large open plan living, kitchen and dining area with French doors leading to a generous garden.

Contemporary fitted kitchen with integrated appliances and plumbing for washing machine.

Please note some house styles contain variants.
Please speak to a Sales Executive for plot specific drawings.





GROUND FLOOR

GROUND FLOOR

Living / Dining	5781mm x 4279mm / 19' 0" x 14' 0"
Kitchen	3000mm x 3161mm / 9' 10" x 10' 4"
Master Bed	3095mm x 3626mm / 10' 2" x 11' 11"
Dressing	2541mm x 2015mm / 8' 4" x 6' 7"
Bedroom 2	3651mm x 2933mm / 12' 0" x 9' 0"
Bedroom 3	3100mm x 3073mm / 10' 2" x 10' 1"
Bathroom	2005mm x 2519mm / 6' 7" x 8' 3"
En-Suite	2541mm x 1622mm / 8' 4" x 5' 4"

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THE HAREBELL II

THREE BED HOME

RIVER MEADOW
WARK-ON-TYNE, HEXHAM



Three-bedroom bungalow with garage and block paved drive.

The entrance hall leads to three spacious bedrooms. The Master bedroom boasts a double shower en-suite and dressing area. Two further bedrooms, a family bathroom and a large storage cupboard.

Large open plan living, kitchen and dining area with French doors leading to a generous garden.

Contemporary fitted kitchen with integrated appliances and plumbing for washing machine.

Please note some house styles contain variants.
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GROUND FLOOR

GROUND FLOOR

Living / Dining	5781mm x 4279mm / 19' 0" x 14' 0"
Kitchen	3000mm x 3161mm / 9' 10" x 10' 4"
Master Bed	3095mm x 3626mm / 10' 2" x 11' 11"
Dressing	2541mm x 2015mm / 8' 4" x 6' 7"
Bedroom 2	3651mm x 2933mm / 12' 0" x 9' 7"
Bedroom 3	3100mm x 3073mm / 10' 2" x 10' 1"
Bathroom	2005mm x 2519mm / 6' 7" x 8' 3"
En-Suite	2541mm x 1622mm / 8' 4" x 5' 4"

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THE HAREBELL III

THREE BED HOME

RIVER MEADOW
WARK-ON-TYNE, HEXHAM



Three-bedroom bungalow with garage and block paved drive.

The entrance hall leads to three spacious bedrooms. The Master bedroom boasts a double shower en-suite and dressing area. Two further bedrooms, a family bathroom and a large storage cupboard.

Large open-plan living, kitchen and dining area with French doors leading to a generous garden.

Contemporary fitted kitchen with integrated appliances and plumbing for washing machine.

Please note some house styles contain variants.
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GROUND FLOOR

GROUND FLOOR

Living / Dining	5781mm x 4279mm / 19' 0" x 14' 0"
Kitchen	3000mm x 3161mm / 9' 10" x 10' 4"
Master Bed	3095mm x 3626mm / 10' 2" x 11' 11"
Dressing	2541mm x 2015mm / 8' 4" x 6' 7"
Bedroom 2	3651mm x 2933mm / 12' 0" x 9' 7"
Bedroom 3	3100mm x 3073mm / 10' 2" x 10' 1"
Bathroom	2005mm x 2519mm / 6' 7" x 8' 3"
En-Suite	2541mm x 1622mm / 8' 4" x 5' 4"

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THE LAVENDER

FIVE BED HOME

RIVER MEADOW
WARK-ON-TYNE, HEXHAM



Four/five bedroom, double-fronted family home with front porch and block paved drive leading to garage and parking spaces.

The ground floor entrance hall leads to a well-proportioned living room and home office.

Spacious open-plan kitchen, dining and family area with integrated appliances and bi-fold doors to rear patio and garden.

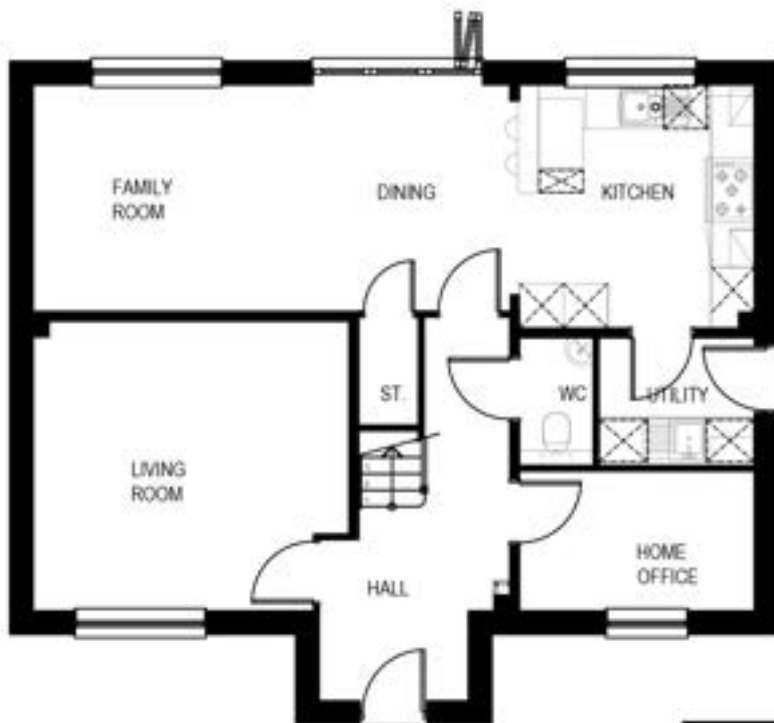
Separate store cupboard and ground floor W.C.

First floor offers a generous master bedroom with a shower en-suite with an option of a walk-in dressing room or study/bedroom 5.

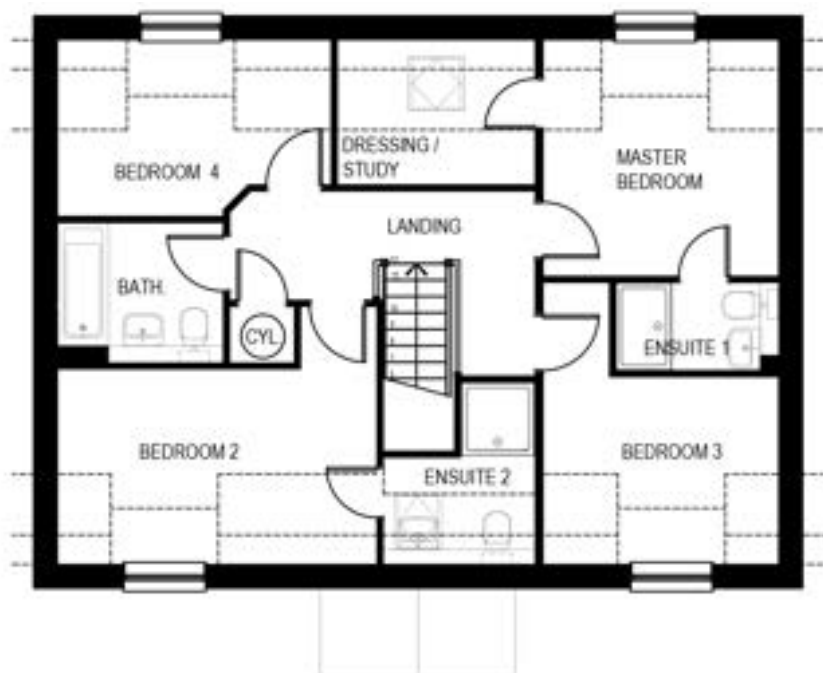
Three further bedrooms and a family bathroom.

Please note some house styles contain variants.
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GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Living Room	4332mm x 3965mm / 14' 3" x 13' 0"
Kitchen/Dining	6547mm x 3100mm / 21' 6" x 10' 2"
Family Room	3217mm x 4346mm / 10' 7" x 14' 3"
Home Office	2174mm x 2776mm / 7' 2" x 9' 1"
W.C.	950mm x 1600mm / 3' 1" x 5' 3"

FIRST FLOOR

Master Bedroom	3237mm x 3251mm / 10' 7" x 10' 8"
En-Suite 1	2237mm x 1210mm / 7' 4" x 4' 0"
Dressing Area	2720mm x 1901mm / 8' 11" x 6' 6"
Bedroom 2	4392mm x 2684mm / 14' 5" x 8' 10"
En-suite 2	2090mm x 2502mm / 6' 10" x 8' 3"
Bedroom 3	3237mm x 2577mm / 10' 7" x 8' 5"
Bedroom 4	3759mm x 2427mm / 12' 4" x 8' 0"
Bathroom	2277mm x 1927mm / 7' 6" x 6' 4"

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THE BUTTERCUP

THREE BED HOME

RIVER MEADOW
WARK-ON-TYNE, HEXHAM



Three-bedroom home with private parking

The entrance hall leads to the living room and through to an open-plan kitchen/dining area.

French doors lead to the rear patio and garden.
Ground floor W.C

The first floor boasts three bedrooms and a family bathroom.



Please note some house styles contain variants.
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GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Living Room	3859mm x 4055mm / 12' 8" x 13' 4"
Kitchen/Dining	4852mm x 3517mm / 15' 11" x 11' 6"
W.C.	900mm x 1755mm / 2' 11" x 5' 9"

FIRST FLOOR

Bedroom 1	3862mm x 2675mm / 12' 8" x 8' 9"
Bedroom 2	2734mm x 2745mm / 9' 0" x 9' 0"
Bedroom 3	2025mm x 2745mm / 6' 8" x 9' 0"
Bathroom	1705mm x 2059mm / 5' 7" x 6' 9"

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THE LILY II

FOUR BED HOME

RIVER MEADOW
WARK-ON-TYNE, HEXHAM



Four-bedroom, double-fronted family home with traditional front porch, garage and two parking bays.

Ground floor entrance hall leading to a well-proportioned living room and study.

Spacious open plan family, dining and kitchen area with bi-fold doors leading to rear patio and garden.

Contemporary fitted kitchen with integrated appliances and a separate utility plumbed for a washing machine. Ground floor W.C.

Generous first-floor master bedroom with shower en-suite. Three further bedrooms and a family bathroom.

Please note some house styles contain variants.
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GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Living Room	3450mm x 3621mm / 11' 4" x 11' 11"
Family/Dining	5577mm x 3444mm / 18' 4" x 11' 4"
Kitchen	3100mm x 3328mm / 10' 2" x 10' 11"
Study	2950mm x 1905mm / 9' 8" x 6' 3"
Utility	1850mm x 1739mm / 6' 1" x 5' 8"
W.C.	1007mm x 1739mm / 3' 4" x 5' 8"

FIRST FLOOR

Master Bedroom	3507mm x 4247mm / 11' 6" x 13' 11"
En-Suite	2043mm x 2246mm / 6' 8" x 7' 4"
Bedroom 2	2917mm x 3897mm / 9' 7" x 12' 9"
Bedroom 3	2917mm x 3225mm / 9' 7" x 10' 7"
Bedroom 4	3033mm x 2875mm / 9' 11" x 9' 5"
Bathroom	2533mm x 1707mm / 8' 4" x 5' 7"

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THE LILY V

FOUR BED HOME

RIVER MEADOW
WARK-ON-TYNE, HEXHAM



Four-bedroom, double-fronted family home with front porch and additional gable windows.

Ground floor entrance hall leading to a well-proportioned living room and study.

Spacious open plan family, dining and kitchen area with bi-fold doors leading to rear patio and garden.

Contemporary fitted kitchen with integrated appliances and a separate utility plumbed for a washing machine. Ground floor W.C.

Generous first-floor master bedroom with shower en-suite. Three further bedrooms and a family bathroom.

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GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Living Room	3450mm x 3621mm / 11' 4" x 11' 11"
Family/Dining	5577mm x 3444mm / 18' 4" x 11' 4"
Kitchen	3100mm x 3328mm / 10' 2" x 10' 11"
Study	2950mm x 1905mm / 9' 8" x 6' 3"
Utility	1850mm x 1739mm / 6' 1" x 5' 8"
W.C.	1007mm x 1739mm / 3' 4" x 5' 8"

FIRST FLOOR

Master Bedroom	4037mm x 3522mm / 13' 3" x 11' 7"
En-Suite	2043mm x 2246mm / 6' 8" x 7' 4"
Bedroom 2	3507mm x 3522mm / 11' 6" x 11' 7"
Bedroom 3	2917mm x 3600mm / 9' 7" x 11' 10"
Bedroom 4	3017mm x 3600mm / 9' 11" x 11' 10"
Bathroom	2533mm x 1707mm / 8' 4" x 5' 7"

Information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Cussins policy of continuous improvement, the finished product may vary from the information provided. Kitchen & tiling choices may not be available depending on the stages of construction. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions act 1991. This information does not constitute a contract or warranty.

FOR FURTHER INFORMATION
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