



KINGS RIDGE

FLADBURY



BAYFIELD MANOR

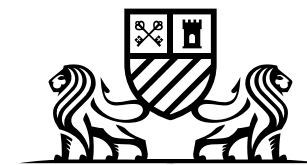
A stunning new five-bedroom Georgian Manor house.

BAYFIELD MANOR

Bayfield Manor redefines contemporary countryside living. Extending to an impressive 3,827 sq ft, this exceptional five-bedroom home combines elegant design, versatile spaces and an outstanding rural setting.

Approached through secure electric gates and surrounded by glorious open countryside, Bayfield Manor balances modern sophistication with the timeless appeal of its setting.

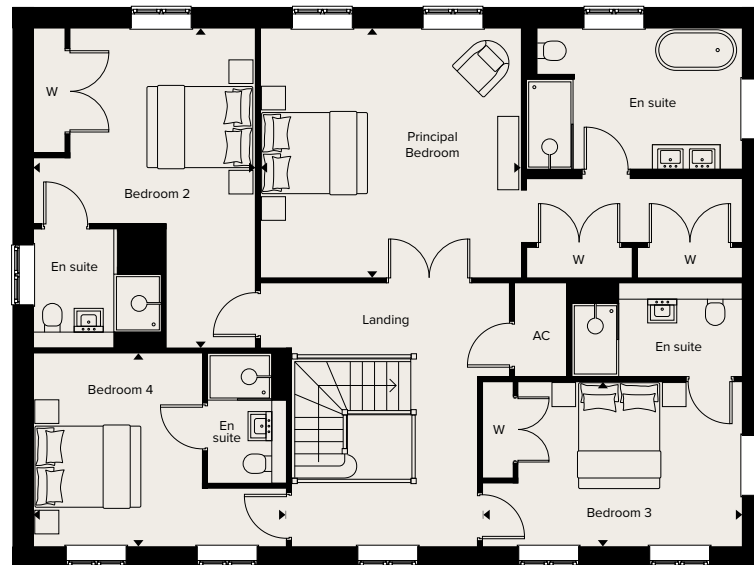
Inside, the interiors are thoughtfully designed to suit the demands of modern life, blending functionality with refined style. Every detail from the flowing layout to the high-quality finishes has been carefully considered to create a home that is both welcoming and effortlessly luxurious.



KINGS RIDGE

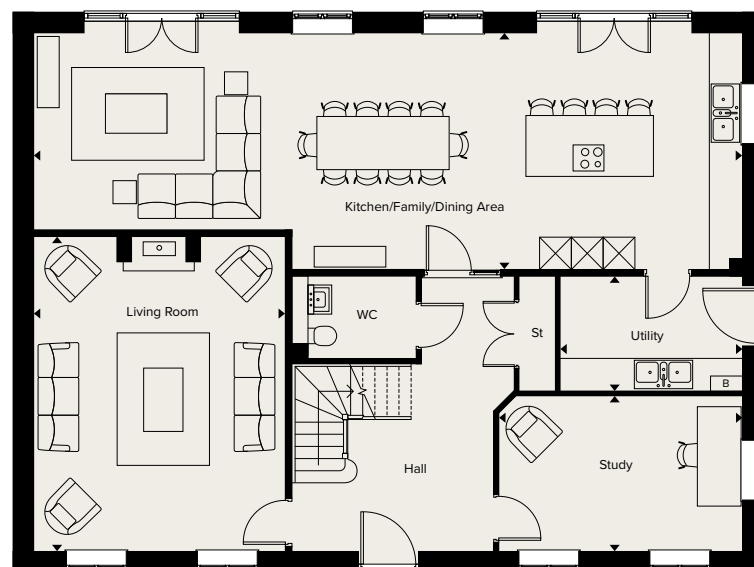
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A LOCKLEY HOMES DEVELOPMENT

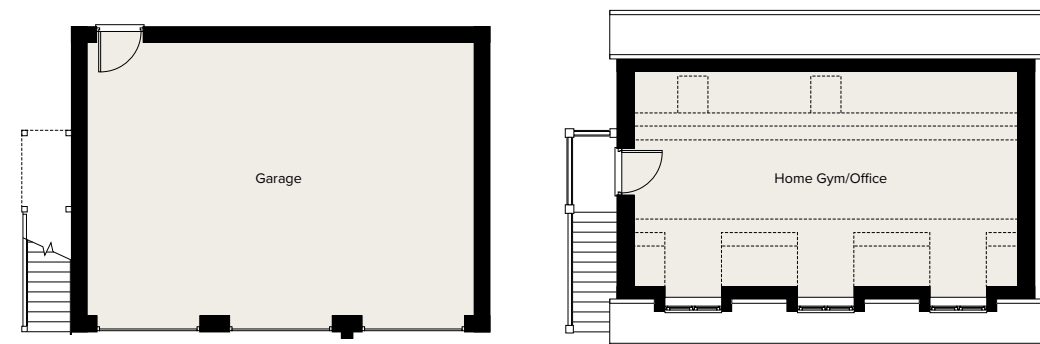


FIRST FLOOR

Kitchen / Family / Dining Room	13.4m x 4.5m	44' 0" x 14' 8"
Utility	3.6m x 2.2m	11' 8" x 7' 2"
Living Room	6.0m x 4.7m	19' 7" x 15' 7"
Study	4.6m x 2.9m	14' 11" x 9' 5"
Principal Bedroom	5.0m x 4.8m	16' 4" x 15' 7"
Bedroom 2	4.2m x 3.7m	13' 8" x 12' 3"
Bedroom 3	4.9m x 3.1m	16' 1" x 10' 1"
Bedroom 4	3.7m x 3.1m	12' 3" x 10' 4"
Garage	8.5m x 6.0m	28' 0" x 19' 7"
Home Gym / Office	8.5m x 4.8m	28' 0" x 15' 8"



GROUND FLOOR



DETACHED GARAGE & FIRST FLOOR ANNEX



KINGS RIDGE

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Impeccable taste, supreme quality and incredible attention to detail characterise these wonderful new homes.

KITCHEN AND UTILITY

- Painted shaker style cabinetry with soft-closing doors and drawers
- Stone worktops, upstands and splashback to hob area
- Ceramic under-mount sink with Quooker 3-in-1 hot water tap
- Siemens integrated multi-function oven and Siemens touch operated induction hob
- Siemens integrated combination microwave oven
- Siemens wall mounted extractor hood
- Siemens integrated fridge/freezer
- Siemens integrated dishwasher
- Caple premium integrated under-counter dual zone wine cooler
- Utility rooms to include stone worktops with Villeroy & Boch farmhouse butler sink
- Larder cupboard within utility rooms
- Plumbing and electrics ready for washing machine and tumble dryer

BATHROOM, EN SUITES AND WC

- Burlington sanitaryware and luxurious vanity units
- Large wall hung bespoke cut mirrors
- Traditional towel ladder radiators in a chrome finish
- Shaver sockets in a chrome finish
- Luxury Ceramic/Porcelain wall and floor tiling from Mandarin Stone

INTERIOR FINISHES

- Feature staircase with oak handrail, oversized oak newels and frameless glass balustrades
- Matt paint finish to all ceilings and walls
- Large format limestone tile flooring to all entrance hallways, kitchen/dining/family rooms, WC's and utilities
- Luxury carpet to all bedrooms, staircases, study (where applicable) and living rooms
- Oak internal doors (glazed doors to selected rooms)
- Door fittings, light switches and sockets in a brushed chrome finish
- Allocated coats cupboards with interior fit out
- Bespoke fitted wardrobes throughout bedrooms master, 2 and 3
- Glazed 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
- Worcester Bosch boiler (mains gas)
- Smart low energy hot water cylinder fitted in AC cupboard (for homes with 3 bedrooms or more)
- 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 loft/garage

- TV points to all bedrooms, living room, dining/family area and study (where applicable)
- TV points to include pre-wiring for satellite TV (SkyQ) HD distribution including aerial
- Fitted electric fire place with natural stone surround and hearth to living rooms
- 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
- Electric gates access to all homes individually

SECURITY AND WARRANTY

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

LOCKLEY BESPOKE

Lockley Bespoke offers you the unique opportunity to purchase your chosen plot before construction begins, allowing you to shape your new home to suit your lifestyle.

From layouts to finishes, our early-purchase option offers far greater flexibility to personalise, ensuring your home feels truly yours from the day you move in.

Please enquire for details.



**LOCKLEY
HOMES**

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