THE

RETREAT

PARBOLD









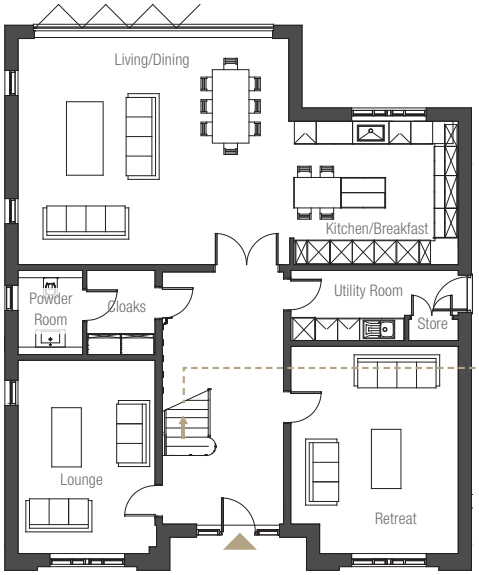




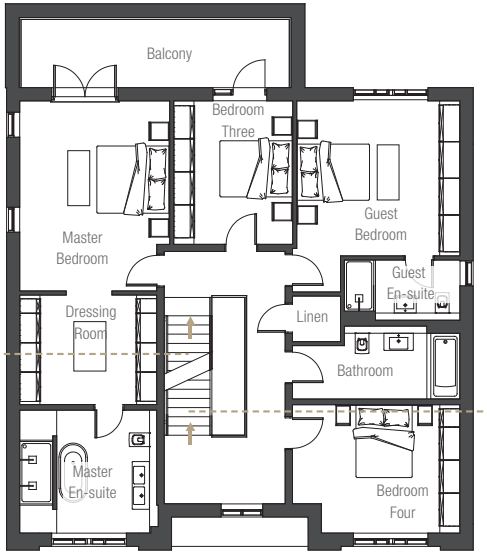
THE WYFOLD

Grand six bedroom detached home arranged over three floors with detached garage, driveway parking and large private garden

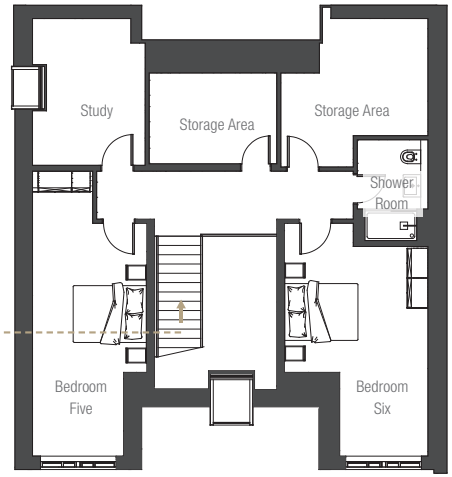
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



LOCATION PLAN

Showing The Wyfold House Type



HOUSE DESCRIPTION

The Wyfold

Grand entrance hall leading through double doors to the full-width dual aspect kitchen/dining/family room with floor to ceiling bi-folding doors giving access to the vast private woodland garden. The bespoke German engineered kitchen includes integrated appliances and feature island. This floor also hosts an additional bay fronted, dual aspect formal lounge and a separate bay fronted cosy retreat.

The beautiful master bedroom suite sits on the first floor and features access onto the balcony as well as a generous dressing room and luxury bath and twin shower en-suite. This floor also hosts three further double bedrooms, a second en-suite and family bathroom.

The top floor hosts an additional two double bedrooms, home study, shower room and storage spaces.

This property also offer a downstairs powder room, utility room which gives access out to the detached double garage, cloakroom and driveway parking.

THE WYFOLD

6 Bedroom Detached Home

GROUND FLOOR

Living/Dining	7325	x 6135	(24'0" x 20'2")
Kitchen/Breakfast	4435	x 3865	(14'7" x 12'8")
Lounge	5215	x 3685	(17'1" x 12'1")
Retreat	5595	x 4510	(18'4" x 14'10")
Powder Room	2240	x 1715	(7'4" x 5'8")
Utility Room	3025	x 1860	(9'11" x 6'1")
Garage	6400	x 5600	(21'0" x 18'10")

FIRST FLOOR

Master Bedroom	5130	x 4035	(16'10" x 13'3")
Dressing Room	3685	x 2935	(12'1" x 9'8")
Master En-suite	3685	x 3305	(12'1" x 10'10")
Guest Bedroom	4395	x 4175	(14'5" x 13'8")
Guest En-suite	3095	x 1595	(10'2" x 5'3")
Bedroom Three	3860	x 3195	(12'8" x 10'6")
Bedroom Four	4510	x 3450	(14'10" x 11'4")
Bathroom	3100	x 1945	(10'2" x 6'5")

SECOND FLOOR

Bedroom Five	7620	x 3030	(25'0" x 9'11")
Bedroom Six	5595	x 3820	(18'4" x 12'6")
Study	3900	x 2980	(12' 10" x 9'9")
Shower Room	2665	x 1855	(8'9" x 6'1")

PROVISIONAL

P J LIVESEY REFERENCE: TYPE D

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.