



# SOUTHFIELDS

WESTON-ON-THE-GREEN

Plot 18: THE KIRTLINGTON





# THE KIRTLINGTON

*Bedrooms: 4 | Plot: 18 | Garage: Single*

*Internal Living Area: 146m<sup>2</sup> | 1,571sq ft<sup>2</sup> Garage Area: 18m<sup>2</sup> | 194sq ft<sup>2</sup> Total Area: 164m<sup>2</sup> | 1,765sq ft<sup>2</sup>*

A four-bedroom home with potential for easy, inexpensive expansion into the attic, The Kirtlington is perfect for a growing family. Its design fuses traditional features with a focus on space and light, from the pretty bay window to the wide doors opening onto your enclosed rear garden.

While it majors on traditional charm, your home is also thoughtfully designed for modern living, with ample storage space, three bathrooms (including two en-suites) and a generous garage. Your kitchen diner has been designed to make entertaining a breeze and family meals a pleasure, thanks to the free flow between the cooking and dining areas. A separate utility room enables you to keep any clutter out of the way. In summer, open the bifold doors for pre-dinner drinks in the garden.





Front elevation of Plot 18

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Rear elevation of Plot 18



GROUND FLOOR

Sitting Room	3.95m x 5.15m	12'12" x 16'11"
Kitchen / Dining	6.25m x 6.15m*	20'6" x 20'2"
Utility	2.55m x 1.75m	8'4" x 5'9"
WC	0.85m x 2.05m	2'9" x 6'9"
Garage	2.99m x 5.89m	9'10" x 19'4"

FIRST FLOOR

Master Bedroom	3.15m x 3.58m*	10'4" x 11'9"
En-Suite	2.20m x 1.50m	7'3" x 4'11"
Bedroom 2	3.15m x 3.15m*	10'4" x 10'4"
En-Suite	2.20m x 1.50m	7'3" x 4'11"
Bedroom 3	2.98m x 3.20m*	9'9" x 10'6"
Bedroom 4	2.98m* x 4.08m*	9'9" x 13'5"
Bathroom	1.90m x 2.85m	6'3" x 9'4"

Internal floorplans may be subject to alteration. \*Dimensions listed are maximum and approximate. Computer Generated Images are for illustrative purposes only.  
Fitted wardrobes to Master Bedroom and Bedroom 2 as standard.



YOUR STANDARD SPECIFICATION

KITCHEN/UTILITY

- Bespoke fitted kitchen with worktop and upstand. Under mounted stainless-steel sink with drainer and chrome mixer tap.
- Fully integrated appliances including Fridge/ Freezer, Steam oven , 5 burner Gas hob, Microwave, Dishwasher and Cooker hood.

BATHROOMS, EN-SUITES & W/C

- Contemporary suspended sanitaryware
- Vanity unit with sink and waterfall mixer tap . Waterfall taps to fitted baths
- Family Bathrooms feature a free-standing bath and separate shower
- Chrome wall-mounted towel rail

INTERNAL FINISHES

- Full panelled, half panelled and half glazed internal doors. Handmade oak staircase
- Fitted wardrobe to master bedroom
- Tiled flooring to Hallway, Kitchen, Diner, Utility and W/C. Half-height tiling to walls in Bathroom and En-suite.
- Fitted carpets to all bedrooms and first/second floor landings
- Attic trusses to allow for future loft conversions, subject to necessary planning permission

ELECTRICAL/LIGHTING & HEATING

- Satin chrome light switches & sockets with concealed fixings . Ceiling lights are pre-wired with bulb holder. TV/Satellite/Sky and Telephone points fitted to Dining Room, Sitting Room, Home Office and Master bedroom
- Underfloor heating throughout, with thermostat
- Fibre Optic Broadband to each Plot

EXTERNAL FINISHES

- Natural stone finished properties.
- Double glazed windows with spray finish. Feature handmade oak porch
- Natural slate or clay roof tiles
- Front and rear garden taps. Turfed front & rear gardens. 1.8m boundary fencing . Paving to Bifold/Trifold/French door patio areas and front, side and rear pathways

SECURITY

- Protek 10 year new home warranty
- Wiring for Zoned alarm system. Motion sensitive (PIR with override) lighting to front, rear and side of property.
- Ceiling mounted, mains connected smoke, heat and CO detectors to Hall, Landing, Kitchen & Utility

PLEASE NOTE:

\*\*\* The above standard specification is subject to manufacturer specification variances, product availability and the client selecting any relevant Choices within the specified construction timeframe. VR representations of the above specification are for illustrative purposes only







*Sitting Room*

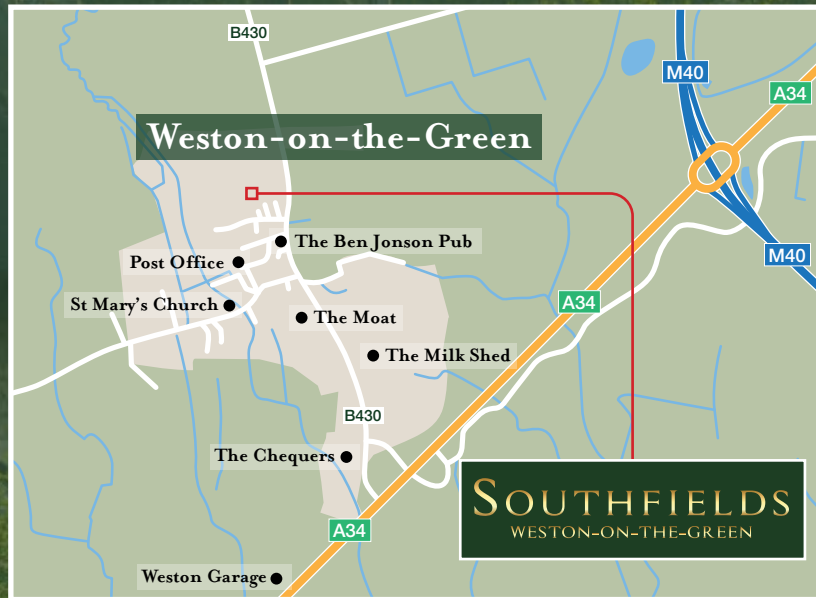


*Family Bathroom*



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*The Developer reserves the right to make alterations to the specifications and elevational treatments without prior notice. These particulars are for guidance only and do not in any way form part of a warranty or guarantee. Illustrations are of typical elevations. Please note that all dimensions indicated are approximate and plans are not shown to scale.*

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