

# BORDER OAK

PLOT SIX

LUSTON, HEREFORDSHIRE

## DETAILS

PLOT SIZE: 0.08 HECTARES

HOUSE SIZE: 197 M2

PLOT COST: £200,000

HOUSE BUILD COST: £450,558\*

Full planning permission has been granted for a 3 bedroom house based on our St Michael's Cottage design. The ground floor includes large living areas and a study with double doors all along the back of the house opening onto the garden. The first floor has a large master en-suite with dressing room and 2 further bedrooms and family bathroom.

The house will be rendered over a handmade brick plinth and weatherboarded elevations with painted joinery, handcrafted plain clay roof tiles and our beautiful feature entrance porch.

The site also has planning permission for a 2 bay enclosed garage with studio above.



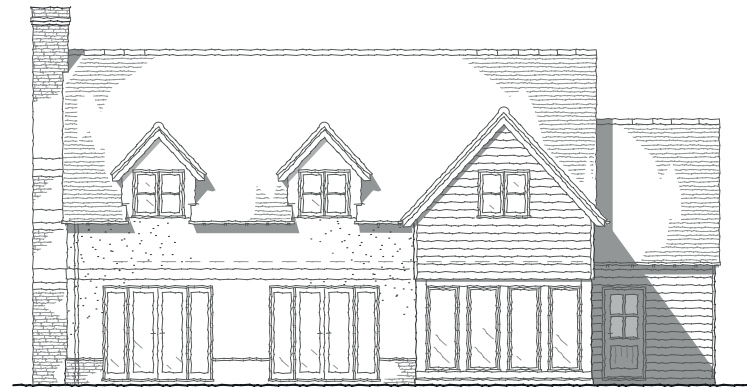
*similar design*

\*Build Cost excludes items such as: kitchen, bathrooms, electrics, plumbing, heating, decoration, flooring etc.- we can provide costs for these once the specifics are known.

PLOT SIX  
ELEVATIONS



SIDE



REAR



FRONT



SIDE

Proposed development at White House . Luston

PLOT 6

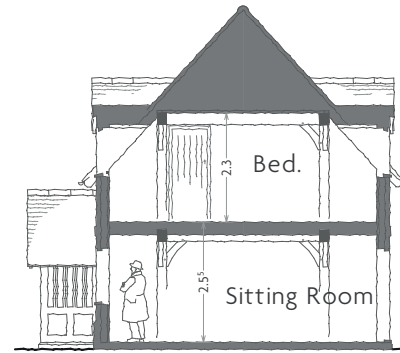
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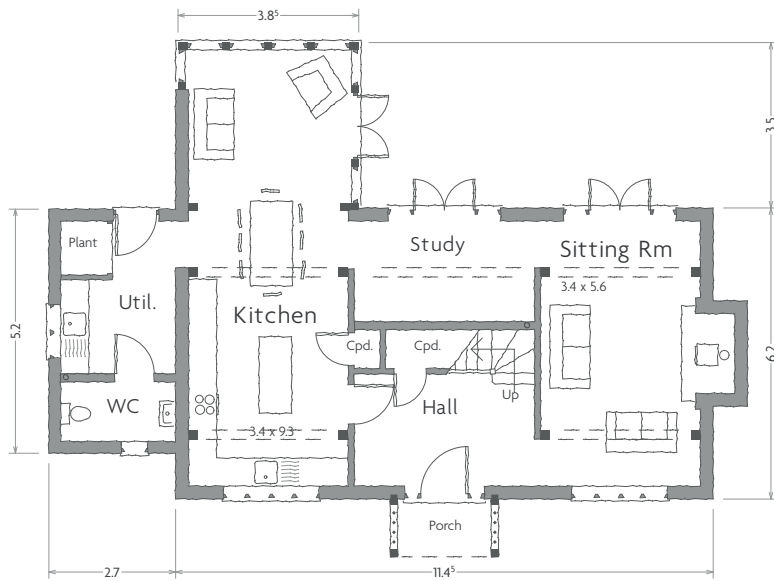
D1743.21C



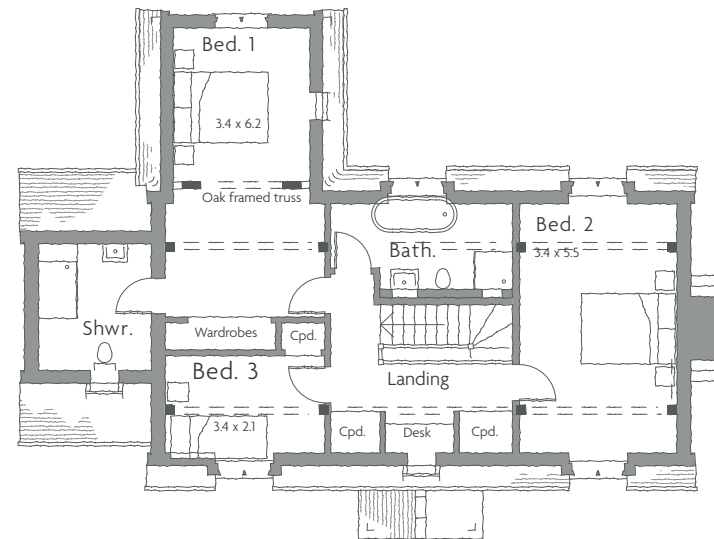
PLOT SIX  
FLOOR PLANS



SECTION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Proposed development at White House . Luston

PLOT 6

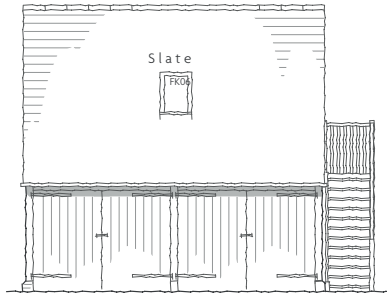
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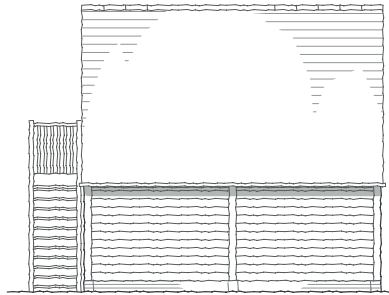
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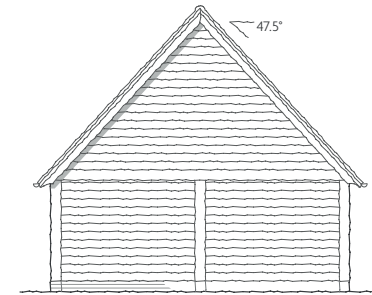
PLOT SIX  
GARAGE PLANS  
GARAGE: £80,143



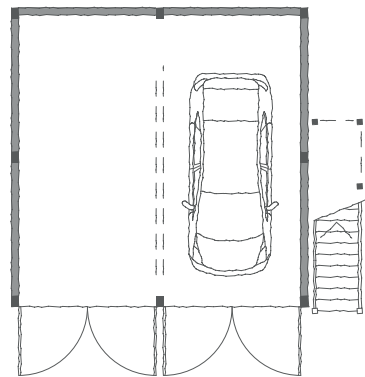
FRONT



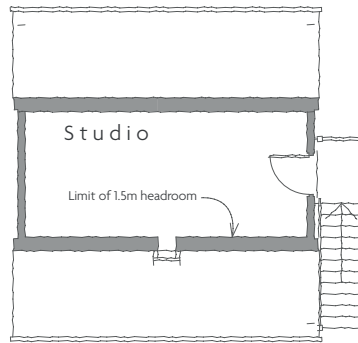
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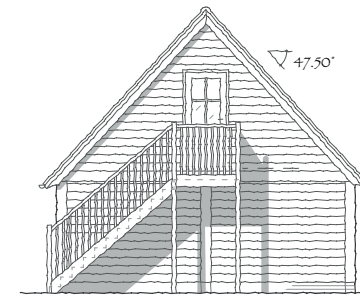
SIDE



FLOOR PLAN



ATTIC PLAN

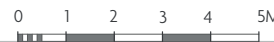


SIDE

Proposed development at White House . Luston

GARAGE - PLOTS 2 & 6

1:100 ONA3 . DEC. 2018



D1743.19A



NB: It is possible to have a smaller garage without the studio and extra features.

PLOT SIX  
INSPIRATION IMAGES

for further inspiration please view the Pearmain case studies on our website. ([www.borderoak.com/casestudies](http://www.borderoak.com/casestudies))

