



SIR
THOMAS
LIPTON



THE SHAMROCK RESIDENCES
TWO BEDROOM MEWS HOUSE
PLOTS 1*, 2 & 5

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Two Bedroom
Mews House

Total Area:
125.4 Sq m / 1,350 Sq ft

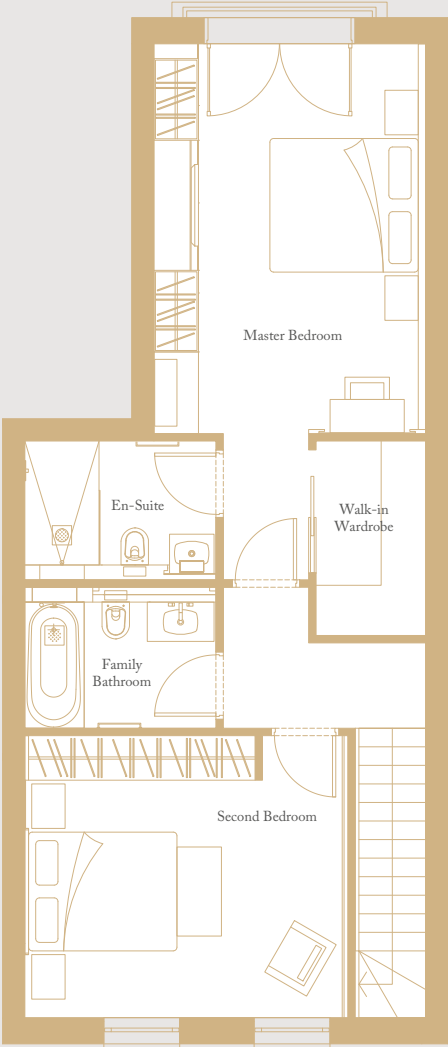
*plot 1 is the largest two bedroom, total area:
139.4 Sq.M / 1,500 Sq.Ft

FLOOR PLANS



Ground Floor

Hallway: 6.1m x 1.5m / 20ft x 4.9ft	Kitchen: 4.2m x 3.1m / 13.8ft x 10.2ft
W.C: 2m x 1.5m / 6.6ft x 4.9ft	Living / Dining Room: 7m x 5.4m / 23ft x 17.7ft
Cloakroom: 1.7m x 1m / 5.6ft x 3.3ft	Garden: 15m x 4.5m / 49.2ft x 14.8ft
Storage: 1.8m x 1.3m / 5.9ft x 4.3ft	



First Floor

Master Bedroom: 5m x 3.8m / 16.4ft x 12.5ft	Second Bedroom: 4.4m x 3.9m / 14.4ft x 12.8ft
Master En-Suite: 2.6m x 2m / 8.5ft x 6.6ft	Family Bathroom: 2.8m x 2m / 9.2ft x 6.6ft
Walk-in Wardrobe: 3m x 1.5m / 9.8ft x 4.9ft	

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary.

SPECIFICATION

Kitchen

- > Bespoke Italian kitchens finished in a metallic champagne lacquer
- > Caesarstone Quartz worktop accompanied with a bronze mirror splashback
- > Double undermounted Blanco sink
- > Waste disposal unit
- > Instant boiling hot and cold filtered water tap
- > LED undercounter lighting
- > Miele appliances:
 - Oven
 - Microwave combi
 - Dishwasher
 - Induction hob
 - Warming drawer
 - Extractor fan
- > Full height Liebherr fridge
- > Full height Liebherr freezer

Master Bedroom En-Suite

- > Freestanding ‘His & Hers’ Artelinea glass top basins with two integrated storage drawers
- > Antique mirror wall with LED feature lighting
- > Walk in rain shower with Hansgrohe Axor sanitary ware
- > Free standing bath with surrounding up-lighting
- > Aquavision T.V. with ceiling mounted speakers
- > All walls finished with porcelain tiles from floor to ceiling
- > Heated towel rails
- > Underfloor heating with individual controlled thermostat



Family Bathroom

- > Bespoke coloured Artelinea glass basin units with wall mounted taps
- > Walk in shower with a fixed glass shower screen
- > Hansgrohe Axor sanitary ware
- > Built in bath with a ceiling mounted shower head and an LED lighting feature (Bathroom Only)
- > All walls finished with porcelain tiles from floor to ceiling
- > Heated towel rail
- > Underfloor heating with individual controlled thermostat

Utility Room

- > Bespoke wall units
- > Freestanding Miele washing machine
- > Freestanding Miele tumble dryer

Electrical Fittings

- > Video entry phone system with controls located on ground, first and second floors
- > Underfloor heating throughout with individually controlled thermostats to each room
- > Lutron mood lighting in all rooms
- > Sonos multi room music system
- > Ceiling mounted speakers in the kitchen, living/dining room and master bedroom
- > Energy efficient LED downlights throughout the house
- > Automatic sensor LED lighting to all bathrooms and en-suites
- > Polished chrome double sockets throughout. USB sockets located in all bedrooms and kitchens
- > TV aerial and provision for Sky Q or Virgin, with wiring throughout to all rooms including kitchen, living dining room, bedrooms and master bedroom en-suite

Exclusivity, History, Luxury & Beauty. These few words take on an entire new meaning at Sir Thomas Lipton.

FEATURES AND FINISHES

Hallway

- > Feature entrance door with multipoint locking system
- > Porcelain tiles throughout with a bespoke linear border around the hallway floor area
- > Concealed mirror feature wall with two wall mounted pendant lights
- > Recessed ceiling with LED lighting and down lights
- > Bespoke glass balustrade to staircase
- > Flush plastered floor lights to all walls up the staircase

Bedrooms

- > Fully fitted Italian wardrobes in a matt lacquer finish bespoke handle in second bedroom
- > Walk-in wardrobe with automatic lights in master bedroom
- > Flooring finished with 70oz carpets
- > T.V. feature walls with LED lighting and shelving in all bedrooms finished with textured wallpaper
- > Ceiling mounted Q-Acoustic 8” inch speakers in master bedrooms
- > Floor to ceiling bespoke headboards with LED lighting features
- > Designated dressing table / study area in the master bedroom
- > Juliet balcony overlooking your private garden and the landscaped woodland area. Accessed via the master bedroom
- > Recessed ceilings with LED lighting and down lights

Living & Dining Room

- > Porcelain tiles throughout with a bespoke linear border around the living and dining floor area
- > Full width feature wall in dining area including recessed walls with shelving and LED lighting. Materials include tinted mirrors, wallpaper, walnut and copper trims
- > Floor to ceiling wall feature in living area with recessed T.V. and storage areas. Finished in a textured wallpaper with LED lighting
- > Ceiling mounted Q-Acoustic 8” inch speakers
- > Large double doors leading onto the private landscaped gardens
- > Triple recessed detail in ceilings with LED lighting and down lights

Security & Peace Of Mind

- > Pre-wired for future security alarms
- > Mains powered smoke & heat detectors with battery backup
- > Multiview video entry phone system with 7-inch display monitors located on all floors
- > 10-year building warranty

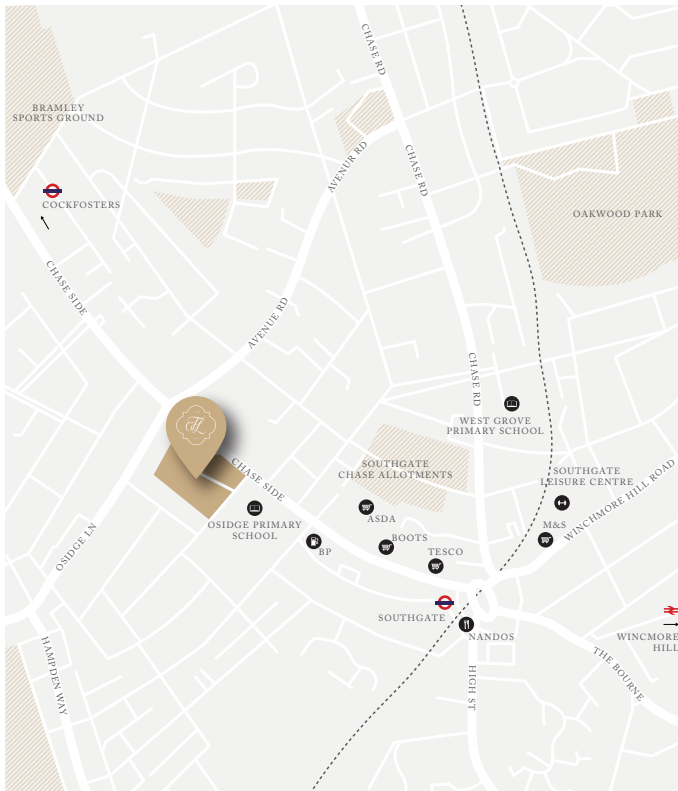
External Features

- > Wall mounted lighting to the front and rear of the houses, including a hanging pendant light under the stone canopy on entrance
- > Private landscaped gardens with porcelain tile pavement area leading up to the grassed area
- > Private front garden including porcelain tile porch, grass verges and up-lights
- > Stone features including entrance canopy, window cills & headers and cornices bandings at roof level
- > Wall mounted retractable water hose
- > Double power sockets in gardens
- > Two allocated garage spaces for each home
- > Access to over five acres of communal landscaped gardens





THE SHAMROCK RESIDENCES



CONTACT DETAILS

For more information or to arrange a viewing,
please contact our sales team on

0800 500 3050

Yogo
YOGO GROUP
— DEVELOPERS OF LUXURY LIVING —

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Designed by Blank Space.