



Flint Hall

BARNS

An exclusive development of five family homes, three carefully converted from the original farm buildings of Flint Hall Farm and two new build properties built in a barn style.

FHB Flint Hall
BARNES

Flint Hall Barns is a development of just five homes situated at the end of a private road, just one mile south of the old market town of Royston and surrounded by farmland and open countryside.

These very special and unique homes of considerable character offer extensive and flexible accommodation over two and three storeys and are fitted with bespoke luxury kitchens and quality bathrooms.



PLOT 1
Beech Tree House

PLOT 2
School House

PLOT 3
Hill House

PLOT 4
Flint Court East

PLOT 5
Flint Court West

PLOT 1
Beech Tree House

GROUND FLOOR	METRES	FEET/INCHES
Entrance	4.00 x 4.49	13'1" x 14'9"
To WC	1.27 x 1.82	4'2" x 5'11"
WC	1.87 x 1.69	6'2" x 5'6"
Living Room	5.14 x 6.30	16'10" x 20'8"
Cupboard	0.60 x 1.69	2'0" x 5'6"
Dining Room	4.00 x 6.30	13'1" x 20'8"
Kitchen	4.20 x 6.30	13'9" x 20'8"
Utility	3.90 x 2.41	12'10" x 7'11"
Garage	6.33 x 5.69	20'9" x 18'8"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 4	3.89 x 2.72	12'9" x 8'11"
Bedroom 4 Wardrobe	1.88 x 0.60	6'2" x 2'0"
Bedroom 3	5.14 x 2.72	16'10" x 8'11"
Bedroom 3 Entrance	1.12 x 0.73	3'8" x 2'5"
Bedroom 3 Wardrobe	1.88 x 0.60	6'2" x 2'0"
Home Office	2.94 x 2.05	9'8" x 6'9"
Bathroom	3.75 x 2.66	12'4" x 8'9"
Bedroom 1	4.32 x 4.12	14'2" x 13'6"
Bedroom 1 Entrance	0.88 x 1.33	2'11" x 4'4"
Bedroom 1 Ensuite	2.60 x 2.05	8'6" x 6'9"
Bedroom 1 Dressing	2.40 x 2.05	7'10" x 6'9"

SECOND FLOOR	METRES	FEET/INCHES
Loft Room	5.27 x 4.20	17'3" x 13'9"
Bedroom 2 Lobby	2.57 x 4.20	8'5" x 13'9"
Bedroom 2	4.00 x 4.20	13'1" x 13'9"
Bedroom 2 Ensuite	1.50 x 3.14	4'11" x 10'4"
Bedroom 2 Store	1.50 x 0.93	4'11" x 3'1"

TOTAL FLOOR AREA	
Inc. Garage	309m ² / 3322ft ²
Ex. Garage	255m ² / 2935ft ²



PLOT 2

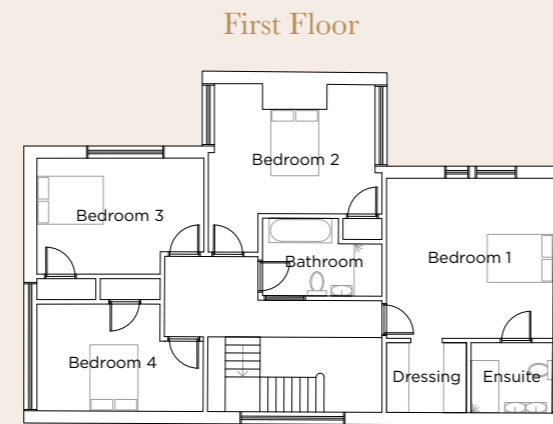
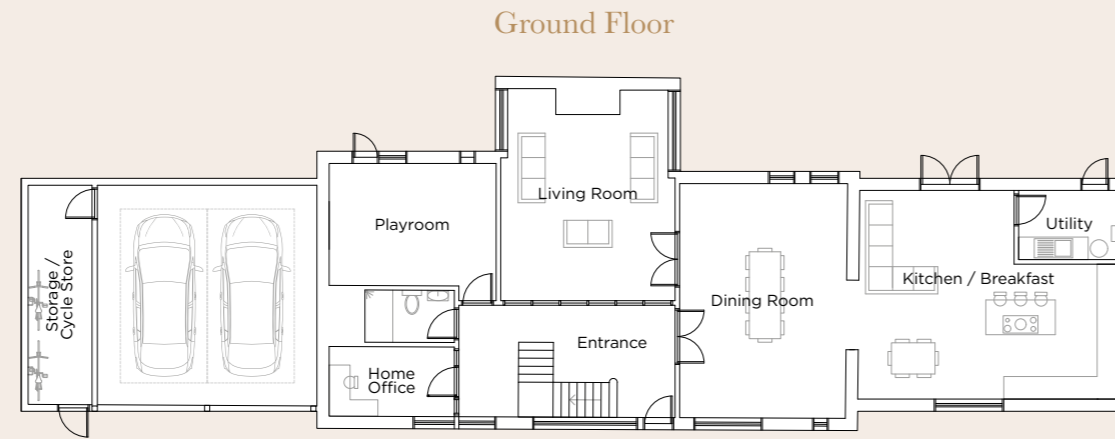
School House

GROUND FLOOR	METRES	FEET/INCHES
Entrance	6.22 x 3.20	20'5" x 10'6"
Dining Room	4.80 x 6.73	15'9" x 22'1"
Kitchen/Breakfast	7.51 x 3.88	24'8" x 12'9"
Seating Area	4.45 x 2.12	14'7" x 6'11"
Utility	2.90 x 1.99	9'6" x 6'6"
Living Room	5.02 x 6.10	16'5" x 20'0"
Playroom	4.80 x 3.52	15'9" x 11'7"
Playroom Recess	1.07 x 0.43	3'6" x 1'5"
Playroom Cupboard	0.90 x 0.62	2'11" x 2'0"
Home Office	3.60 x 2.00	11'10" x 6'7"
Home Office Cupboard	0.90 x 0.62	2'11" x 2'0"
WC	2.57 x 1.50	8'5" x 4'11"
Garage and Store	8.30 x 6.35	27'3" x 20'10"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 1	4.81 x 4.60	15'9" x 15'1"
Bedroom 1 Dressing	2.30 x 2.01	7'7" x 6'7"
Bedroom 1 Ensuite	2.35 x 2.01	7'9" x 6'7"
Bathroom	3.43 x 1.50	11'3" x 4'11"
Bath Recess	2.18 x 0.73	7'2" x 2'5"
Bedroom 2	4.61 x 3.72	15'1" x 12'2"
Bedroom 2 Entrance	1.43 x 1.11	4'8" x 3'8"
Bedroom 2 Wardrobe	1.13 x 0.60	3'8" x 1'12"
Bedroom 3	3.57 x 3.34	11'9" x 10'11"
Bedroom 3 Recess	1.25 x 2.69	4'1" x 8'10"
Bedroom 3 Wardrobe	1.72 x 0.60	5'8" x 2'0"
Bedroom 4	3.56 x 3.07	11'8" x 10'1"
Bedroom 4 Recess	1.25 x 2.02	4'1" x 6'8"
Bedroom 4 Wardrobe	1.72 x 0.60	5'8" x 2'0"

TOTAL FLOOR AREA

Inc. Garage and Store	308m ² / 3311ft ²
Ex. Garage and Store	235m ² / 2744ft ²



*Artist's impression

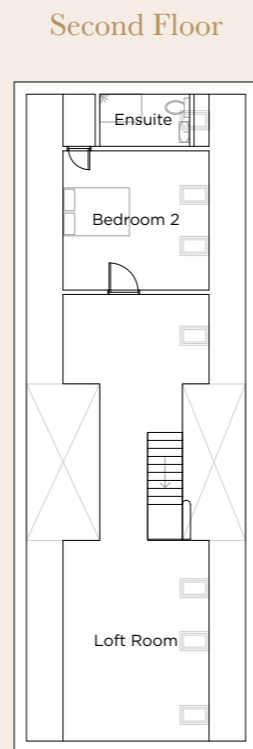
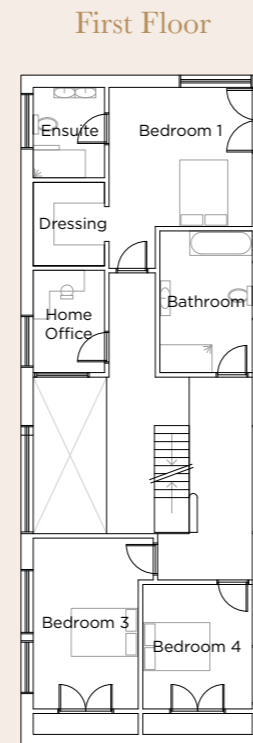
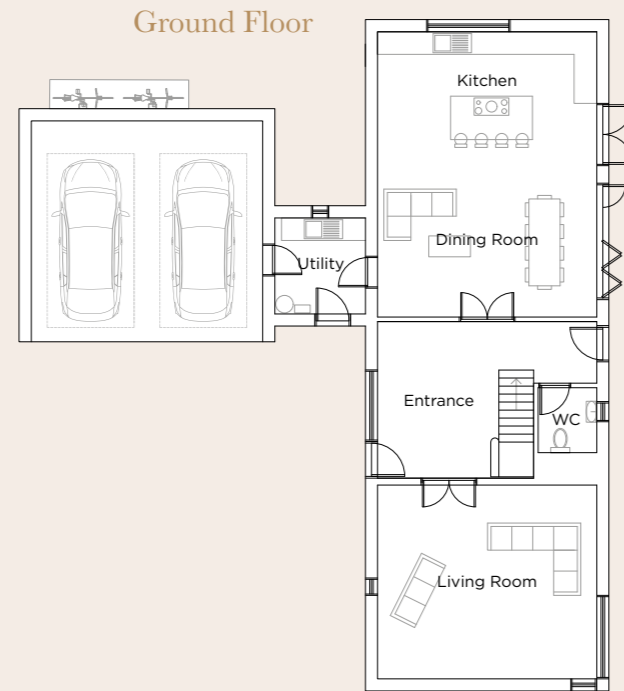
PLOT 3
Hill House

GROUND FLOOR	METRES	FEET/INCHES
Entrance	4.49 x 4.50	14'9" x 14'9"
To WC	1.82 x 1.77	5'11" x 5'10"
WC	1.69 x 1.87	5'6" x 6'2"
Living Room	6.30 x 5.64	20'8" x 18'6"
Cupboard	1.69 x 0.60	5'6" x 2'0"
Dining Room	6.30 x 4.00	20'8" x 13'1"
Kitchen	6.30 x 4.00	20'8" x 13'1"
Utility	2.60 x 2.76	8'6" x 9'1"
Garage	6.65 x 6.35	21'10" x 20'10"

FIRST FLOOR	METRES	FEET/INCHES
Home Office	2.05 x 2.94	6'9" x 9'8"
Bedroom 1	4.12 x 4.00	13'6" x 13'1"
Bedroom 1 Entrance	1.33 x 1.21	4'4" x 3'11"
Bedroom 1 Ensuite	2.05 x 2.60	6'9" x 8'6"
Bedroom 1 Dressing	2.05 x 2.40	6'9" x 7'10"
Bathroom	2.66 x 4.07	8'9" x 13'4"
Bedroom 4	3.15 x 3.58	10'4" x 11'9"
Bedroom 4 Wardrobe	3.15 x 0.60	10'4" x 2'0"
Bedroom 3	3.02 x 4.91	9'11" x 16'1"
Bedroom 3 Entrance	0.43 x 1.20	1'5" x 3'11"
Bedroom 3 Wardrobe	3.15 x 0.60	10'4" x 2'0"

SECOND FLOOR	METRES	FEET/INCHES
Loft Room	4.20 x 5.77	13'9" x 18'11"
Bedroom 2 Lobby	4.20 x 2.57	13'9" x 8'5"
Bedroom 2	4.20 x 4.00	13'9" x 13'1"
Bedroom 2 Ensuite	3.14 x 1.50	10'4" x 4'11"
Bedroom 2 Store	0.93 x 1.50	3'1" x 4'11"

TOTAL FLOOR AREA	
Inc. Garage	326m ² / 3508ft ²
Ex. Garage	264m ² / 3053ft ²



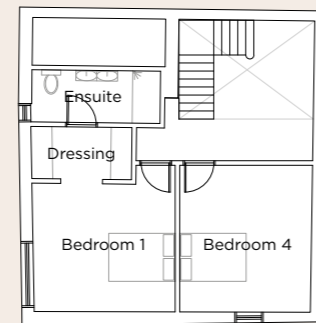
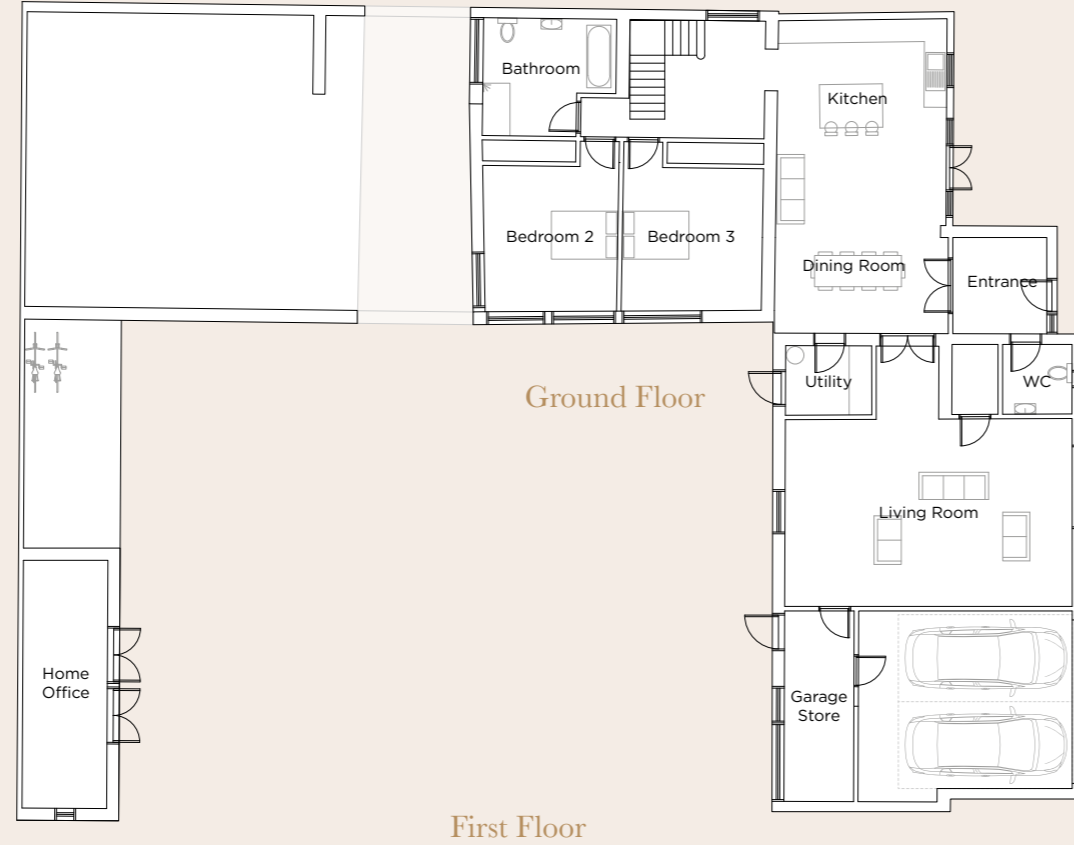
PLOT 4

Flint Court East

GROUND FLOOR	METRES	FEET/INCHES
Entrance	2.70 x 2.77	8'10" x 9'1"
WC	2.00 x 2.01	6'7" x 6'7"
Living Room	8.27 x 5.37	27'2" x 17'7"
Living Room Entrance	1.79 x 2.11	5'10" x 6'11"
Living Room Cupboard	1.33 x 2.01	4'4" x 6'7"
Utility	2.48 x 1.98	8'2" x 6'6"
Dining Room	4.97 x 4.50	16'4" x 14'9"
Kitchen	4.86 x 4.50	15'11" x 14'9"
Stairhall	3.91 x 3.39	12'10" x 11'1"
Lobby	1.38 x 1.12	4'6" x 3'8"
Bedroom 3	4.03 x 4.10	13'2" x 13'5"
Bedroom 3 Entrance	1.12 x 0.73	3'8" x 2'5"
Bedroom 3 Wardrobe	2.27 x 0.60	7'5" x 2'0"
Bedroom 2	3.87 x 4.19	12'8" x 13'9"
Bedroom 2 Entrance	1.12 x 0.73	3'8" x 2'5"
Bedroom 2 Wardrobe	2.96 x 0.60	9'9" x 2'0"
Bathroom	2.71 x 3.39	8'11" x 11'1"
Bath Recess	1.13 x 2.14	3'8" x 7'0"
Home Office	2.42 x 7.14	7'11" x 23'5"
Garage and Store	8.28 x 5.48	27'2" x 18'0"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 4	3.84 x 4.22	12'7" x 13'10"
Bedroom 1	4.12 x 3.67	13'6" x 12'0"
Bedroom 1 Entrance	1.12 x 0.55	3'8" x 1'10"
Bedroom 1 Dressing	2.90 x 1.50	9'6" x 4'11"
Bedroom 1 Ensuite	3.71 x 1.50	12'2" x 4'11"

TOTAL FLOOR AREA	
Inc. Garage and Store	286m ² / 3076ft ²
Ex. Garage and Store	233m ² / 2588ft ²



*Artist's impression

PLOT 5
Flint Court West

GROUND FLOOR	METRES	FEET/INCHES
Entrance	2.80 x 3.51	9'2" x 11'6"
Stairhall	3.65 x 2.50	12'0" x 8'2"
Stairhall Recess	1.50 x 1.77	4'11" x 5'10"
Bedroom 1	3.95 x 4.80	13'0" x 15'9"
Bedroom 1 Entrance	1.18 x 1.18	3'10" x 3'10"
Bedroom 1 Dressing	2.69 x 1.75	8'10" x 5'9"
Bedroom 1 Ensuite	2.69 x 1.80	8'10" x 5'11"
Bedroom 2	3.90 x 4.00	12'10" x 13'1"
Bedroom 2 Entrance	2.35 x 1.93	7'9" x 6'4"
Bedroom 2 Wardrobe	1.38 x 0.60	4'6" x 1'12"
WC	1.38 x 1.80	4'6" x 5'11"
Utility	2.50 x 3.55	8'2" x 11'8"
Kitchen	5.43 x 3.50	17'10" x 11'6"
Dining Room	5.43 x 3.95	17'10" x 13'0"
Living Room	4.72 x 8.68	15'6" x 28'6"
Playroom	4.72 x 6.07	15'6" x 19'11"
Home Office	2.42 x 7.14	7'11" x 23'5"
Garage and Store	6.53 x 5.78	21'5" x 18'11"

FIRST FLOOR	METRES	FEET/INCHES
Bathroom	2.84 x 2.82	9'4" x 9'3"
Bedroom 3	2.80 x 4.15	9'2" x 13'7"
Bedroom 3 Entrance	1.20 x 2.57	3'11" x 8'5"
Bedroom 3 Wardrobe	1.06 x 1.26	3'6" x 4'1"
Bedroom 4	2.70 x 5.98	8'10" x 19'7"
Bedroom 4 Wardrobe	1.06 x 1.22	3'6" x 4'0"

TOTAL FLOOR AREA	
Inc. Garage and Store	296m ² / 3185ft ²
Ex. Garage and Store	248m ² / 2779ft ²



*Artist's impression



Specification

WINDOWS AND DOOR

All window and doors are new, purpose-made, bespoke units from RATIONEL. Traditional flush side hung casements are combined with French Casement patio and panoramic slider doorsets to provide excellent, safe and secure fenestration. These composite windows and doors bring together durability and versatility by being aluminium faced externally, with the beauty and warmth of natural wood internally. Seamless factory finished then fitted with argon filled triple glazed windowpanes. All portals are fitted with integrated multipoint locking systems for insurance compliant security and come with a 10-year warranty.

INTERNAL DOORS

French oak, ledge and braced with hand beaten irons and fittings. Moulded oak architrave and skirting to match.

FLOOR COVERINGS

Floors finishes are a mix of wide-board French oak floorboards, porcelain tiling and carpeting.

BESPOKE LUXURY KITCHENS

Bespoke design, these kitchens, from HALVANTO, are created with quality, fitted units, a full range of appliances, from SIEMENS and FISHER & PAYKEL, and finished with 20mm deep black granite/ composite worktops and upstands.

BATHROOMS AND ENSUITES

These are fitted with quality sanitary ware, from VILLEROY & BOCH and HANSGRÖHE, heated towel rails, thermostatic shower and extensive natural stone/porcelain tiling with a thermostatic warm floor system underneath.

ELECTRICALS AND LIGHTING

White or chrome/brushed steel sockets throughout and recessed LED spotlights in kitchen, bathrooms, en suites and other specified areas. Smoke detectors and external infra-red security lighting fitted to all properties. Telephone points in specific rooms and an adaptable, centralised media hub as standard make the best use of technological advances.

PLUMBING AND HEATING

High pressure hot water and zoned, multi-thermostatically controlled heating via radiators, with warm floor systems under tiled areas in bathrooms. Top of the range boilers are manufactured by VAILLANT and come with their vSMART control system that work from ones phone.

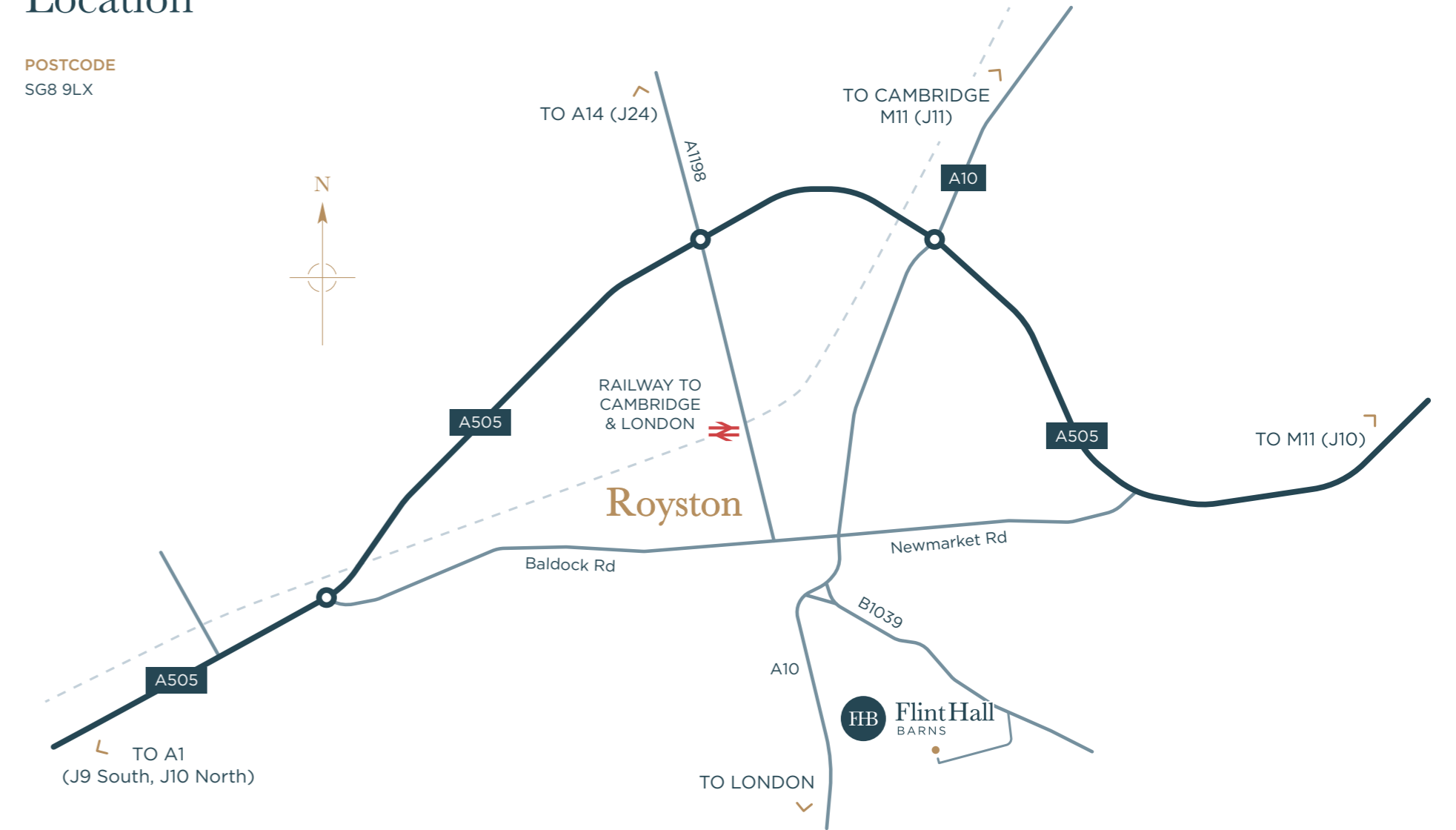
GARDENS AND LANDSCAPING

Each private, landscaped garden provides thermowood decking and gravel pathways with extensive lawns. Post and rail fencing, with indigenous hedging and specimen tree planting, define property boundaries and breaks up the landscape. Parking and driveway areas to be semi-bound gravel with granite set edging.

NOTE: These properties are being built at the time this brochure is being published and the specification may change. This will afford buyers the opportunity to influence the design, specification and finishing, matching their new home to their requirements.

Location

POSTCODE
SG8 9LX





Developer

Lowden Construction

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Disclaimers:

- I. If there are any factors which are of particular importance to prospective purchasers concerning the properties they should discuss these priorities with the agents prior to a visit, thus avoiding a wasted journey.
- II. It is also advisable to check the availability of the properties with the agents prior to the visit. The developers reserve the right to make changes to the specification during construction.

Particulars & Plans:

The selling agents themselves and for the vendors of the property whose Agents they are, give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute any part of any offer or contract.
2. All descriptions, dimensions and references to conditions and necessary permissions for the use of the property and other details are given in good faith and are believed to be correct, but no warranty is given nor must any intended purchasers rely on them as statements or representation of fact.
3. Any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
4. The vendors do not make or give, and neither the selling agents nor any person in their employment, has the authority to make or give any warranty or make any representations whatsoever in relation to this property.
5. The selling agents do not hold themselves responsible for any expense incurred by prospective purchasers or their agents in viewing the property or any liabilities in respect of abortive journeys.
6. The plans and site illustration produced in these particulars are included for identification purposes only; they do not form part of any contract