

..... THE
CRICKET
GREEN
.....
CHIPPING CAMPDEN
.....

LUCKHURST HOUSE

A detached five bedroom family home

WYCHWOOD
— HOMES —



GROUND FLOOR

Kitchen/Family/Dining Room	7.13m x 5.16m	23'4" x 17'0"
Living Room	7.07m x 3.76m	23'2" x 12'4"
Study	3.04m x 2.59m	10'2" x 8'6"
Boot Room	2.06m x 2.05m	6'9" x 6'8"

FIRST FLOOR

Master Bedroom	3.81m x 3.61m	12'6" x 11'10"
Dressing Room	2.69m x 2.00m	8'9" x 6'6"
Bedroom 2	3.69m x 3.54m	12'1" x 11'7"
Bedroom 3	2.92m x 2.59m	9'7" x 8'6"

SECOND FLOOR

Bedroom 4	4.26m x 3.76m	14'0" x 12'4"
Bedroom 5	4.26m x 3.63m	14'0" x 12'0"




BS - Bin Store

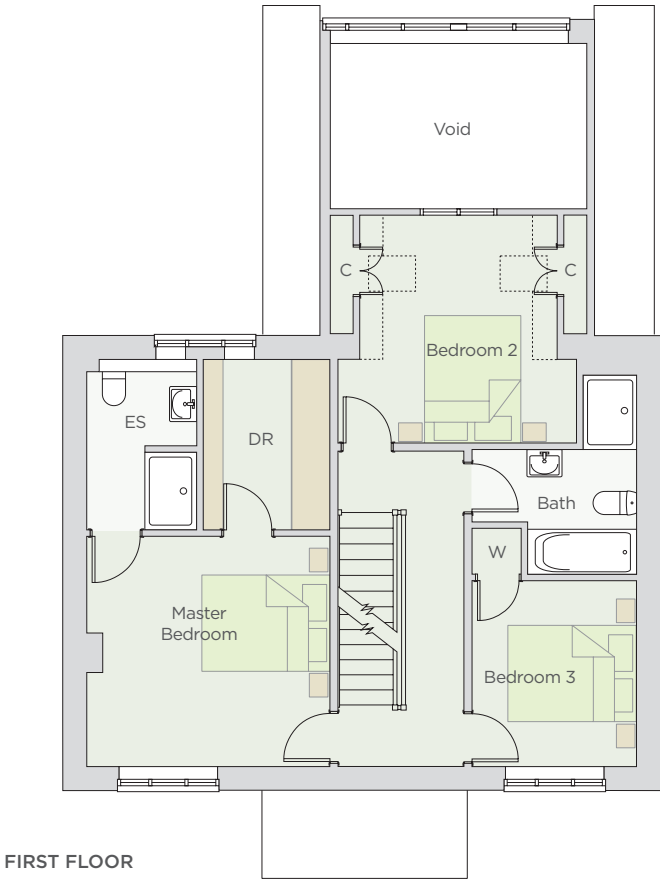
LUCKHURST HOUSE

This attractive, traditionally styled home has been designed to provide flexible living space with generous accommodation which includes 5 double bedrooms. A glazed entrance vestibule gives access to the reception hall, which in turn gives access to the double aspect living room, home office and striking kitchen with its part vaulted ceiling.

Ample parking is provided which includes 2 spaces in a car port at the front of the development.

ES - Ensuite SHR - Shower Room W - Wardrobe  - Velux Window
AC - Airing Cupboard C - Cupboard DR - Dressing Room

All room dimensions are subject to a +/- 50mm (2") tolerance. Kitchen and bathroom layouts are indicative only. This information is for guidance only and does not form any part of any contract or constitute a warranty.





Computer generated illustration indicative only

KITCHEN

- Bespoke modern kitchen with full range of appliances including built in oven, combination microwave, induction hob & ceiling mounted extractor
- Fully integrated dishwasher, integrated fridge/freezer

BATHROOMS

- The bathrooms have been custom designed by the architect to make optimum use of the space and provide a sophisticated modern finish
- Luxurious 'Roca' sanitary ware will be utilised

DRESSING ROOM/WARDROBES

- Our design team will select for the master dressing room and other rooms as shown on the plans

LIGHTING

- LED downlights throughout

HEATING

- The houses will benefit from gas fired underfloor heating to the ground floors and radiators to first and second floors

JOINERY/HARD SURFACES

- Oak veneer doors with vertical grooves have been selected
- These will be complemented by high quality chrome door furniture & hinges

- Tiled surfaces will be utilised in hallways, kitchens and utilities, wc's and bathrooms

SECURITY

- A full burglar alarm system will be installed including infra red sensors and circuit breakers to external doors

EXTERNAL FEATURES

- The south facing rear gardens will be laid predominately to lawn with extensive patio areas
- The driveways and parking areas will be in golden crushed Cotswold stone
- There will be a dry stone wall entrance feature



Hook House, High Street, Chipping Campden GL55 6AT

Tel: 01386 841622 Fax: 01386 841637 Email: campden@markannett.com

www.markannett.com

WYCHWOOD
— HOMES —

Important Notice: Mark Annett & Company, their clients and any joint agents give notice that: **1.** They have no authority to make or give any representation or warranties in relation to the property. These particulars do not form part of an offer or contract and must not be relied upon as statements or representations of fact. **2.** Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mark Annett & Company have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and produced by kbamarketing.co.uk