

# BORDER OAK

PLOT ONE  
LUSTON, HEREFORDSHIRE

## DETAILS

PLOT SIZE: 0.11 HECTARES

HOUSE SIZE: 197 M<sup>2</sup>

PLOT COST: £200,000

HOUSE BUILD COST: £444,363\*

Full planning permission has been granted for a 3 bedroomed house inspired by our St Michael's design. The ground floor includes a large kitchen/diner, study and separate sitting room, with double doors off all of the living spaces opening onto the garden. Upstairs has a master en-suite with dressing room and 2 further bedrooms and a family bathroom.

The house will have an internal oak frame, SIPs and faced with handmade brick and weatherboarded elevations with painted external joinery, handcrafted plain clay roof tiles and finished with our beautiful entrance porch.

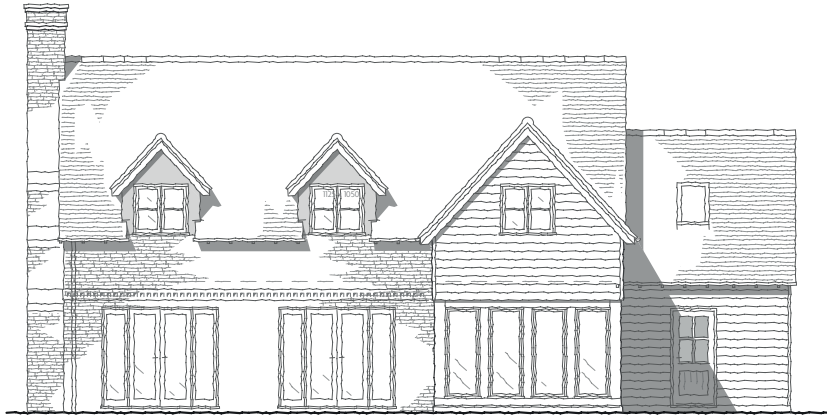
The site also has planning permission for a 3 bay garage with an attached garden store and studio above.



*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 ONE  
ELEVATIONS



REAR



SIDE



SIDE



FRONT

Proposed development at White House . Luston

PLOT 1

1:100 ON A3 . DEC. 2018

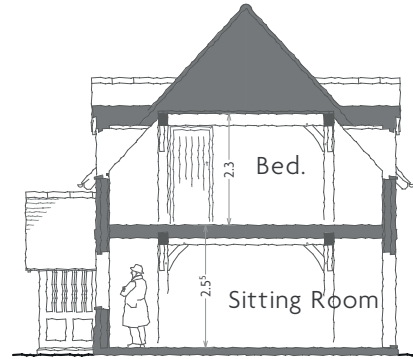


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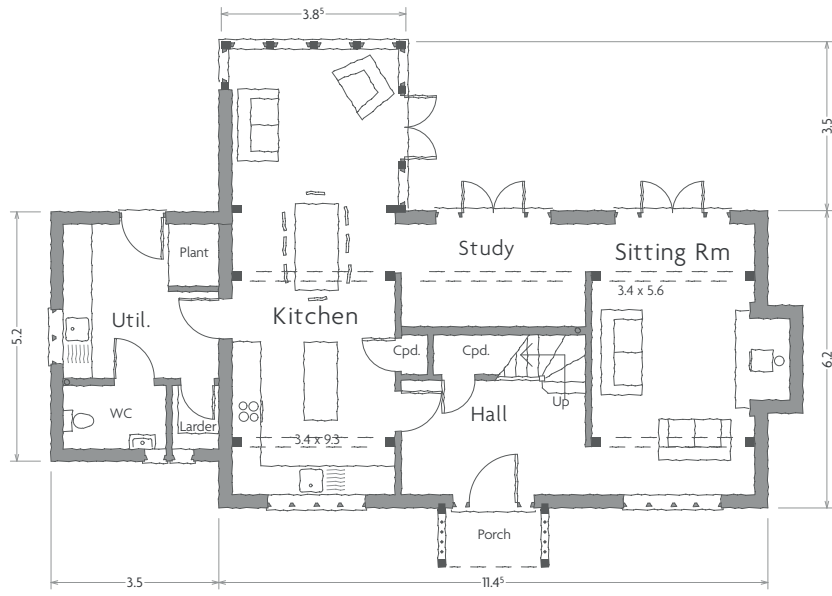


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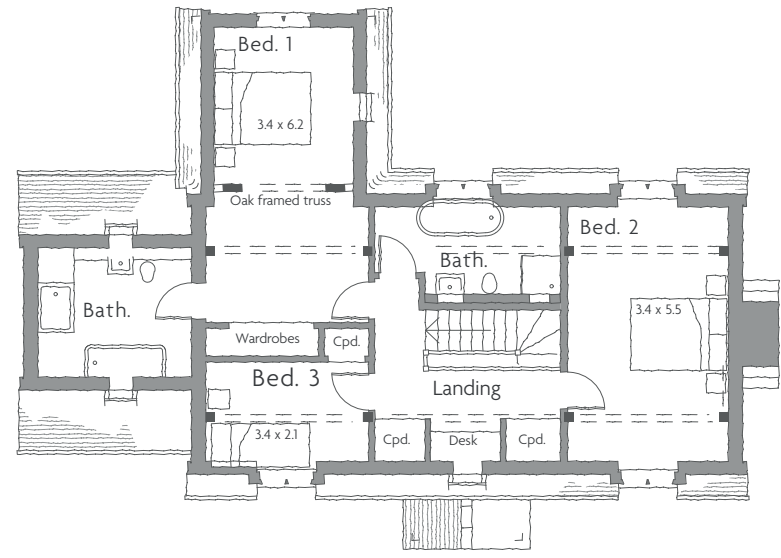
PLOT ONE  
FLOOR PLANS



SECTION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Proposed development at White House . Luston

PLOT 1

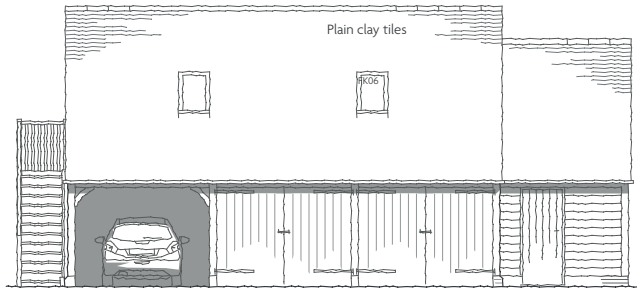
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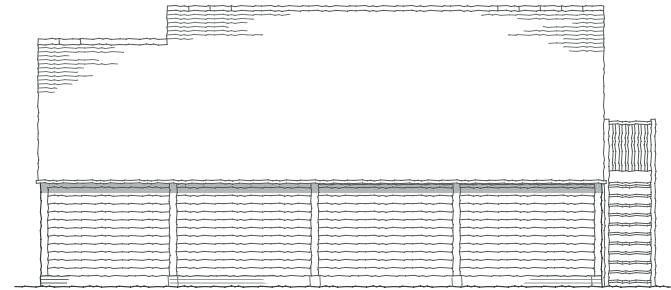
PLOT ONE  
GARAGE PLANS  
GARAGE: £103,170



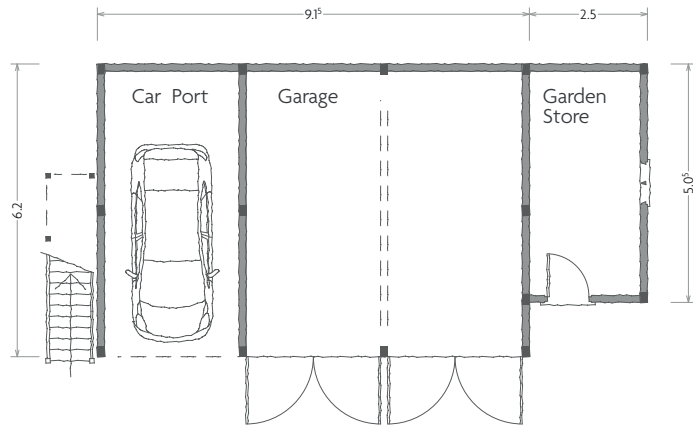
FRONT



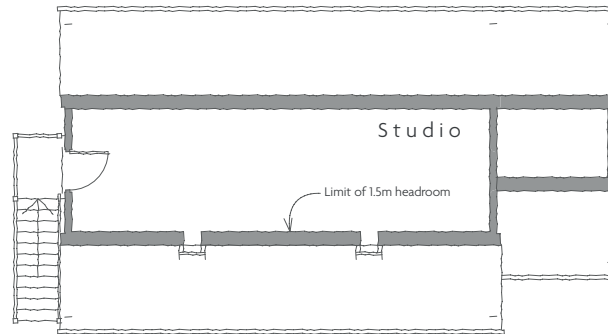
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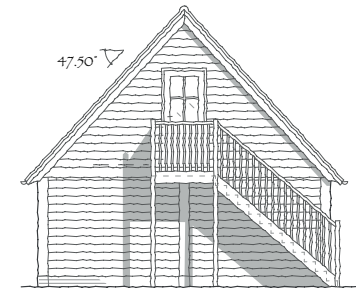
REAR



FLOOR PLAN



ATTIC PLAN



SIDE

Proposed development at White House . Luston

GARAGE - PLOT 1

1:100 ON A3 . DEC. 2018



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

PLOT ONE  
INSPIRATION IMAGES

Further inspiration can be found on our Pearmain Cottage or Sussex Coastal Cottage case studies on our website. ([www.borderoak.com/casestudies](http://www.borderoak.com/casestudies))

