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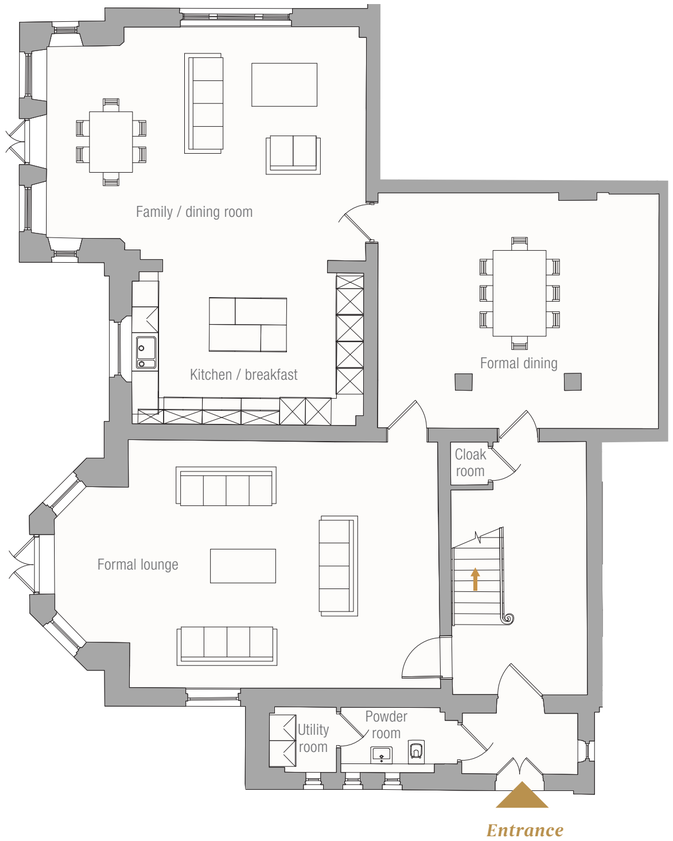
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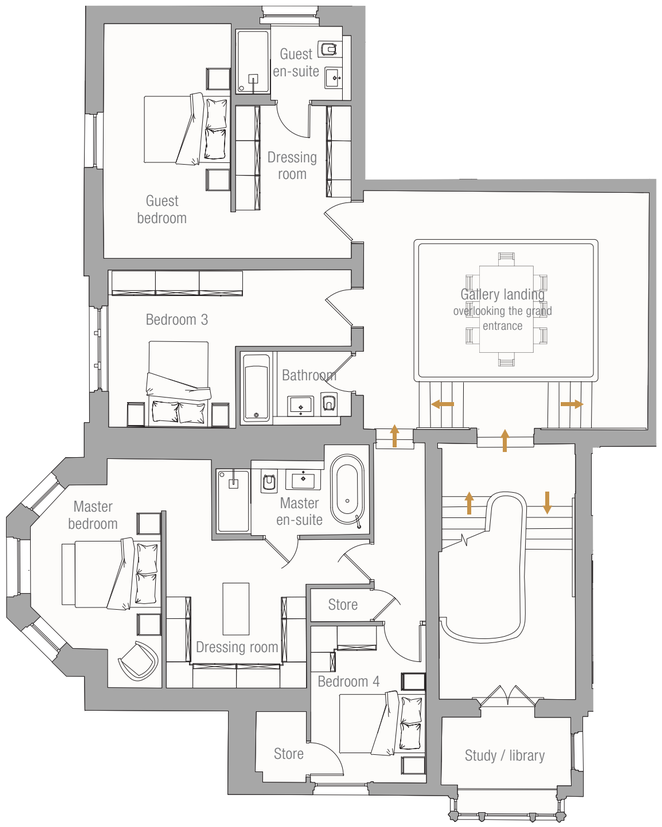
Garrow Hill House 01



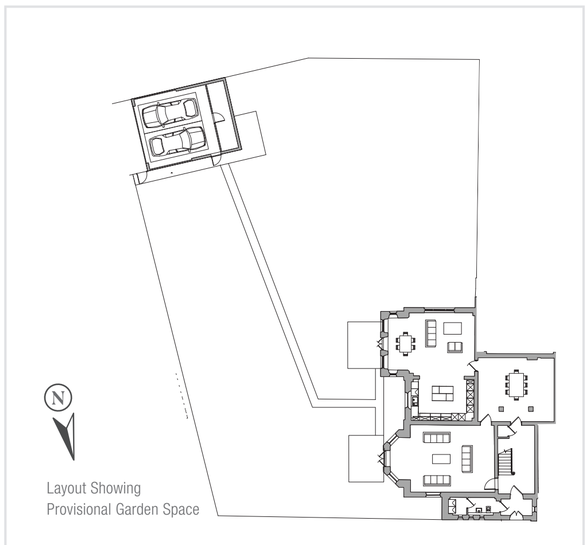
Ground Floor



First Floor



Garden Plan



Key Features

- Semi-detached house arranged over two floors
- 4 bedrooms
- 1 Powder room
  2 En-suites
  1 Bathroom
- Utility room
- South-facing private garden
- Double garage, driveway parking and EV car charging

House Description

Plot 01, situated within the prestigious Garrow Hill House, is a distinctive four bedroom, double bay-fronted character home, seamlessly combining timeless architectural elegance with contemporary family living across two floors.

An impressive entrance hall, featuring an ornate staircase, leads through to the magnificent galleried dining hall, creating an elegant setting for entertaining. The light filled, bay-fronted formal lounge opens through French doors onto the expansive South-facing private garden. A separate living/family/kitchen room, also featuring a bay with direct garden access, provides a beautifully appointed space for everyday living. At its heart is a high specification, German engineered kitchen, complete with statement island and an extensive range of integrated appliances.

The first floor is home to a generous master suite, featuring an elegant bay window, dedicated dressing room and luxurious bath/shower en-suite. A beautifully appointed guest suite also benefits from its own dressing room and en-suite, whilst two further spacious double bedrooms are served by a generous family bathroom. An elevated bay-fronted study/library, positioned at the top of the staircase, provides an additional versatile space.

This property also includes a handy utility room and convenient powder room. A detached double garage, driveway parking for two vehicles and EV charging complete this distinctive property.

Garrow Hill House 01

Floor plan dimensions

Ground floor

Family / dining	7375 x 5370	(24' 2" x 17' 7")
Kitchen / breakfast	5345 x 3505	(17' 6" x 11' 6")
Formal lounge	8875 x 5730	(29' 1" x 18' 10")
Formal dining	6495 x 5425	(21' 4" x 17' 10")
Power room	2365 x 1555	(7' 9" x 5' 1")
Utility room	1520 x 1470	(5' 0" x 4' 10")
Detached garage	7720 x 6040	(25' 4" x 19' 10")

First floor

Master bedroom	5245 x 2955	(17' 2" x 9' 8")
Dressing room	3370 x 3160	(11' 1" x 10' 4")
Master en-suite	3465 x 2035	(11' 4" x 6' 8")
Guest Suite	5280 x 2785	(17' 4" x 9' 2")
Dressing room	3505 x 2605	(11' 6" x 8' 7")
Guest en-suite	2605 x 1625	(8' 7" x 5' 4")
Bedroom 3	5430 x 3550	(17' 10" x 11' 8")
Bedroom 4	3495 x 2585	(11' 6" x 8' 6")
Bathroom	2500 x 1655	(8' 2" x 5' 5")

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Sales team reference: Garrow Hill, Plot 01

Please note: All dimensions are maximum and in millimetres unless otherwise stated. Dimensions should not be assumed or used for furniture, flooring, or ordering any other personal fittings. All room and site layouts are indicative only and are subject to change at any stage. We continuously monitor the quality of products on offer and reserve the right to amend features, layouts, specification or finishes (internal or external) at any time during the planning/ build process. Client choices and upgrades are subject to the build programme. Materials and products are subject to change dependant upon supply availability and any formal planning or other restrictions. Consequently all the particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the specified matters prescribed by any order made under the property Misdescription act 1991. Neither do they constitute a contract or warranty of any sort. Customer requests for alterations to the specification or property layout cannot be considered at any stage.