







Your home, your story,

Whilst every self builder's story is different, there are often a few twists and turns to navigate before you get to the happy ending.

Whether you need a full design service, help with obtaining planning permission or help in creating a really thermally efficient home, we can offer you a bespoke service depending on your needs.

Before our design team start sharpening their pencils, we make it our business to fully understand and connect with your vision.

Some people pin down their creative influences on a digital mood board, others prefer ripping and sticking in true scrapbook style. Whichever way you prefer, sharing your inspiration can help us to picture your dream home and bring your build to life.



“ We take account of your location, make the most of your views and incorporate elements; most importantly we shape your new home around your lifestyle. We want you to wake up every day in your dream home and live the life you want to.”

Mark Twynam, MD, Benchmark Design Build Ltd

We prepare for planning permission success in the early stages of your project and are experienced in achieving planning consent for unique homes. As well as preparing accurate drawings we understand that you are as important as your build, sharing your story through the design and access statement to inspire the planners and help them buy into your passion.

Setting and sticking to a budget is a core component of self build success and we can help you manage your project and fund effectively. At the specification stage, we get to grips with exactly how you are going to live in the house and ask you to carefully consider what you may need.

With key decisions made, costed and carefully planned, your bespoke new home design can be safely handed over to the building team with choices such as plumbing, heating, wiring and windows & doors, fully determined.



Tim and Caroline,

When Tim and Caroline first met us at the Homebuilding and Renovating Show, they hadn't even completed the purchase of their site. The plan was to knock down the old derelict bungalow and build a new dream home.

Once the purchase was completed, the process began to make their dream a reality. From concept drawing, through to fully formed design, we worked with the couple, taking the whole process through planning, to a successful outcome.

The building team then made great progress, completing the house just in time for Christmas and by the summer the gardens and landscaping had also been completed, just in time for the official moving in party!



Five key events in a successful self-build story

Dramatic self-build stories make for exciting TV shows but can be off-putting, often seeming like a journey into the unknown. For most self-builders though, the end result of a beautiful bespoke home, is well worth the effort.

We asked our team at Benchmark Design to share their tried and tested tips for a successful project.

3 Plan the build - build the plan

Bringing your self-build project in on budget can be stressful. Therefore a realistic cost assessment is essential and our partner estimating service can help with this.

Even the most well-planned project can come up against unforeseen problems, anything from difficult ground conditions, to extreme weather.

We are here to help and can supply detailed quotes and support for managing your project efficiently.

When applying for a self-build mortgage, you will almost certainly need detailed planning permission in place, so that lenders can attach a final value to the project. We have a wealth of comparable evidence to help with this task.

1 Plot the pitfalls

For the very best chance of locating land, you need to keep an open mind to opportunities, be proactive, ready to act and prepared to think outside the box.

Apart from registering with local Estate Agents why don't you try:

- Scouring local newspapers and placing an advert of your own.
- Spreading the word using social media.
- Utilising online resources, such as "plot search"

We can carry out a site survey and prepare a feasibility report so that you are fully aware of your plots' potential. Sometimes, with a bit of ingenuity, a feature which at first appears to be a problem, can turn out to be a source of inspiration.

4 Prepare to plan

The granting or refusal of planning permission can appear unpredictable, arbitrary and sometimes downright unfair.

To maximise your chance of success, we apply our thorough knowledge and understanding of the planning process to support your scheme.

Our detailed drawings and accurate supporting documents are brought to life using high quality imagery. Your design and access statement must be persuasive to whet the planners appetite for your new home.

Reports are often necessary. Topographic surveys, bat and newt reports, flood risk assessments, to name just a few. Through our network of trusted professionals, we have the solution to every requirement.

2 Design for life

One of the great attractions of self-build, is the potential to achieve something that exactly suits you, your tastes and your lifestyle.

It is important to fully consider everything you may need when designing your own home.

Take a step back and remember that sometimes, the very features you thought most important, turn out to be less of a priority as you navigate the many decisions that have to be made.

Consider both your needs of today and of the years ahead, future proofing your home, so that it can grow with you and your family, to suit your changing circumstances. Perhaps leaving space or the capability to extend your property in the future, should your budget allow. Decisions made at this stage can often save you time and money later.

5 Set your sights on a speedy build

Our reputation for quality is built on years of experience, knowledge and design.

All our homes meet and often, significantly exceed building requirements.

A timber frame can be constructed in a matter of days and is engineered to the highest specification. Firm delivery dates are established. This means planning the site is easier, making for a fast and more controlled project.

Understanding the differing needs of our customers, offering sound advice and providing versatile build solutions, all add up to a service that you can trust.

You can tap into the team's knowledge, expertise, and services at any time - but why not talk to one of our trusted advisors today?

Call 0800 060 7920

Our Portfolio

Whilst in truth, every self-build home is a unique and bespoke design, we hope the following portfolio of designs may help to inspire. Often our clients find a base from which we can begin to hone a bespoke and individual home. Of course, the following designs are available to be purchased as you see them, or can be customised to meet your exact requirements.





Home Inspirations



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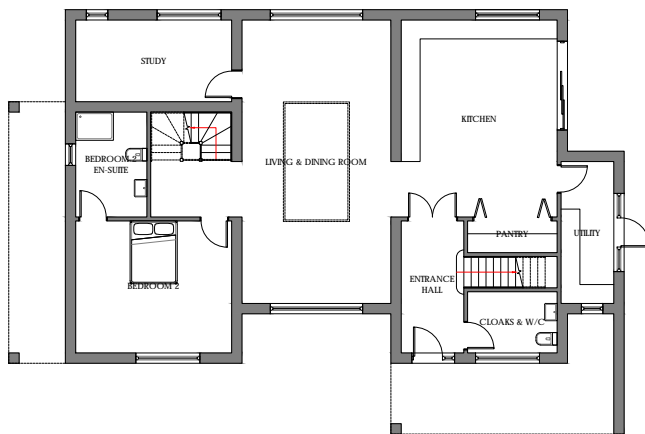
THE ASPEN

Ground floor room sizes

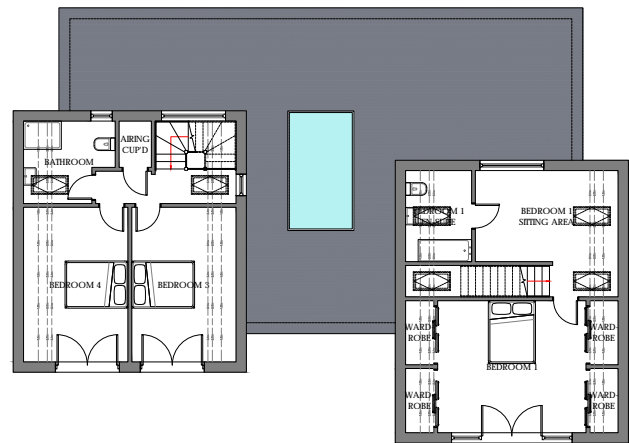
Kitchen	6.3 x 4.9m
Living & Dining Room	9.0 x 4.7m
Utility	4.5 x 1.7m
Pantry	2.9 x 1.0m
Cloaks & W/C	2.7 x 1.3m
Study	5.0 x 2.6m
Bedroom 2	5.0 x 4.2m
Bedroom 2 En-suite	3.3 x 2.3m

First floor room sizes

Bedroom 1	4.7 x 4.2m
Bedroom 1 En-suite	2.9 x 2.1m
Bedroom 1 Sitting Area	4.5 x 2.9m
Bedroom 3	4.9 x 3.3m
Bedroom 4	4.9 x 3.3m
Bathroom	2.9 x 2.6m



Ground floor plan



First floor plan

Gross external area of house: 311m² / 3347ft²





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THE IVETSEY

Ground floor room sizes

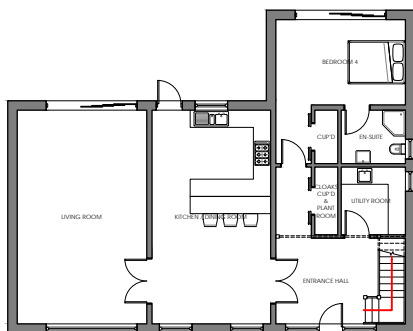
Kitchen & Dining Area	7.4 x 4.1m
Living Room	7.4 x 4.5m
Bedroom 4 / Study	5.0 x 4.5m
Bedroom 4 En-suite	2.2 x 1.9m
Utility	2.3 x 2.2m

First floor room sizes

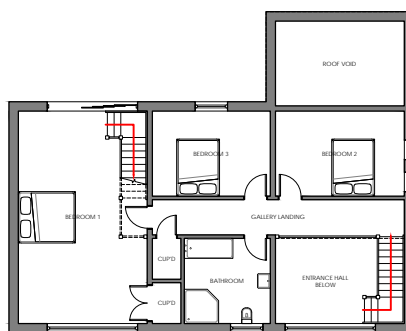
Bedroom 1	7.4 x 4.5m
Bedroom 2	4.5 x 3.0m
Bedroom 3	4.1 x 3.0m
Bathroom	3.0 x 3.0m

Second floor room sizes

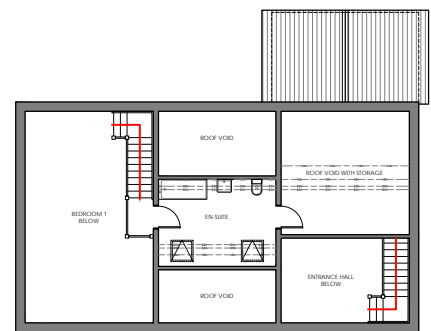
Bedroom 1 En-suite	4.1 x 3.1m
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Ground floor plan



First floor plan



Second floor plan

Gross external area of house: 323m² / 3477ft²





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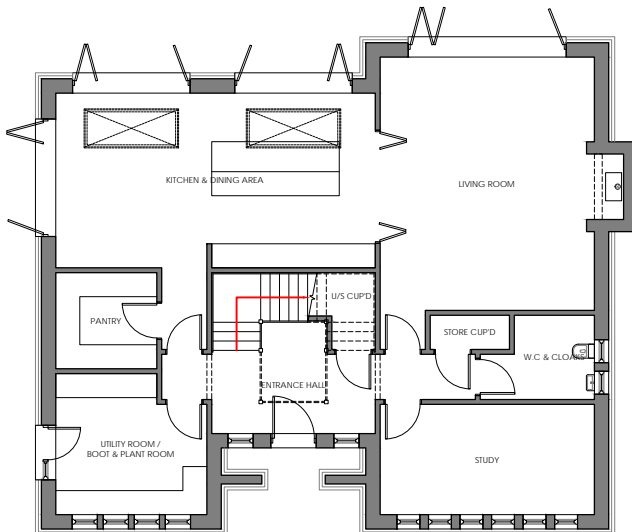
THE DARTFORD

Ground floor room sizes

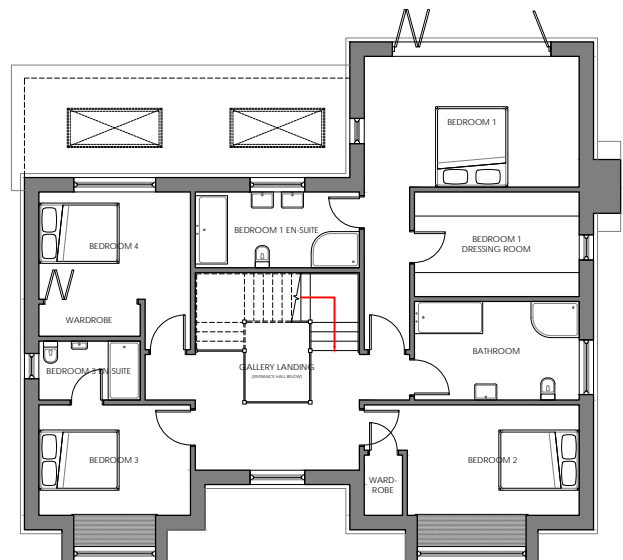
Kitchen & Dining Area	8.0 x 4.4m
Living Room	7.3 x 5.4m
Study	5.4 x 2.8m
Utility Room / Boot & Plant Room	3.7 x 3.5m
W/C	2.9 x 2.1m
Pantry	2.5 x 2.4m

First floor room sizes

Bedroom 1	5.4 x 3.3m
Bedroom 1 Dressing Room	4.1 x 2.6m
Bedroom 1 En-suite	4.1 x 1.9m
Bedroom 2	5.4 x 2.8m
Bedroom 3	3.8 x 2.8m
Bedroom 3 En-suite	2.5 x 1.5m
Bedroom 4	3.8 x 2.7m
Bathroom	3.5 x 1.7m



Ground floor plan



First floor plan

Gross external area of house: 309m² / 3325ft²



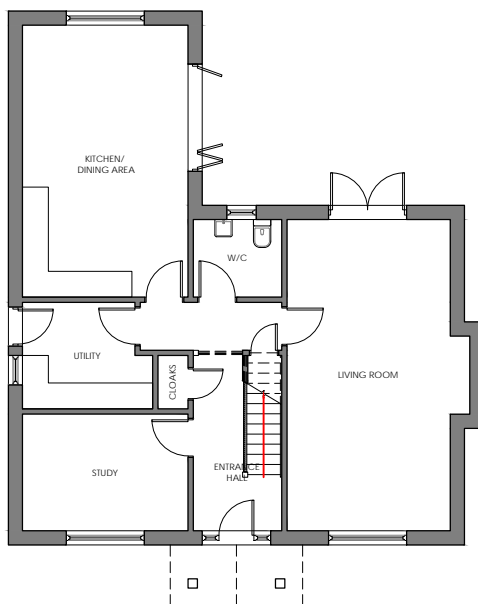


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GARDEN COTTAGE

Ground floor room sizes

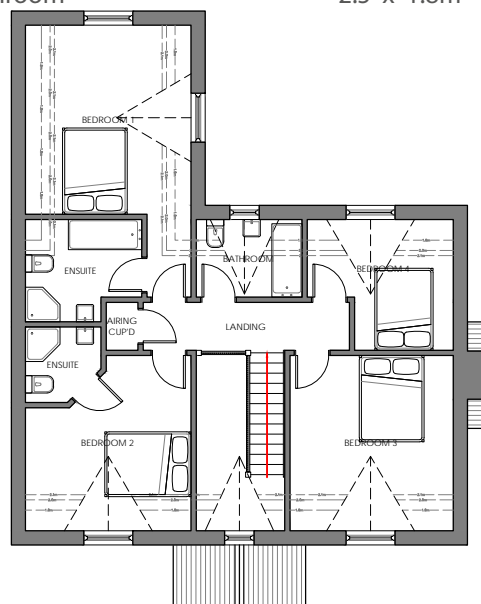
Kitchen & Dining Area	6.3 x 3.8m
Living Room	7.2 x 3.8m
Study	3.8 x 2.7m
Utility	3.0 x 2.5m
W/C	2.0 x 1.8m



Ground floor plan

First floor room sizes

Bedroom 1	6.3 x 3.8m
Bedroom 1 En-suite	2.7 x 2.4m
Bedroom 2	4.1 x 3.8m
Bedroom 2 En-suite	1.8 x 1.8m
Bedroom 3	4.1 x 3.8m
Bedroom 4	3.4 x 3.0m
Bathroom	2.5 x 1.8m



First floor plan

Gross external area of house: 208m² / 2239ft²





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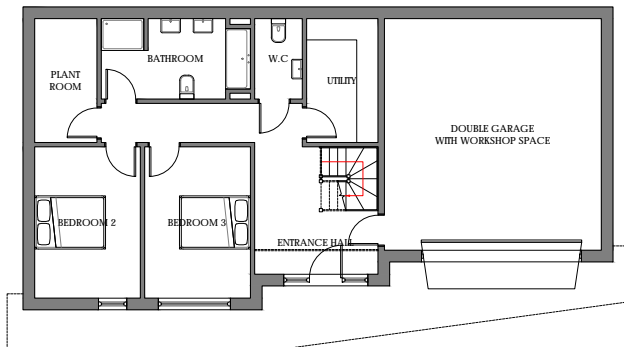
THE VYRNWY

Ground floor room sizes

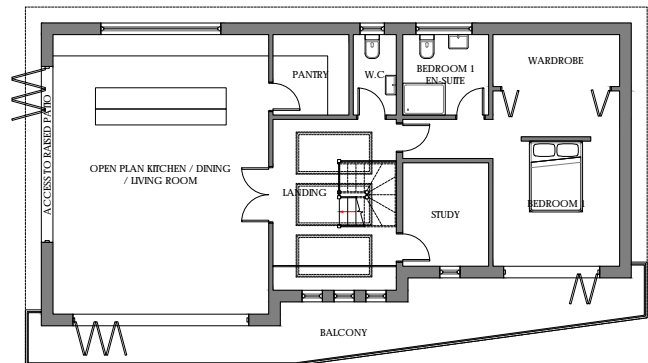
Utility	3.5 x 2.0m
W/C	2.3 x 1.4m
Bedroom 2	4.3 x 3.0m
Bedroom 3	4.3 x 3.0m
Bathroom	4.2 x 2.3m
Plantroom / Storage	3.5 x 1.8m

First floor room sizes

Kitchen/Dining/Living Room	7.9 x 6.1m
Pantry	2.3 x 2.2m
Bedroom 1	5.0 x 3.6m
Bedroom 1 En-suite	2.4 x 2.3m
Study	3.0 x 2.4m
W.C	2.3 x 1.2m



Ground floor plan



First floor plan

Gross external area of house: 262m² / 2822ft²





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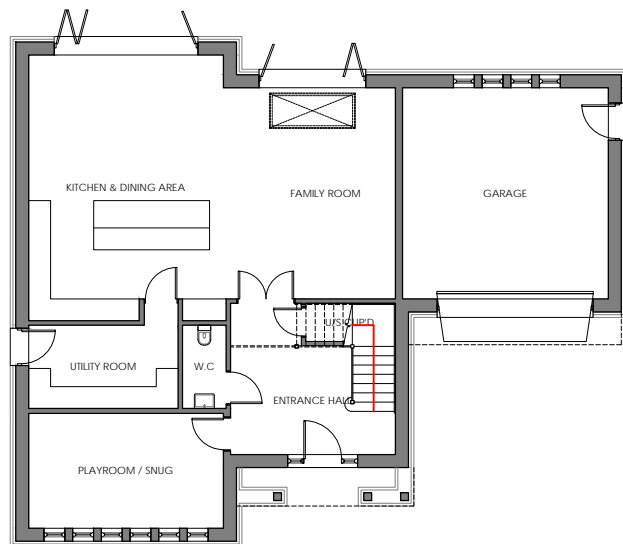
THE WILMINGTON

Ground floor room sizes

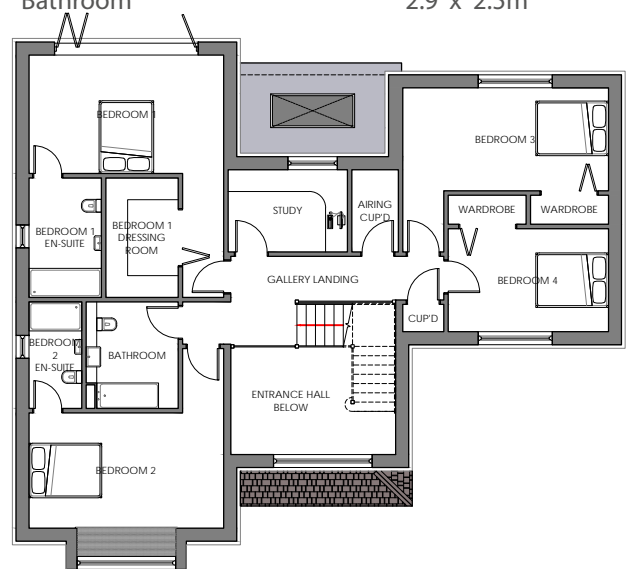
Kitchen & Dining Area	7.3 x 5.4m
Family Room	5.8 x 4.8m
Playroom / Snug	5.4 x 3.2m
Utility Room	4.1 x 2.3m
W/C	2.3 x 1.2m

First floor room sizes

Bedroom 1	5.4 x 3.3m
Bedroom 1 Dressing Room	3.3 x 2.0m
Bedroom 1 En-suite	3.3 x 2.0m
Bedroom 2	5.4 x 3.2m
Bedroom 2 En-suite	2.9 x 1.5m
Bedroom 3	5.7 x 2.9m
Bedroom 4	4.4 x 2.9m
Study	3.3 x 2.3m
Bathroom	2.9 x 2.5m



Ground floor plan



First floor plan

Gross external area of house: 310m² / 3336ft²



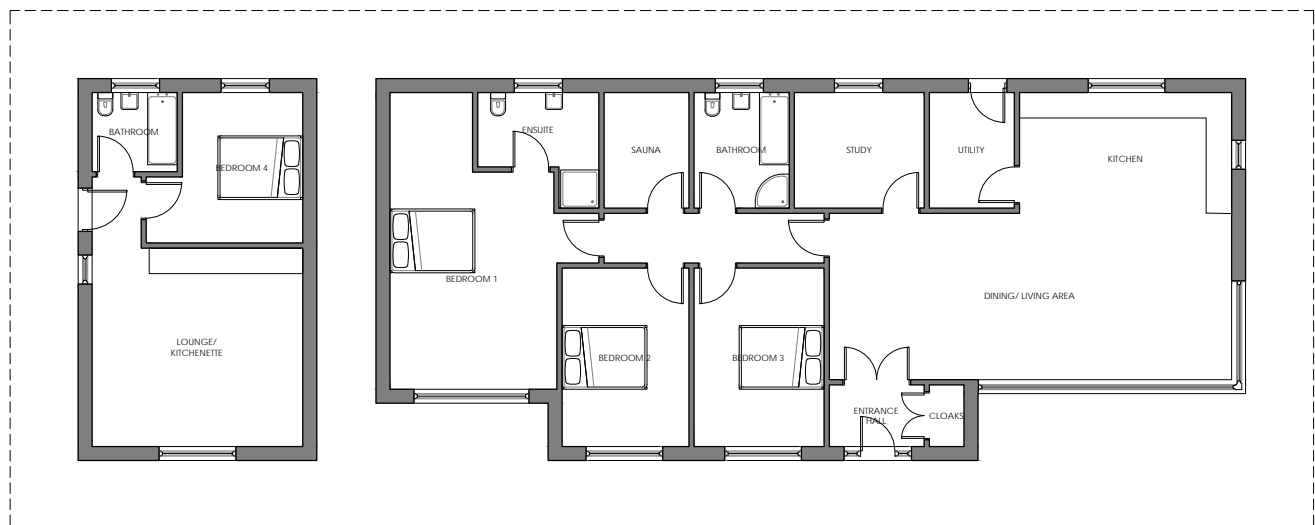


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THE EPWORTH

Ground floor room sizes

Kitchen	5.0 x 2.8m	Study	3.1 x 2.7m
Dining / Living Area	9.5 x 3.9m	Utility	2.7 x 2.0m
Bedroom 1	7.0 x 3.9m	Sauna	2.7 x 2.0m
Bedroom 1 En-suite	2.9 x 2.7m	W/C	2.0 x 1.8m
Bedroom 2	4.2 x 3.0m	Annex Kitchenette / Lounge	6.3 x 5.0m
Bedroom 3	4.2 x 3.1m	Annex Bedroom 4	3.7 x 3.5m
Bathroom	2.7 x 2.2m	Annex Bathroom	2.0 x 1.9m



Ground floor plan

Gross external area of house: 219m² / 2357ft²





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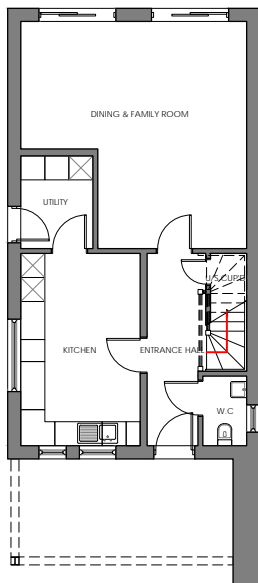
THE BURFORD

Ground floor room sizes

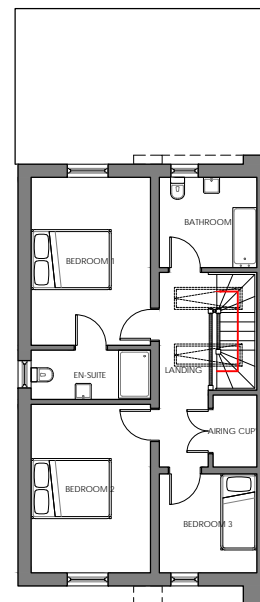
Kitchen	4.8 x 3.0m
Dining & Family Room	5.7 x 5.6m
Utility	2.3 x 1.8m
W/C	1.7 x 1.1m

First floor room sizes

Bedroom 1	4.2 x 3.0m
Bedroom 1 En-suite	3.0 x 1.2m
Bedroom 2	4.2 x 3.0m
Bedroom 3	2.5 x 2.4m
Bathroom	2.5 x 1.8m



Ground floor plan



First floor plan

Gross external area of house: 139m² / 1496ft²





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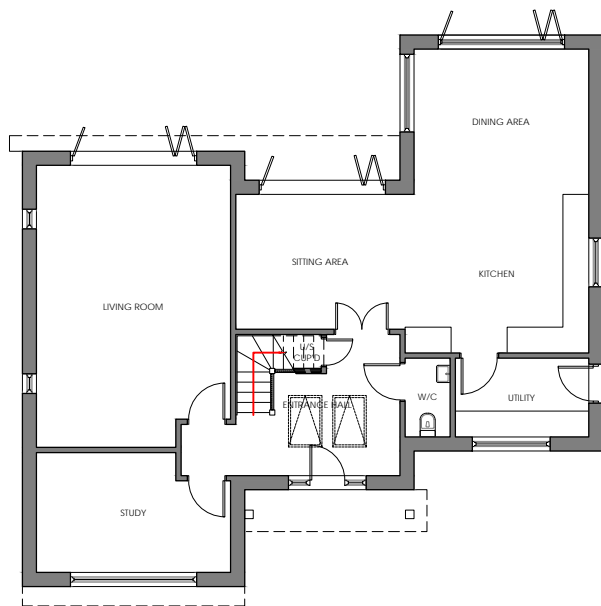
THE ACORNS

Ground floor room sizes

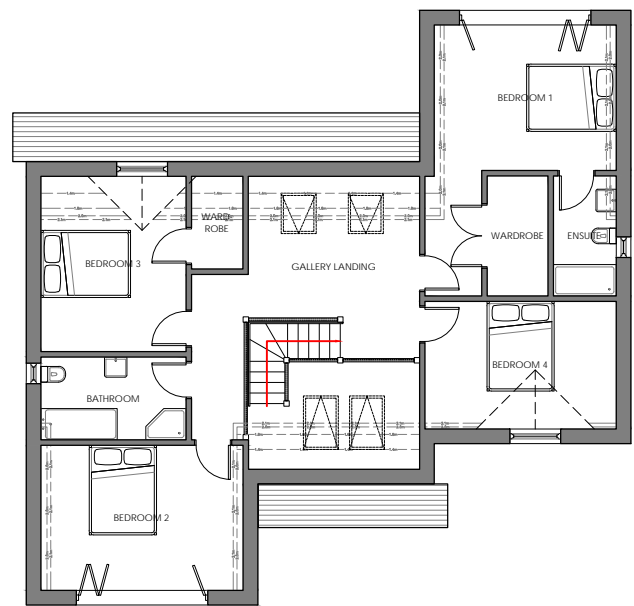
Kitchen & Dining Area	7.1 x 4.3m
Sitting Area	3.9 x 3.1m
Living Room	6.6 x 4.5m
Study	4.5 x 2.8m
Utility	3.1 x 1.8m
W/C	1.8 x 1.0m

First floor room sizes

Bedroom 1	6.0 x 4.1m
Bedroom 1 En-suite	2.7 x 1.4m
Bedroom 2	4.5 x 3.2m
Bedroom 3	3.9 x 3.2m
Bedroom 4	4.3 x 2.8m
Bathroom	3.2 x 1.8m



Ground floor plan



First floor plan

Gross external area of house: 247m² / 2659ft²





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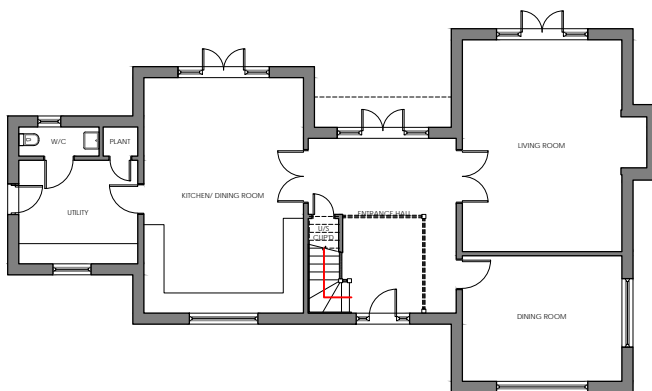
THE GRANGE

Ground floor room sizes

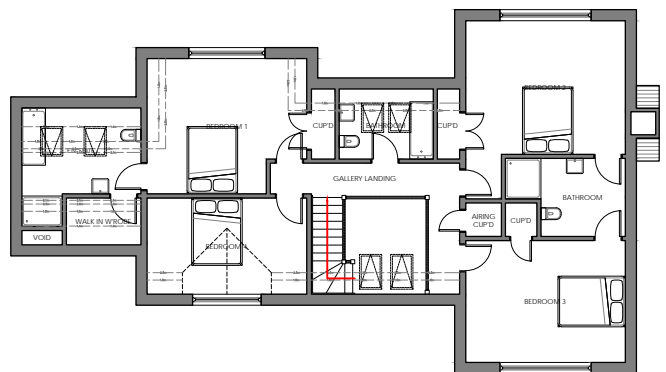
Kitchen & Dining Area	7.0 x 4.7m
Living Room	6.3 x 4.7m
Dining Room	4.7 x 3.7m
Utility	3.5 x 3.1m
W/C	2.3 x 0.9m

First floor room sizes

Bedroom 1	4.7 x 4.0m
Bedroom 1 En-suite	3.5 x 3.5m
Bedroom 1 Walk-in Wardrobe	2.2 x 1.4m
Bedroom 2	5.3 x 4.7m
Bedroom 3	4.7 x 3.6m
Bedroom 2 & 3 Bathroom	3.6 x 2.3m
Bedroom 4	4.7 x 2.9m
Bathroom	2.8 x 2.1m



Ground floor plan



First floor plan

Gross external area of house: 287m² / 3089ft²





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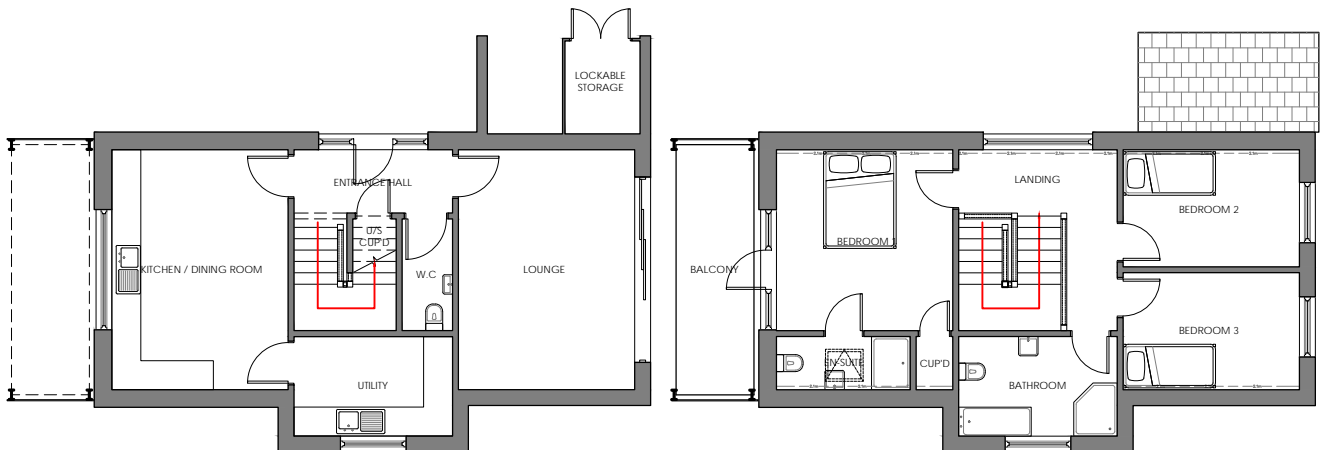
THE CHARLBURY

Ground floor room sizes

Kitchen & Dining Room	5.0 x 3.6m
Living Room	5.0 x 3.6m
Utility	3.3 x 2.1m
W/C	2.3 x 1.0m

First floor room sizes

Bedroom 1	3.7 x 3.6m
Bedroom 1 En-suite	2.8 x 1.1m
Bedroom 2	3.6 x 2.4m
Bedroom 3	3.6 x 2.4m
Bathroom	3.3 x 2.1m



Ground floor plan

First floor plan

Gross external area of house: 151m² / 1625ft²





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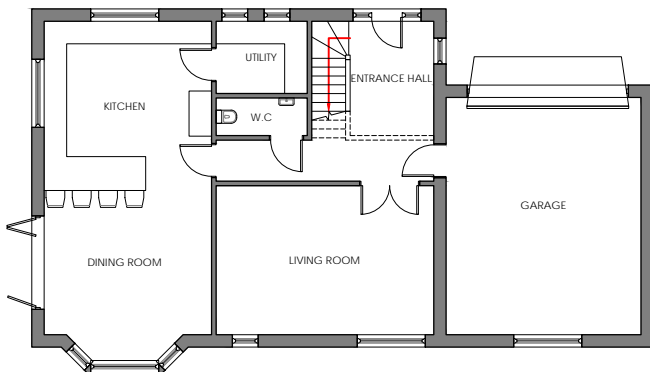
THE SYCAMORES

Ground floor room sizes

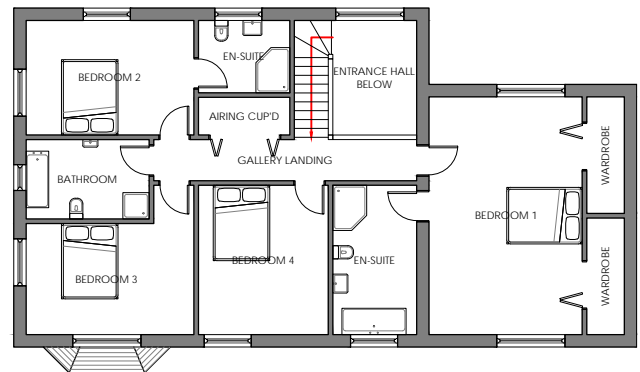
Kitchen & Dining Area	8.3 x 4.5m
Living Room	5.8 x 4.0m
Utility	2.4 x 1.9m
W/C	2.4 x 1.0m

First floor room sizes

Bedroom 1	6.1 x 4.1m
Bedroom 1 En-suite	4.0 x 2.2m
Bedroom 2	4.5 x 3.0m
Bedroom 2 En-suite	2.4 x 1.9m
Bedroom 3	4.5 x 2.9m
Bedroom 4	3.9 x 3.4m
Bathroom	3.3 x 2.1m



Ground floor plan



First floor plan

Gross external area of house: 276m² / 2971ft²





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GEORGIAN MANOR

Ground floor room sizes

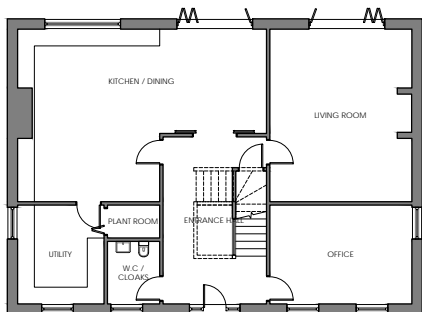
Kitchen & Dining Area	8.9 x 6.2m
Living Room	6.2 x 5.1m
Office	5.1 x 3.5m
Utility	3.5 x 3.1m
W/C / Cloaks	2.2 x 1.8m

Second floor room sizes

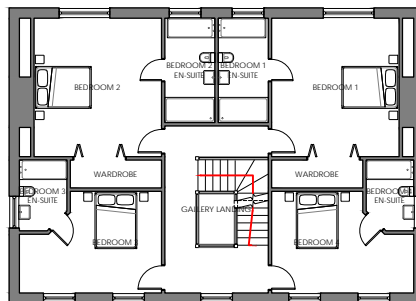
Bedroom 5	7.7 x 4.0m
Bedroom 5 En-suite	3.7 x 2.7m
Cinema Room	7.7 x 4.0m

First floor room sizes

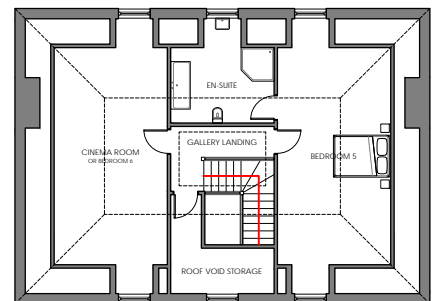
Bedroom 1	4.9 x 4.5m
Bedroom 1 En-suite	3.7 x 1.8m
Bedroom 2	4.9 x 4.5m
Bedroom 2 En-suite	3.7 x 1.8m
Bedroom 3	5.1 x 3.6m
Bedroom 3 En-suite	2.5 x 1.7m
Bedroom 4	5.1 x 3.6m
Bedroom 4 En-suite	2.5 x 1.7m



Ground floor plan



First floor plan



Second floor plan

Gross external area of house: 429m² / 4618ft²





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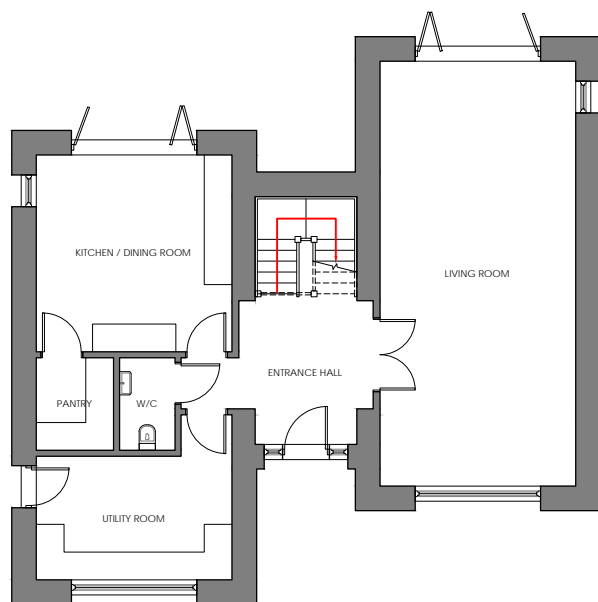
THE HACKFORD

Ground floor room sizes

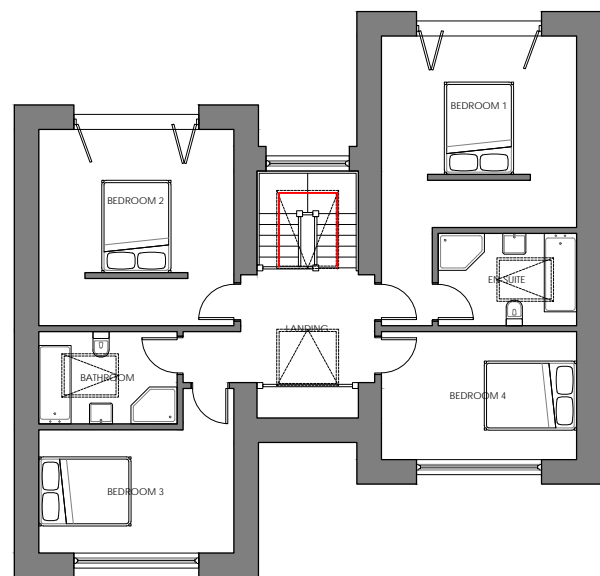
Kitchen / Dining Room	4.3 x 4.2m
Living Room	9.2 x 4.2m
Utility	4.2 x 3.6m
Pantry	2.0 x 1.7m
W/C	2.0 x 1.2m

First floor room sizes

Bedroom 1	6.3 x 4.2m
Bedroom 1 En-suite	3.0 x 2.0m
Bedroom 2	4.3 x 4.2m
Bedroom 3	4.2 x 3.6m
Bedroom 4	4.2 x 2.8m
Bathroom	3.0 x 2.0m



Ground floor plan



First floor plan

Gross external area of house: 244m² / 2626ft²





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THE SWINBROOK

Ground floor room sizes

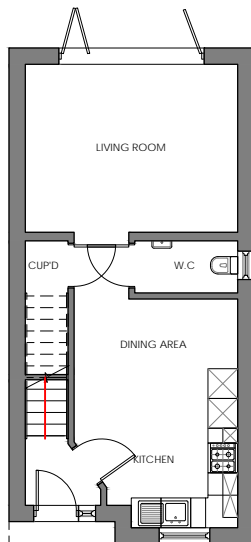
Kitchen & Dining Area	4.6 x 3.3m
Living Room	4.3 x 3.4m
W/C	2.1 x 1.1m

First floor room sizes

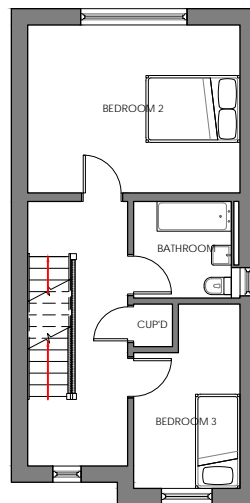
Bedroom 2	4.3 x 3.4m
Bedroom 3	3.8 x 2.1m
Bathroom	2.0 x 1.9m

Second floor room sizes

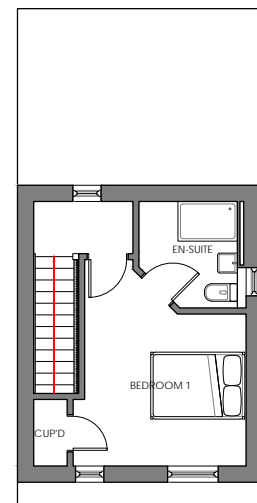
Bedroom 1	4.2 x 3.5m
Bedroom 1 En-suite	2.2 x 2.0m



Ground floor plan



First floor plan



Second floor plan

Gross external area of house: 127m² / 1367ft²





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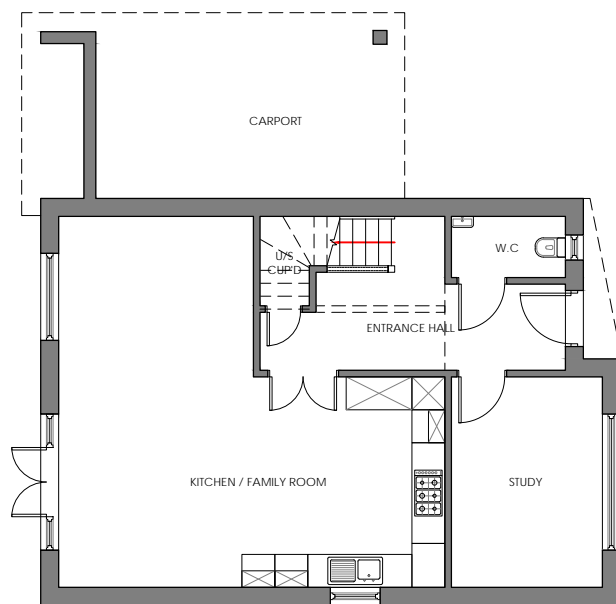
THE KELMSCOTT

Ground floor room sizes

Kitchen & Family Room	7.0 x 6.8m
Study	3.8 x 2.8m
W/C	2.1 x 1.1m

First floor room sizes

Bedroom 1	4.7 x 3.8m
Bedroom 1 En-suite	2.7 x 2.2m
Bedroom 2	3.9 x 3.8m
Bedroom 3	3.6 x 2.8m
Bathroom	2.8 x 2.0m



Ground floor plan



First floor plan

Gross external area of house: 153m² / 1647ft²



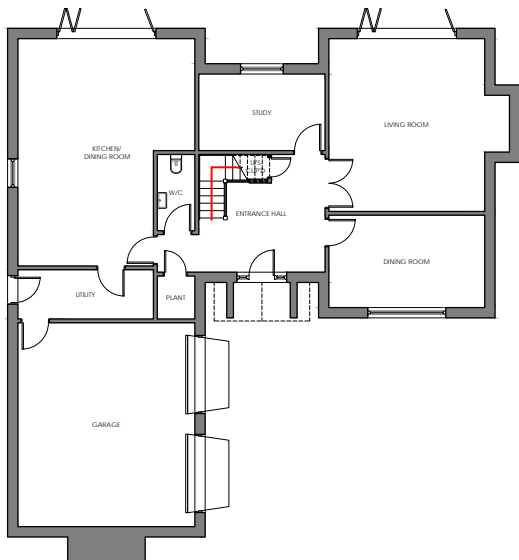


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THE MALMESBURY

Ground floor room sizes

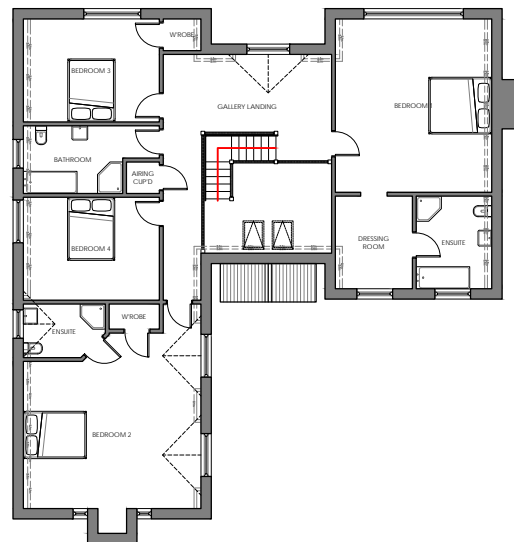
Kitchen & Dining Area	7.2 x 5.6m
Living Room	5.5 x 5.0m
Dining Room	5.0 x 2.9m
Study	4.0 x 2.4m
Utility	4.3 x 1.6m
W/C	2.4 x 1.2m



Ground floor plan

First floor room sizes

Bedroom 1	5.5 x 5.0m
Bedroom 1 En-suite	2.9 x 2.4m
Bedroom 1 Dressing Room	2.9 x 2.4m
Bedroom 2	6.5 x 5.6m
Bedroom 2 En-suite	2.6 x 1.7m
Bedroom 3	4.3 x 3.3m
Bedroom 4	4.3 x 3.3m
Bathroom	4.3 x 2.1m



First floor plan

Gross external area of house: 363m² / 3907ft²





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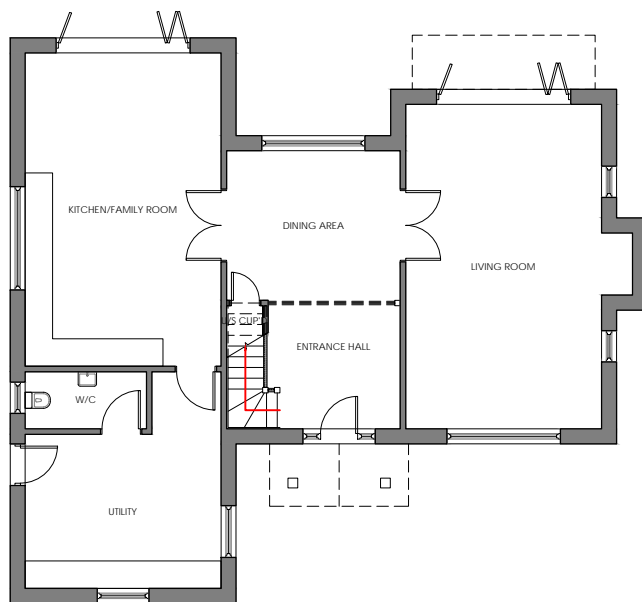
THE WILLOWS

Ground floor room sizes

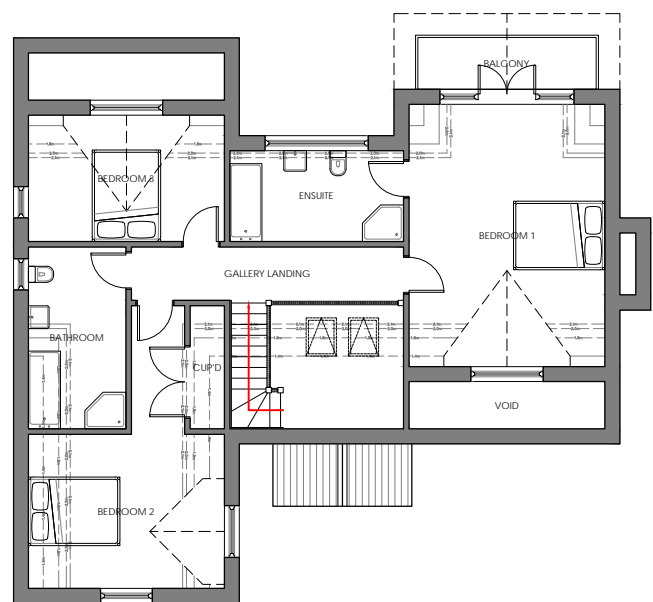
Kitchen & Family Room	6.9 x 4.3m
Living Room	7.1 x 4.3m
Dining Room	3.8 x 3.3m
Utility	4.7 x 4.3m
W/C	2.7 x 1.3m

First floor room sizes

Bedroom 1	5.7 x 4.3m
Bedroom 1 En-suite	3.8 x 2.0m
Bedroom 2	4.3 x 3.4m
Bedroom 3	4.3 x 2.8m
Bathroom	4.0 x 2.1m



Ground floor plan



First floor plan

Gross external area of house: 239m² / 2573ft²





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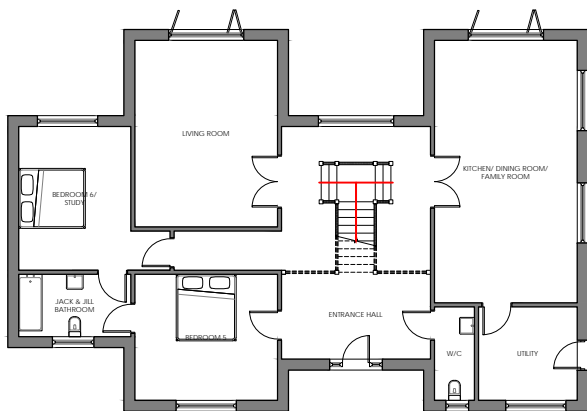
THE MAPLES

Ground floor room sizes

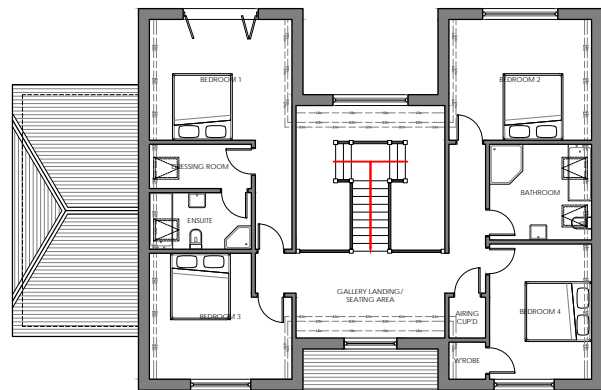
Kitchen, Dining & Family Room	7.8 x 4.3m
Living Room	5.6 x 4.3m
Bedroom 5	4.3 x 3.8m
Bedroom 6 / Study	4.5 x 4.3m
Jack'n'Jill Bathroom	3.4 x 1.9m
Utility	3.0 x 2.8m
W/C	2.8 x 1.2m

First floor room sizes

Bedroom 1	6.9 x 4.3m
Bedroom 1 En-suite	3.1 x 1.7m
Bedroom 1 Dressing Room	3.1 x 1.3m
Bedroom 2	4.3 x 3.6m
Bedroom 3	4.3 x 3.8m
Bedroom 4	4.1 x 3.1m
Bathroom	3.1 x 2.9m



Ground floor plan



First floor plan

Gross external area of house: 313m² / 3369ft²





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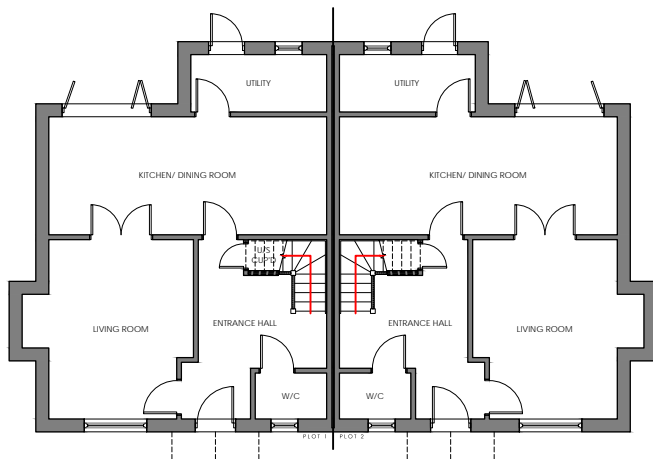
COUNTRY COTTAGES

Ground floor room sizes

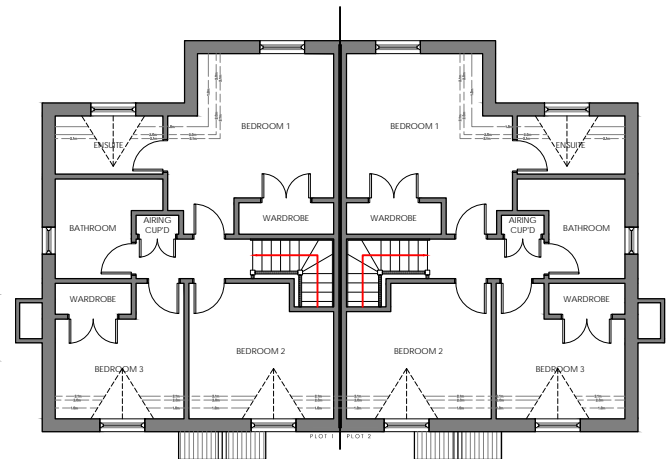
Kitchen / Dining Room	4.0 x 3.4m
Living Room	5.3 x 3.4m
Utility (or Study)	3.4 x 2.2m
W/C	2.2 x 1.4m

First floor room sizes

Bedroom 1	4.5 x 3.6m
Bedroom 1 En-suite	2.7 x 2.2m
Bedroom 2	3.4 x 3.2m
Bedroom 3	3.6 x 2.3m
Bathroom	3.2 x 1.6m



Ground floor plan



First floor plan

Gross external area of house: 140m² / 1506ft²





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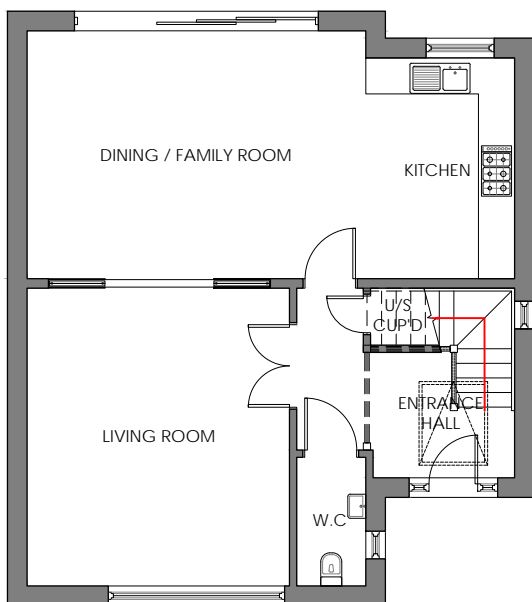
THE BRAMPTON

Ground floor room sizes

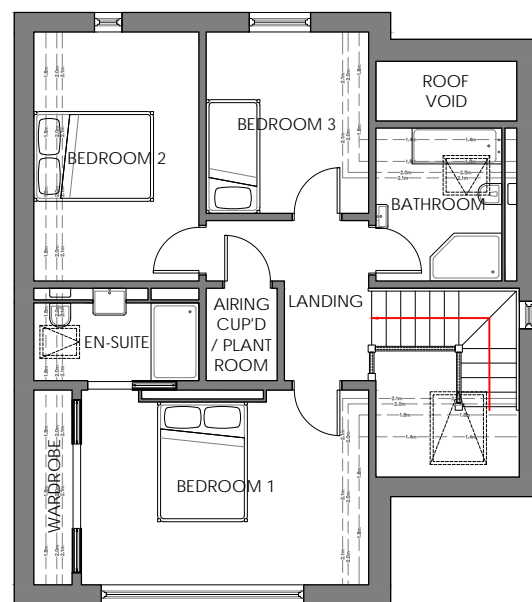
Kitchen	3.8 x 2.5m
Dining / Family Room	5.6 x 4.1m
Living Room	5.0 x 4.4m
W/C	2.1 x 1.2m

First floor room sizes

Bedroom 1	4.8 x 3.3m
Bedroom 1 En-suite	2.8 x 1.3m
Bedroom 2	4.2 x 2.8m
Bedroom 3	3.0 x 2.7m
Bathroom	2.6 x 2.1m



Ground floor plan



First floor plan

Gross external area of house: 159m² / 1711ft²





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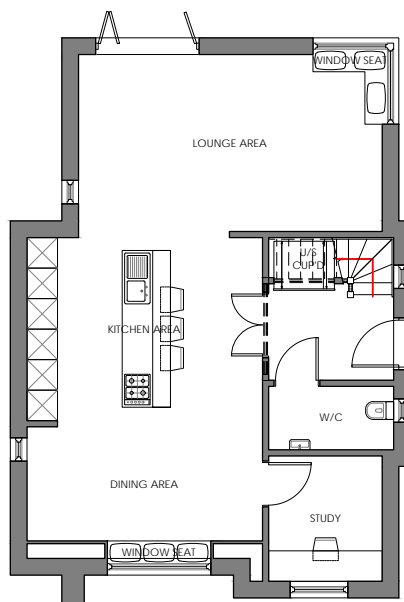
THE CASSINGTON

Ground floor room sizes

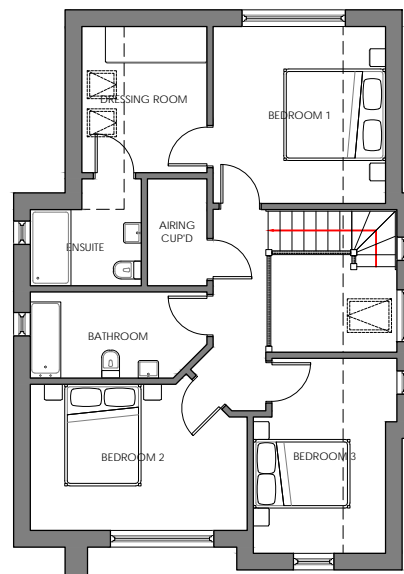
Kitchen Area	4.6 x 3.7m
Dining Area	4.6 x 2.2m
Living Area	6.0 x 3.5m
Study	2.5 x 2.2m
W/C	2.5 x 1.2m

First floor room sizes

Bedroom 1	3.5 x 3.4m
Bedroom 1 En-suite	2.2 x 2.1m
Bedroom 1 Dressing Room	2.9 x 2.5m
Bedroom 2	4.3 x 2.9m
Bedroom 3	3.8 x 2.6m
Bathroom	3.5 x 1.7m



Ground floor plan



First floor plan

Gross external area of house: 160m² / 1722ft²





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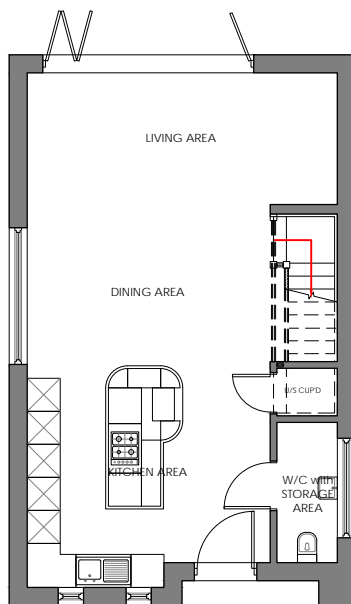
THE ENSTONE

Ground floor room sizes

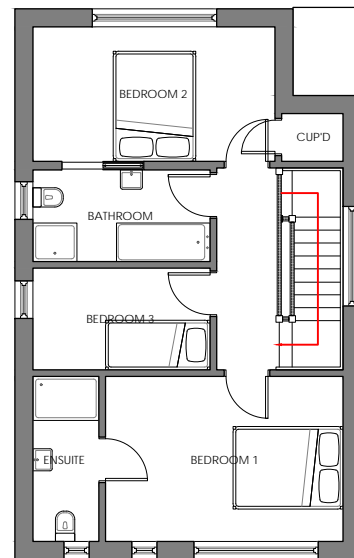
Kitchen Area	4.4 x 4.1m
Dining Area	4.4 x 3.0m
Living Area	5.6 x 2.4m
W/C	2.5 x 1.1m

First floor room sizes

Bedroom 1	4.3 x 3.0m
Bedroom 1 En-suite	3.0 x 1.2m
Bedroom 2	4.4 x 2.4m
Bedroom 3	3.2 x 1.8m
Bathroom	3.2 x 1.7m



Ground floor plan



First floor plan

Gross external area of house: 122m² / 1313ft²





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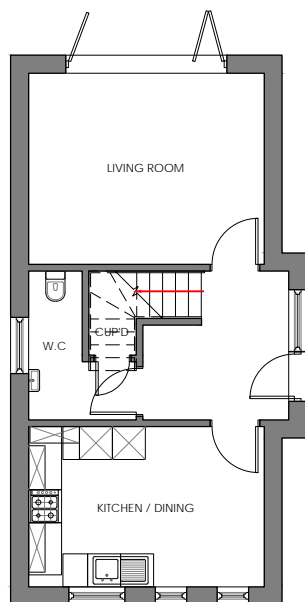
THE HARPSDEN

Ground floor room sizes

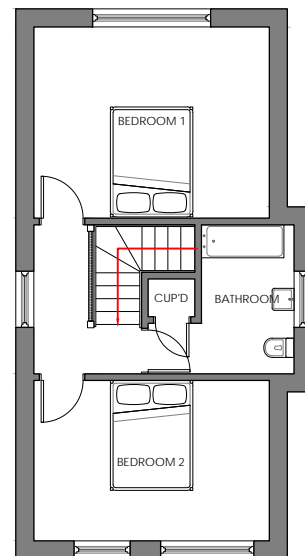
Kitchen & Dining Area	4.6 x 2.9m
Living Room	4.3 x 3.5m
W/C	2.7 x 2.0m

First floor room sizes

Bedroom 1	4.3 x 3.5m
Bedroom 2	4.3 x 2.9m
Bathroom	2.7 x 2.7m



Ground floor plan



First floor plan

Gross external area of house: 102m² / 1098ft²



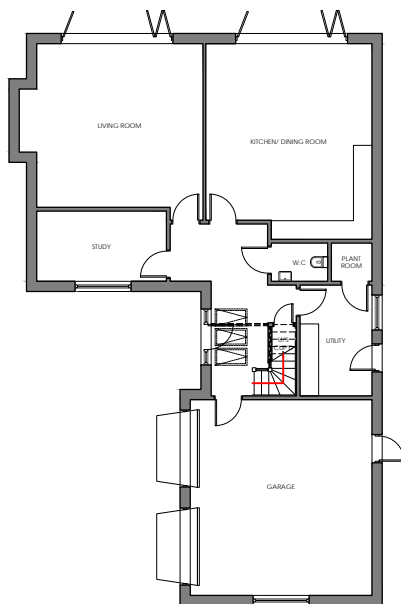


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THE YEWE TREE

Ground floor room sizes

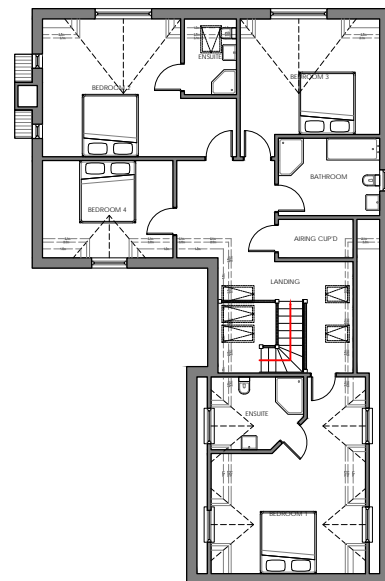
Kitchen & Dining Area	6.3 x 5.4m
Living Room	6.0 x 5.4m
Study	4.2 x 2.3m
Utility	3.6 x 2.3m
W/C	1.8 x 1.2m



Ground floor plan

First floor room sizes

Bedroom 1	6.3 x 5.0m
Bedroom 1 En-suite	3.0 x 2.3m
Bedroom 2	6.2 x 4.4m
Bedroom 2 En-suite	2.4 x 1.7m
Bedroom 3	4.5 x 4.4m
Bedroom 4	4.2 x 3.1m
Bathroom	3.2 x 2.5m



First floor plan

Gross external area of house: 305m² / 3283ft²





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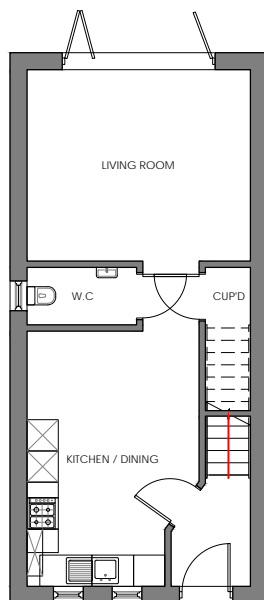
THE DARWIN

Ground floor room sizes

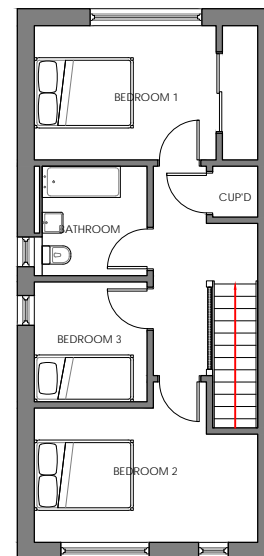
Kitchen & Dining Area	4.9 x 3.3m
Living Room	4.3 x 3.7m
W/C	2.1 x 1.1m

First floor room sizes

Bedroom 1	3.5 x 2.6m
Bedroom 2	4.3 x 2.6m
Bedroom 3	2.3 x 2.2m
Bathroom	2.1 x 2.0m



Ground floor plan



First floor plan

Gross external area of house: 104m² / 1119ft²





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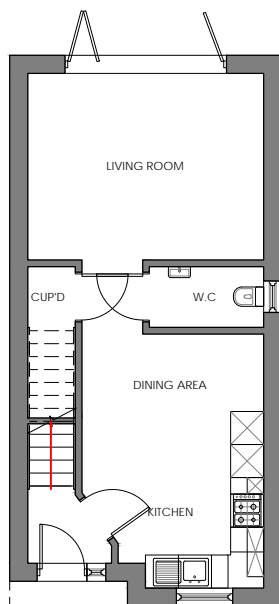
THE TILBURY

Ground floor room sizes

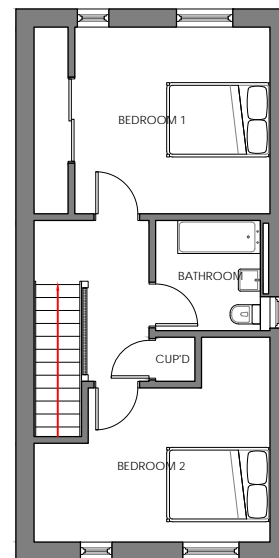
Kitchen & Dining Area	4.6 x 3.3m
Living Room	4.3 x 3.4m
W/C	2.1 x 1.1m

First floor room sizes

Bedroom 1	3.5 x 3.4m
Bedroom 2	4.3 x 3.7m
Bathroom	2.0 x 1.9m



Ground floor plan



First floor plan

Gross external area of house: 98m² / 1055ft²





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THE SHELTON

Ground floor room sizes

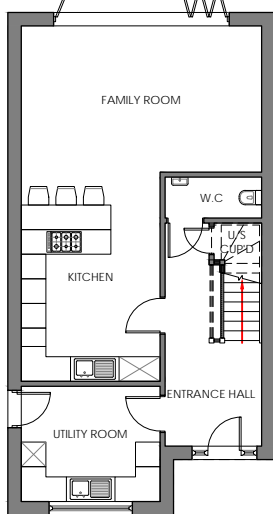
Kitchen	5.1 x 3.4m
Family Room	5.9 x 3.6m
Utility	3.4 x 2.8m
W/C	2.4 x 1.0m

Second floor room sizes

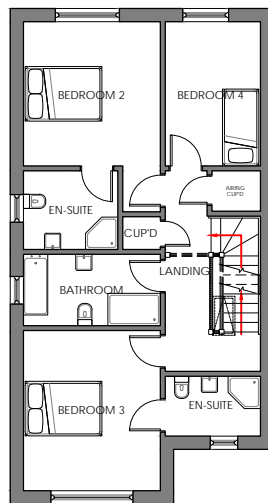
Bedroom 1	4.7 x 3.4m
Bedroom 1 En-suite	3.4 x 1.7m
Bedroom 1 Walk-in Wardrobe	3.1 x 2.4m

First floor room sizes

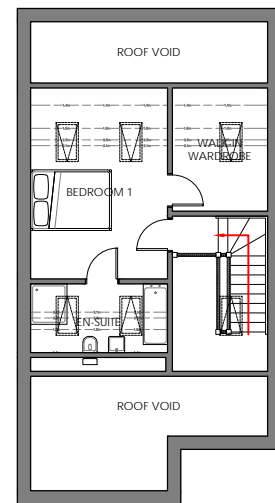
Bedroom 2	4.7 x 3.4m
Bedroom 2 En-suite	2.3 x 1.9m
Bedroom 3	4.0 x 3.4m
Bedroom 3 En-suite	2.4 x 1.5m
Bedroom 4	3.6 x 2.4m
Bathroom	3.4 x 1.8m



Ground floor plan



First floor plan



Second floor plan

Gross external area of house: 198m² / 2131ft²





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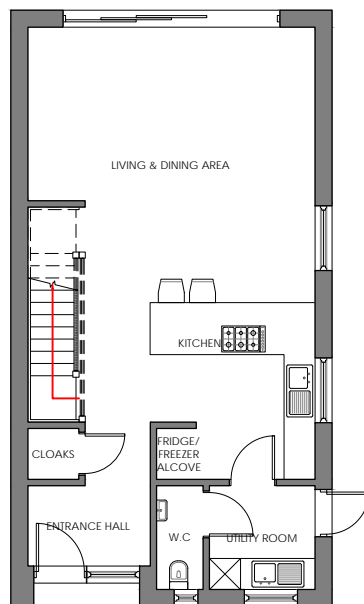
THE ROCKPORT

Ground floor room sizes

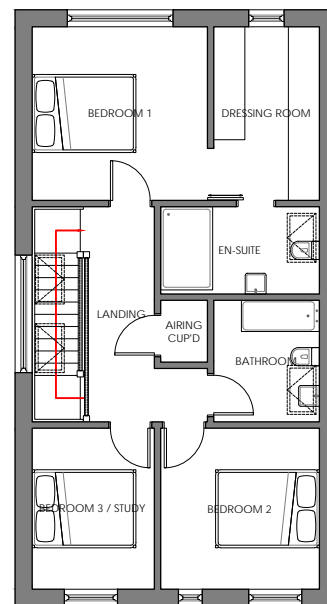
Kitchen	4.6 x 3.4m
Living Room & Dining Area	5.5 x 5.3m
Utility	2.0 x 2.0m
W/C	2.0 x 0.9m

First floor room sizes

Bedroom 1	3.4 x 3.4m
Bedroom 1 Dressing Room	3.3 x 2.0m
Bedroom 1 En-suite	3.1 x 1.7m
Bedroom 2	3.1 x 3.1m
Bedroom 3 / Study	3.1 x 2.4m
Bathroom	2.3 x 2.0m



Ground floor plan



First floor plan

Gross external area of house: 141m² / 1518ft²





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