

COMING SOON – 11 New Houses



1 – 11 Clos du Manoir, La Route du Manoir, St Peter

A selection of 3 & 4 bedroom luxury homes all with garages, parking & gardens

- **Internal Features:**

- Villeroy & Boch sanitary ware
- Hans Grohe taps
- Bathrooms and cloakrooms fully tiled
- Shaker style quality soft close kitchen units with Carrera composite worktops
- Integrated Neff appliances featuring :
 - Induction hob
 - Extractor fan
 - Single oven
 - Combination microwave oven
 - Dishwasher
 - Washer/dryer
 - Fridge/freezer
- Ground floor 'driftwood' engineered wooden flooring throughout
- Woollen carpet to first floor and stairs
- 45mm solid doors throughout
- Aluminum double-glazed windows Insulated loft with hatch

- **Heating & Hot Water**

- Electric boiler operating wet underfloor heating to ground floor and water fed radiators to first floor
- First floor bathrooms have electric underfloor heating and electric towel rails
- Mains drains and water
- No gas



- **Exterior Features:**

- A mixture of granite and maintenance free cladding
- Single garage with power and lighting
- Block paved parking spaces
- Visitor parking
- Back gardens turfed with Indian sandstone patio, lighting, service tap and power socket

- **Access**

- New pathway from St George's School to the Village with access crossing for Clos du Manoir
- Private road access from Route du Manoir



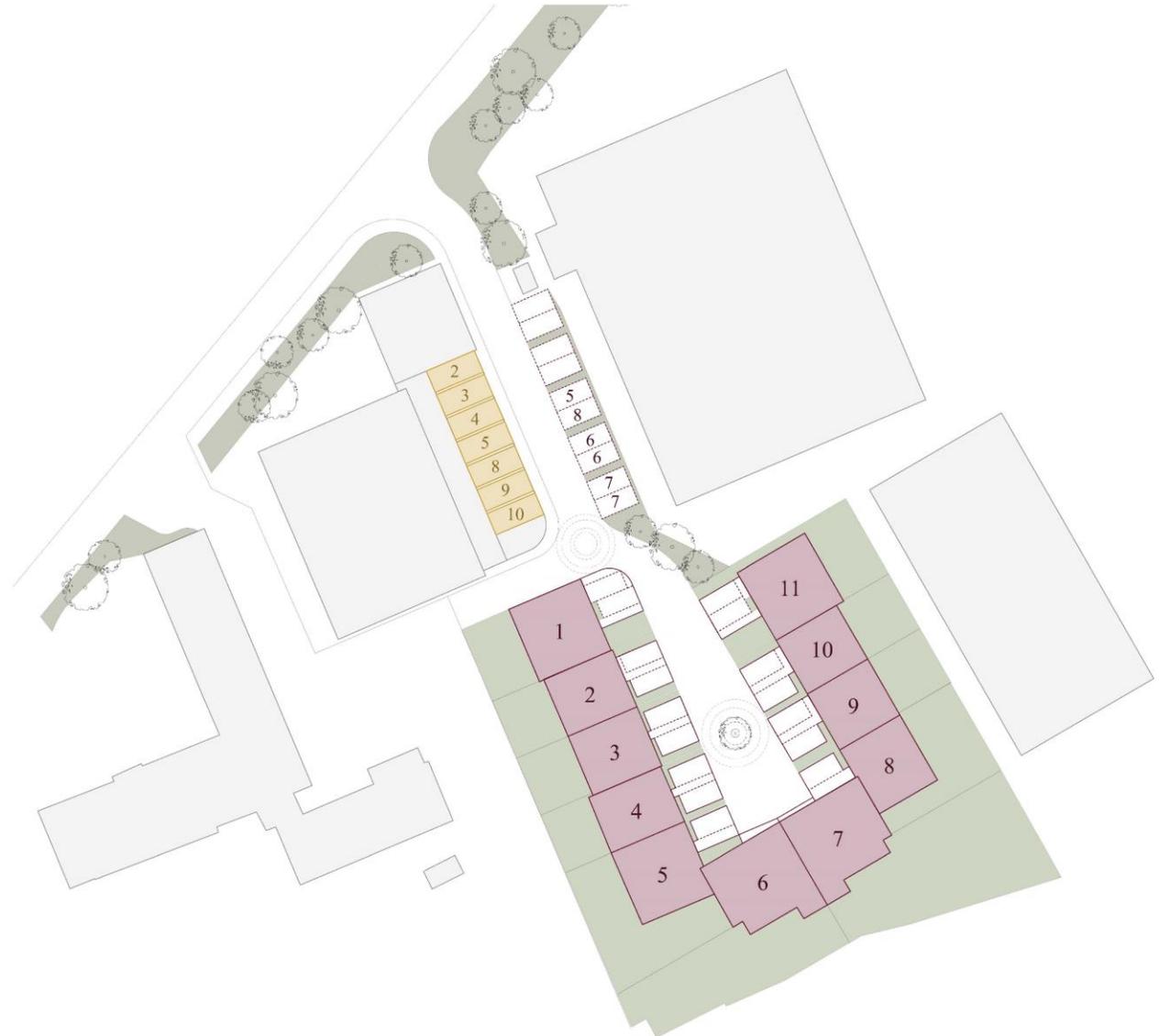
Total floor area per unit

	Beds	Bathrooms
Unit 1 – 1685 sq.ft	3	2
Unit 2 – 1240 sq.ft	3	2
Unit 3 – 1240 sq.ft	3	2
Unit 4 – 1310 sq.ft	3	2
Unit 5 – 1646 sq.ft	3	2
* Unit 6 – 1800 sq.ft	4	2
* Unit 7 – 1780 sq.ft	4	2
Unit 8 – 1646 sq.ft	3	2
Unit 9 – 1240 sq.ft	3	2
Unit 10 – 1240 sq.ft	3	2
Unit 11 – 1685 sq.ft	3	2

* Trussed roof space potential loft conversion

Key

- Residential Unit
- Associated Single Garage
- Associated Car Parking





Ground Floor Plans

First Floor Plans





For further information contact Ashley Heath
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