MAYDENCROFT GARDENS

GOSMORE

NETHERDOWN

DISTINCTIVE NEW HOMES SINCE 1977

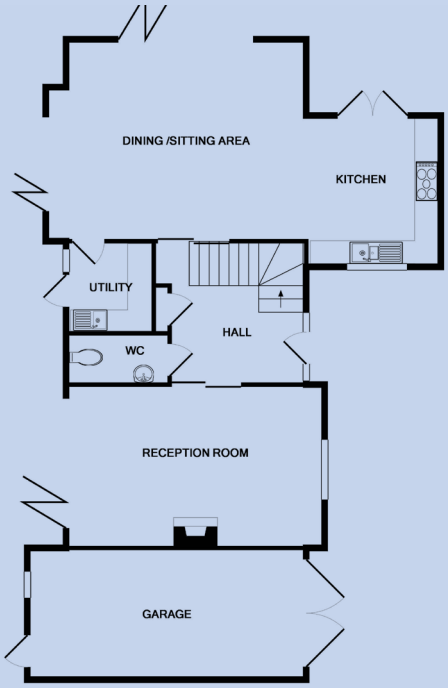
MAYDENCROFT GARDENS

GOSMORE

Maydencroft Gardens is a stunning new development of 8 thoughtfully designed, spacious 2, 3 and 4 bedroom homes in the picturesque village of Gosmore, St Ippolyts.

The development of this former Aquatics Centre has been designed by the award winning local architect Ivan Clarke, who specialises in sensitive sites. The beautiful bespoke designs have been created to include a mixture of house types and styles that all reflect the rural character of the area, with large green spaces left between the various homes to enrich this green belt site and allow outstanding views of the surrounding countryside.

GROUND FLOOR



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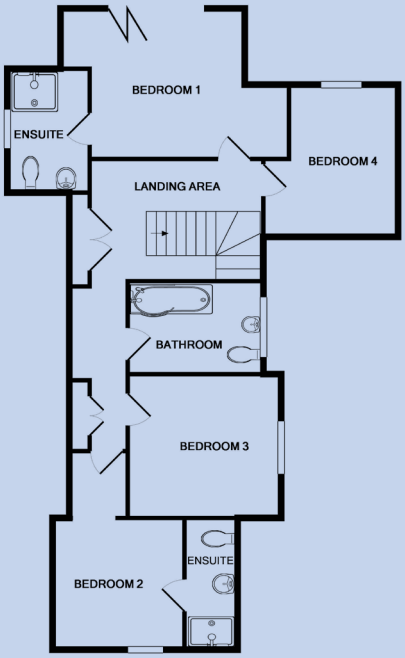
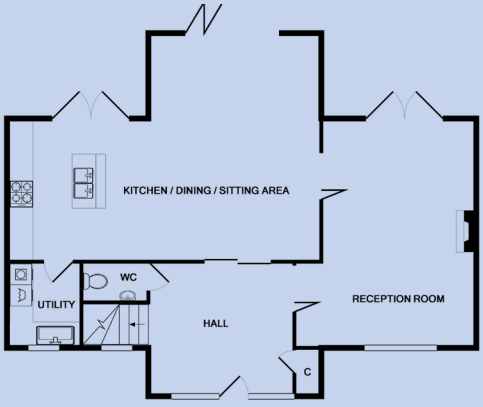


KITCHEN / DINING / SITTING AREA	9.47M x 5.2M	31’0” x 17’0”
RECEPTION ROOM	5.87M x 3.96M	19’3” x 12’11”
BEDROOM 1 WITH ENSUITE BATHROOM	4.91M x 3.96M	16’1” x 12’11”
BEDROOM 2 WITH ENSUITE BATHROOM	4.4M x 3.27M	14’5” x 10’8”
BEDROOM 3	3.59M x 4.01M	11’9” x 13’1”
BEDROOM 4	3.25M x 3.41M	10’7” x 11’2”
MAIN BATHROOM	2.37M x 2.66M	7’9” x 8’8”
INTEGRAL GARAGE	6.37M X 3.02M	20’10” x 9’10”

GROUND FLOOR



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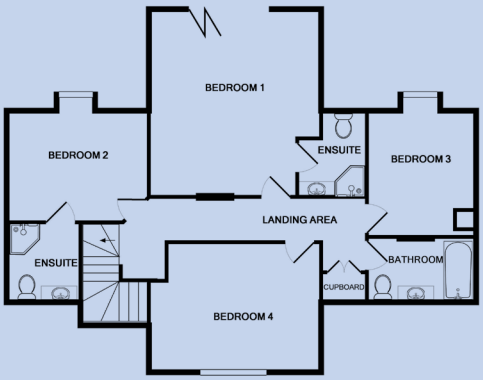

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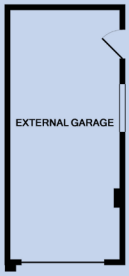
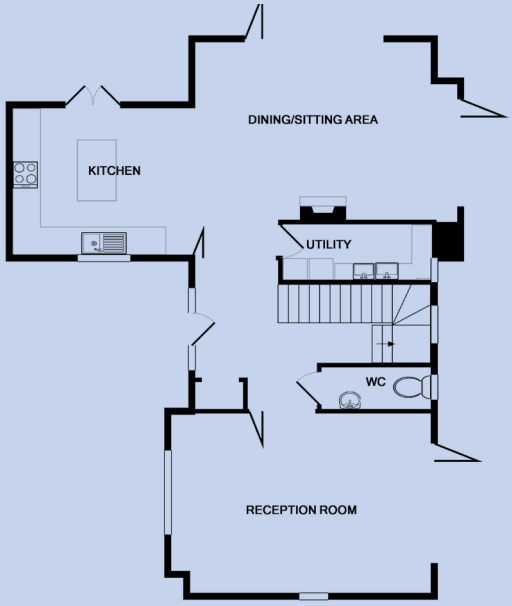


KITCHEN / DINING / SITTING AREA	8.17M x 5.02M	26’9” x 16’5”
RECEPTION ROOM	4.03M x 6.04M	13’2” x 19’8”
BEDROOM 1 WITH ENSUITE BATHROOM	5.76M x 4.16M	18’8” x 13’6”
BEDROOM 2 WITH ENSUITE BATHROOM	3.81M x 5.06M	12’5” x 16’6”
BEDROOM 3	2.84M x 3.28M	8’1” x 10’7”
BEDROOM 4	4.01M x 3.39M	13’1” x 11’1”
MAIN BATHROOM	2.84M x 1.78M	9’3” x 5’8”
EXTERNAL GARAGE	2.99M X 6.63M	9’8” x 21’7”

GROUND FLOOR



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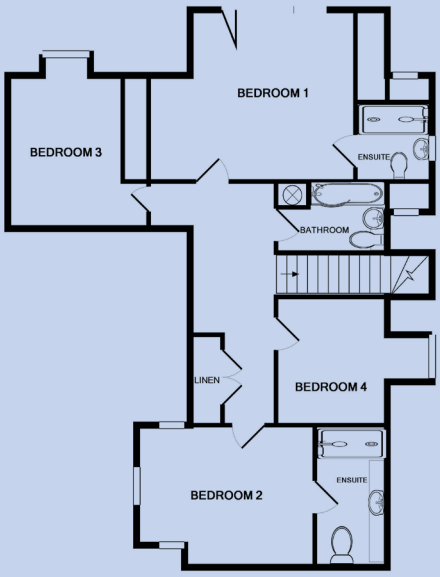

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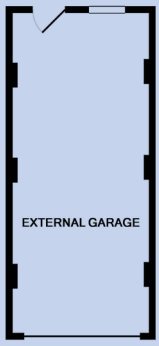
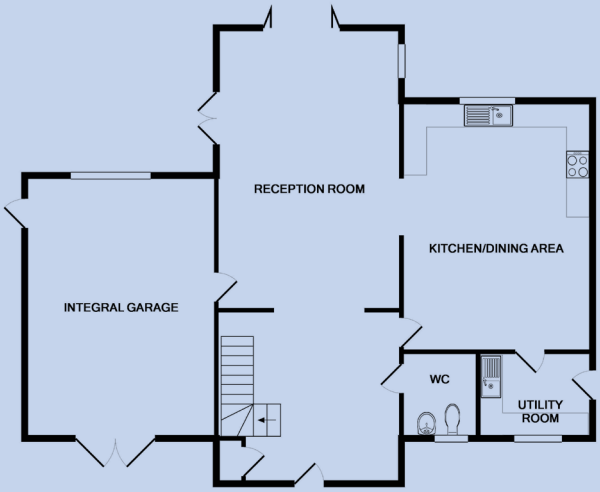


KITCHEN / DINING / SITTING AREA	9.2M x 4.75M	30’1” x 15’5”
RECEPTION ROOM	5.36M x 4.01M	17’5” x 13’1”
BEDROOM 1 WITH ENSUITE BATHROOM	5.91M x 4.01M	19’3” x 13’1”
BEDROOM 2 WITH ENSUITE BATHROOM	5.24M x 3.8M	17’1” x 12’4”
BEDROOM 3	3.27M x 3.41M	10’7” x 11’1”
BEDROOM 4	2.41M x 2.78M	7’9” x 9’1”
MAIN BATHROOM	2.41M x 2.49M	7’9” x 8’1”
EXTERNAL GARAGE	3.1M X 7.08M	10’1” x 23’2”

4.

GROUND FLOOR



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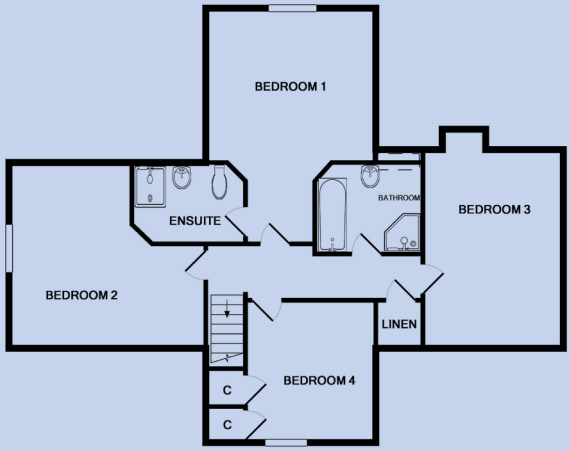
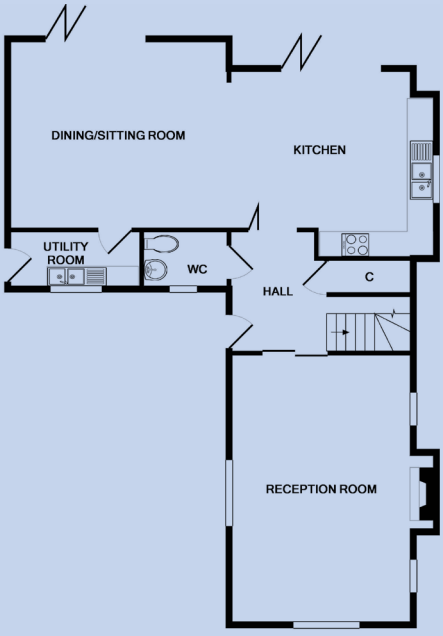


KITCHEN / DINING	4.15M x 5.44M	13’6” x 17’8”
RECEPTION ROOM	4.01M x 6.13M	13’1” x 20’1”
BEDROOM 1 WITH ENSUITE BATHROOM	4.01M x 5.1M	13’1” x 16’7”
BEDROOM 2	4.4M x 4.38M	14’4” x 14’3”
BEDROOM 3	3.05M x 4.74M	10’0” x 15’5”
BEDROOM 4	2.8M x 3.35M	9’2” x 11’0”
MAIN BATHROOM	2.7M x 2.06M	8’8” x 6’7”
INTEGRAL GARAGE	4.15M X 5.7M	13’6” x 18’7”

GROUND FLOOR



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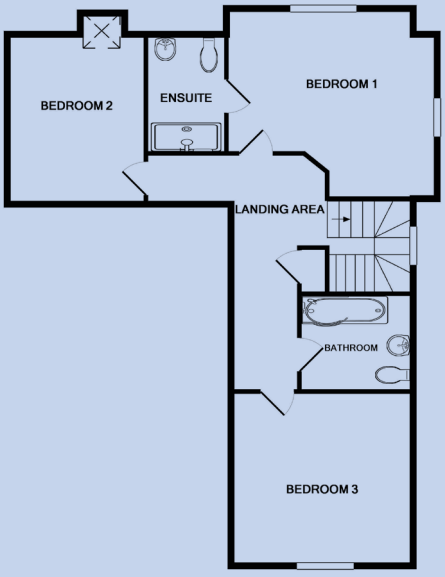
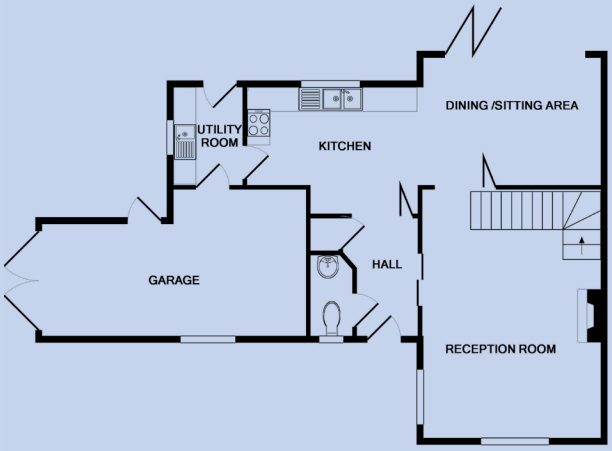


KITCHEN / DINING / SITTING AREA	8.95M x 4.76M	29’3” x 15’6”
RECEPTION ROOM	4.01M x 5.92M	13’1” x 19’4”
BEDROOM 1 WITH ENSUITE BATHROOM	6.08M x 4.69M	19’9” x 15’3”
BEDROOM 2	3.35M x 4.14M	11’0” x 13’5”
BEDROOM 3	4.01M x 3.4M	13’1” x 11’1”
MAIN BATHROOM	2.55M x 2.45M	8’3” x 8’0”

GROUND FLOOR



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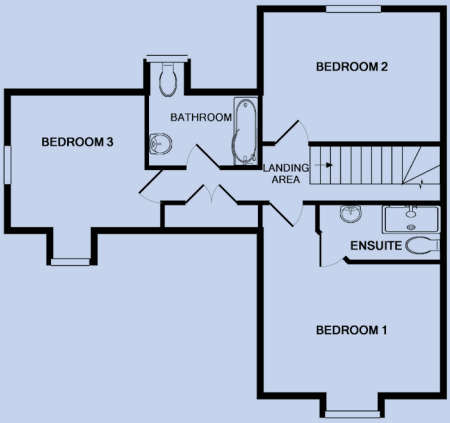
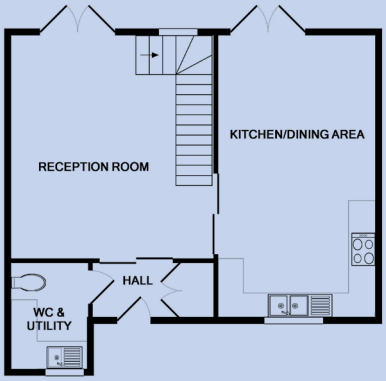


KITCHEN / DINING AREA	7.7M x 3.26M	25’2” x 10’6”
RECEPTION ROOM	4.01M x 5.74M	13’1” x 18’8”
BEDROOM 1 WITH ENSUITE BATHROOM	4.01M x 6.95M	13’1” x 22’8”
BEDROOM 2	4.01M x 3.65M	13’1” x 11’9”
BEDROOM 3	3.39M x 3.84M	11’1” x 12’5”
MAIN BATHROOM	2.51M x 1.96M	8’2” x 6’4”
INTEGRAL GARAGE	5.86M x 3.27M	19’2” x 10’7”

GROUND FLOOR



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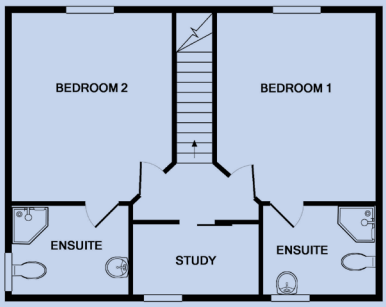

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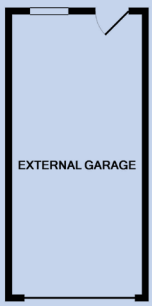
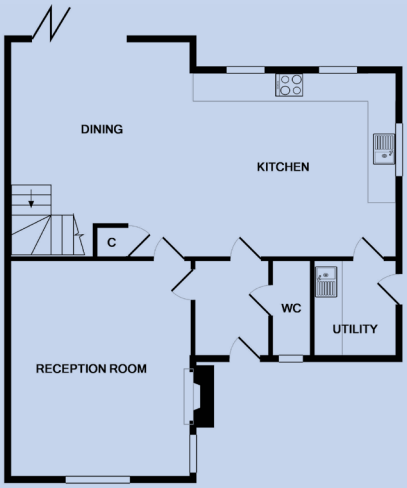


KITCHEN / DINING AREA	3.37M x 6.37M	11’0” x 20’8”
RECEPTION ROOM	4.55M x 4.94M	14’9” x 16’2”
BEDROOM 1 WITH ENSUITE BATHROOM	3.35M x 6.3M	10’9” x 20’6”
BEDROOM 2 WITH ENSUITE BATHROOM	3.33M x 6.3M	10’9” x 20’6”
STUDY	3.15M x 2.08M	10’3” x 6’8”

8.

GROUND FLOOR



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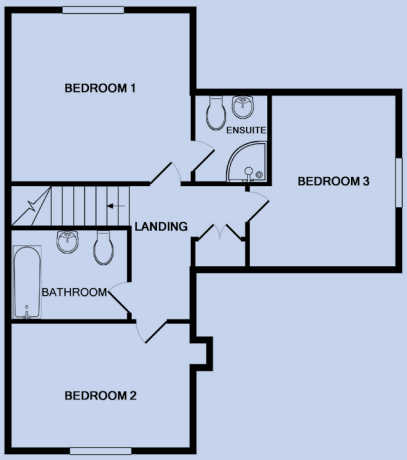

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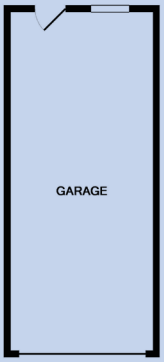


KITCHEN / DINING AREA	8.5M x 4.12M	27’8” x 13’5”
RECEPTION ROOM	4.01M x 4.82M	13’1” x 15’81”
BEDROOM 1 WITH ENSUITE BATHROOM	5.7M x 3.73M	18’7” x 12’23”
BEDROOM 2	4.01M x 2.84M	13’1” x 9’3”
BEDROOM 3	3.02M x 3.9M	9’9” x 12’7”
MAIN BATHROOM	2.68M x 2.08M	8’7” x 6’8”
EXTERNAL GARAGE	3.1M x 7.52M	10’1” x 24’6”

SPECIFICATIONS

Kitchen

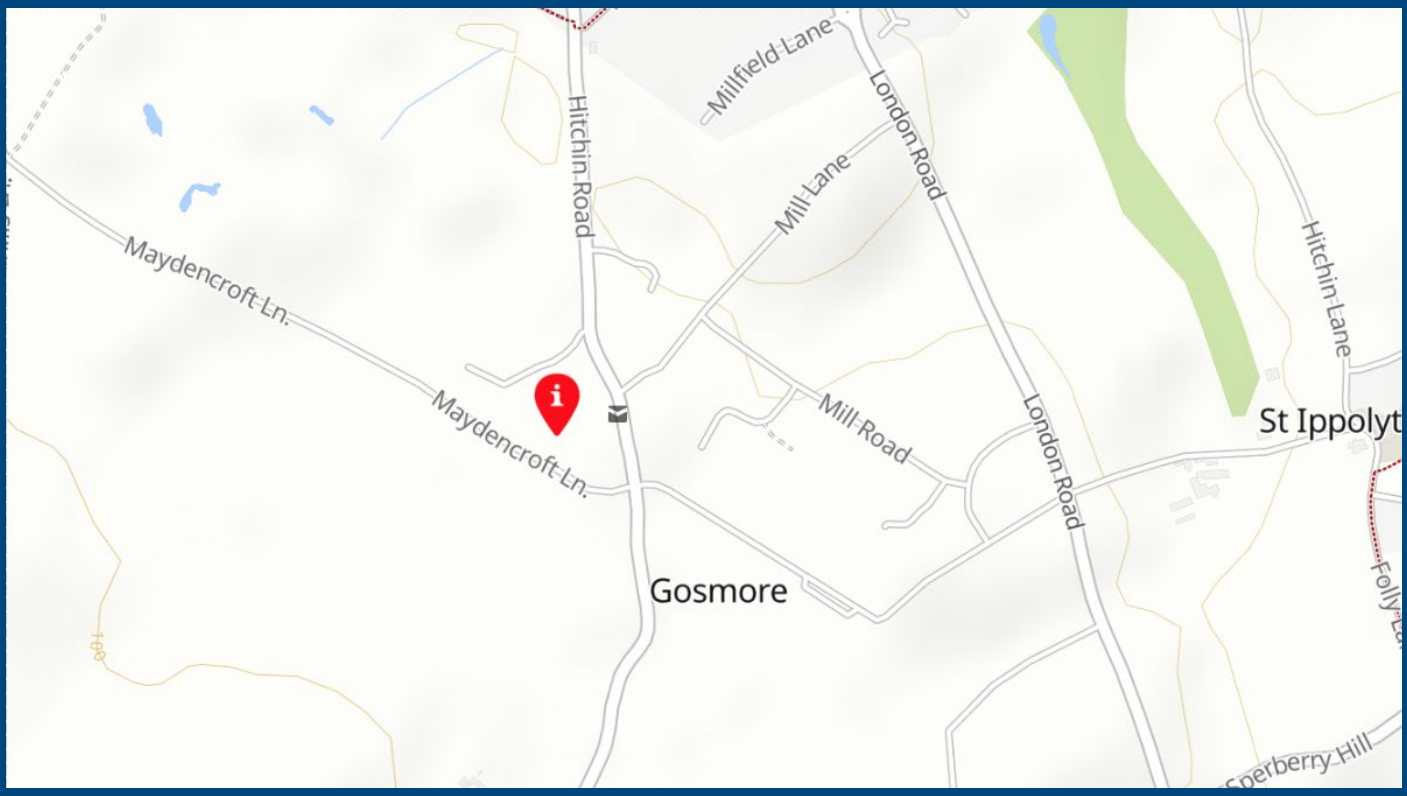
- Bespoke, handcrafted kitchens using quality wood and paint finish.
- Quartz worktops and up-stands with stainless steel double bowl sink and chrome mixers.
- Appliances including integrated NEFF fridge/freezer, dishwasher, combination oven / microwave, single oven and induction hob.

Family Bathrooms and En-suites

- Ideal standard or similar sanitary ware with suspended WC pans and hideaway cisterns.
- Hansgrohe or similar chrome taps and bath fillers.
- Hansgrohe or similar thermostatic shower fittings.
- Full height tiling to shower and bath areas.
- Fitted wall cupboards and illuminated mirrors.
- Electric underfloor heating.
- Chrome towel rails.

General Features

- High performance timber casement, low maintenance windows and doors.
- Oak panelled or glazed internal doors, with stainless steel furniture.
- Matt paint finish to walls and eggshell paint finish to all woodwork.
- Gas fired energy saving boiler with underfloor heating throughout ground floor with individual room thermostats.
- Steel radiators with thermostatic radiator valves to bedrooms.
- Mechanical heat recovery ventilation.
- LED down lighting system.
- TV and Master BT point.
- Fully fitted alarm system.
- Airtight modern construction.
- Increased levels of thermal performance.
- External feature lighting.
- Brick built garage / Private parking.
- Fully landscaped gardens.
- Plots 1, 2 & 3 to feature Juliet balconies to master bedrooms.
- Full NHBC 10 year warranty.
- Full 2 year warranty on all plumbing and electrical works.
- 'B' EPC rating.



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Disclaimer

The details contained in this brochure are for guidance only. All images depicted in this brochure are indicative of the types of specification that will be available. Room sizes are approximate, not to scale. These particulars should not be relied upon as accurately describing any of the specific matters described by an order under the Property Misdescriptions Act 1991. Netherdown Ltd reserves the right to change the specification and design. All details in this brochure are correct at the time of going to press, purchasers should contact our sales agent for up to date specifications and details. This information does not constitute a contract, part of a contract or warranty.

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