

# Upper Orchard House

4 Bed Family House set over 2 floors



GROUND FLOOR & GARDEN

Lived-in

**GROUND FLOOR:** 100 sqM [1075 sq ft]

Kitchen/Dining: 11.73m x 4.74 m (38'6" x 15'6")

Living: 4.99m x 4.67m (16'5" x 15'4")

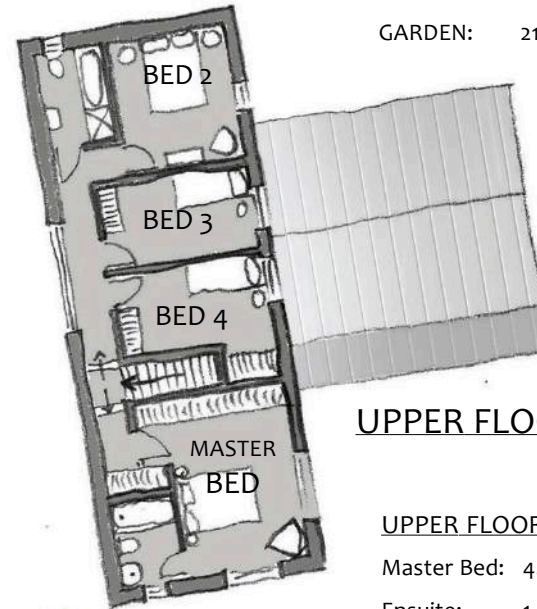
Hall: 2.63m x 2.44m (8'8" x 8'0")

Utility: 3.79m x 2.21m (12'5" x 7'3")

WC: 2.63m x 1.20m (8'8" x 3'11")

Ext. Store: 8.00m x 0.80m (26'3" x 2'7")

GARDEN: 21.3m x 32.4m (70' x 106'4")



UPPER FLOOR

**UPPER FLOOR:** 70 sqM [750 sq ft]

Master Bed: 4.67m x 3.94m (15'4" x 13')

Ensuite: 1.70m x 2.25m (5'7" x 7'5")

Bedroom 2: 3.94m x 3.23m (13' x 10'7")

Bedroom 3: 3.94m x 2.18m (13' x 7'2")

Bedroom 4: 3.53m x 3.03m (11'7" x 10')

Bathroom: 2.52m x 1.82m (8'3" x 6')

**TOTAL AREA:** 170 sqM [1,830 sq ft]

[all dimensions are approximate]



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Guide price for Plot **£220,000**

estimated Build Cost **£307,000**

we can provide a QS estimated build cost report - please ask for details

A rare opportunity to have your own home built, with all the benefits of being able to choose how you would like it fitted out and finished, along with the potential cost-savings .



Detached  
4 Bedroom house  
2 bathrooms  
+ downstairs WC and shower  
Ample off-street parking  
very low energy  
wood-burning stove  
outside storage for bins and bicycles

good-sized south facing garden with far reaching views integrated into existing community