

COOKSWOOD

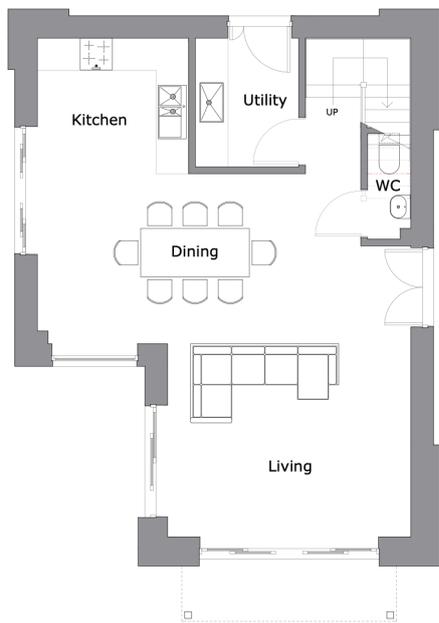
Home Designs



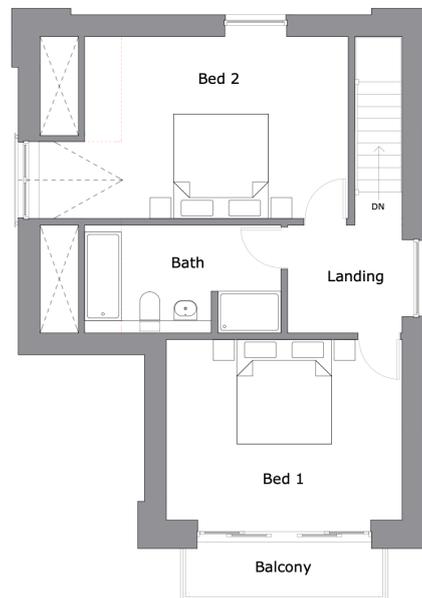
THE NEST

From £480,000 GBP
1,280 sq ft

The Nest features contemporary use of glass, providing natural light throughout the entire property, and features two first floor bedrooms with the option to add a third. A similar design to the Cottage, it is the ideal hideaway from the hustle and bustle of daily life. It features 1,280 sq ft of open plan living, with 500 sq ft of external patios and stunning woodland and meadow views from the front facing balcony.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

The Nest Specifications

Exterior

- Engineer designed structural foundation
- Locally sourced natural stone exterior cladding
- Sustainably sourced Siberian Larch cladding
- Double glazed windows set in powdered aluminium frames
- Natural Slate roof tiling
- Air source heat pump option for hot water and underfloor heating
- Lindab galvanised drainage
- Paved surrounds, turf and landscaping, estate fencing and hedge boundary
- Smart Systems exterior doors

Interior

- Choice of floorplan options
- Engineered Karndean groundfloor flooring
- Brushed stainless steel electrical fittings
- Choice of door handles/fittings
- Traditional staircase
- Wooden internal doors
- Sheraton Kitchen with a choice of appliances and work surfaces
- Duravit Sanitaryware with Grohe fittings and accessories
- Choice of tiling around basins in bathrooms and ensuites

A number of upgrade options are available for each design, please get in touch with our sales team for full specification details



The Nest Plot Availability



Edford Meadows

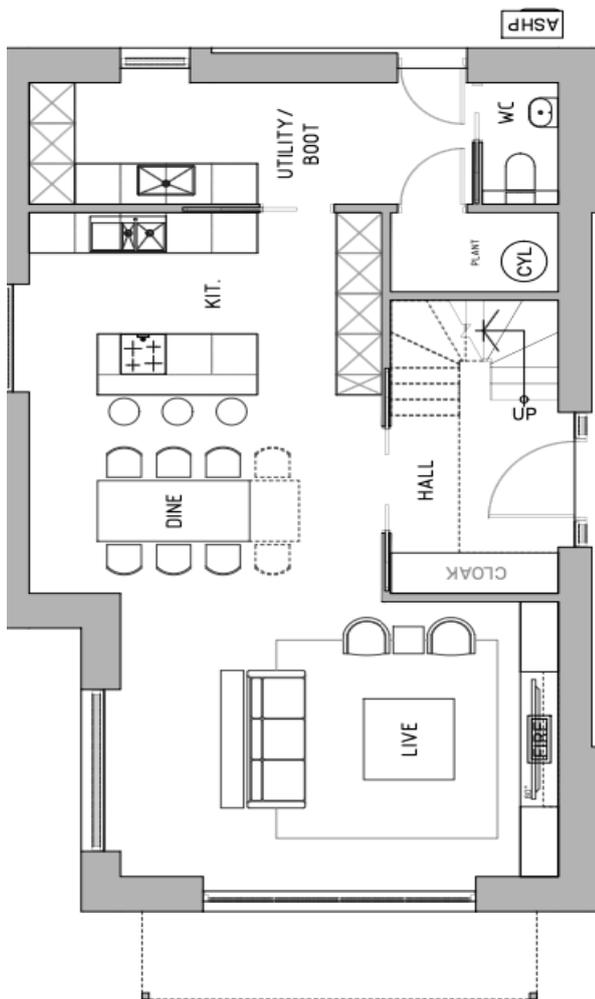
	Phase	Plot	Plot Size	Plot Price	Property Size	Build Price	Total Price
The Nest	Edford Meadows	2	320m ²	£190,000	1280 sqft	£290,000	£480,000
The Nest	Edford Meadows	3	320m ²	£190,000	1280 sqft	£290,000	£480,000
The Nest	Edford Meadows	4	320m ²	£190,000	1280 sqft	£290,000	£480,000
The Nest	Edford Meadows	7 RESERVED	-	-	-	-	-
The Nest	Edford Meadows	8 RESERVED	-	-	-	-	-



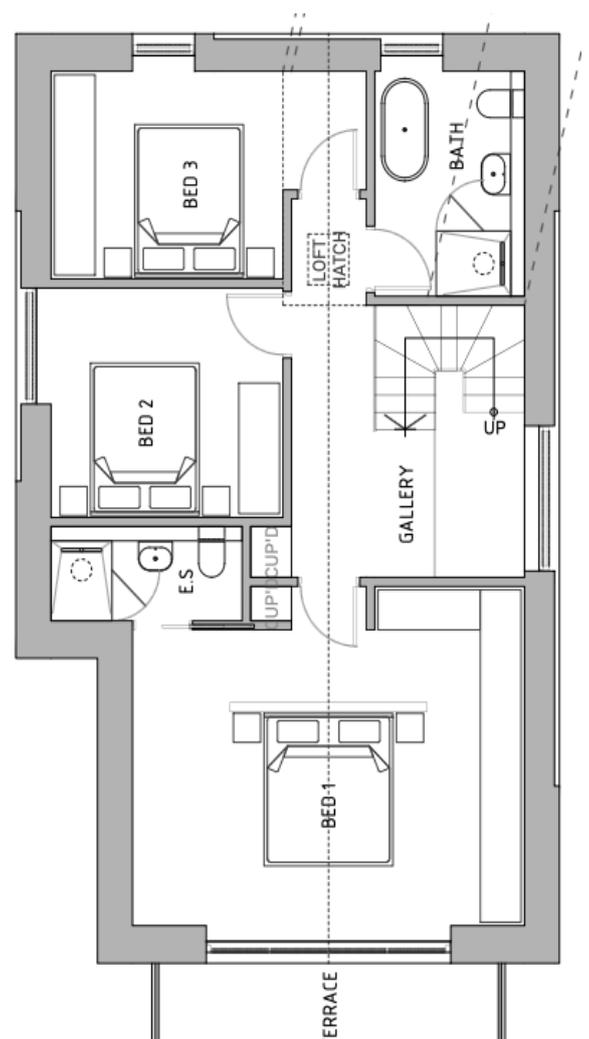
THE COTTAGE

From £670,000 GBP
1,790 sq ft

With 1790 sq ft of floor space and 600 sq ft of external patio areas, The Cottage is a beautiful traditional design with a modern twist, and a perfect family holiday home that combines sustainability with luxury living. The Cottage features three first floor bedrooms and breathtaking views from the first floor balcony that is accessible from the master bedroom. This design is also available in a four bed configuration.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

The Cottage Specifications

Exterior

- Engineer designed structural foundation
- Locally sourced natural stone exterior cladding
- Sustainably sourced Siberian Larch cladding
- Double glazed windows set in powdered aluminium frames
- Natural Slate roof tiling
- Air source heat pump option for hot water and underfloor heating
- Lindab galvanised drainage
- Paved surrounds, turf and landscaping, estate fencing and hedge boundary
- Smart Systems exterior doors

Interior

- Choice of floorplan options
- Engineered Karndean groundfloor flooring
- Brushed stainless steel electrical fittings
- Choice of door handles/fittings
- Traditional staircase
- Wooden internal doors
- Sheraton Kitchen with a choice of appliances and work surfaces
- Duravit Sanitaryware with Grohe fittings and accessories
- Choice of tiling around basins in bathrooms and ensuites
- Engineer designed structural foundation

A number of upgrade options are available for each design, please get in touch with our sales team for full specification details



The Cottage Plot Availability



Edford Meadows

	Phase	Plot	Plot Size	Plot Price	Property Size	Build Price	Total Price
The Cottage	Edford Meadows	5	352m ²	£220,000	1790 sqft	£450,000	£670,000
The Cottage	Edford Meadows	6	352m ²	£220,000	1790 sqft	£450,000	£670,000
The Cottage	Edford Meadows	9	352m ²	£220,000	1790 sqft	£450,000	£670,000
The Cottage	Edford Meadows	10	352m ²	£220,000	1790 sqft	£450,000	£670,000
The Cottage	Edford Meadows	11	352m ²	£220,000	1790 sqft	£450,000	£670,000



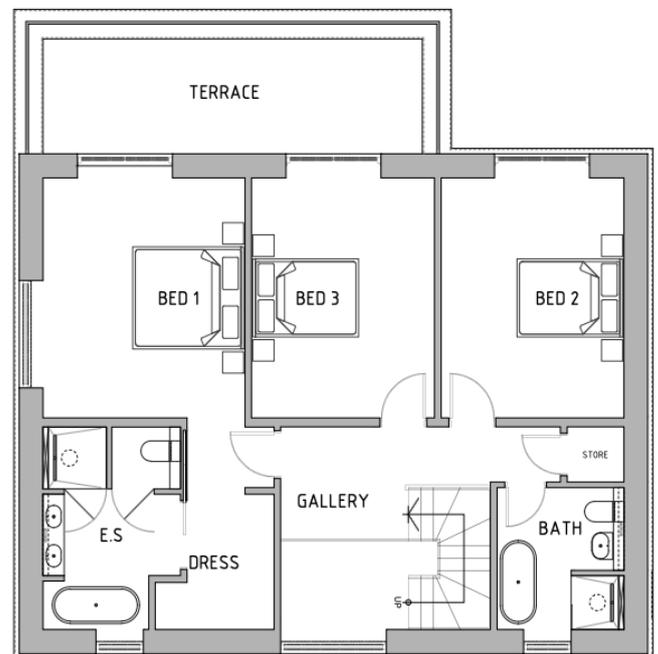
THE SUMMER HOUSE

From £780,000 GBP
2,300 sq ft

The Summer House is one of our latest designs, offering 2,300 sq ft of internal living space and 800 sq ft of external patios. This stylish, modern property is an ideal escape for you and your loved ones, featuring three first floor bedrooms with a number of en-suite bathrooms and a fourth bedroom or study on the ground floor. It also offers a first floor balcony with glass balustrade, ideal for sunbathing and outdoor dining, and allowing wonderful views of the natural scenery that surrounds you.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

The Summer House Specifications

Exterior

- Engineer designed structural foundation
- Locally sourced natural stone exterior cladding
- Sustainably sourced Siberian Larch cladding
- Double glazed windows set in powdered aluminium frames
- Air source heat pump option for hot water and underfloor heating
- Lindab galvanised drainage
- Paved surrounds, turf and landscaping, estate fencing and hedge boundary
- Smart Systems exterior doors

Interior

- Choice of floorplan options
- Engineered Karndean groundfloor flooring
- Brushed stainless steel electrical fittings
- Choice of door handles/fittings
- Traditional staircase
- Wooden internal doors
- Sheraton Kitchen with a choice of appliances and work surfaces
- Duravit Sanitaryware with Grohe fittings and accessories
- Choice of tiling around basins in bathrooms and ensuites
- Engineer designed structural foundation

A number of upgrade options are available for each design, please get in touch with our sales team for full specification details



The Summer House Plot Availability



The Beeches

	Phase	Plot	Plot Size	Plot Price	Property Size	Build Price	Total Price
The Summer House	The Beeches	5	660m ²	£315,000	2300sqft	£465,000	£780,000
The Summer House	The Beeches	14	984m ²	£400,000	2300sqft	£465,000	£865,000
The Summer House	The Beeches	15	681m ²	£380,000	2300sqft	£465,000	£845,000
The Summer House	The Beeches	16	1038m ²	£450,000	2300sqft	£465,000	£915,000
The Summer House	The Beeches	24	600m ²	£325,000	2300sqft	£465,000	£790,000

Edford Meadows

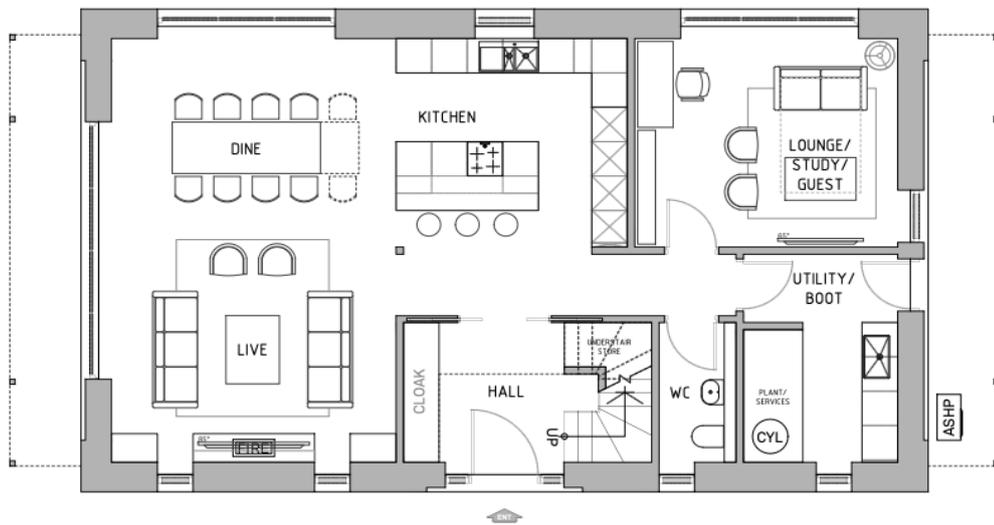
	Phase	Plot	Plot Size	Plot Price	Property Size	Build Price	Total Price
The Summer House	Edford Meadows	16	440m ²	£295,000	2300sqft	£525,000	£820,000
The Summer House	Edford Meadows	17	440m ²	£295,000	2300sqft	£525,000	£820,000
The Summer House	Edford Meadows	18	440m ²	£295,000	2300sqft	£525,000	£820,000



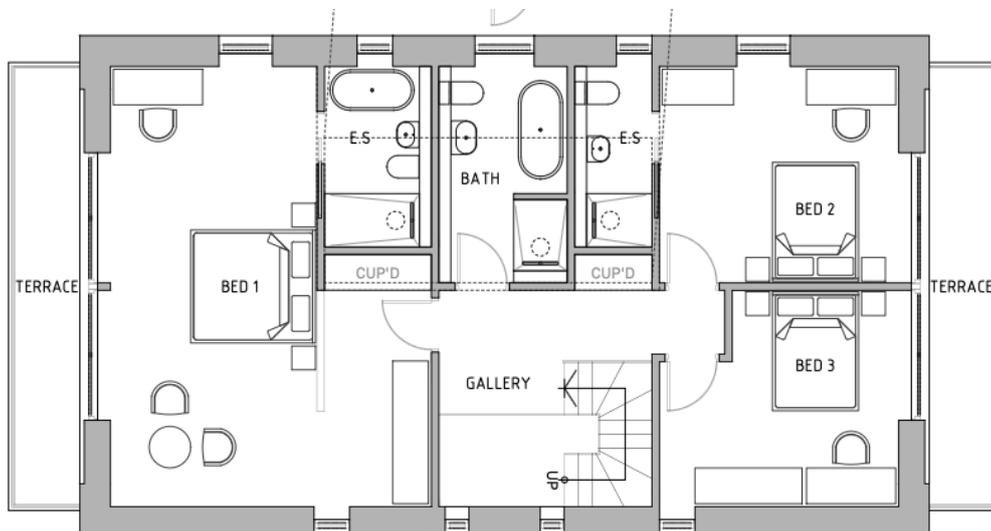
THE BARN

From £978,000 GBP
2,400 sq ft

With 2,400 sq ft of open plan living space and 1000 sq ft of external patios, the Barn is the ideal luxury holiday home. With large, contemporary windows allowing natural light throughout the property, and a first floor balcony accessible from the master bedroom, you are able to enjoy spectacular views over the estate. The Barn's traditional and sustainable design creates a charming retreat that sits perfectly within its natural woodland surroundings.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

The Barn Specifications

Exterior

- Engineer designed structural foundation
- Locally sourced natural stone exterior cladding
- Sustainably sourced Siberian Larch cladding
- Double glazed windows set in powdered aluminium frames
- Natural Slate roof tiling
- Air source heat pump option for hot water and underfloor heating
- Lindab galvanised drainage
- Paved surrounds, turf and landscaping, estate fencing and hedge boundary
- Smart Systems exterior doors

Interior

- Choice of floorplan options
- Engineered Karndean groundfloor flooring
- Brushed stainless steel electrical fittings
- Choice of door handles/fittings
- Traditional wooden staircase
- Wooden internal doors
- Built-in wardrobes in master bedroom
- Sheraton Kitchen with a choice of appliances and work surfaces
- Choice of Laufen or Villeroy and Boch Sanitaryware with Grohe fittings and accessories
- Choice of tiling around basins in bathrooms and ensuites

A number of upgrade options are available for each design, please get in touch with our sales team for full specification details



The Barn Plot Availability



The Beeches

	Phase	Plot	Plot Size	Plot Price	Property Size	Build Price	Total Price
The Barn	The Beeches	5 RESERVED	-	-	-	-	-
The Barn	The Beeches	15	681m ²	£380,000	2400sqft	£528,000	£908,000
The Barn	The Beeches	16	1038m ²	£450,000	2400sqft	£528,000	£978,000
The Barn	The Beeches	18 RESERVED	-	-	-	-	-

Bector Wood

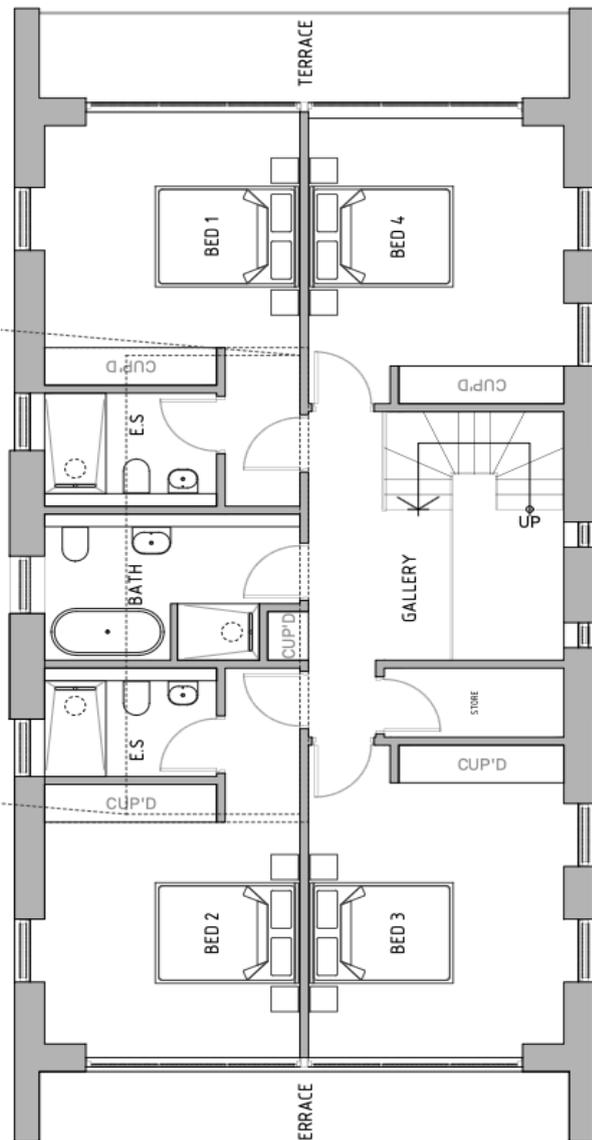
	Phase	Plot	Plot Size	Plot Price	Property Size	Build Price	Total Price
The Barn	Bector Wood	5 RESERVED	-	-	-	-	-
The Barn	Bector Wood	7	820m ²	£450,000	2400 sqft	£528,000	£978,000
The Barn	Bector Wood	8 RESERVED	-	-	-	-	-
The Barn	Bector Wood	12	850m ²	£450,000	2400 sqft	£528,000	£978,000
The Barn	Bector Wood	12a RESERVED	-	-	-	-	-



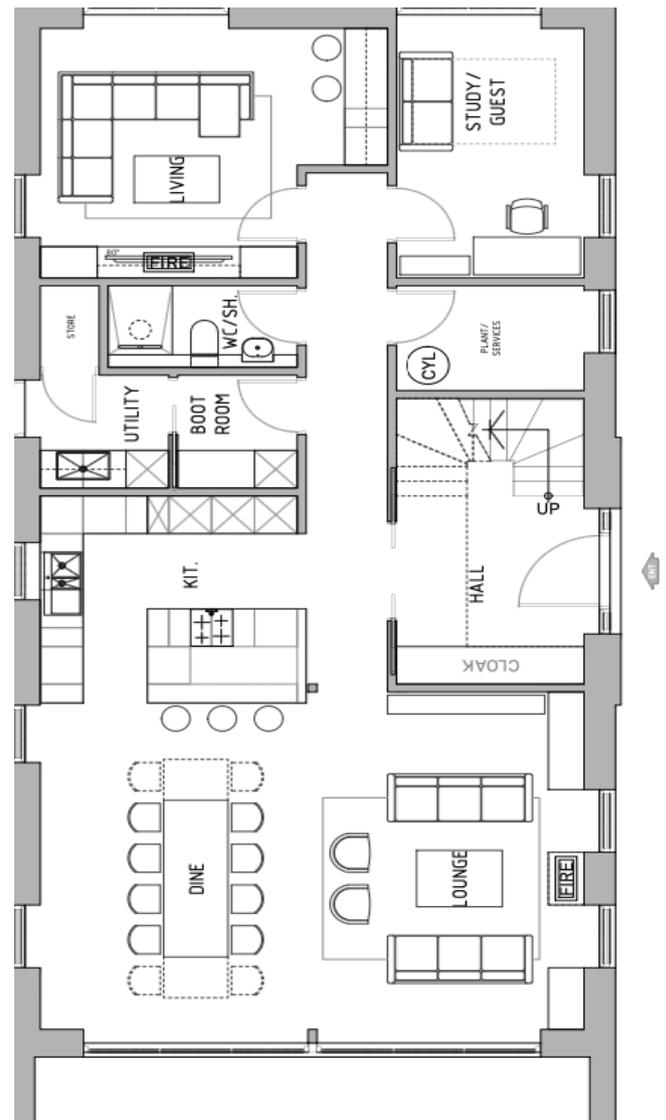
THE EXECUTIVE BARN

From £1,200,000 GBP
2,950 sq ft

The largest of our Barn designs, the Executive Barn offers 2,950 sq ft of internal space and 1000 sq ft of external patio areas. This traditional design offers a spacious open plan kitchen, dining room and lounge on the ground floor and three large first floor bedrooms, each with an en-suite bathroom. As with our other Barn design, it features a fourth bedroom or study on the ground floor, with a large family bathroom opposite. The master bedroom also has direct access to a balcony, offering spectacular woodland and lake views.



FIRST FLOOR PLAN



GROUND FLOOR PLAN

The Executive Barn Specifications

Exterior

- Engineer designed structural foundation
- Locally sourced natural stone exterior cladding
- Sustainably sourced Siberian Larch cladding
- Double glazed windows set in powdered aluminium frames
- Natural Slate roof tiling
- Air source heat pump option for hot water and underfloor heating
- Lindab galvanised drainage
- Paved surrounds, turf and landscaping, estate fencing and hedge boundary
- Bespoke front door

Interior

- Choice of floorplan options
- Engineered Karndean groundfloor flooring
- Tiling options throughout property
- Brushed stainless steel electrical fittings
- Choice of door handles/fittings
- Bespoke designer staircase with balustrade option
- Wooden internal doors or pocket door option
- Built-in wardrobes in master bedroom
- Sheraton Kitchen with a choice of appliances and work surfaces
- Choice of Laufen or Villeroy and Boch Sanitaryware with Grohe fittings and accessories

A number of upgrade options are available for each design, please get in touch with our sales team for full specification details



The Executive Barn Plot Availability



The Beeches

	Phase	Plot	Plot Size	Plot Price	Property Size	Build Price	Total Price
The Executive Barn	The Beeches	16	1038m ²	£450,000	3150 sqft	£750,000	£1,200,000
The Executive Barn	The Beeches	17	1786m ²	£475,000	3150 sqft	£750,000	£1,225,000
The Executive Barn	The Beeches	18	2260m ²	£500,000	3150 sqft	£750,000	£1,250,000

Bector Wood

	Phase	Plot	Plot Size	Plot Price	Property Size	Build Price	Total Price
The Executive Barn	Bector Wood	7	820m ²	£450,000	3150 sqft	£750,000	£1,200,000
The Executive Barn	Bector Wood	8 RESERVED	-	-	-	-	-
The Executive Barn	Bector Wood	12	850m ²	£450,000	3150 sqft	£750,000	£1,200,000



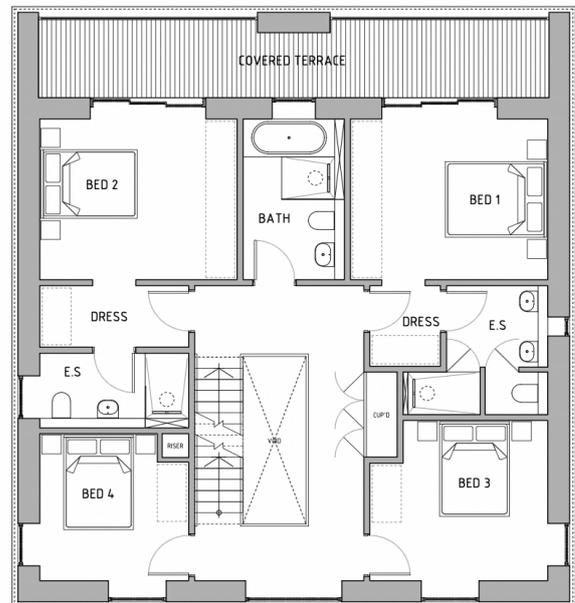
THE ROOF GARDEN

From £1,010,000 GBP
3,600 sq ft

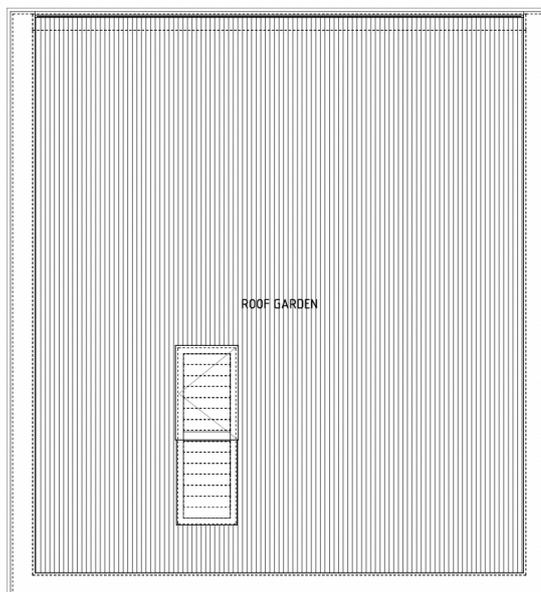
With stunning views over the estate and ancient woodland, The Roof Garden is set over three floors and offers approximately 2,900 sq ft of internal floor space with 700 sq ft of external patios. Designed with nature and sustainability in mind, this stylish home offers a rooftop garden, perfect for private sunbathing and al fresco dining. It also features open plan living on the ground floor, a sheltered first floor balcony and four large first-floor bedrooms, each with an en-suite bathroom.



GROUND FLOOR



FIRST FLOOR



ROOF PLAN

The Roof Garden Specifications

Exterior

- Engineer designed structural foundation
- Locally sourced natural stone exterior cladding
- Sustainably sourced Siberian Larch cladding
- Double glazed windows set in powdered aluminium frames
- Air source heat pump option for hot water and underfloor heating
- Lindab galvanised drainage
- Paved surrounds, turf and landscaping, estate fencing and hedge boundary
- Reinforced rooftop for extras such as jacuzzis

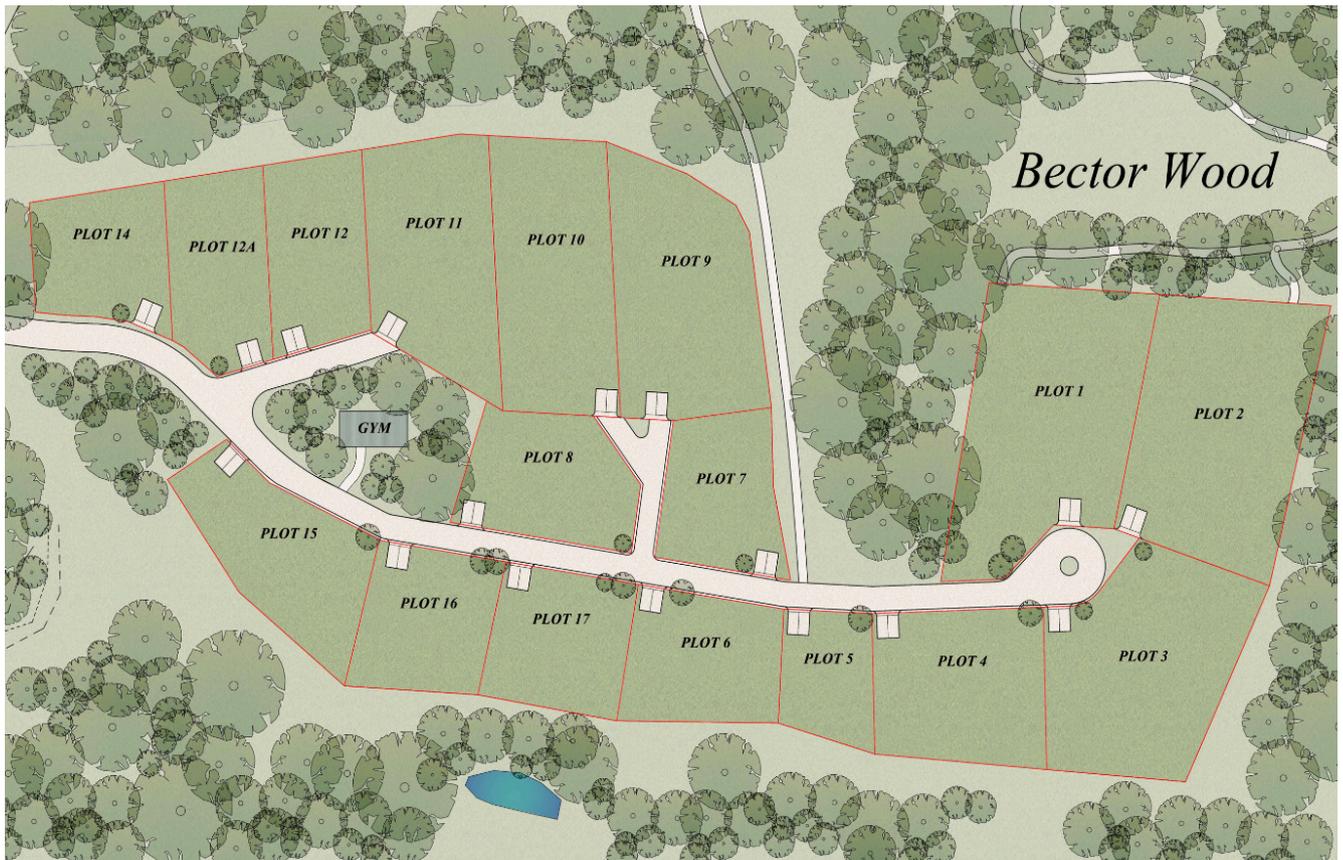
Interior

- Choice of floorplan options
- Engineered Karndean groundfloor flooring
- Brushed stainless steel electrical fittings
- Choice of door handles/fittings
- Traditional wooden staircase
- Wooden internal doors
- Built-in wardrobes in master bedroom
- Sheraton Kitchen with a choice of appliances and work surfaces
- Choice of Laufen or Villeroy and Boch Sanitaryware with Grohe fittings and accessories

A number of upgrade options are available for each design, please get in touch with our sales team for full specification details



The Roof Garden Plot Availability



The Beeches

	Phase	Plot	Plot Size	Plot Price	Property Size	Build Price	Total Price
The Roof Garden	The Beeches	15	689m ²	£350,000	3600 sqft	£660,000	£1,010,000
The Roof Garden	The Beeches	16	1038m ²	£450,000	3600 sqft	£660,000	£1,110,000
The Roof Garden	The Beeches	17	1786m ²	£475,000	3600 sqft	£660,000	£1,135,000

Bector Wood

The Roof Garden	Bector Wood	9	1600m ²	£550,000	3600 sqft	£660,000	£1,210,000
The Roof Garden	Bector Wood	10	1500m ²	£550,000	3600 sqft	£660,000	£1,210,000
The Roof Garden	Bector Wood	14 RESERVED	-	-	-	-	-



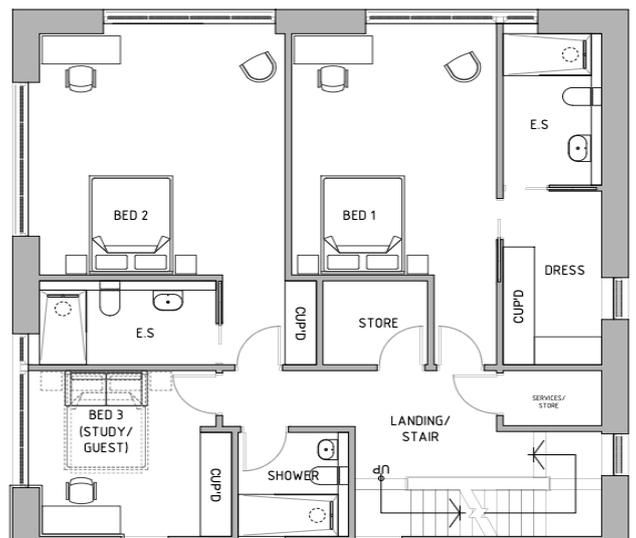
THE VILLA

From £1,365,000 GBP
4,400 sq ft

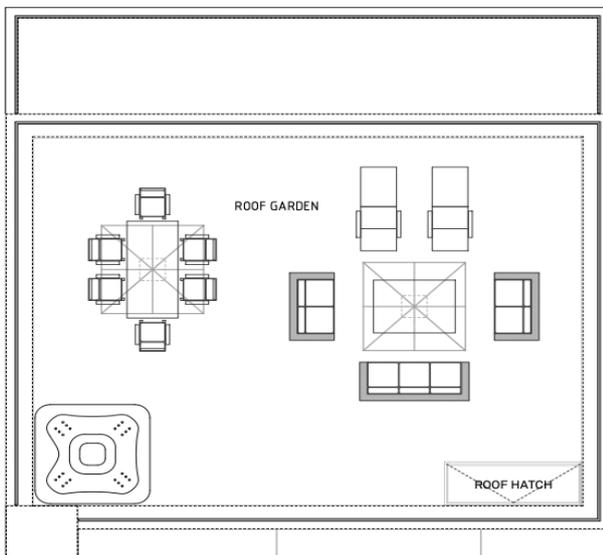
The Villa is the largest of our properties, offering an impressive 4,400 sq ft of internal floor space and 1,000 sq ft of external patios. This modern design features contemporary use of glass and is set over four floors with a rooftop garden, allowing breathtaking panoramic views of the estate. It features four large bedrooms within the first and second floors, complete with en-suite, and each bedroom also has access to a balcony. The Villa displays a top of the range internal specification, with high end appliances and finishes supplied to your personal taste.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN



SECOND FLOOR PLAN

The Villa Specifications

Exterior

- Engineer designed structural foundation
- Locally sourced natural stone exterior cladding
- Sustainably sourced Siberian Larch cladding
- Double glazed windows set in powdered aluminium frames
- Air source heat pump option for hot water and underfloor heating
- Lindab galvanised drainage
- Paved surrounds, turf and landscaping, estate fencing and hedge boundary
- Bespoke front door
- Reinforced rooftop for extras such as jacuzzis

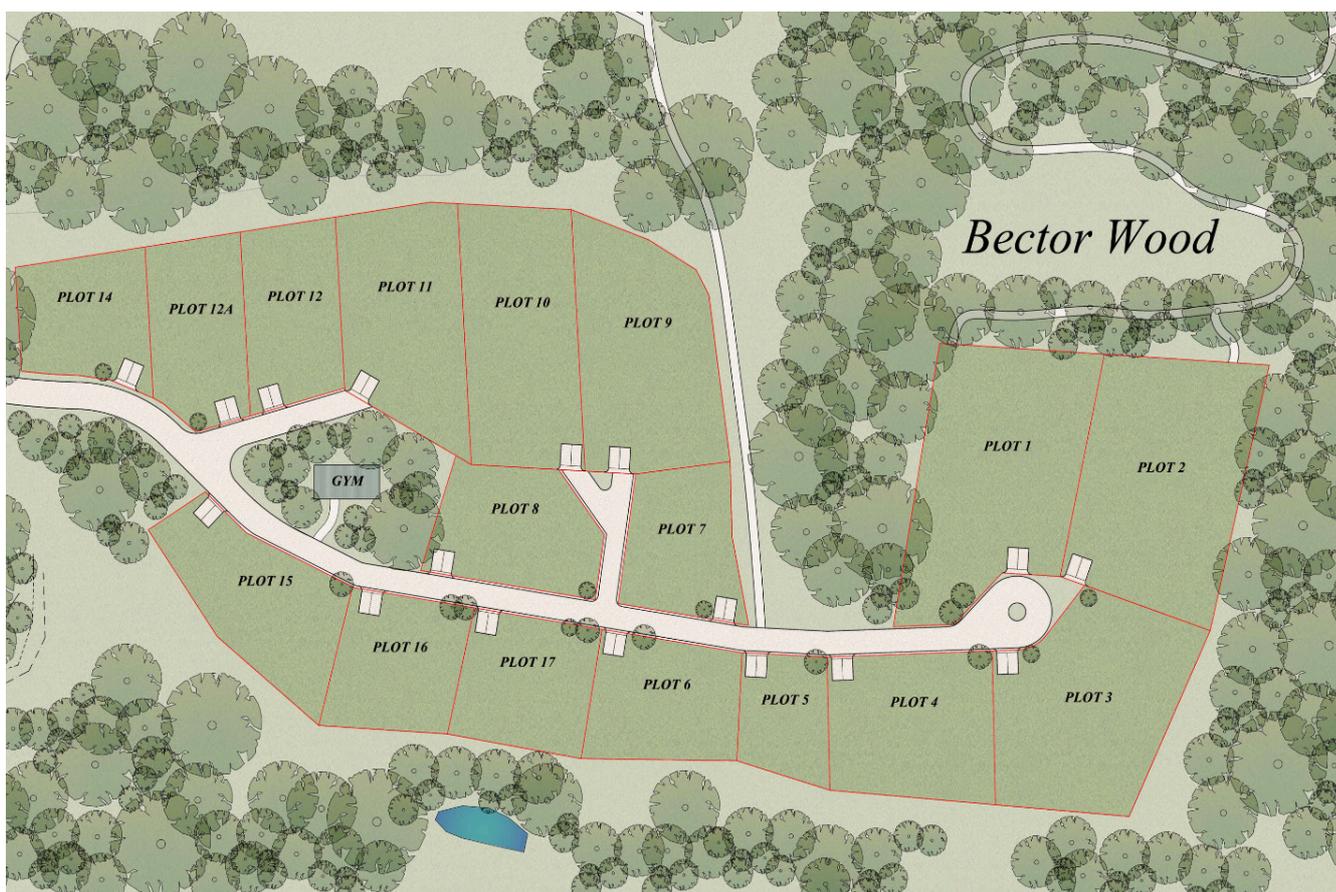
Interior

- Choice of floorplan options
- Engineered Karndean groundfloor flooring
- Tiling options throughout property
- Brushed stainless steel electrical fittings
- Choice of door handles/fittings
- Bespoke designer staircase with balustrade option
- Wooden internal doors or pocket door option
- Built-in wardrobes in master bedroom
- Sheraton Kitchen with a choice of appliances and work surfaces
- Choice of Laufen or Villeroy and Boch Sanitaryware with Grohe fittings and accessories

A number of upgrade options are available for each design, please get in touch with our sales team for full specification details



The Villa Plot Availability



The Beeches

	Phase	Plot	Plot Size	Plot Price	Property Size	Build Price	Total Price
The Villa	The Beeches	17	1786m ²	£475,000	4400 sqft	£890,000	£1,365,000
The Villa	The Beeches	18	2260m ²	£500,000	4400 sqft	£890,000	£1,390,000

Bector Wood

	Phase	Plot	Plot Size	Plot Price	Property Size	Build Price	Total Price
The Villa	Bector Wood	1	2000m ²	£1,110,000	4400 sqft	£890,000	£2,000,000
The Villa	Bector Wood	2	2000m ²	£1,110,000	4400 sqft	£890,000	£2,000,000
The Villa	Bector Wood	3	1770m ²	£750,000	4400 sqft	£890,000	£1,640,000
The Villa	Bector Wood	4 RESERVED	-	-	-	-	-
The Villa	Bector Wood	6	910m ²	£760,000	4400 sqft	£890,000	£1,650,000
The Villa	Bector Wood	11	1400m ²	£550,000	4400 sqft	£890,000	£1,440,000