

BARONS PASTURES . KIRBY MUXLOE



BARONS PASTURES

BY WHEATCROFT HOMES

Here at Wheatcroft Homes we specialise in creating small, bespoke developments in amazing locations. We are passionate about beautiful design and creating distinctive, stylish and unique homes, built to an exceptionally high standard. We understand that families want functional, adaptable, beautiful homes and we achieve this through thoughtful design and creative use of space, resulting in homes that complement and enhance modern lifestyles. Our premium specification is hand selected from the bricks to the taps, with attention to the very smallest detail so our homes are not only practical to live in but beautiful to look at. As a family run business we take pride in our personal and friendly approach and are dedicated to delivering excellent customer service from the first enquiry to well after we have handed over the keys to your new Wheatcroft Home.

Catherine Haward | *Managing Director*

Registered with the New Homes Quality Board





BARONS PASTURES

Barons Pastures, in the Leicestershire village of Kirby Muxloe, features two collections of stylish properties where every home has been thoughtfully designed to blend with the village setting, combining traditional architectural features with the latest in modern living.

Its popular location, in this prestigious and well-respected village, offers homeowners the best of both worlds. Only 5 miles from the hustle and bustle of the city, with accessibility to major road links and the M1 and M69 motorway networks, whilst also being on the doorstep of the magnificent Charnwood Forest, Bradgate Park and other country delights. Kirby Muxloe has a strong, vibrant community, with its offering of local amenities and services, including a popular primary school, various shops, 2 pubs/restaurants, sporting facilities, an 18 hole golf course and the picturesque ruins of a 14th century fortified castle encompassed by a moat.

Whether you are looking for your dream home, are settling down to build a life for you and your family or have an empty nest and wish to downsize, Barons Pastures has a place for you to call home.





BARONS PASTURES

BY WHEATCROFT HOMES

The Garden Collection of new build homes is distinctly individual and visually appealing, offering a selection of ten generous 3, 4 and 5 bedroom detached family homes. Taking inspiration from design elements and characteristics within the existing farmhouse and barns featured in our Farmstead Collection, these distinctive properties merge traditional architectural details with contemporary design flourishes to create a range of truly unique homes.

PLOT 1 . HIGHFIELDS



PLOT 2 . MULBERRY



PLOT 3 . HAYSTACKS



PLOT 4 . TREETOPS



PLOT 5 . WYCHWOOD



PLOT 6 . ASHLEA



PLOT 7 . OAKLANDS



PLOT 8 . HAZELGROVE



PLOT 9 . SPRINGFIELDS



PLOT 10 . MEADOW VIEW



PLOT 1 . HIGHFIELDS



Highfields sits proudly at the entrance to Barons Pastures, the full height glazing to the entrance hall being a distinctive and striking feature of this stylish, well-proportioned, 4 bedroom detached family home.

Key Features:

- Open plan kitchen, dining and family room with vaulted ceiling
- Two sets of bi-fold doors to the rear garden
- Separate study and living room
- Spacious master bedroom with ensuite
- Detached garage



ground floor



first floor



Plot 1 - Room Dimensions

<i>Ground</i>	<i>m</i>	<i>ft</i>
Lounge	3.65 x 6.04	12.0 x 19.8
Kitchen/Dining	6.71 x 4.46	22.0 x 14.6
Family Room	4.01 x 3.37	13.2 x 11.1
Utility	1.95 x 2.55	6.4 x 8.4
W/C	1.95 x 1.21	6.4 x 4.0
Boot Room	4.01 x 1.50	13.2 x 4.9
<i>First</i>		
Bedroom 1	4.46 x 4.63	14.6 x 14.3
Bedroom 2	3.50 x 3.40	11.5 x 11.2
Bedroom 3	4.09 x 2.80	13.4 x 9.2
Bedroom 4	3.70 x 3.14	12.1 x 10.3
Ensuite 1	1.80 x 2.00	5.9 x 6.6
Bathroom	2.00 x 3.04	6.6 x 10.0

PLOT 2 . MULBERRY



4 bedroom



ground floor



first floor



Plot 2 - Room Dimensions

Ground	m	ft
Lounge	4.01 x 6.49	13.2 x 21.3
Kitchen/Dining	6.25 x 5.24 max	20.5 x 17.2
Family Room	3.75 x 2.90	12.3 x 9.5
Utility	1.93 x 3.91	6.3 x 12.8
Study	2.40 x 3.91	7.9 x 12.8
W/C	1.05 x 2.25	3.5 x 7.4
First		
Bedroom 1	5.70 x 5.13	18.7 x 16.8
Bedroom 2	2.96 x 3.85	9.7 x 12.6
Bedroom 3	2.96 x 3.85	9.7 x 12.6
Bedroom 4	3.11 x 3.85	10.2 x 12.6
Ensuite 1	1.90 x 2.80	6.2 x 9.2
Ensuite 2	1.95 x 2.54	6.4 x 8.3
Bathroom	2.10 x 2.80	6.9 x 9.2
Dressing	2.01 x 2.54	6.6 x 8.3

Mulberry is a stunning 4 bedroom detached property with a detached double garage. Its eye catching façade features intricate brick detailing, wooden cladding, a contemporary metal roof and a full height glazed entrance hallway.

Key Features:

- Open plan kitchen, dining and snug area
- Bi-fold doors to the rear garden
- Separate study and living room
- Ensuites to primary and secondary bedrooms
- Detached double garage

PLOT 3 . HAYSTACKS



5 bedroom



ground floor



first floor



second floor



Plot 3 - Room Dimensions

Ground	m	ft
Lounge	4.06 x 6.04	13.3 x 19.8
Kitchen	4.78 x 4.61	15.7 x 15.1
Dining/Family Rm	6.79 x 4.69	22.3 x 15.4
Utility	3.87 x 2.03	12.7 x 6.7
W/C	1.20 x 1.94	3.9 x 6.4
Garage	6.09 x 6.20	20 x 20.3
First		
Bedroom 1	5.00 x 3.34	16.4 x 11.0
Bedroom 2	3.71 x 3.70	12.2 x 12.1
Bedroom 3	4.10 x 5.83 max	13.5 x 19.1
Ensuite 1	2.10 x 2.60	6.9 x 8.5
Ensuite 2	1.90 x 2.00	6.2 x 6.6
Dressing	2.80 x 2.60	9.2 x 8.5
Bathroom	2.95 x 2.24	9.7 x 7.3
Home Office	4.86 x 6.15	15.9 x 20.2
Second		
Bedroom 4	5.00 x 4.89	16.4 x 16.0
Bedroom 5	3.97 x 4.89	13.0 x 16.0
Shower Room	1.88 x 2.93	6.2 x 9.6

The largest property within the Garden Collection, Haystacks offers spacious and flexible living that will suit a range of lifestyles, growing families and working from home.

Key Features:

- 5 double bedrooms
- Dressing room and ensuite to master bedroom
- Integral double garage
- Large home office
- Open plan kitchen, dining and family room
- Bi-fold doors to the rear garden
- Separate living room

PLOT 4 . TREETOPS



5 bedroom



ground floor



first floor



second floor



Plot 4 - Room Dimensions

Ground	m	ft
Lounge	4.06 x 6.04	13.3 x 19.8
Kitchen	5.91 x 4.61	19.4 x 15.1
Dining/Family Rm	8.60 x 4.69	28.2 x 15.4
Utility	3.87 x 2.03	12.7 x 6.7
W/C	1.20 x 1.75	3.9 x 5.7
Garage	6.09 x 6.20	20.0 x 20.3
First		
Bedroom 1	5.00 x 3.34	16.4 x 11.0
Bedroom 2	3.55 x 3.70	11.6 x 12.1
Bedroom 3	4.10 x 3.70	13.5 x 12.1
Ensuite 1	2.10 x 2.60	6.9 x 8.5
Dressing	2.34 x 2.60	7.7 x 8.5
Bathroom	1.20 x 1.75	3.9 x 5.7
Home Office	6.09 x 6.20	20.0 x 20.3
Second		
Bedroom 4	5.00 x 4.89	16.4 x 16.0
Bedroom 5	3.97 x 4.89	13.0 x 16.0
Shower Room	1.88 x 2.93	6.2 x 9.6

One of our larger 5 bedroom properties, Treetops has a considered internal layout providing a space for all members of the family to work, play and relax.

Key Features:

- Spacious open plan kitchen, dining and family area with bi fold doors to the garden
- Separate living room
- 5 double bedrooms
- Dressing room and ensuite to master bedroom
- Home office
- Integral double garage

PLOT 5 . WYCHWOOD



Plot 5 - Room Dimensions

Ground	m	ft
Lounge	3.95 x 6.04	13.0 x 19.8
Kitchen/Dining	7.90 x 4.61 max	25.9 x 15.1
Family Room	3.95 x 6.04	13.0 x 19.8
Utility	2.97 x 2.03	9.7 x 6.7
W/C	1.20 x 1.94	3.9 x 6.4
Garage	6.09m x 6.20	20.0 x 20.3
First		
Bedroom 1	5.00 x 3.34	16.4 x 11.0
Bedroom 2	2.90 x 3.70	9.51 x 12.1
Bedroom 3	4.29 x 3.73	14.1 x 12.2
Home Office	4.87 x 6.15	16.0 x 20.2
Ensuite 1	2.10 x 2.60	6.9 x 8.5
Ensuite 2	1.90 x 2.00	6.2 x 6.6
Bathroom	2.10 x 2.80	6.9 x 9.2
Dressing	2.80 x 2.60	9.2 x 8.5
Second		
Bedroom 4	3.92 x 4.89	12.9 x 16.0
Bedroom 5	4.98 x 4.89	16.0 x 16.0
Shower Room	1.88 x 2.94	6.2 x 9.6

Tucked away in the corner of this development lies Wychwood, with its striking mix of render and brick, behind which is a thoughtfully laid out 5 bedroom family home.

Key Features:

- 5 bedrooms and 4 bathrooms over 3 floors
- Dressing room to master bedroom
- Open plan kitchen, dining and family room
- Bi-fold doors to the rear garden
- Separate living room and spacious home office
- Integral double garage and large driveway

PLOT 6 . ASHLEA



Plot 6 - Room Dimensions

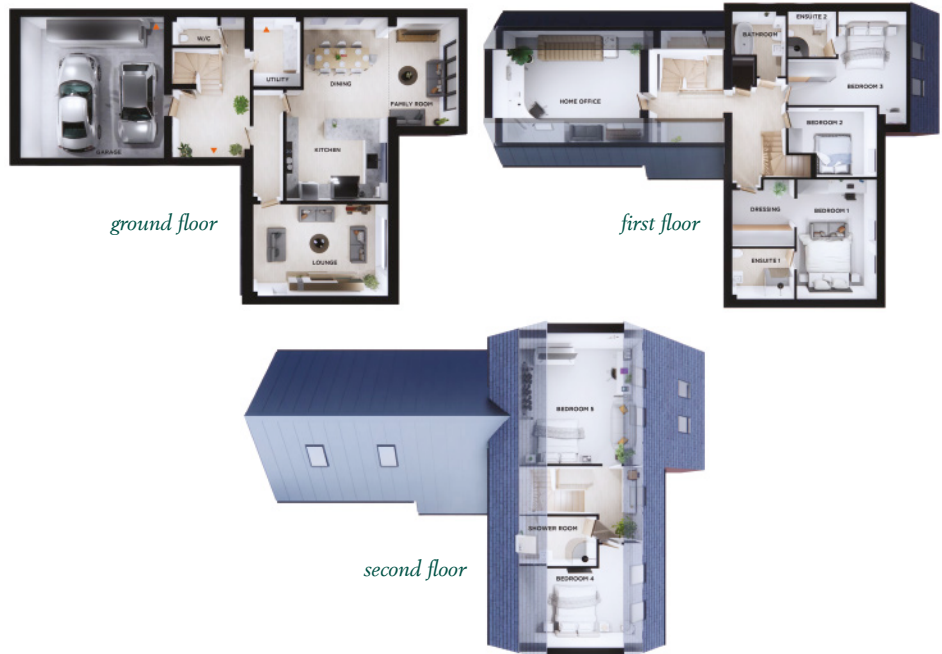
Ground	m	ft
Lounge	3.95 x 6.04	13.0 x 19.8
Kitchen/Dining	7.90 x 4.61 max	25.9 x 15.1
Family Room	3.95 x 6.04	13.0 x 19.8
Utility	2.97 x 2.03	9.7 x 6.7
W/C	1.20 x 1.94	3.9 x 6.4
Garage	6.09 x 6.20	20.0 x 20.3
First		
Bedroom 1	5.00 x 3.34	16.4 x 11.0
Bedroom 2	2.90 x 3.70	9.51 x 12.1
Bedroom 3	4.29 x 3.73	14.1 x 12.2
Home Office	4.87 x 6.15	16.0 x 20.2
Ensuite 1	2.10 x 2.60	6.9 x 8.5
Ensuite 2	1.90 x 2.00	6.2 x 6.6
Bathroom	2.10 x 2.80	6.9 x 9.2
Dressing	2.80 x 2.60	9.2 x 8.5
Second		
Bedroom 4	3.92 x 4.89	12.9 x 16.0
Bedroom 5	4.98 x 4.89	16.0 x 16.0
Shower Room	1.88 x 2.94	6.2 x 9.6



This 5 bedroom property is a beautiful example of how traditional design features merge seamlessly with modern construction. Taking inspiration from the properties within our Farmstead Collection, we have created a magnificent home.

Key Features:

- Spacious open plan kitchen, dining/family room
- Separate living room and home office
- 5 double bedrooms
- Dressing room to master bedroom
- Ensuite to secondary bedroom, family bathroom and 2nd floor shower room
- Integral double garage



PLOT 7 . OAKLANDS



4 bedroom



Plot 7 - Room Dimensions

<i>Ground</i>	<i>m</i>	<i>ft</i>
Lounge	3.65 x 6.04	12.0 x 19.8
Kitchen/Dining	4.46 x 6.71	14.6 x 22.0
Family Room	4.01 x 3.37	13.2 x 11.1
Utility	1.95 x 2.55	6.4 x 8.4
W/C	1.95 x 1.21	6.4 x 4.0
Boot Room	4.01 x 1.50	13.2 x 4.9
<i>First</i>		
Bedroom 1	4.46 x 4.63	14.6 x 14.3
Bedroom 2	3.50 x 3.40	11.5 x 11.2
Bedroom 3	4.09 x 2.80	13.4 x 9.2
Bedroom 4	3.70 x 3.14	12.1 x 10.3
Ensuite 1	1.80 x 2.00	5.9 x 6.6
Bathroom	2.00 x 3.04	6.6 x 10.0

ground floor



first floor

Oaklands is an impressive 4 bedroom detached property. The magnificent wooden clad front elevation and brick piers highlight the stunning glazed entrance whilst the interior offers a wealth of space.

Key Features:

- Full height glazed entrance with galleried landing
- Open plan kitchen, dining and family room
- 2 sets of bi-fold doors to garden
- Boot room
- Separate living room and study
- 4 double bedrooms with ensuite to master

PLOT 8 . HAZELGROVE



Plot 8 - Room Dimensions

Ground	m	ft
Lounge	3.95 x 6.04	13.0 x 19.8
Kitchen/Dining	8.69 x 5.17 _{max}	28.5 x 17.0
Utility	2.59 x 2.79	8.5 x 9.2
Garage	6.09 x 6.20	20.0 x 20.3
W/C	1.20 x 1.94	3.9 x 6.4
Pantry	1.78 x 1.75	5.8 x 5.7
<i>First</i>		
Bedroom 1	5.00 x 3.34	16.4 x 11.0
Bedroom 2	2.90 x 3.70	9.5 x 12.1
Bedroom 3	4.69 x 5.83	15.4 x 19.1
Home Office	4.89 x 6.15	16.0 x 20.2
Ensuite 1	2.10 x 2.60	6.9 x 8.5
Ensuite 2	1.90 x 2.00	6.2 x 6.6
Bathroom	1.49 x 2.70	4.9 x 8.9
Dressing	2.80 x 2.60	9.2 x 8.5
<i>Second</i>		
Bedroom 4	3.92 x 4.89	12.9 x 16.3
Bedroom 5	4.98 x 4.89	16.3 x 16.3
Shower Room	1.88 x 2.94	6.2 x 9.6

The design of this striking 5 bedroom house was inspired by the existing barns within the development, featuring a hayloft style window to the first floor home office and arched doors to replicate those in our Farmstead Collection.

Key Features:

- Flexible living over 3 floors
- Open plan kitchen, dining and family room
- Separate pantry and utility
- Triple aspect living room
- Dressing room and ensuite to master bedroom
- 3 further bathrooms
- Large home office

PLOT 9 . SPRINGFIELDS



5 bedroom



ground floor

first floor

second floor



Plot 9 - Room Dimensions

Ground	m	ft
Lounge	3.95 x 6.04	13.0 x 19.8
Kitchen/Dining	7.90 x 4.61 ^{max}	25.9 x 15.1
Family Room	3.95 x 6.04	13.0 x 19.8
Utility	2.97 x 2.03	9.7 x 6.7
W/C	1.20 x 1.94	3.9 x 6.4
Garage	6.09 x 6.20	20.0 x 20.3
First		
Bedroom 1	5.00 x 3.34	16.4 x 11.0
Bedroom 2	2.90 x 3.70	9.51 x 12.1
Bedroom 3	4.29 x 3.73	14.1 x 12.2
Home Office	4.87 x 6.15	16.0 x 20.2
Ensuite 1	2.10 x 2.60	6.9 x 8.5
Ensuite 2	1.90 x 2.00	6.2 x 6.6
Bathroom	2.10 x 2.80	6.9 x 9.2
Dressing	2.80 x 2.60	9.2 x 8.5
Second		
Bedroom 4	3.92 x 4.89	12.9 x 16.0
Bedroom 5	4.98 x 4.89	16.0 x 16.0
Shower Room	1.88 x 2.94	6.2 x 9.6

This property is a beautiful mix of traditional and contemporary design, featuring natural coloured render, alongside a reclaimed style of brick, slate to the main roof and a standing seam metal roof to the garage and entrance hall.

Key Features:

- Integrated double garage
- Open plan kitchen, dining and family room
- Separate living room
- 5 large bedrooms and 4 bathrooms
- Dressing room to the master suite
- Large home office and/or gym

PLOT 10 . MEADOW VIEW

*Plot 10 - Room Dimensions*

<i>Ground</i>	<i>m</i>	<i>ft</i>
Lounge	6.04 x 4.10	19.8 x 13.5
Kitchen/Dining	7.87 x 4.64	25.8 x 15.2
Family Room	4.01 x 4.01	13.2 x 13.2
Study	3.35 x 2.13	11.0 x 7.0
Utility	2.45 x 1.95	8.0 x 6.4
W/C	1.21 x 1.79	4.0 x 5.9
Garage	6.09 x 3.50	20.0 x 11.5
<i>First</i>		
Bedroom 1	4.16 x 6.22 max	13.6 x 20.4
Bedroom 2	3.40 x 3.75	11.2 x 12.3
Bedroom 3	3.82 x 4.46	12.5 x 14.6
Ensuite 1	1.95 x 3.40	6.4 x 11.2
Ensuite 2	1.42 x 1.80	4.7 x 5.9
Bathroom	2.00 x 3.04	6.6 x 10.0
Dressing 1	3.40 x 3.99	11.2 x 13.1
Dressing 2	4.46 x 2.19	14.6 x 7.2



Meadow View is an unusually large 3 bedroom detached home and has been designed to cater for those who desire light, spacious and luxurious rooms. Building over the integral garage has enabled us to create a magnificent master bedroom, featuring a Juliette balcony, large dressing room and ensuite.

Key Features:

- Large open plan kitchen, dining/family room
- Vaulted ceiling to family room and two sets of bi fold doors to the rear garden
- Separate living room and study
- Dressing room and ensuite to both primary and secondary bedrooms
- Freestanding bath to family bathroom
- Integral single garage



BARONS PASTURES

BY WHEATCROFT HOMES

The Farmstead Collection features beautifully converted, renovated and refurbished farm buildings ranging from the majestic, double fronted Victorian Farmhouse to more modest two and three bedroom converted barns and stables. These homes blend rustic charm with the practicality and comforts of a contemporary home offering character and history within a modern, light and open space.

THE FARMSTEAD COLLECTION

PLOT 11 . THE STABLES



PLOT 12 . THE BARN



PLOT 13 . GREENACRES



PLOT 14 . THE NOOK



PLOT 15 . THE BYRE



PLOT 16 . THE COTTAGE



PLOT 17 . THE FARMHOUSE





Plot 11 - Room Dimensions

<i>Ground</i>	<i>m</i>	<i>ft</i>
Bedroom 1	3.68 x 3.19	12.1 x 10.5
Bedroom 2	2.83 x 4.33	9.3 x 14.2
Ensuite	1.68 x 2.31	5.5 x 7.6
Kitchen/Lounge	8.05 x 5.64	26.4 x 18.5
Utility	2.96 x 3.12	9.7 x 10.2
Dressing	1.41 x 2.31	4.6 x 7.0
Bathroom	2.23 x 2.49	7.3 x 8.2
W/C	1.92m x 1.19	6.3 x 3.9
<i>First</i>		
Bedroom 3	4.67 x 2.90	15.3 x 9.5
Ensuite	1.33 x 1.48	4.5 x 4.9

PLOT 11 . THE STABLES



The striking feature of these former stables are the three arched and glazed doorways which allow light to stream into the open plan kitchen/living area and give access to the enclosed south facing walled garden.

Key Features:

- Open plan kitchen, dining and living room with vaulted ceiling
- 2 bedrooms to the ground floor
- Dressing room and ensuite to master bedroom
- 3rd bedroom and ensuite to 1st floor
- Single garage and parking space



ground floor



first floor

PLOT 12 . THE BARN



Plot 12 - Room Dimensions

<i>Ground</i>	<i>m</i>	<i>ft</i>
Kitchen/Dining / Family Room	8.76 x 5.33	28.7 x 17.5
Study	3.00 x 2.02	9.8 x 6.6
Utility	2.99 x 3.17	9.8 x 10.4
W/C	1.83 x 1.05	6.0 x 3.4
<i>First</i>		
Bedroom 1	3.49 x 3.71	11.5 x 12.2
Bedroom 2	3.12 x 4.27	10.2 x 14.0
Bedroom 3	3.56 x 4.95	11.7 x 16.2
Ensuite 1	1.67 x 1.78	5.5 x 5.8
Ensuite 2	1.81 x 2.44	5.9 x 8.0
Ensuite 3	1.77mx 2.98	5.8 x 9.8
Dressing	2.53 x 2.98 max	8.3 x 9.8



ground floor



first floor

This converted barn has a truly impressive front elevation with four glazed, archways making this a light, bright and airy property.

Key Features:

- Open plan kitchen, dining and living room
- Bi-fold doors to garden
- Separate study and utility
- 3 double bedrooms, all with ensuite
- Dressing area to master bedroom
- Single garage and parking space

PLOT 13 . GREENACRES



Plot 13 - Room Dimensions

<i>Ground</i>	<i>m</i>	<i>ft</i>
Kitchen /Dining	6.58 x 3.59	21.6 x 11.8
Lounge	3.58 x 3.54	11.7 x 11.6
Conservatory	2.71 x 2.67	8.8 x 8.9
Utility	1.66 x 3.01	5.4 x 9.9
Study	1.83 x 3.04	6.0 x 10.0
W/C	0.95 x 1.86	3.1 x 6.1
<i>First</i>		
Bedroom 1	3.59 x 3.84	11.8 x 12.6
Bedroom 2	3.58 x 3.52	11.8 x 11.5
Bedroom 3	3.59 x 3.54	11.8 x 11.6
Ensuite	1.84 x 1.77	7.2 x 5.8
Closet	2.48 x 0.91	8.1 x 3.0
Bathroom	2.20 x 2.54	7.2 x 8.3



This refurbished cottage has been completely modernised and upgraded throughout with thoughtful reconfiguration of the available space and the addition of an exquisite conservatory leading to the west facing garden.

Key Features:

- Open plan kitchen, dining and living room
- Bi fold doors to the garden
- Feature conservatory
- Separate study and utility
- 3 bedrooms, master having an ensuite
- Family bathroom with freestanding bath



ground floor



first floor

PLOT 14 . THE NOOK



3 bedroom



ground floor



first floor



Plot 14 - Room Dimensions

Ground	m	ft
Lounge	4.56 x 4.79	14.9 x 15.7
Kitchen	3.66 x 2.11	12.0 x 6.9
Family/Dining	6.53 x 2.67	21.4 x 8.7
Utility	2.73 x 1.95	9.0 x 6.4
W/C	2.35 x 1.13	7.7 x 3.7
First		
Bedroom 1	4.58 x 4.88	15.0 x 16.0
Bedroom 2	2.81m x 3.32	9.2 x 10.9
Bedroom 3	4.85 x 2.84	15.9 x 9.3
Ensuite	1.38 x 2.77	4.5 x 9.1
Bathroom	1.98 x 2.89	6.5 x 9.5

The Nook is a cosy 3 bedroom barn conversion overlooking a central courtyard and benefitting from two separate outdoor areas. The walled garden is accessed via bi fold doors from the open plan kitchen and a further courtyard is off the utility.

Key Features:

- Open plan kitchen, dining and family room
- Separate living room
- 3 double bedrooms
- Master ensuite and family bathroom featuring a freestanding bath
- Single garage and parking space

PLOT 15 . THE BYRE



Plot 15 - Room Dimensions

Ground	m	ft
Bedroom 1	4.79 x 3.57	15.7 x 11.7
Bedroom 2	3.46 x 3.47	11.4 x 11.4
Ensuite	1.74 x 2.10	5.7 x 6.9
Bathroom	2.14 x 2.49	7.0 x 8.2
Lounge	3.61 x 4.96	11.8 x 16.3
Kitchen	2.88 x 3.26	9.4 x 10.7
Dining	4.88 x 3.26	16.0 x 10.7
Study/Bedroom 3	3.50 x 3.44	11.4 x 11.3
Utility	1.78 x 2.79	5.8 x 9.2

This single storey former farm building features a magnificent vaulted ceiling throughout and provides flexible accommodation with an open plan kitchen, dining and living space and a further reception room that could be used as a study, snug or third bedroom.



Key Features:

- Open plan kitchen, dining and living area
- Bi-fold doors to rear garden
- Two double bedrooms, one with ensuite
- Additional room for study, snug or 3rd bedroom
- Single garage and parking space



PLOT 16 . THE COTTAGE



4 bedroom



Plot 16 - Room Dimensions

Ground	m	ft
Lounge	4.66 x 4.36	15.2 x 14.3
Kitchen/Dining/ Family Room	11.76 x 4.45	38.6 x 14.6
Home Office	4.78 x 4.37	15.4 x 14.3
Utility	2.25 x 2.82	7.4 x 9.3
W/C	1.45mx 1.87	4.8 x 6.1
First		
Bedroom 1	4.68 x 4.36	15.3 x 14.3
Bedroom 2	4.38 x 3.06	14.4 x 10.0
Bedroom 3	4.29 x 3.07	14.1 x 10.0
Bedroom 4	5.16 x 4.28	16.9 x 14.0
Ensuite 1	2.26 x 2.05	7.4 x 6.7
Ensuite 2	1.38 x 3.06	4.5 x 10.0
Ensuite 3	1.90 x 1.88	6.2 x 6.2
Bathroom	2.29 x 2.05	7.5 x 6.7
Dressing	2.26 x 2.21	7.4 x 7.3



ground floor



first floor

The Cottage combines a refurbished farm cottage with an adjacent barn conversion to create a large 4 bedroom home providing ample space for living and home working.

Key Features:

- Spacious open plan kitchen, dining and family room with bi-fold doors to garden.
- Separate living room and home office
- 4 double bedrooms and 4 bathrooms
- Dressing room to master bedroom

PLOT 17 . THE FARMHOUSE



4 bedroom



Plot 17 - Room Dimensions

<i>Ground</i>	<i>m</i>	<i>ft</i>
Lounge	5.46 x 4.57	17.9 x 15.0
Dining	5.45 x 4.62	17.9 x 15.1
Breakfast/Kitchen	7.95 x 4.62	26.1 x 15.1
W/C	2.41 x 1.51	7.9 x 5.0
Study	2.15 x 4.57	7.0 x 15
Utility	2.08 x 3.00	6.8 x 9.8
Store 1	2.10 x 4.60	6.6 x 15.1
Store 2	2.05 x 4.60	6.7 x 15.1
<i>First</i>		
Bedroom 1	4.27 x 5.17	14.0 x 17.0
Bedroom 2	4.29 x 4.61	14.1 x 15.1
Bedroom 3	4.65 x 6.39	15.2 x 21.0
Bedroom 4	4.67 x 4.57	15.3 x 15.0
Dressing	3.63 x 2.50	11.9 x 8.2
Ensuite 1	2.47 x 2.57	8.1 x 8.4
Ensuite 2	2.03 x 4.41	6.7 x 14.5
Bathroom	2.23 x 4.41	7.3 x 14.5



ground floor

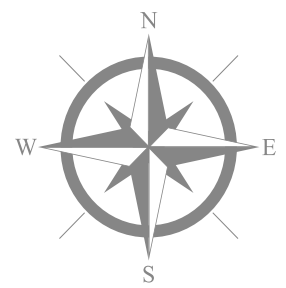


first floor

This refurbished farmhouse sits majestically in the centre of the development and retains many original features. It has an abundance of space, with a large kitchen and dining area as well as two further reception rooms with beautiful bay windows.

Key Features:

- Open plan kitchen and dining with doors to timber decking
- Two large reception rooms
- Separate study
- 4 large bedrooms and 3 bathrooms
- Dressing room to master bedroom



- Plot 1 Highfields
- Plot 2 Mulberry
- Plot 3 Haystacks
- Plot 4 Treetops
- Plot 5 Wychwood
- Plot 6 Ashlea
- Plot 7 Oaklands
- Plot 8 Hazelgrove
- Plot 9 Springfields
- Plot 10 Meadow View
- Plot 11 The Stables
- Plot 12 The Barn
- Plot 13 Greenacres
- Plot 14 The Nook
- Plot 15 The Byre
- Plot 16 The Cottage
- Plot 17 The Farmhouse



BARONS PASTURES

BARONS PASTURES . SPECIFICATION

External Construction:

- Traditional brick and block walls
- Render or timber / Cedar cladding to walls
- Clay pantile / SVK slate / standing seam roof
- Flush casement UPVC double glazed windows
- Velux conservation roof lights
- Aluminium bi-fold doors to kitchen / dining / family room
- Composite front / rear doors
- UPVC rainwater goods on metal rise and fall brackets
- Boundaries in either post and rail, closed timber and/or metal estate railings
- Terraces and paths in Indian sandstone paving
- Traditional block paving to driveways
- Sectional up and over garage door

Internal Finishes:

- Solid core oak doors with satin stainless steel ironmongery
- Oak newels, spindles and handrails to staircase
- Lambs Tongue 120mm skirting & 45mm architrave
- Dulux white emulsion to ceilings and white satinwood to skirting and architrave
- Dulux colour emulsion to the walls

Kitchen and Utility:

- Bespoke kitchen and utility by Sherwin Hall
- Silestone worktops
- Bosch appliances
- Quooker boiling water tap
- Integrated waste bins

Bathrooms:

- Duravit sanitaryware and vanity units
- Hansgrohe brassware
- Illuminated and heated mirror with integral shaver socket to master ensuite
- Dual fuel towel rails
- Tiled walls and floor

Electrical and Lighting:

- Fibre broadband to the premises
- Cat 6 data cabling and data points
- Cabling for installation of electrical vehicle car charging point
- Hard wired smart alarm system
- External smart CCTV system
- External power socket
- External sensor lighting to doors and terrace areas
- Ring doorbell
- Satin stainless switches and sockets
- Sockets with integral USB points
- Combination of LED downlights and pendants to ground floor
- Pendant lighting to bedrooms
- LED downlights to bathrooms

Heating and Plumbing:

- Air source heat pump to provide heating and hot water
- Underfloor heating to the ground floor with zones controlled by wall mounted thermostats
- Pressurised / unvented hot water cylinder
- Traditional column radiators to first floor
- Outside tap

Warranty:

A 10 year structural warranty will be issued on completion

NB: These particulars and general remarks have been prepared with careful attention to detail but are for guidance purposes only. All property images and floorplans are computer generated and for illustration purposes only. While the information is believed to be correct at the time of going to press, our policy of continual improvements and other factors may result in changes to the site plan, floor plans or specification at any stage during the construction process. It is the purchaser's responsibility to verify the current position regarding plans and specifications with Wheatcroft Homes at all stages of the purchase.





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