







## AWARD WINNING EXCELLENCE

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Metis Homes is an experienced and respected new homes builder and for two years running we have impressed the judges of the prestigious WhatHouse? Awards, achieving the ultimate industry prize of Best Small Housebuilder in the UK at 2017's event, following our win of Silver the previous year, underlining our commitment to excellence in all that we do.

The judges highlighted our 100% success in achieving planning on all submitted projects, demonstrating our stakeholder engagement and community collaboration, adding that –  
'Town or country it meets the architectural challenge and adds to the local scene, with sympathetic landscaping another string to its bow'.

In summing up, the judges stated 'you sense a builder with happy staff and happy customers and a strong culture established within a decade of business. Simple ambitions, but not so easy to realise. A gold standard set.' This award bears testament to our ambition to place high quality design, specification and build standards, allied to first class customer service, at the forefront of our operations. Choose one of our homes at the King Edward VII Estate and you too can reap the benefits of our award-winning standards.





# MORE THAN JUST A NEW HOME

At Metis Homes we pride ourselves on creating homes that offer more than just 'standard' living. We listen to what our discerning buyers want and with carefully selected specifications our homes include many features and enhancements that other developers offer as extras, ensuring that your new home is nothing short of superior in terms of quality and practicality.

Our living spaces are designed with generosity in mind, giving you and your family space to grow, combining thoughtful attention to detail with high quality materials to withstand the rigours of life. Kitchens perfectly blend form and function to create a workspace that is the hub of the home, while bathrooms and en suites are elegant havens of luxury in which to wash away the cares of the world.

In short, a Metis home is so much more than just a new home, it's your new home, designed from the ground up to be everything you want it to be.

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# LIVE A LIFE LESS ORDINARY

Welcome to the King Edward VII Estate, in the heart of the spectacular South Downs National Park. Close to the West Sussex/Surrey border, and with London just over an hour away, you can now live in contemporary luxury within the timeless landscape of an Area of Outstanding Natural Beauty. Nestling right at the centre of this magnificent 165 acre Estate, multiple award-winning developer Metis Homes is creating an exclusive collection of just 19 two, three and four bedroom homes. Set within a secluded pocket of mature woodland, each home benefits from access to the Estate's extensive amenities.

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# LIVE A RICHER LIFE

You have arrived. Drive through the imposing main gates and enter a different world. With its lovingly restored Arts & Crafts architecture and beautifully landscaped gardens, King Edward VII Estate is an inspirational place to live. The elegant Grade II\* listed main building was originally a tuberculosis sanatorium, founded by King Edward VII at the beginning of the 20th century. Now, its luxuriously-appointed communal halls are superbly restored and open to all of the Estate's residents, with amenities including an on-site gym, swimming pool, a concierge service and almost 7km of private woodland walks.

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# LIVE IN HARMONY

Tranquillity surrounds you: the South Downs National Park is a rich tapestry of diverse landscapes and spectacular views, right on your doorstep. With its rolling hills, flourishing heathland, undulating river valleys and ancient woodland – not forgetting the iconic white cliffs of the Heritage Coast – the National Park extends over 1,600km<sup>2</sup> and is home to countless varieties of wildlife. Living at King Edward VII Estate, you can immerse yourself in its natural beauty every time you step outside.

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# LIVE A LITTLE

Living at King Edward VII Estate welcomes you into a select community, where residents can enjoy a luxury lifestyle with access to a wide range of on-site services. Relish mornings with the papers in the main building's sumptuous Reading Room or Dining Hall, both beautifully restored to provide elegant spaces to relax and socialise in. Or retire for a blissful afternoon with a good book to the iconic formal gardens, originally laid out by Gertrude Jekyll, the influential 19th century garden designer. The Estate's friendly concierge\* is on hand, to ensure you feel perfectly at home; he can accept deliveries, hold keys and offer advice on local activities, among other things.

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When you live at King Edward VII Estate you can enjoy a host of excellent leisure facilities. The Estate boasts a gym offering workout and resistance equipment and a spa style swimming pool complete with sauna and steam room.

There are also plans to provide a café/shop\* within the Estate's iconic Grade II\* listed chapel. One of the former Reading Rooms has been beautifully restored and boasts double height bay windows that overlook the south facing gardens.

This, and the former Dining Hall, are both open to residents and provide elegant spaces for relaxing or socialising. Convenience, efficiency and a warm welcome are provided by the Estate's Concierge<sup>1</sup>, who can accept deliveries and hold keys.

\*Subject to stage of development/level of demand <sup>1</sup>Concierge service is not available 24/7









# LIVE A LOT

Few locations offer such a varied – or exciting – range of opportunities for leisure. With the south coast less than a 45 minute drive, adventures on the high seas beckon, with Chichester Yacht Club just one of the many sailing clubs within easy reach; the Chichester Cruiser Racing Club races in Hayling Bay, the Solent and beyond.

Boat-owners will be happy to learn that marinas are in plentiful supply, while water sports fans have easy access to windsurfing, wakeboarding and water-skiing. For those who prefer not to ride the waves, but to watch them rolling in, there's a choice of unspoilt sandy beaches extending as far as the eye can see, from Chichester Harbour's Area of Outstanding Natural Beauty to West Wittering's magnificent Blue Flag strand.

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Just three miles from the King Edward VII Estate, Cowdray Park is home to the world-famous Gold Cup, where you can catch all the international stars of polo competing on the famous 'Lawns'.



Courtesy of Goodwood Estate



A little further afield, but still less than half an hour by road, Goodwood hosts a fabulous range of sporting activities including horse racing, motor racing, golf, flying and shooting; from the high-octane glamour of the Festival of Speed, to 'Glorious Goodwood', one of the highlights of the British flat-racing season – and not forgetting the magical Revival – it also attracts over half a million visitors each year to its spectacular flagship events.















For more restful pursuits, the 160km long South Downs Way is on the doorstep, perfect for walking, horse-riding and cycling (it's the UK's only National Trail that is fully traversable by bike). There's an abundance of National Trust gardens, stately homes and castles to visit, while Chichester hosts a vibrant cultural scene, with renowned art galleries, museums and theatres that offer the best of international music and performance. Add to this a round of golf at one of the area's numerous courses, and you have the recipe for a lifestyle that anyone would aspire to.





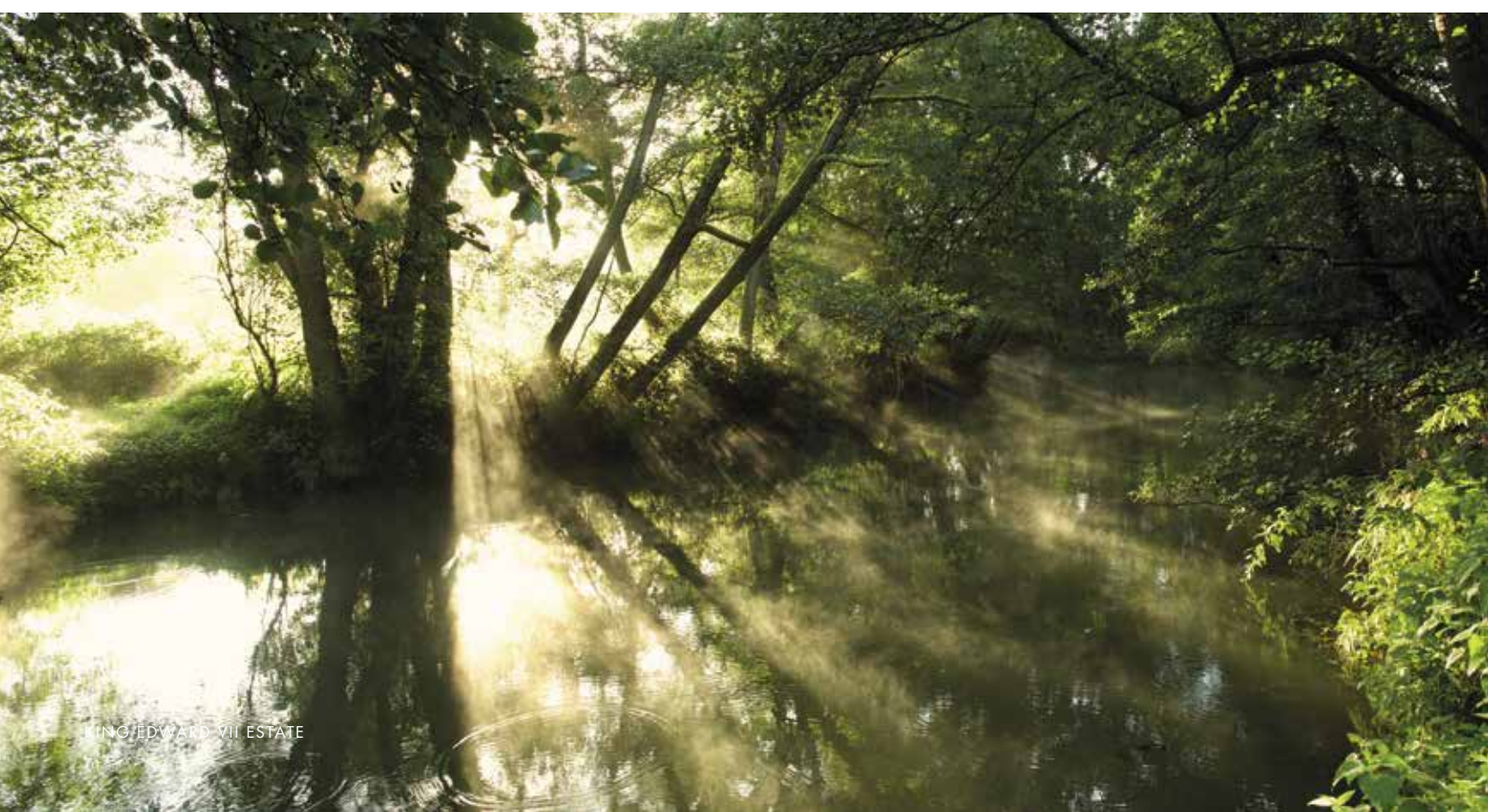


# LIVE LOCAL

With its relaxed rural character and vibrant community spirit, the ancient market town of Midhurst was recently named as one of the best places to live in the UK\*. Its attractive centre hosts a wide range of shops and services, offering everything from antiques and artisanal beer to specialist cycles and vintage confectionery. Fresh local produce is available at the regular markets and the award-winning Cowdray Farm Shop, while local watering holes such as the Duke of Cumberland, the Spread Eagle Hotel and Cockburn's Tea Rooms always offer a warm welcome. A few miles away, Haslemere is awash with high-street names and up-market independent stores, alongside an impressive selection of cosmopolitan cafés, gastro-pubs and tempting eateries.

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Courtesy of Cowdray Farm Shop



Situated on the banks of the picturesque River Rother, Midhurst is celebrated for its remarkable architectural heritage (with no less than 94 listed buildings, a scheduled monument and a 12th century fish pond). However, its modern amenities are no less impressive. Schooling in the area is superb, with Easebourne and Midhurst Church of England primary schools both considered good and Midhurst Rother College rated as outstanding by OFSTED.

There are also a number of well-regarded independent schools, including Conifers preparatory school in Midhurst, Seaford College in Petworth and the Royal School in Haslemere. In addition, the town hosts flourishing cricket, rugby, football and stoolball clubs, a choice of thriving churches and over 50 societies and community groups, while the annual Midhurst Music, Arts and Drama Festival (MADhurst) is just one of many popular events throughout the year.



# LIVE IN TOUCH WITH IT ALL

Despite its idyllic setting, King Edward VII Estate is conveniently located for travelling, with the A286 running through Midhurst, north to Haslemere and south towards Chichester and the south coast. The A272 provides links with Petersfield and the A3 to the west, and Billingshurst in the east. The nearest railway station is Haslemere, just 7 miles from the estate. With up to six trains per hour at peak times, you will reach central London in just under an hour, while trains into Portsmouth Harbour can take as little as 45 minutes. Both Heathrow and Gatwick are just over an hour's drive, while Portsmouth Ferry Terminal is just 32 miles away.



## Trains from Haslemere to...

Petersfield	12 min
Guildford	13 min
Woking	23 min
Portsmouth & Southsea	37 min
Portsmouth Harbour	42 min
London Waterloo	52 min

Source: [nationalrail.co.uk](http://nationalrail.co.uk)



## Driving from King Edward VII to...

Haslemere	7 miles
Petersfield	13 miles
Goodwood	13 miles
Chichester	15 miles
Winchester	32 miles
London	53 miles

Source: [googlemaps](https://www.google.com/maps)

**King Edward VII Estate**  
Kings Drive, Midhurst, West Sussex GU29 0BJ











# LIVE IN LUXURY

Right at the heart of the magnificent Estate, cocooned by mature trees, this unique collection of homes has a character all of its own. Bringing together a range of two and three-bedroom mews cottages, three-bedroom semi-detached and four-bedroom detached homes, all have been thoughtfully designed to blend with their historic neighbours. Each of these properties exudes craftsmanship and period charm: traditional materials are used in a modern way, bringing together contemporary layouts and an exemplary specification. French windows open into secluded private gardens, while most have a studio above the garage, offering flexibility of use as a home office, guest suite or fitness room. Featuring high quality materials and demonstrating uncompromising attention to detail, the deluxe finishes and fittings will inspire every homeowner.

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# A SUPERIOR SPECIFICATION

## The perfect finish

### Kitchen

- Fully fitted Nolte designer kitchens with stone worktops
- Built in Neff stainless steel eye level oven
- 5 ring Neff gas hob
- Induction hob to plots 17, 18, 19
- Integrated fridge freezer
- Integrated dishwasher
- Integrated washer/dryer (plot 1-16)
- Wine cooler
- Built in combi microwave oven
- Tiled floor

### Bathrooms & en suites

- White sanitaryware by Porcelanosa with chrome taps and fittings
- Ceiling mounted showers to cubicles
- Tiled walls and floors
- Chrome towel rails to bathrooms and en suites
- Shaver point
- Vanity units to master en suite

### Internal finishes

- Shaker oak doors with chrome furniture and door hinges
- Smooth painted ceilings
- Internal walls painted in 'Strong White' emulsion
- Fitted wardrobes to master bedrooms
- Carpets to bedrooms, hallway and living room

### Electrical and heating

- Gas fired heating
- Recessed chrome downlighters to lounge, kitchens, bathroom and en suites
- TV and BT points to lounge and all bedrooms
- Brushed chrome light switches and sockets throughout
- Cat 6 cabling to lounge and all bedrooms
- USB sockets in kitchen and all bedrooms
- Front and rear PIR lighting

### Studio accommodation

- Studio above double garages to plots 1-10 and 17-19, with lights and power sockets

### Outside

- External power socket
- Outside water tap
- Double garage with electric up and over door (plots 1-10)
- Garages prewired for car charging point
- Car port parking for 2 cars (plots 11-16)

### Utility (plots 17, 18, 19)

- Cupboards to compliment kitchen
- Plumbing and power for washing machine and dryer
- Sink unit fitted
- Matching tiled flooring as per kitchen

### Security

- Smoke alarms hardwired to mains supply with battery back up
- 10 year NHBC build warranty



An aerial photograph of a rural landscape. The scene is dominated by vibrant green fields and dense, dark green forests. A winding path or road cuts through the center of the image. In the bottom right corner, there are several buildings, possibly a farm or a small village, surrounded by more greenery. The overall atmosphere is peaceful and scenic.


THE PLANTATION

NIGHTJAR WALK

As this aerial image demonstrates, King Edward VII Estate is surrounded by miles of beautiful, undulating West Sussex countryside, all just a stone's throw from your new home at the heart of this prestigious residential destination.

WOODLAND  
WALKS



  
METIS HOMES at  
**KING  
EDWARD  
VII**  
ESTATE

COPPICE WOOD

MARKETING  
SUITE

SWIMMING  
POOL

ENTRANCE TO MAIN BUILDING  
WITH CONCIERGE, COMMUNAL  
LOUNGES AND GYM

TENNIS  
COURT





WINDSOR  
HOUSE

19

CROMWELL  
TERRACE

5

4

3

EDMUND  
VILLAS

2

1





KENSINGTON HOUSE

18

BUCKINGHAM HOUSE

17

VICTORIA MEWS

16

15

14

13

12

11

ALBERT ROW

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10

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7

6



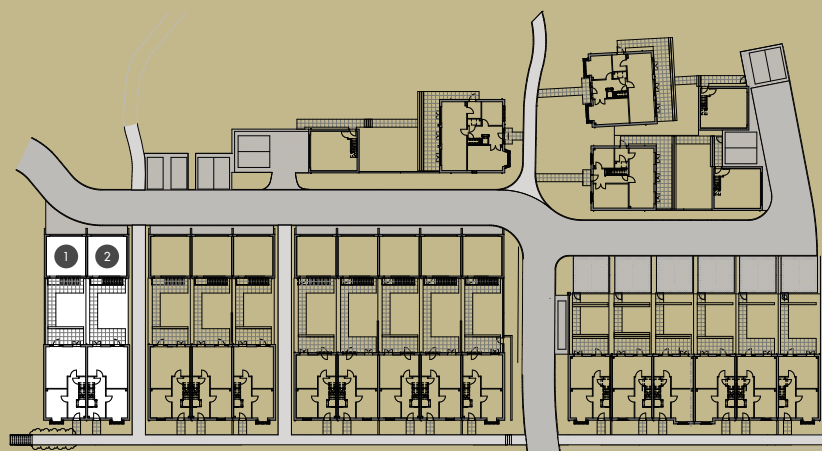




# EDMUND VILLAS

Plots 1 & 2 – 3 bedroom homes

A delightful pair of semi-detached 3 bedroom homes, Edmund Villas are situated on the southern slopes of the development. Each home enjoys the advantage of a double garage with flexible accommodation over, details of which can be found on page 46.



For purposes of clarity trees to the front of Edmund Villas are not shown in this indicative computer generated image - please check with sales advisor for details.

## FIRST FLOOR

### Master Bedroom

5.29m x 3.75m 17'4" x 12'3"

### Bedroom 2

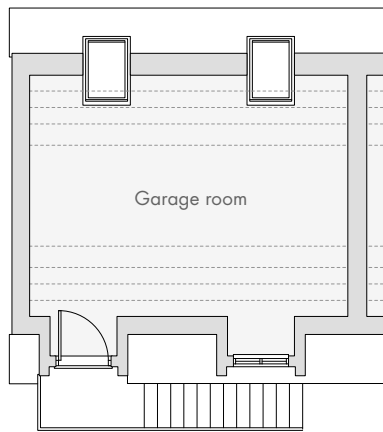
4.00m x 3.25m 13'1" x 10'8"

### Bedroom 3

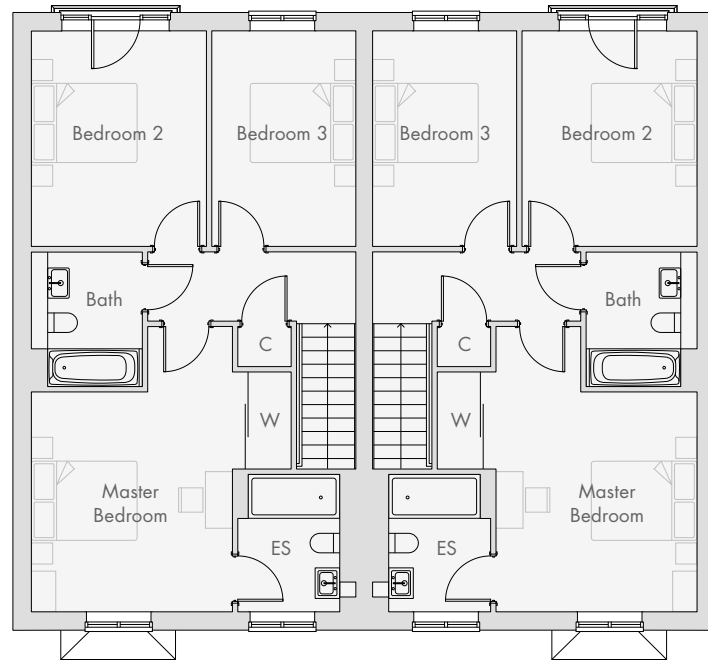
4.00m x 2.67m 13'1" x 8'9"

### Garage Room

5.91m x 4.91m 19'4" x 16'1"



FIRST FLOOR – GARAGE



PLOT 1

PLOT 2

FIRST FLOOR

## GROUND FLOOR

### Kitchen

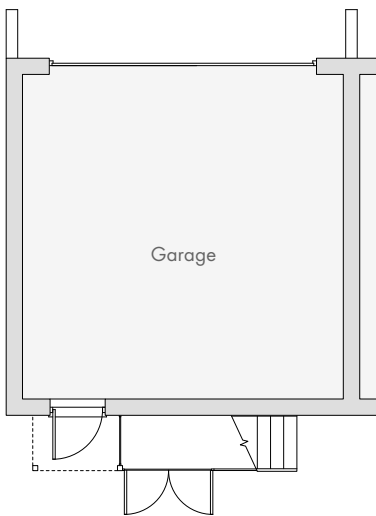
4.38m x 3.22m 14'4" x 10'7"

### Living / Dining Room

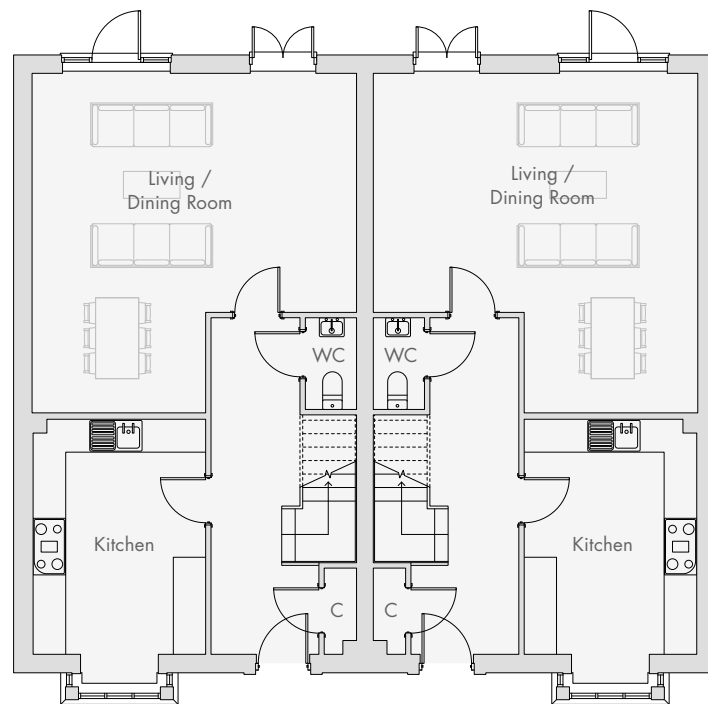
6.30m x 6.02m 20'8" x 19'9"

### Garage

6.02m x 5.95m 19'9" x 19'6"



GROUND FLOOR – GARAGE



PLOT 1

PLOT 2

GROUND FLOOR





## GROUND FLOOR

### Kitchen

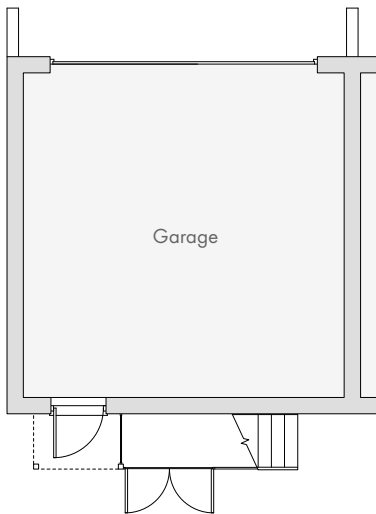
4.38m x 3.22m 14'4" x 10'7"

### Living / Dining Room

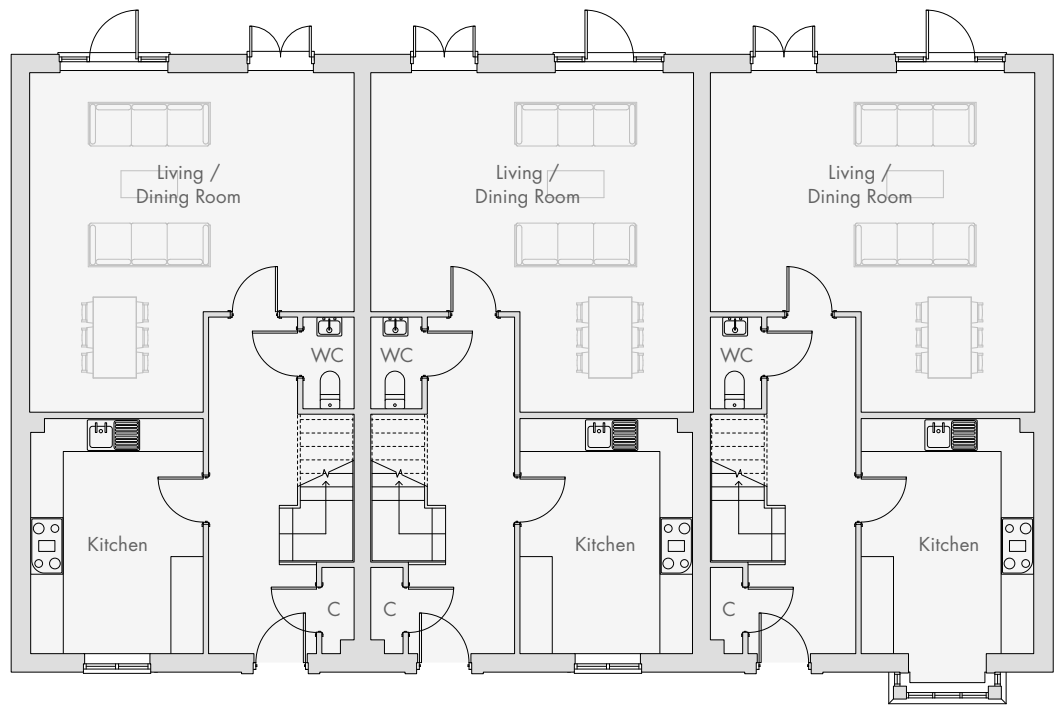
6.30m x 6.02m 20'8" x 19'9"

### Garage

6.02m x 5.95m 19'9" x 19'6"



GROUND FLOOR - GARAGE



PLOT 3

PLOT 4

PLOT 5

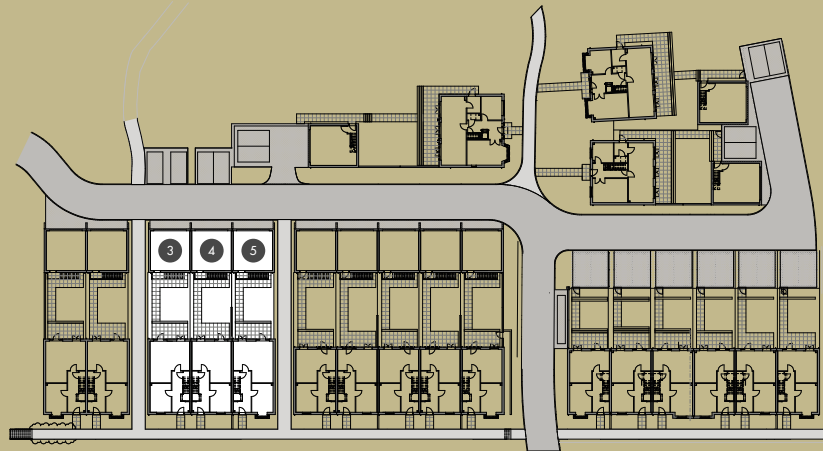
GROUND FLOOR



# CROMWELL TERRACE

Plots 3, 4 & 5 – 3 bedroom homes

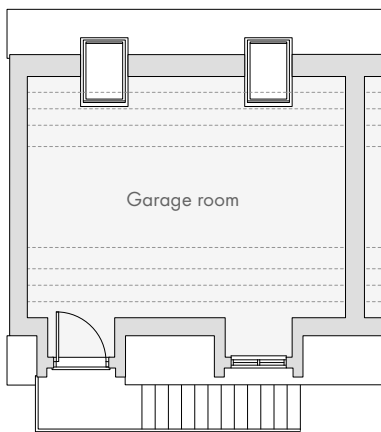
A terrace of three attractively styled homes, each offering practical living space and the inclusion of a double garage with accommodation above, accessed from the rear gardens. Three double bedrooms include the master with en suite shower room.



For purposes of clarity trees to the front of Cromwell Villas are not shown in this indicative computer generated image - please check with sales advisor for details.

## FIRST FLOOR

- Master Bedroom**  
5.29m x 3.73m    17'4" x 12'3"
- Bedroom 2**  
4.00m x 3.25m    13'1" x 10'8"
- Bedroom 3**  
4.00m x 2.67m    13'1" x 8'9"
- Garage Room**  
5.91m x 4.91m    19'4" x 16'1"



FIRST FLOOR – GARAGE



PLOT 3

PLOT 4

PLOT 5

FIRST FLOOR





## GROUND FLOOR

### Kitchen

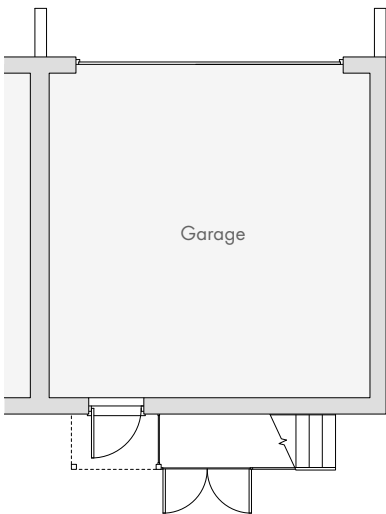
4.40m x 3.20m 14'4" x 10'7"

### Living / Dining Room

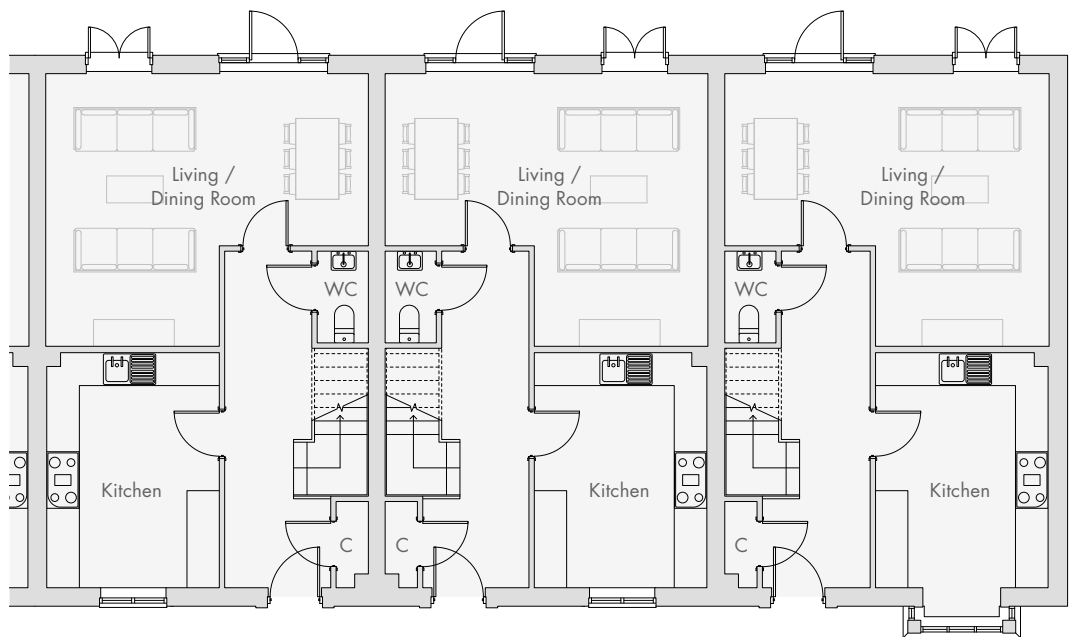
6.00m x 5.10m 19'9" x 16'7"

### Garage

6.02m x 5.95m 19'9" x 19'6"



GROUND FLOOR - GARAGE



PLOTS 6 & 8

PLOTS 7 & 9

PLOT 10

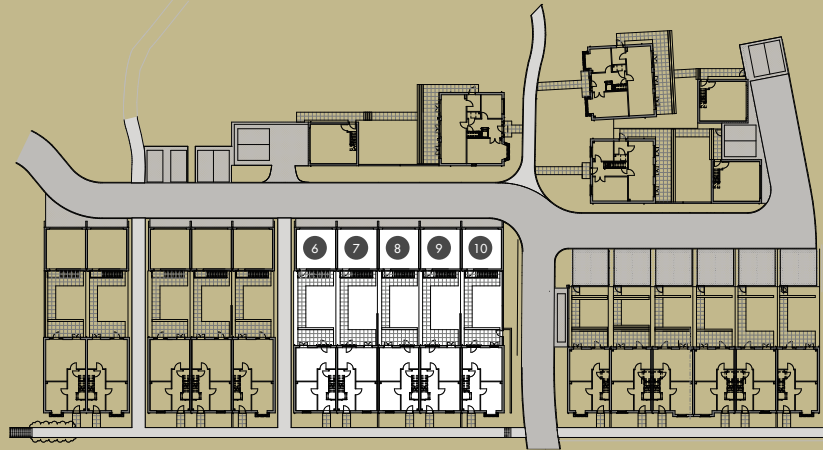
GROUND FLOOR



# ALBERT ROW

Plots 6, 7, 8, 9 & 10 – 2 bedroom homes

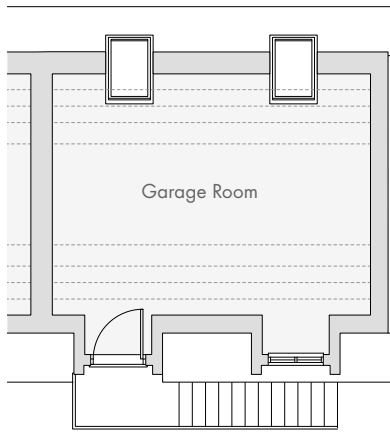
Also benefiting from the inclusion of double garages with flexible living space above, these incredible 2 bedroom homes have been planned for practical living, with a well appointed kitchen, and en suite to both the master and second bedrooms.



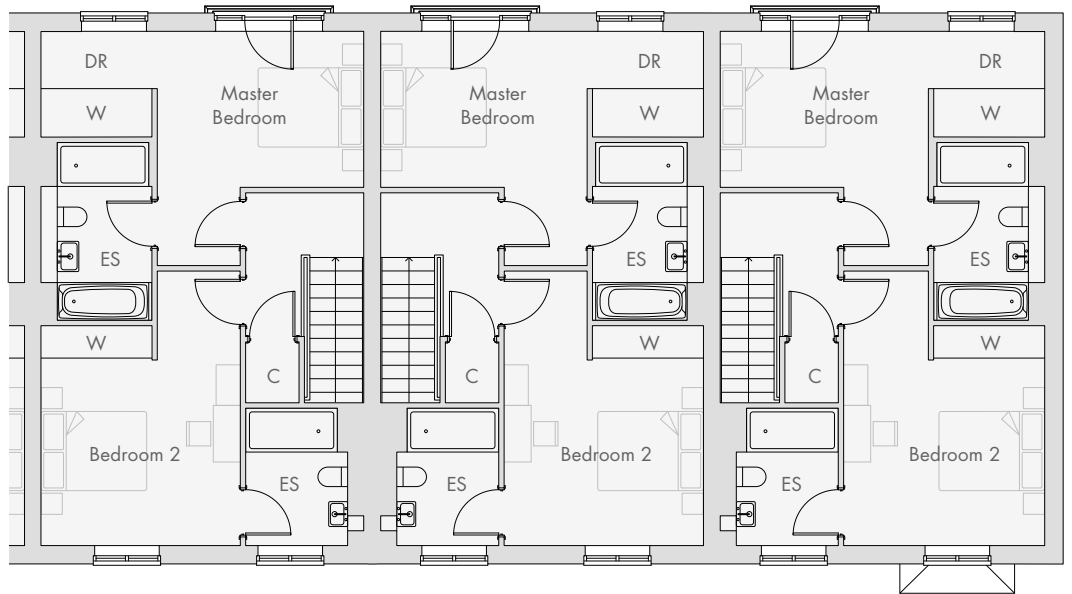
For purposes of clarity trees to the front of Albert Row are not shown in this indicative computer generated image - please check with sales advisor for details

## FIRST FLOOR

- Master Bedroom**  
3.86m x 2.90m 12'8" x 9'6"
- Dressing Room**  
2.16m x 1.96m 7'1" x 6'5"
- Bedroom 2**  
4.08m x 3.73m 13'5" x 12'3"
- Garage Room**  
5.91m x 4.91m 19'4" x 16'1"



FIRST FLOOR – GARAGE



PLOTS 6 & 8

PLOTS 7 & 9

PLOT 10

FIRST FLOOR



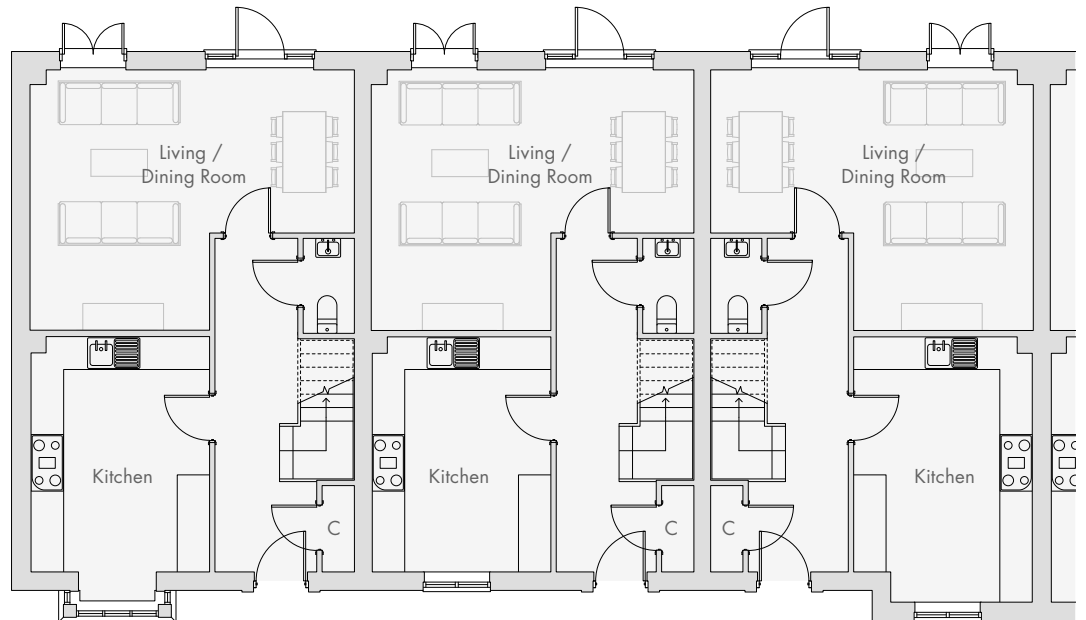


**GROUND FLOOR**

**Kitchen – plots 11, 12, 14 & 15**  
 4.38m x 3.34m 14'4" x 10'11"

**Kitchen – plots 13 & 16**  
 4.94m x 3.34m 16'3" x 10'11"

**Living / Dining Room**  
 6.02m x 4.84m 19'9" x 15'10"



PLOTS 11 & 14 | PLOTS 12 & 15 | PLOT 13 & 16

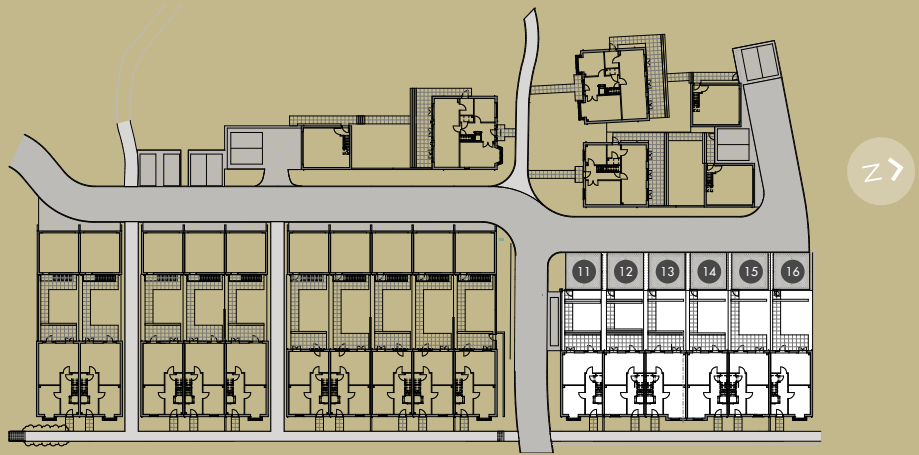
GROUND FLOOR



# VICTORIA MEWS

Plots 11, 12, 13, 14, 15 & 16 – 3 bedroom homes

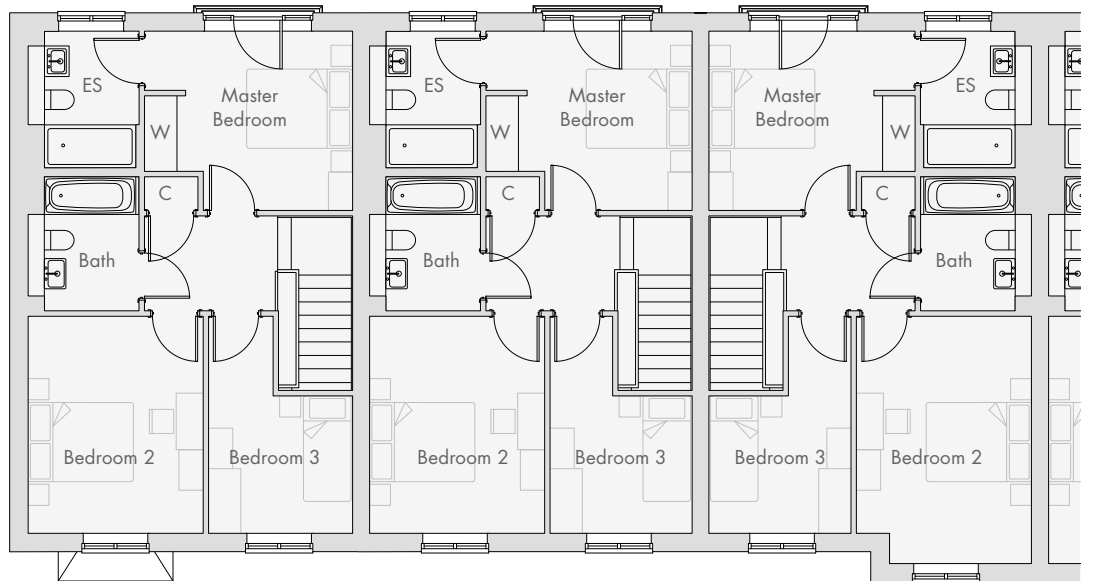
A collection of six 3 bedroom homes, Victoria Mews lies at the northern end of the development. A generously sized hallway provides access to the comprehensively appointed kitchen and living / dining room, opening onto the rear garden for the best of al-fresco living. Two parking spaces are provided in car ports to the rear of each home.



For purposes of clarity trees to the front of Victoria Mews are not shown in this indicative computer generated image - please check with sales advisor for details

## FIRST FLOOR

- Master Bedroom**  
3.86m x 3.33m    12'8" x 10'11"
- Bedroom 2 – plots 11,12,15 & 16**  
4.03m x 3.25m    13'3" x 10'8"
- Bedroom 2 – plots 13 & 14**  
4.59m x 3.35m    15'1" x 10'8"
- Bedroom 3**  
4.03m x 2.64m    13'3" x 8'8"



PLOTS 11 & 14

PLOTS 12 & 15

PLOT 13 & 16

FIRST FLOOR

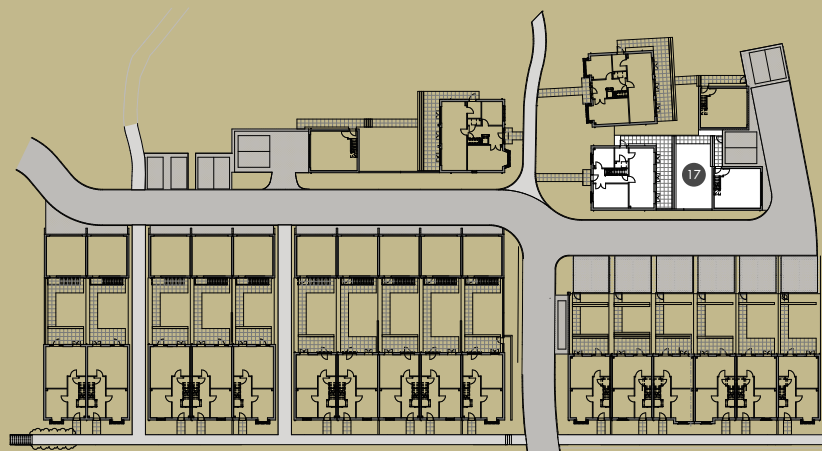




# BUCKINGHAM HOUSE

Plot 17 – 4 bedroom home with study

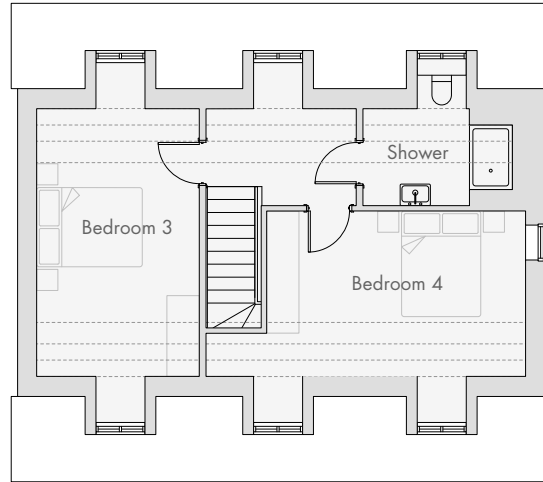
Buckingham House offers spacious living over three floors, in addition to a double garage with accommodation over. A magnificent kitchen / family room lies at the heart of this impressive home, while a superb master suite, three further double bedrooms and study more than meet the needs of family life.



Computer generated illustrations are indicative only

## SECOND FLOOR

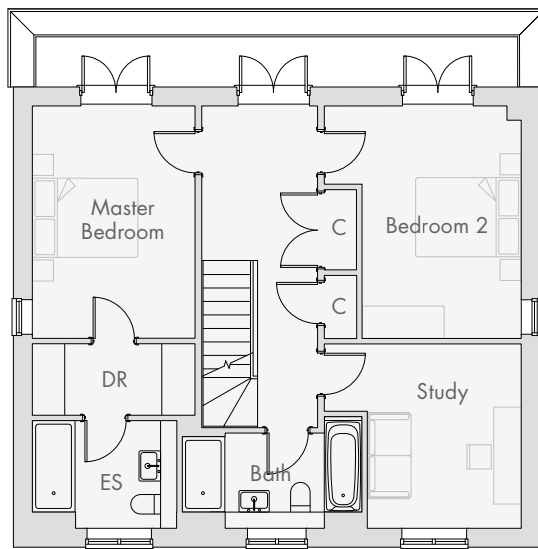
<b>Bedroom 3</b>	4.81m x 3.07m	15'9" x 10'1"
<b>Bedroom 4</b>	4.97m x 3.02m	16'4" x 9'11"



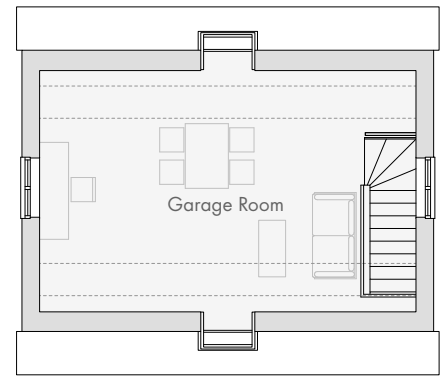
SECOND FLOOR

## FIRST FLOOR

<b>Master Bedroom</b>	4.31m x 3.02m	14'2" x 9'11"
<b>Dressing Room</b>	3.02m x 1.32m	9'11" x 4'4"
<b>Bedroom 2</b>	4.31m x 2.96m	14'2" x 9'8"
<b>Study</b>	3.42m x 2.86m	11'3" x 9'4"
<b>Garage Room</b>	7.03m x 3.89m	23'0" x 12'9"



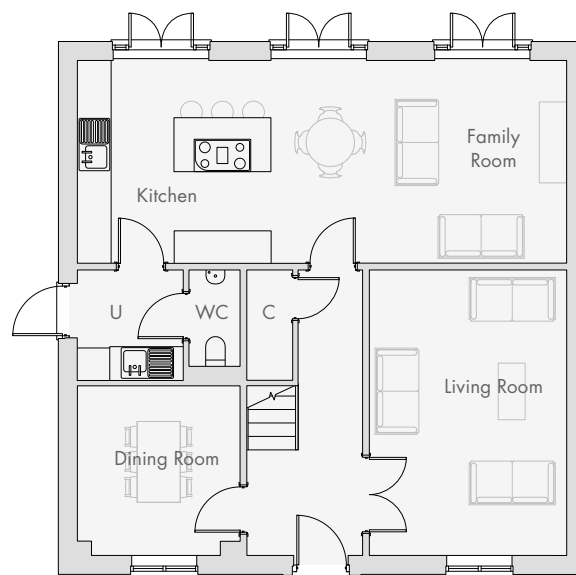
FIRST FLOOR



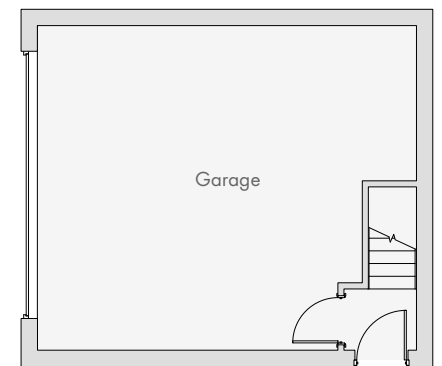
FIRST FLOOR - GARAGE

## GROUND FLOOR

<b>Kitchen / Family Room</b>	9.07m x 3.76m	29'9" x 12'4"
<b>Living Room</b>	5.30m x 3.66m	17'5" x 12'0"
<b>Dining Room</b>	3.15m x 3.02m	10'4" x 9'11"
<b>Garage</b>	7.03m x 6.02m	23'0" x 19'9"



GROUND FLOOR



GROUND FLOOR - GARAGE

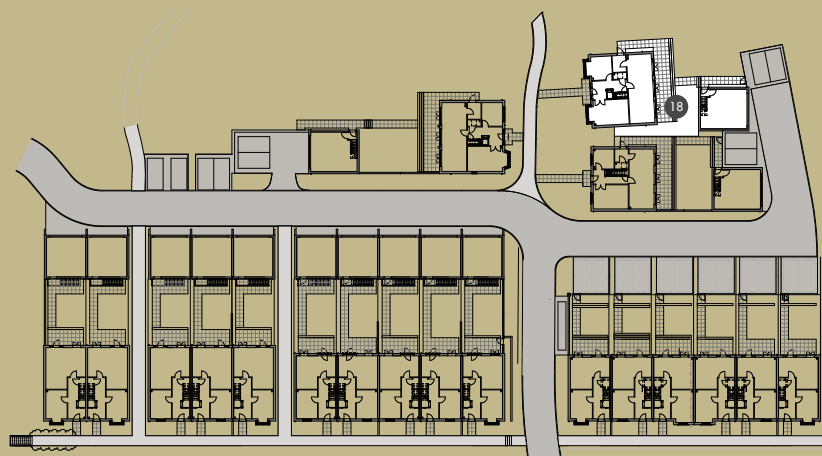




# KENSINGTON HOUSE

Plot 18 – 4 bedroom home with study

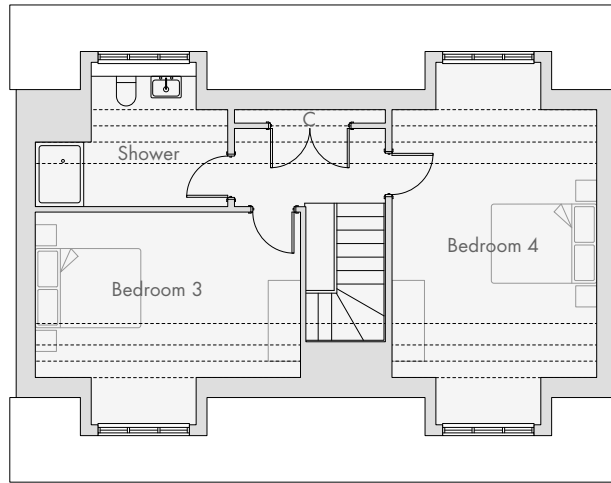
With its impressive entrance hall, kitchen / family room and generous living accommodation, Kensington House promises opulent living in the best of contemporary style. The elegant master suite is a haven of luxury with dressing room and luxuriously appointed en suite. Three further bedrooms, study and two family bathrooms complete the accommodation. In addition, the double garage to the rear benefits from further flexible living space above.



Computer generated illustrations are indicative only

## SECOND FLOOR

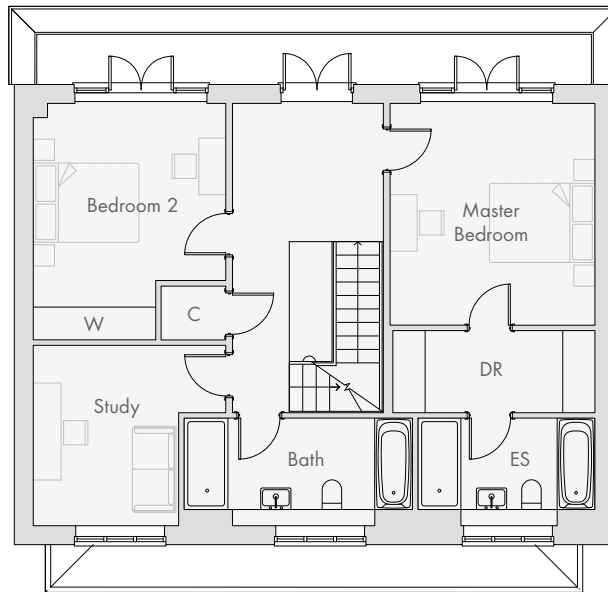
<b>Bedroom 3</b>	6.77m x 3.80m	22'2" x 12'6"
<b>Bedroom 4</b>	4.92m x 3.99m	16'2" x 13'1"



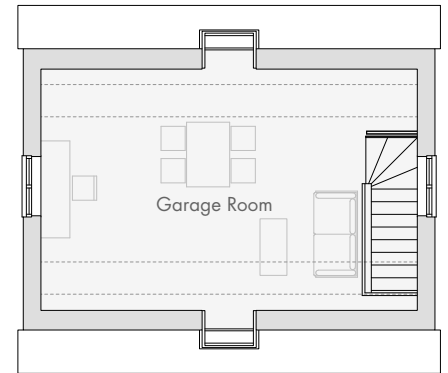
SECOND FLOOR

## FIRST FLOOR

<b>Master Bedroom</b>	4.11m x 3.80m	13'6" x 12'6"
<b>Dressing Room</b>	3.80m x 1.52m	12'6" x 5'0"
<b>Bedroom 2</b>	4.39m x 3.57m	14'5" x 11'9"
<b>Study</b>	3.35m x 2.70m	11'0" x 8'10"
<b>Garage Room</b>	7.03m x 3.89m	23'0" x 12'9"



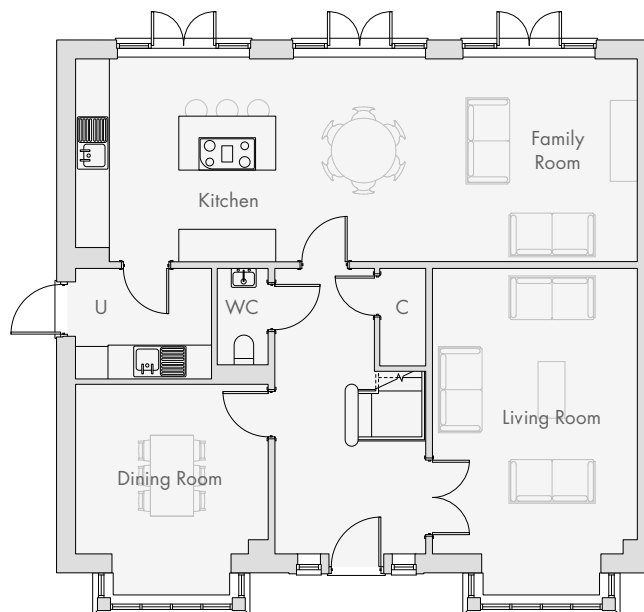
FIRST FLOOR



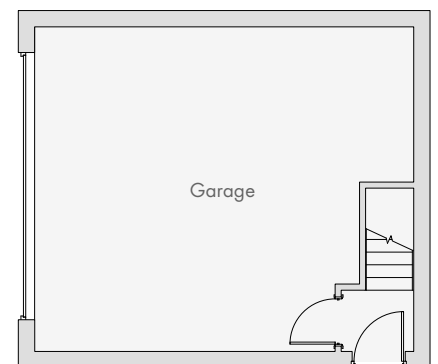
FIRST FLOOR - GARAGE

## GROUND FLOOR

<b>Kitchen / Family Room</b>	10.42m x 3.76m	34'2" x 12'4"
<b>Living Room</b>	6.09m x 3.80m	20'0" x 12'6"
<b>Dining Room</b>	3.93m x 3.57m	12'11" x 11'9"
<b>Garage</b>	7.03m x 6.02m	23'0" x 19'9"



GROUND FLOOR



GROUND FLOOR - GARAGE



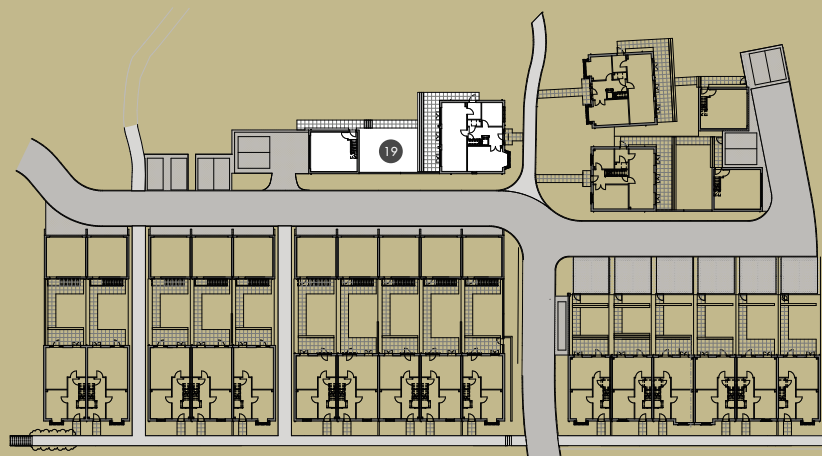


# WINDSOR HOUSE

Plot 19 – 4 bedroom home with study

An attractive 4 bedroom home, Windsor House enjoys the advantage of a beautiful open-plan kitchen / family room with three pairs of French doors opening onto the south facing garden.

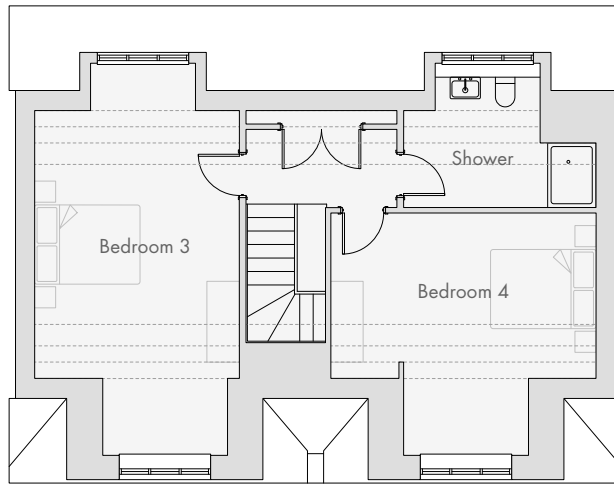
Four double bedrooms include an impressive master suite, while a study provides further flexibility in addition to the accommodation above the double garage.



Computer generated illustrations are indicative only

## SECOND FLOOR

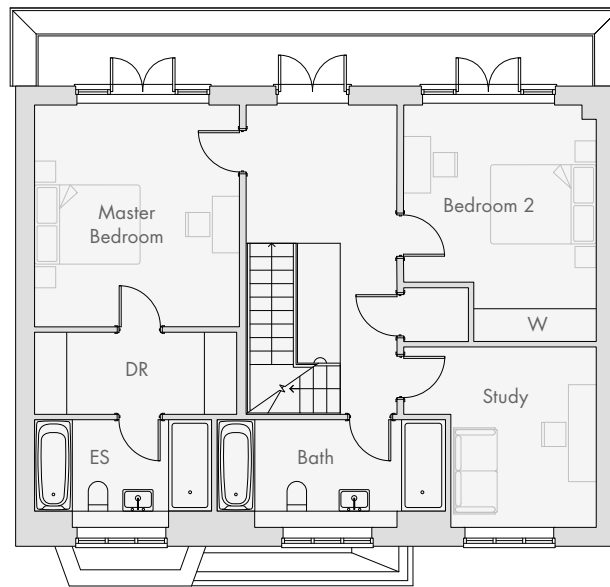
<b>Bedroom 3</b>	7.46m x 3.76m	24'6" x 12'4"
<b>Bedroom 4</b>	4.51m x 3.86m	14'9" x 12'8"



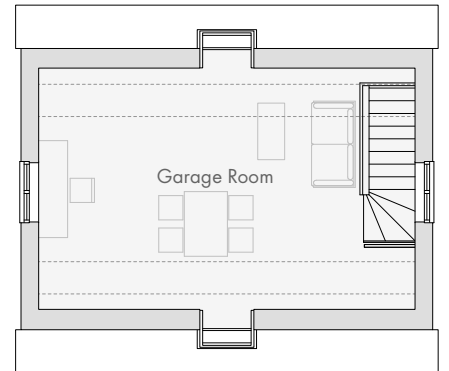
SECOND FLOOR

## FIRST FLOOR

<b>Master Bedroom</b>	4.08m x 3.76m	13'5" x 12'4"
<b>Dressing Room</b>	3.76m x 1.52m	12'4" x 5'0"
<b>Bedroom 2</b>	4.36m x 3.53m	14'4" x 11'7"
<b>Study</b>	3.30m x 2.67m	10'10" x 8'9"
<b>Garage Room</b>	7.03m x 3.89m	23'0" x 12'9"



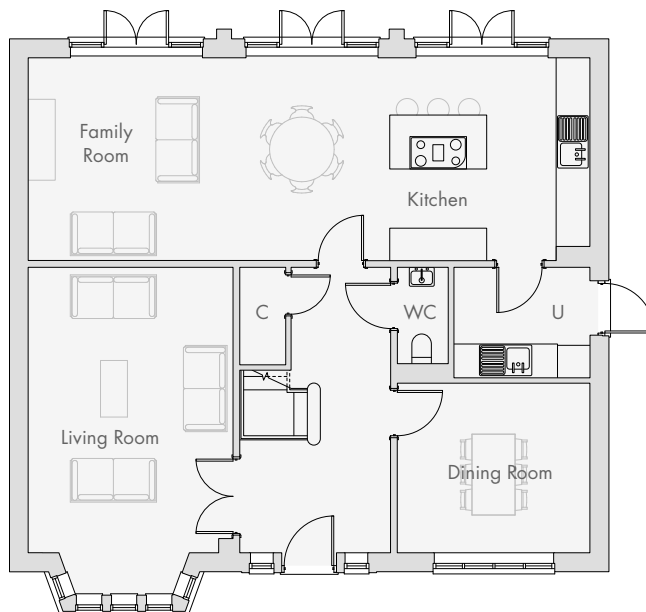
FIRST FLOOR



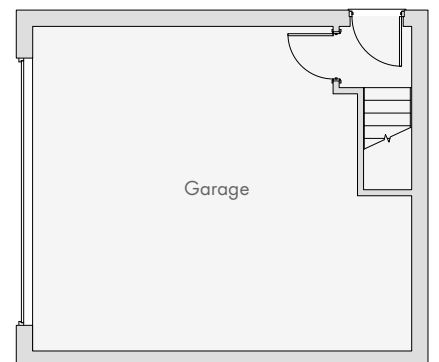
FIRST FLOOR – GARAGE

## GROUND FLOOR

<b>Kitchen / Family Room</b>	10.37m x 3.72m	39'0" x 12'2"
<b>Living Room</b>	6.04m x 3.76m	19'10" x 12'4"
<b>Dining Room</b>	3.53m x 3.11m	11'7" x 10'2"
<b>Garage</b>	7.03m x 6.02m	23'0" x 19'9"



GROUND FLOOR



GROUND FLOOR – GARAGE





Computer generated images depict Buckingham House, Kensington House and Windsor House (handed).



## FLEXIBLE LIVING

Double garages with accommodation above\*

One noteworthy aspect of Metis Homes at King Edward VII Estate is the inclusion of double garages with flexible space above to the majority of homes. As well as providing parking space for two cars, the garages benefit from additional storage space to the rear to plots 17, 18 and 19, a real benefit and particularly useful for the storage of gardening equipment.

Accessed by a stairway from the rear garden, the accommodation space above is adaptable to a number of needs, whether it be a home office, home gym, playroom, music room or as additional guest accommodation.

\*To plots 1 - 10 and 17 - 19 which have internal staircases









Kents Orchard, Houghton



Grovelands, Branksome Park



Forest Walk, Bucks Horn Oak



Eastgate, Dorchester



Catherine's Walk, Guildford



Kents Orchard, Houghton

## MODERN HOMES TRADITIONAL VALUES

**Metis Homes, an award winning, experienced and respected new homes builder.**

Metis Homes is an award winning, experienced and respected new homes builder, providing high quality new homes across Surrey, Sussex, Hampshire and Dorset. We choose prime locations where people want to live and offer bespoke homes designed with great care to enhance the local area and exceed our customers' expectations.

Our developments range from traditional homes in the countryside to exciting town centre schemes, and from small apartments to luxury houses. The name 'Metis Homes' was inspired by the Titan goddess Metis, who is associated with good planning, skill and craft – values that are at the heart of everything we do.





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Floorplans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to our policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract, or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Applicants are advised to contact selling agent to ascertain the availability of any property. Computer generated illustrations indicative only.

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