



SIR
THOMAS
LIPTON



THE TOWNHOUSES
FOUR BEDROOM HOUSE
PLOTS 5, 6* & 7 LIPTON CLOSE

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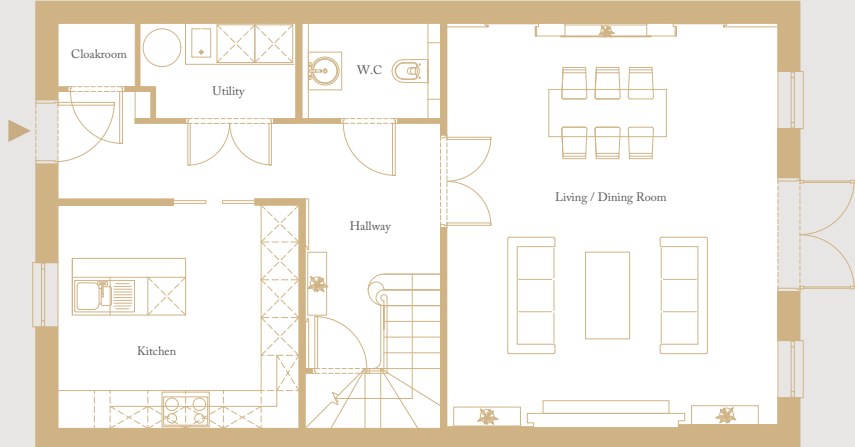


Four Bedroom
Semi-Detached
Houses

Total Area:
204.4 sq m / 2,200 sq ft

*plots 5 and 7 are semi-detached,
plot 6 is a terraced house.

FLOOR PLANS



Ground Floor

Hallway:
6.1m x 1.2m / 20ft x 3.9ft

W.C:
1.5m x 2.2m / 4.9ft x 7.2ft

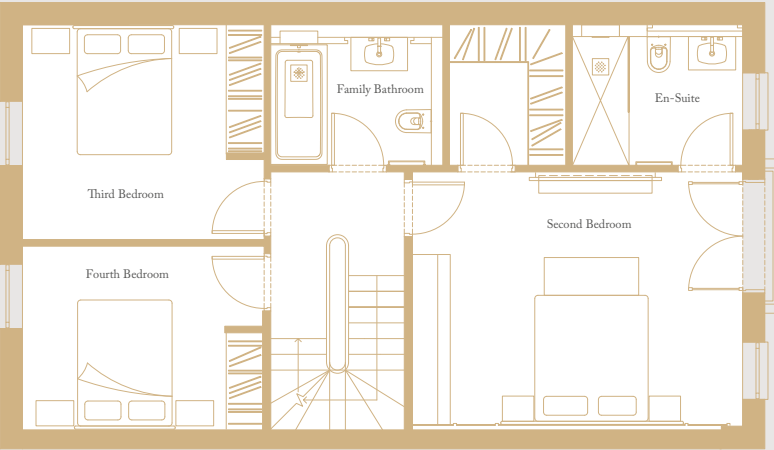
Utility:
2.5m x 1.5m / 8.2ft x 4.9ft

Cloakroom:
1m x 1.2m / 3.3ft x 3.9ft

Kitchen:
3.5m x 3.8m / 11.5ft x 12.5ft

Living / Dining Room:
6.4m x 5.3m / 21ft x 17.4ft

Garden:
6.2m x 13.7m / 20ft x 46ft



First Floor

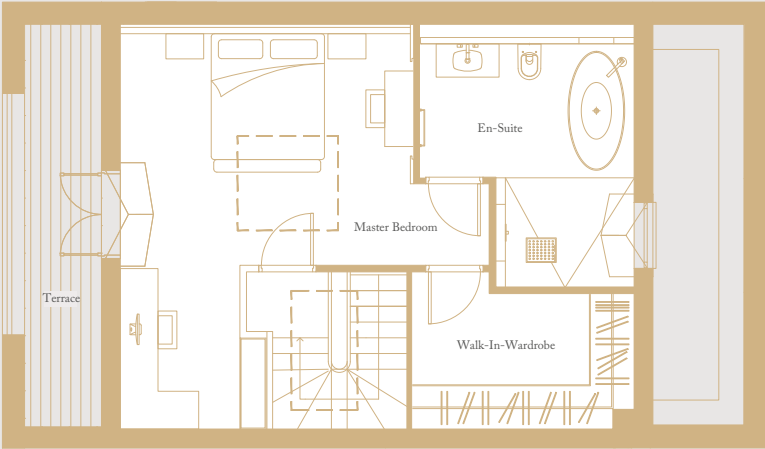
Second Bedroom:
4.1m x 5.2m / 13.5ft x 17.1ft

Second Bedroom En-Suite:
2.7m x 2.3m / 8.9ft x 7.6ft

Third Bedroom:
3.8m x 3.4m / 12.5ft x 11.2ft

Fourth Bedroom:
2.9m x 3.8m / 9.5ft x 12.5ft

Family Bathroom:
2.8m x 2.2m / 9.2ft x 7.2ft



Second Floor

Master Bedroom:
6.5m x 5.9m / 21.3ft x 19.4ft

Master Bedroom En-Suite:
3.8m x 3.4m / 12.5ft x 11.2ft

Walk-In-Wardrobe:
2.1m x 3.5m / 6.9ft x 11.5ft

Terrace:
1.5m x 6.5m / 5ft x 21ft

Floor plans shown are 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 x2
 - Microwave combi
 - Steam Combi
 - Warming drawer x2
 - Dishwasher
- > 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 & Second Bedroom En-Suite

- > 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
- > Undercounter single sink with a chrome mixer tap
- > 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, master and second bedrooms and master bedroom en-suite
- > 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
- > T.V. aerial and provisions for Sky Q or Virgin, wired throughout all rooms including kitchen, living / dining room, bedrooms and master bedroom en-suite

Exclusivity, History, Luxury & Beauty. These 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 wooden balustrade to staircase
- > Skylight directly above staircase maximising natural light
- > Flush wall mounted plaster light fittings on staircase

Bedrooms

- > Fully fitted Italian wardrobes in a matt lacquer finish bespoke handle
- > Walk-in wardrobes in both master and second bedrooms
- > Flooring finished with 70oz carpets
- > T.V. feature walls with LED lighting and shelving in all bedrooms. Finished with either textured wallpaper or mirrors
- > Ceiling mounted Q-Acoustic 8” inch speakers in master and second bedrooms
- > Floor to ceiling bespoke headboards with LED feature lighting
- > Designated dressing table / study area in the master bedroom
- > Two meters by two meters skylight located directly over master bedroom bed
- > Large terrace overlooking the five-acre landscaped gardens. 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 feature wall in living area with recessed T.V. and storage areas. Finished with a textured wallpaper and integrated lighting
- > 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

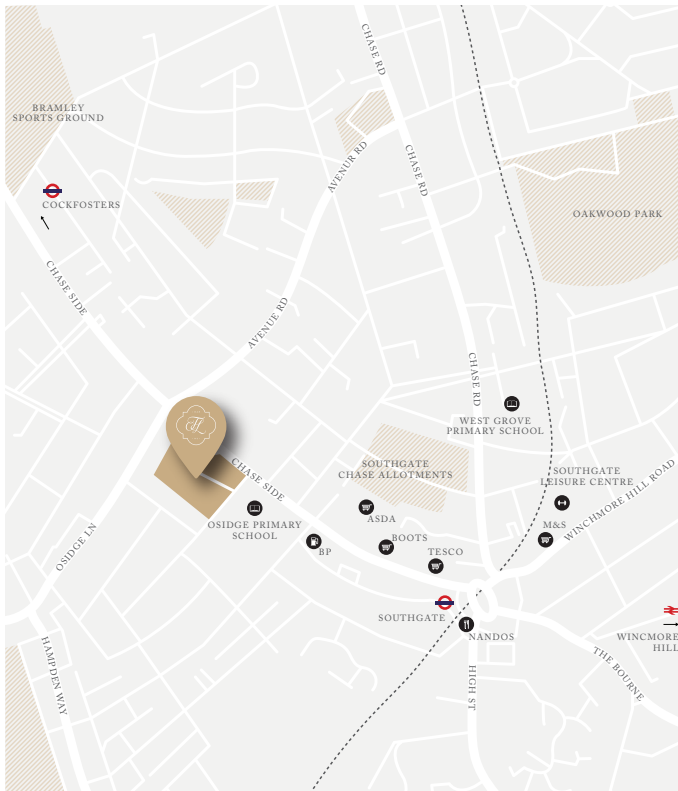
External Features

- > 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, with steps leading up to the grassed area with LED lighting across each step
- > Private landscaped gardens accompanied with a porcelain tiled patio area
- > Stone features including entrance canopy, window cills & headers and cornice bandings at roof level
- > Direct views to the Grade II Listed ‘Ice-House’ used by Sir Thomas Lipton
- > Wall mounted retractable water hose
- > Double power sockets in gardens
- > Two allocated garage spaces for each house
- > Access to over five acres of communal landscaped gardens





THE TOWNHOUSES



CONTACT DETAILS

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

0800 500 3050


YOGO GROUP
— DEVELOPERS OF LUXURY LIVING —

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Designed by Blank Space.