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MILBURN HOUSE

A detached five bedroom family home


WYCHWOOD
— HOMES —



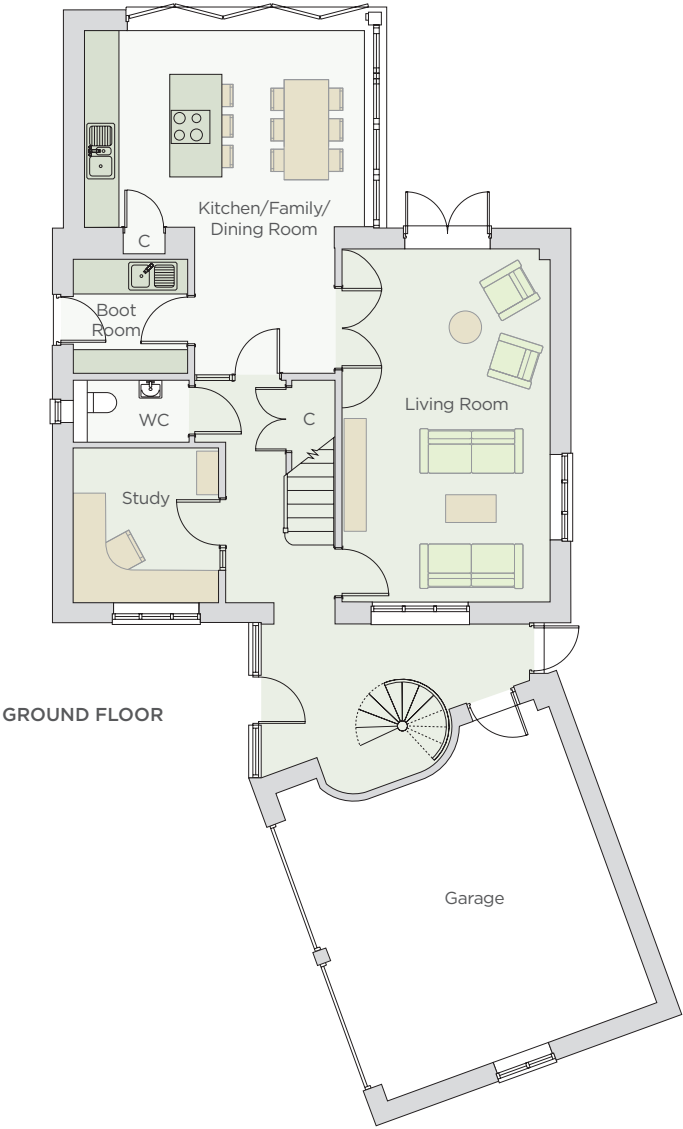
MILBURN HOUSE

A detached 5 bedroom home of immense charm and appeal, Milburn House is accessed via a glazed link between the house and garage. From here a spiral staircase leads up to a space above the double garage which, with its en suite facilities, may be utilised as a home office or guest suite.

Ground floor accommodation includes double aspect living room, study, useful boot room and an impressive vaulted kitchen/dining/family room with bi-fold doors opening onto the large wrap-around garden and terrace.

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.



GROUND FLOOR

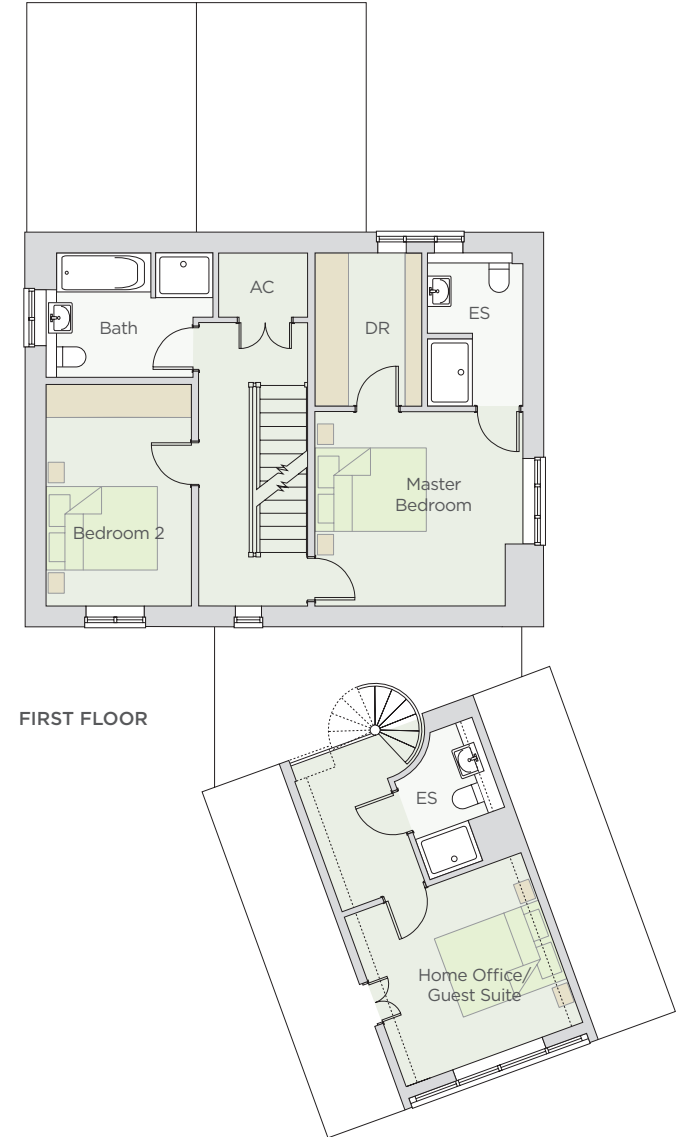
Kitchen/Family/Dining Room	6.14m x 5.23m	20'1" x 17'2"
Living Room	6.32m x 3.71m	20'9" x 12'2"
Study	2.79m x 2.64m	9'2" x 8'8"
Boot Room	2.06m x 2.06m	6'10" x 6'10"

FIRST FLOOR

Master Bedroom	3.71m x 3.47m	12'2" x 11'5"
Dressing Room	2.80m x 1.95m	9'2" x 6'5"
Bedroom 2	3.96m x 2.59m	13'0" x 8'6"
Home Office/Guest Suite	3.40m x 3.22m	11'2" x 10'7"

SECOND FLOOR

Bedroom 3	4.26m x 3.68m	14'0" x 12'1"
Bedroom 4	4.26m x 3.25m	14'0" x 10'8"





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



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