

The Beaufort

Plots 11, 12, 13, 14, 20, 21, 22 & 23

VALLEY PARK



Five Bedroom House

These beautifully appointed homes sit in a small development in an enviable location designed in keeping with their surroundings and enhanced by open spaces; which includes landscaped and natural areas, trees and wildflowers. These commanding 5 bedroom properties benefit from contemporary glass balconies with uninterrupted views over Withycombe Brook.

On the ground floor The Beaufort offers flexible living with a large family room / bedroom 5 and shower room. The generous

hallway leads up to a spacious light filled lounge and open plan kitchen / dining room both with French doors leading out onto the balconies. There is a separate utility room and at the front of the property prepare to be stunned by the thoughtfully situated study.

This property really delivers functional and contemporary living space perfect for the demands of the 21st Century.



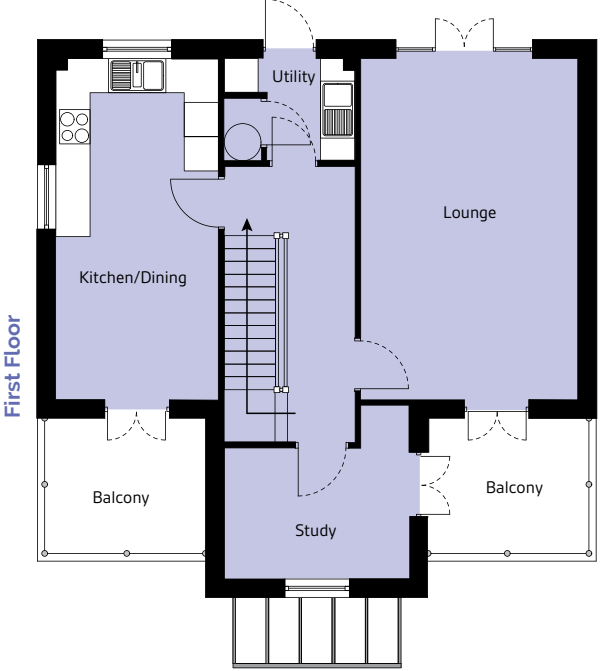
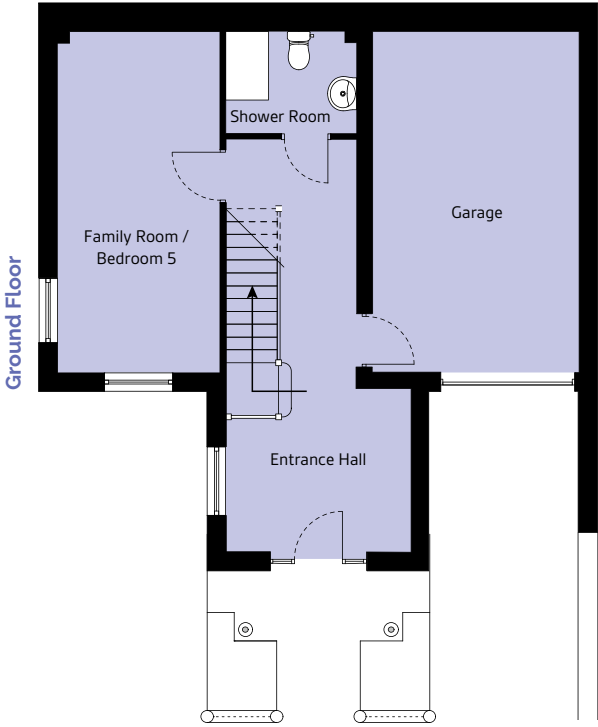
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Computer generated images not to scale. Finishes and materials may vary from those shown and landscaping is illustrative only.

Customers should note this illustration is an example of the housetype. All dimensions indicated are approximate. Homes may be "handed" (mirror images) versions of the illustrations and may be detached, semi-detached or terraced. Material used may differ from plot to plot.

Floor plan

2098sqft



Ground Floor

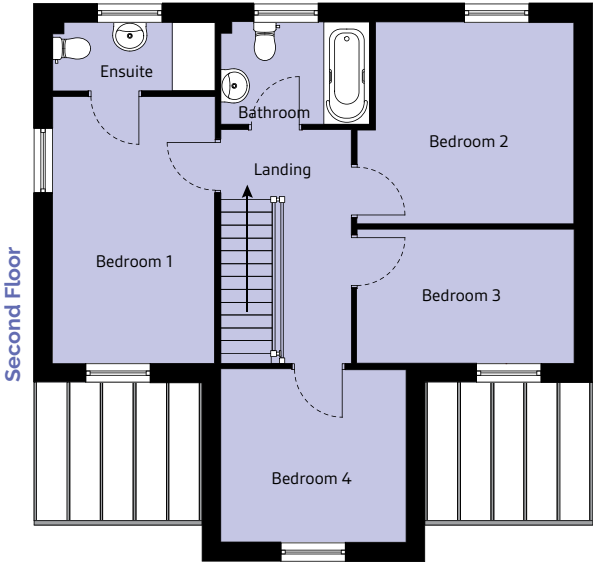
	Millimeters:	Feet & inches:
Family Room / Bedroom 5	5900 x 2800	19'4" x 9'2"
Shower Room	2300 x 1750	7'7" x 5'9"
Garage	5900 x 3600	19'4" x 11'9"

First Floor

	Millimeters:	Feet & inches:
Kitchen / Dining	5900 x 2800	19'4" x 9'2"
Utility	2300 x 1750	7'7" x 5'9"
Lounge	5900 x 3750	19'4" x 12'6"
Study	3200 x 3000 max	10'6" x 9'10" max

Second Floor

	Millimeters:	Feet & inches:
Bedroom 1	4600 x 2800	15'1" x 9'2"
En-suite	1200 x 2800	3'11" x 9'2"
Bedroom 2	3500 x 3800 max	11'6" x 12'6"
Bedroom 3	3800 x 2350	12'6" x 7'8"
Bedroom 4	3200 x 3000	10'6" x 9'10"
Bathroom	2650 x 1800	8'8" x 5'11"



Site Plan



This development layout is not to scale and is for information purposes only. Approximate house positions are shown, elevations may change from plot to plot. Hard and soft landscaping is indicative only. KACH reserve the right to alter or re-plan at any time. Please ask for specific details.