

## “New Build”

Planque Lane  
Forest

# £POA

TRP: TBC

Ref: 1361

- A brand new build, nearing completion in the sought after parish of Forest.
- Four spacious bedrooms, three with en-suite facilities, open plan living accommodation incorporating a contemporary style kitchen, lounge, utility, dining area, separate mobility shower room, and w.c .
- Dower unit with living area, bedroom & study/bedroom 2.
- To be finished to an extremely high standard with energy efficient heating which will lower running costs.
- Garden patio, integral garage and parking.
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**Up to 6 bed house  
with flexible layout  
for dower unit.**



### SUGGESTED KITCHEN DESIGN:

Generous allowance has been made so you can design your own layout and finish.



**Chateaux estate agency**

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Situated in the sought after parish of Forest, conveniently located for the local school and surrounding amenities, this spacious brand new built house is nearing completion and offers a truly stunning family home. The property is being completed with specific attention to detail and will be inclusive of quality fixtures and fittings and will benefit from under floor central heating throughout, which will be produced by an energy efficient air source heat pump and will reduce running costs by an estimated 75%. The main house accommodation will consist of four spacious bedrooms three of them to benefit from modern en-suite facilities, an open plan living design incorporating a fully fitted contemporary style kitchen with the most up to date fixtures and fittings, large lounge and dining area, a separate shower room, w.c and utility room with door leading into integral garage. A particular selling point for this property is the huge benefit of an adjoining dower unit providing further bedrooms, and living area, which could also be used as a superb home office, and a unique feature of the layout is that the ground floor is totally mobility friendly. Externally is an extensive rear patio area that can be accessed via double doors leading from the living room/dining area, ideal for entertaining. To discuss this property further, inspect the Architects plans or view the property, call Chateaux today on 244544.

## GROUND FLOOR

### **ENTRANCE HALL: 3.45m x 2.35m (11'4 x 7'9)**

Doors to bedroom 4, shower room, w.c and double doors into open plan living area. Oak staircase to first floor with storage under.

### **BEDROOM 4: 3.95m x 3.45m (13' x 11'4)**

Double bedroom with two windows to front.

### **SHOWER ROOM: 3.45m x 1.9m (11'4 x 6'2)**

To be fitted with a modern three-piece suite comprising a shower cubicle, wash hand basin set into vanity unit and wall hung w.c. Door to the wing's living room.

NOTE: Layout has been designed to be mobility friendly with access from both main house and dower unit.

### **CLOAK ROOM: 2.35m x 0.8m (7'9 x 2'7)**

To be fitted with a wash hand basin and w.c.

### **OPEN PLAN LIVING AREA:**

**KITCHEN: 4.8m x 2.95m (15'8 x 9'8)**

**DINING ROOM: 4.6m x 2.95m (15'1 x 9'8)**

**LOUNGE: 5.45m x 4.55m (17'10 x 14'11)**

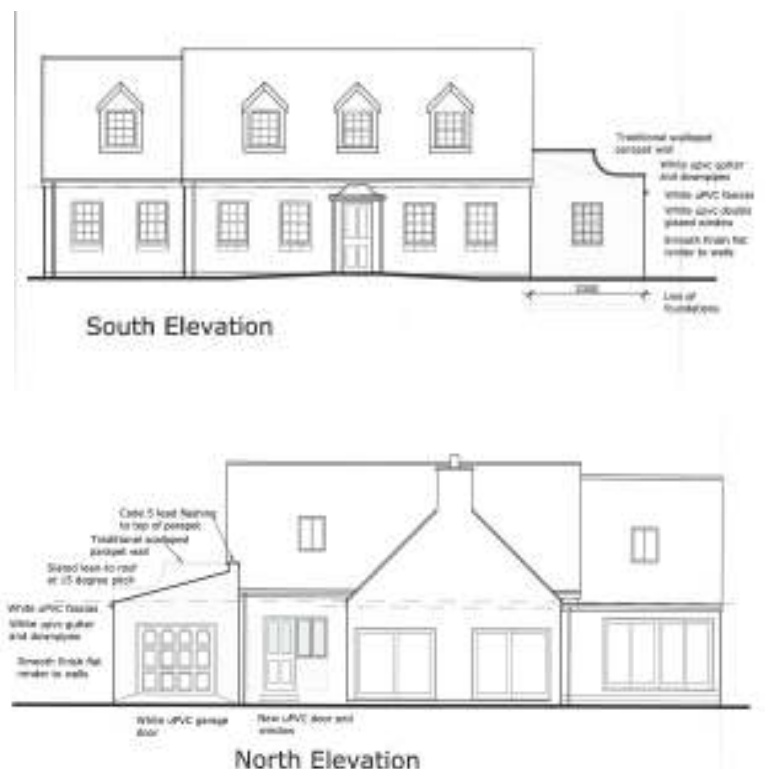
To incorporate a fully fitted contemporary style kitchen. A generous allowance has been made and the purchaser can bespoke the layout and kitchen finish. Door to utility room and an external door. Room to dine and lounge area with a range of doors opening out onto an extensive rear patio area.

### **UTILITY: 3.05m x 2.37m (10' x 7'9)**

To be fitted with base units to incorporate a Freezer sink and drainer unit. Space and plumbing for a washing machine and tumble dryer. Door to garage.

### **GARAGE: 5.95m x 3.05m (19'6 x 10')**

Large single garage with electrically operated up and over retractable door leading to parking area.



### **FIRST FLOOR LANDING:**

Doors off to master bedroom and bedrooms 2 & 3.

### **MASTER BEDROOM: 4.1m x 5.2m (into eaves) (13'5 x 17' (into eaves))**

Double bedroom with door to en-suite shower room. Two dormer windows to front, gable window and velux to rear. Flexible floor space for wardrobes/dressing area.

### **EN-SUITE SHOWER ROOM: 3.15m x 1.2m (10'4 x 3'11)**

To be fitted with a four-piece suite comprising of a shower cubicle, wash hand basin, bidet and wall hung w.c. Gable window.

### **BEDROOM 2: 5.3m > 4.2m x 3.9m (into eaves) (17'4 > 13'9 x 12'9 (into eaves))**

Double bedroom with two Velux windows to side and door to en-suite bathroom.

### **EN-SUITE BATHROOM: 1.85m x 1.9m (into eaves) (6'1 x 6'2 (into eaves))**

To be fitted with a modern three-piece suite comprising of a bath, wash hand basin and w.c.

### **BEDROOM 3: 2.8m x 3.6m (into eaves) (9'2 x 11'9 (into eaves))**

Double bedroom with dormer window to front and door to en-suite shower room.

### **EN-SUITE SHOWER ROOM: 2.15m x 1.5m (into eaves) (7'1 x 4'11 (into eaves))**

To be fitted with a contemporary style three-piece suite comprising of a shower cubicle, wash hand basin and wall hung w.c.

### **DOWER UNIT (separately metered if required)**

### **LIVING ROOM: 5.3m x 3.75m (17'4 x 12'4)**

Spacious living room with area for fitted kitchenette if required. Door to bedroom and shower room. Stairs to first floor.

### **BEDROOM: 3.75m > 2.65m x 2.92m (12'4 > 8'8 x 9'7)**

Two windows to front and under stairs storage.

### **FIRST FLOOR LANDING:**

Door into study/ bedroom 2.

### **STUDY/ BEDROOM 2: 2.8m x 4m (into eaves) (9'2 x 13'1 (into eaves))**

Dormer window to front, Velux window to rear and window to front. Storage cupboard.

**SERVICES** Mains water and electricity. Under floor heating throughout, which will be produced by an efficient air source heat pump and will reduce running costs by an estimated 75%.

Main drainage.

**VIEWING** Strictly by appointment through the V SOLE agents -

**Chateaux Estate Agency Limited.**

**PRICE INCLUDES** Under floor heating, fitted kitchen and utility (A generous allowance has been made and the purchaser can bespoke the layout and kitchen finish), bath/shower rooms, down light fittings throughout, integral vacuum system and appliances.

### **EXTERIOR:**

Formal garden to front with purchaser's choice of hedging. Path to side and rear with patio's adjacent to kitchen, living room and dower unit. Electrically operated gates leading to parking area finished with high quality brickwork also providing access into garage. Raised planter to rear boundary together with dwarf bamboo feature and external landscape lighting.

**If you would like to arrange a viewing of this site or inspect the Architects plans, please give Chateaux a call on 244544**

# FLOOR PLAN

## DIRECTIONS:

With Forest Primary School on your left, 'The New Build' is two houses along, which makes the corner with La Rue des Landes and La Planque Lane.



Chateaux estate agency



**Chateaux estate agency limited**

Estate agency property consultancy architectural design

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