



OLD BUCKS  
DEVELOPMENTS

ADOPTING A DIFFERENT APPROACH

# HEREFORD HOUSE, PUDDLEDOCK

## SMALLWORTH, GARBOLDISHAM

A DEVELOPMENT OF 3 EXECUTIVE DETACHED  
FOUR BEDROOM BARN STYLE HOUSES



# PUDDLEDOCK





# HEREFORD HOUSE





# HEREFORD HOUSE





# HEREFORD HOUSE SPECIFICATION

## HEATING

- Energy efficient Air Source heat pump providing both hot water and heating
- Underfloor heating to ground floor and radiators to first floor

## KITCHEN

- Individually designed stylish contemporary kitchen units with quartz worktop and up-stands
- Feature brick wall
- Appliances including:
  - Induction Hob
  - Extractor
  - Double Ovens
  - Integrated dishwasher and fridge/freezer
  - Wine Fridge

## UTILITY

- Space for washing machine and tumble dryer
- Quartz worktop and upstand

## BATHROOMS & CLOAKROOMS

- Quality contemporary sanitaryware
- Thermostatically controlled showers
- Tiling to bath and shower areas and splashbacks to sinks

## ELECTRICAL

- Ceiling downlights to Kitchen , Utility and Bathrooms.
- TV points to Sitting room, Kitchen, Home office & Bedrooms
- BT Telephone socket\*
- Fibre to house broadband\*\*

## FINISHES

- Premium Oak Veneer doors throughout
- Premium door furniture
- White painted walls and ceilings
- White painted woodwork
- A selection of floor tiles, carpets available to choose from

## EXTERNAL

- Painswick External door and garage door
- Painswick UPVC double glazed windows
- Powered garage door
- Exterior lights to front and rear of property
- Outside tap
- Timber fencing
- Metal traditional estate style fencing to the driveway

## WARRANTY

Each home will receive a 10 year ICW Warranty

Specific items will have individual warranty periods . Please refer to the manufacturers manuals for information as these may require you to register items with them in order to activate the warranty

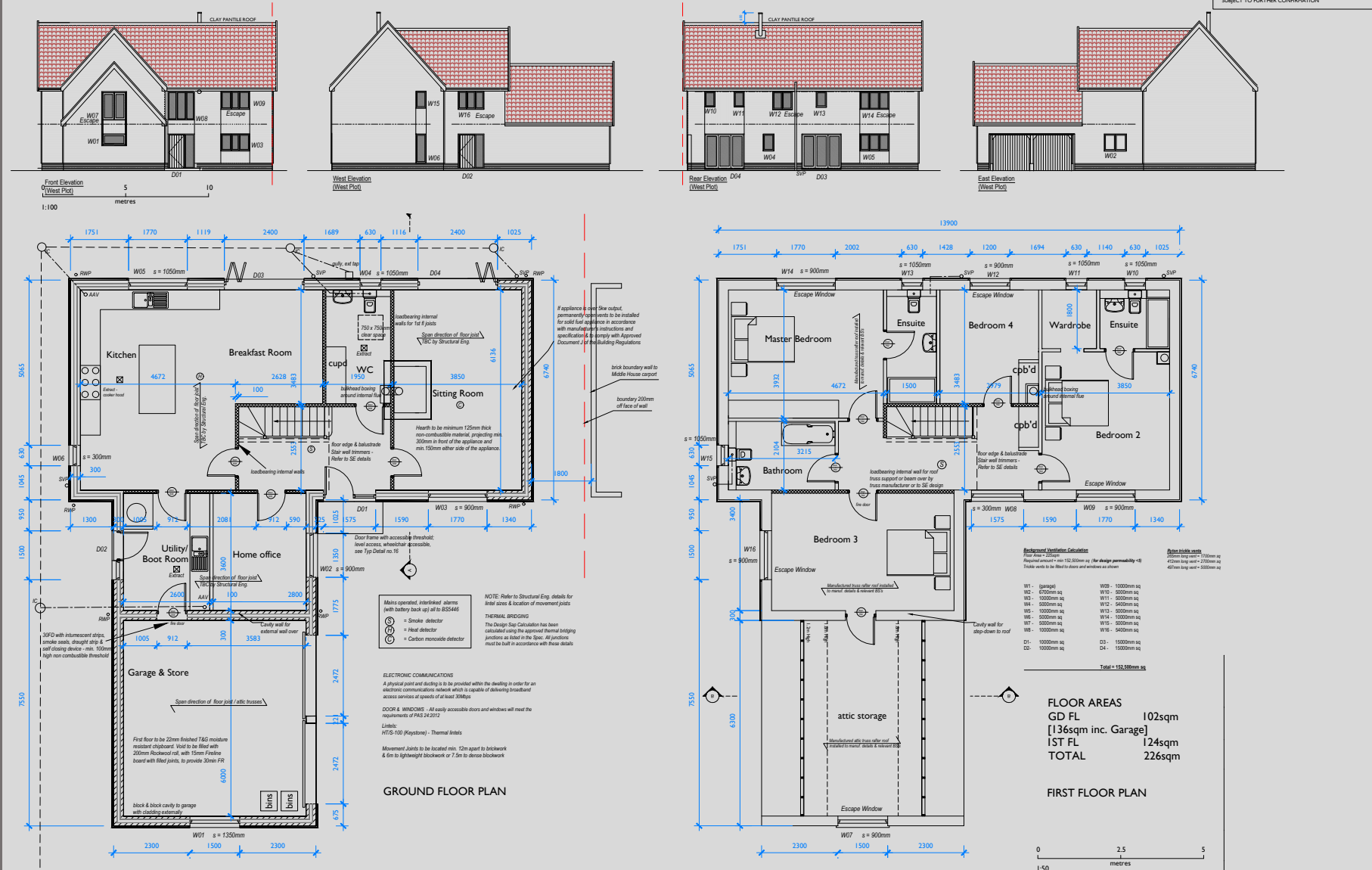
The information and specifications listed on this page are correct and as intended at the time of going to print . Please note, the developer reserves the right amend the plans, specifications, design and layout as necessary without notice. Please ask for details.

\*BT line and connection to be arranged by the home owner

\*\*Fibre to house broadband is available within Puddledock, connection to be arranged by the home owner.



# HEREFORD HOUSE





# HEREFORD HOUSE GROUND FLOOR





# HEREFORD HOUSE FIRST FLOOR





# HEREFORD HOUSE KITCHEN





# HEREFORD HOUSE KITCHEN





# HEREFORD HOUSE UTILITY/BOOTROOM





# HEREFORD HOUSE HALLWAY





# HEREFORD HOUSE LIVING ROOM





# HEREFORD HOUSE EXAMPLE BATHROOM





# HEREFORD HOUSE EXAMPLE ENSUITE





If you require any further information on our Puddledock development please contact the team@  
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[www.oldbucksdevelopments.co.uk](http://www.oldbucksdevelopments.co.uk)



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