



LITTLE ACRE

LOWER BROADHEATH



PLOT 1

LOWER BROADHEATH, WORCESTERSHIRE

Impeccable four bedroom, three bathroom detached house with private double garage and annexe room above. This luxury property is perfectly situated within the sought after village of Lower Broadheath, tucked away off Sling Lane beside the common, in a prominent position. A meticulously designed open plan kitchen, dining and family room fitted with painted shaker style cabinetry with Quartz worktops and supreme quality Siemens appliances add a sumptuous level of luxury to the well-crafted and traditional architecture of a Lockley Homes' property.

For more information on Plot 1 or any other enquiries please contact Harts, agents for fine homes:

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LOCKLEY
HOMES

PLOT 1 - SPECIFICATIONS

KITCHEN AND UTILITY

- ❖ Painted shaker style cabinetry with soft-closing doors and drawers.
- ❖ Quartz worktops, upstands and splashback to hob area.
- ❖ Farmhouse butler sink with Quooker 3-in-1 hot water tap.
- ❖ Siemens integrated multi-function oven & Siemens touch operated induction hob.
- ❖ Siemens integrated combination microwave oven.
- ❖ Siemens downdraft extractor hood.
- ❖ Siemens integrated fridge and separate freezer.
- ❖ Siemens integrated dishwasher.
- ❖ Integrated under-counter dual zone wine cooler.
- ❖ Utility rooms to include stone worktops with Villeroy & Boch farmhouse butler sink.
- ❖ Plumbing and electrics ready for washing machine and tumble dryer.

BATHROOM, EN SUITES AND WC

- ❖ Burlington & Axbridge sanitaryware with luxurious bespoke vanity units.
- ❖ Large wall hung bespoke cut mirrors.
- ❖ Traditional towel ladder radiators in a chrome finish.
- ❖ Shaver sockets in a brushed chrome finish.
- ❖ Mandarin Stone wall and floor tiling.

INTERIOR FINISHES

- ❖ Feature staircase with American white oak newels and handrail with frameless glass panels.
- ❖ Matt paint finish to all ceilings and walls.
- ❖ Dijon limestone tile flooring to the hallway, kitchen/dining/family room, utility and W.C.
- ❖ Oak internal doors (glazed doors to selected rooms).
- ❖ Door fittings, light switches and sockets in a brushed chrome finish.
- ❖ Allocated coats & cloaks cupboards with interior fit out.
- ❖ Bespoke fitted wardrobes with timber frame and soft-close mirrored doors to master and secondary bedrooms.
- ❖ Glazed bi-fold and French doors where indicated on floorplans.

HEATING, ELECTRIC AND LIGHTING

- ❖ Wet underfloor heating throughout the ground floor and thermostatically controlled radiators to the first floor powered via renewable air source heat pump.
- ❖ Smart low energy hot water cylinder.
- ❖ Low energy lighting throughout with LED downlights to kitchen, hallway, landing, dressing room, WC, bathroom and en-suites.
- ❖ PV Solar Panels fitted to all homes with controls fitted in the loft.
- ❖ CAT 6 wiring to all TV points.
- ❖ Master BT telephone point fitted to all homes.

EXTERIOR FINISHES

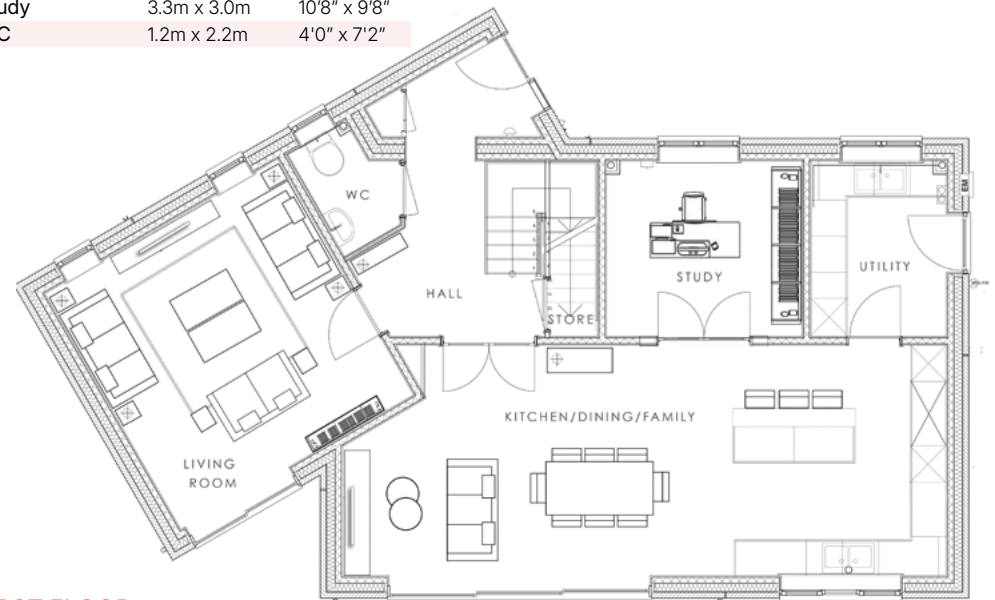
- ❖ Electric car charging points to all homes.
- ❖ Turfed garden areas with paved patios and pathways as shown on site plan.
- ❖ Planting installed in-line with approved planning landscape layout (planting within marketing material is indicative only).
- ❖ External waterproof socket and tap to rear of property.
- ❖ Private double garage with power and light.
- ❖ Additional annexe room above double garage with external staircase.

SECURITY AND WARRANTY

- ❖ Two-year Homeowner Warranty from Lockley Homes.
- ❖ Ten-year Buildzone Structural Warranty.
- ❖ Multi-point locking mechanisms to external doors.
- ❖ Security alarms to all homes.

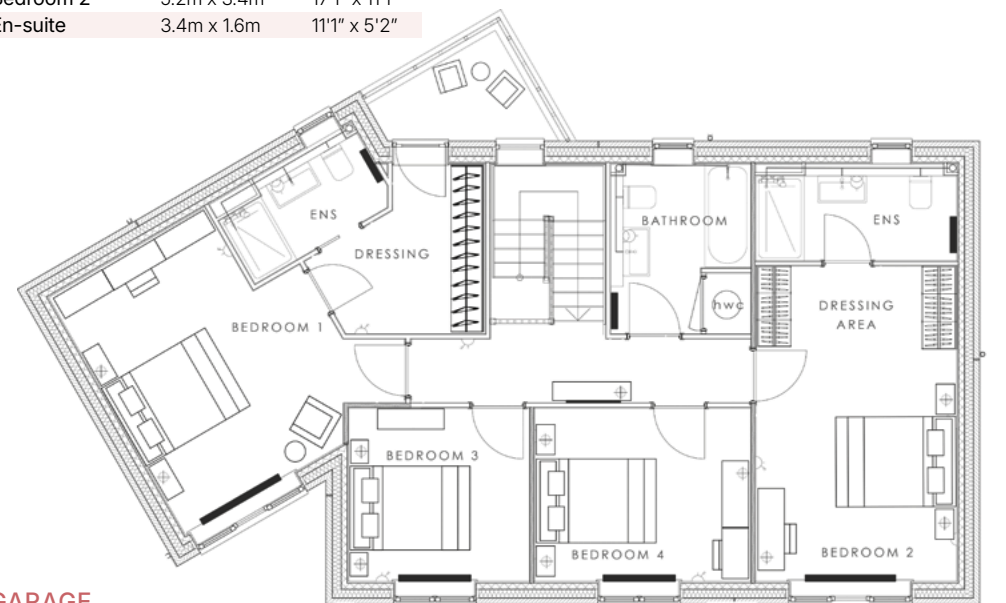
GROUND FLOOR

| | | |
|-----------------|--------------|---------------|
| Kitchen / Diner | 10.1m x 3.9m | 33'1" x 12'8" |
| Utility | 2.3m x 3.0m | 7'5" x 9'8" |
| Living Room | 4.5m x 4.6m | 14'8" x 15'1" |
| Study | 3.3m x 3.0m | 10'8" x 9'8" |
| WC | 1.2m x 2.2m | 4'0" x 7'2" |



FIRST FLOOR

| | | | | | |
|---------------|-------------|---------------|-----------|-------------|--------------|
| Bedroom 1 | 4.6m x 3.9m | 15'1" x 12'8" | Bedroom 3 | 3.6m x 3.0m | 11'8" x 9'8" |
| En-suite | 2.7m x 1.6m | 8'8" x 5'2" | Bedroom 4 | 3.0m x 3.0m | 9'8" x 9'8" |
| Dressing Room | 2.8m x 2.6m | 9'2" x 8'5" | Bathroom | 2.3m x 2.8m | 7'5" x 9'2" |
| Bedroom 2 | 5.2m x 3.4m | 17'1" x 11'1" | | | |
| En-suite | 3.4m x 1.6m | 11'1" x 5'2" | | | |



GARAGE

| | | |
|---------------|-------------|---------------|
| Double Garage | 6m x 6m | 19'7" x 19'7" |
| Room Above | 5.7m x 4.4m | 18'7" x 14'4" |

