

BORDER OAK

PLOT THREE
LUSTON, HEREFORDSHIRE

DETAILS

PLOT SIZE: 0.07 HECTARES

HOUSE SIZE: 197M2

PLOT COST: £200,000

HOUSE BUILD COST: £452,415*

Full planning permission has been granted for a 3 bedroom house inspired by our St Michael's design. The ground floor includes a large kitchen/diner, study area and separate sitting room, All of the living spaces have double doors opening onto the private garden.

The first floor has a master en-suite with dressing room with 2 further bedrooms and a family bathroom.

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

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



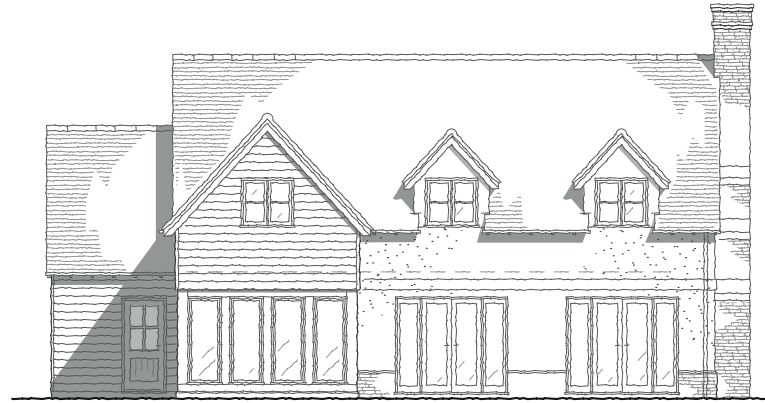
similar design

*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 THREE
ELEVATIONS



SIDE



REAR



FRONT



SIDE

Proposed development at White House . Luston

PLOT 3

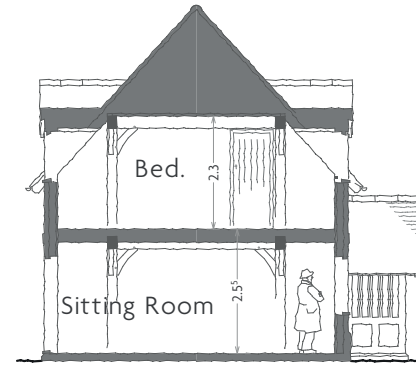
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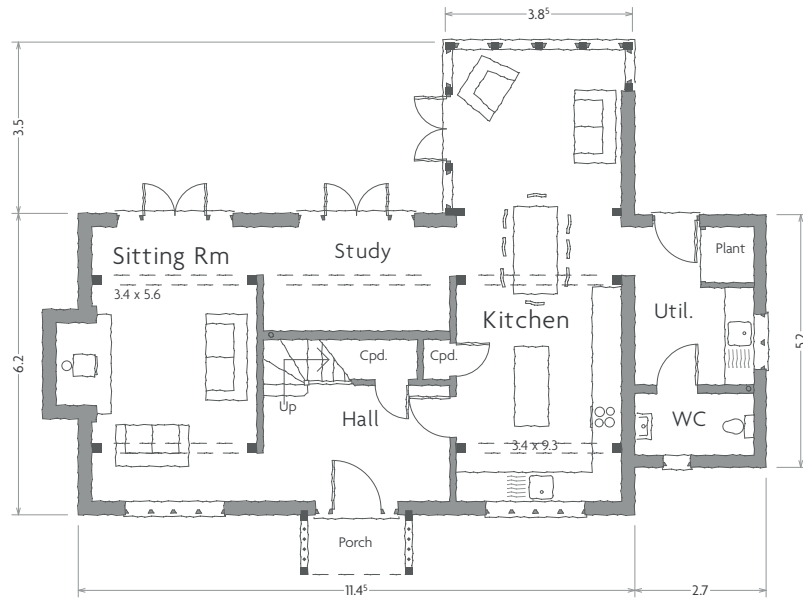
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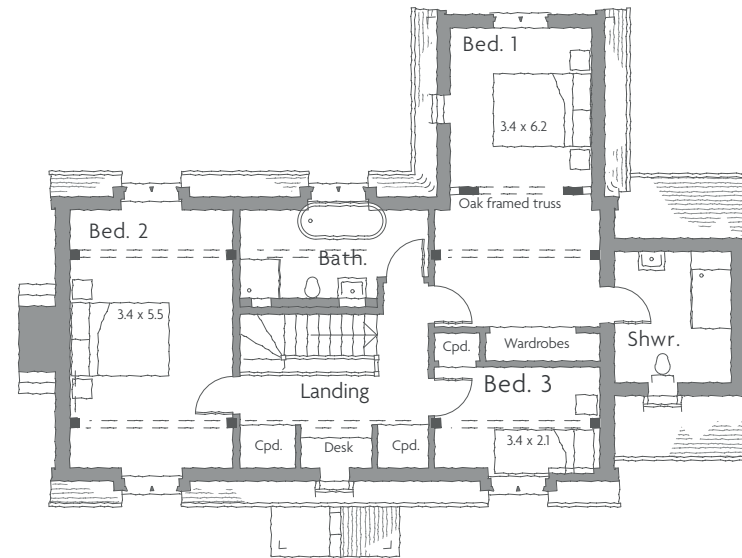
PLOT THREE
FLOOR PLANS



SECTION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Proposed development at White House . Luston

PLOT 3

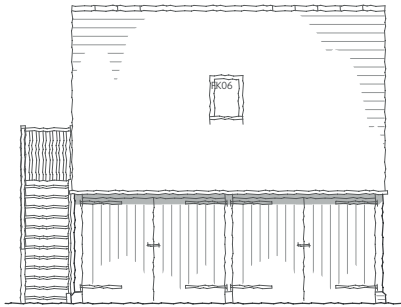
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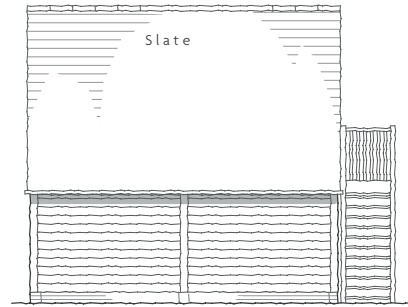
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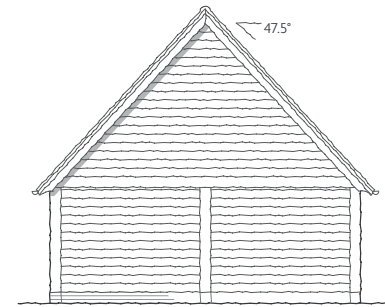
PLOT THREE
GARAGE PLANS
GARAGE: £81,221



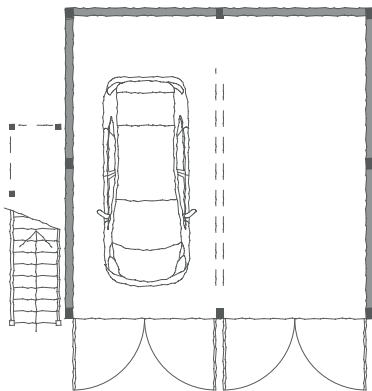
FRONT



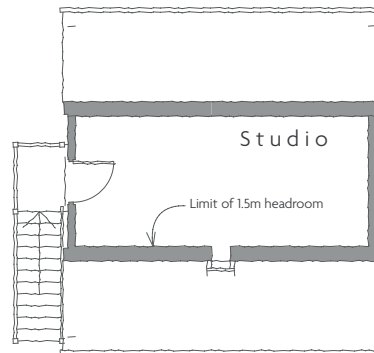
REAR



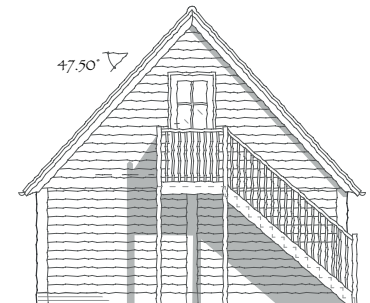
SIDE



FLOOR PLAN



ATTIC PLAN



SIDE

Proposed development at White House . Luston

GARAGE - PLOT 3

1:100 ON A3 . DEC. 2018



D1743.18A



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

PLOT THREE
INSPIRATION IMAGES

For further inspiration please view the Pearmain case studies on our website. (www.borderoak.com/casestudies)

