

BORDER OAK

PLOT TWO
LUSTON, HEREFORDSHIRE

DETAILS

PLOT SIZE: 0.09 HECTARES

HOUSE SIZE: 196 M2

PLOT COST: £200,000

HOUSE BUILD COST: £452,075*

Full planning permission has been granted for a 3/4 bedroom house with a large open plan kitchen and vaulted hallway, spacious sitting room with a woodburner and a downstairs shower room. Upstairs is a master bedroom with ensuite, 2 further large bedrooms, a study/4th bedroom and a family bathroom.

The house is an oak frame, encapsulated with SIPs and external finished with timber weatherboarding, brick gables and a clay tile roof.

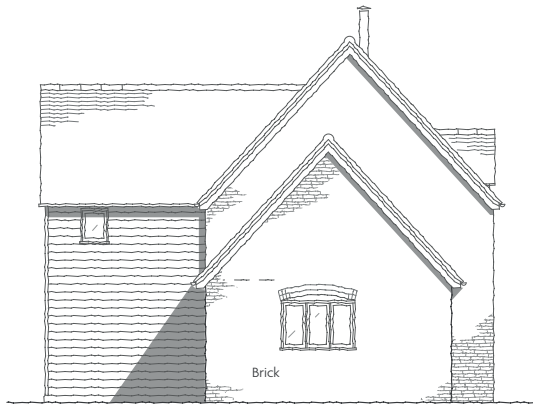
Planning permission has also been granted for an enclosed 2 bay garage with a studio above with slate roof covering.



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 TWO
ELEVATIONS



SIDE



REAR



FRONT



SIDE

Proposed development at White House . Luston

PLOT 2

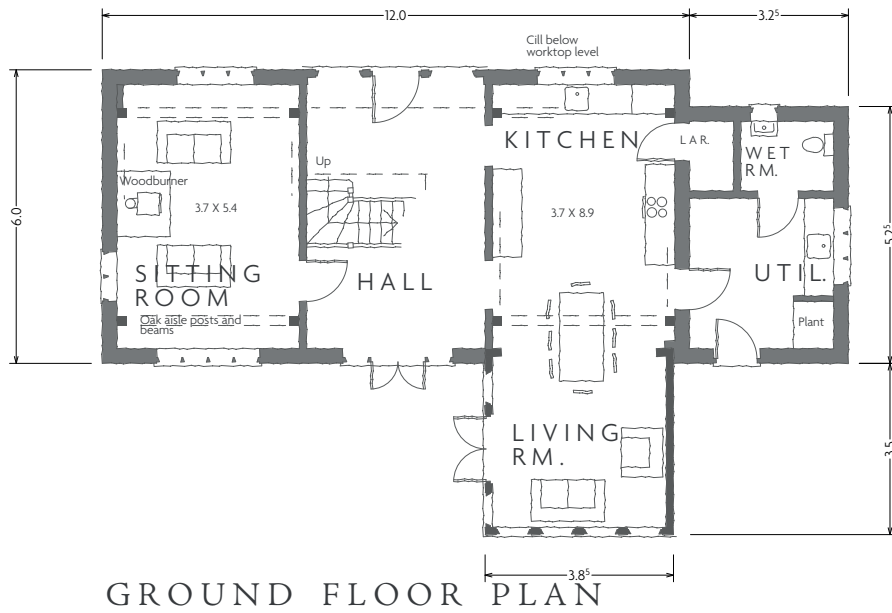
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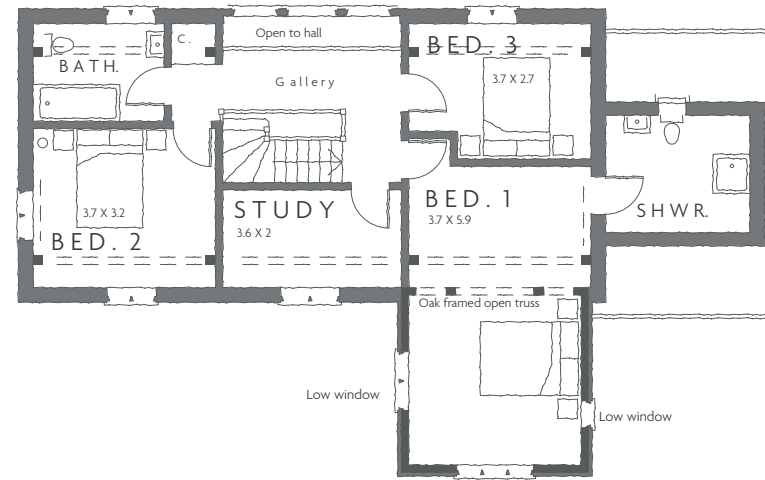
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PLOT TWO
FLOOR PLANS



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Proposed development at White House . Luston

PLOT 2

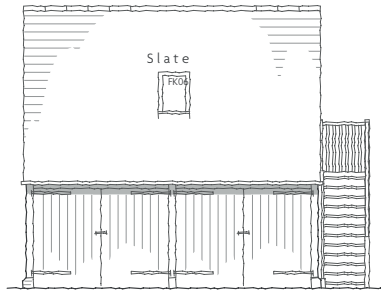
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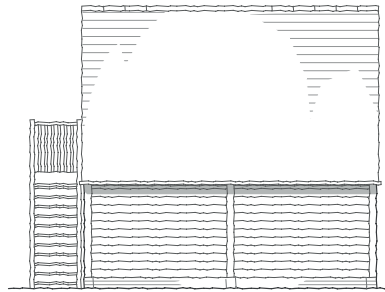
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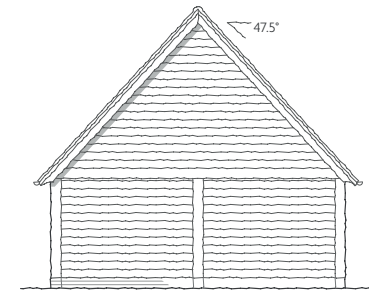
PLOT TWO
GARAGE PLANS
GARAGE: £81,221



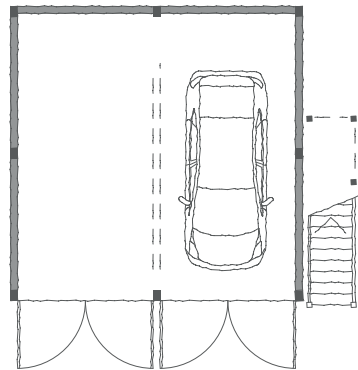
FRONT



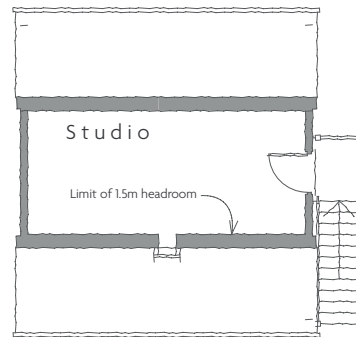
REAR



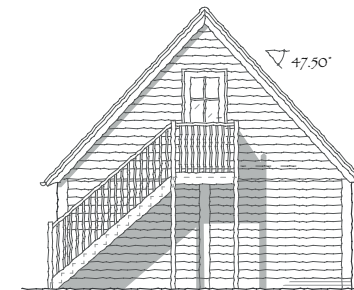
SIDE



FLOOR PLAN



ATTIC PLAN



SIDE

Proposed development at White House . Luston

GARAGE - PLOTS 2 & 6

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

PLOT TWO
INSPIRATION IMAGES

Further inspiration can be found on our Mortimer Barn case study on our website. (www.borderoak.com/mortimerbarn)

