



# COOKSWOOD

Home Designs



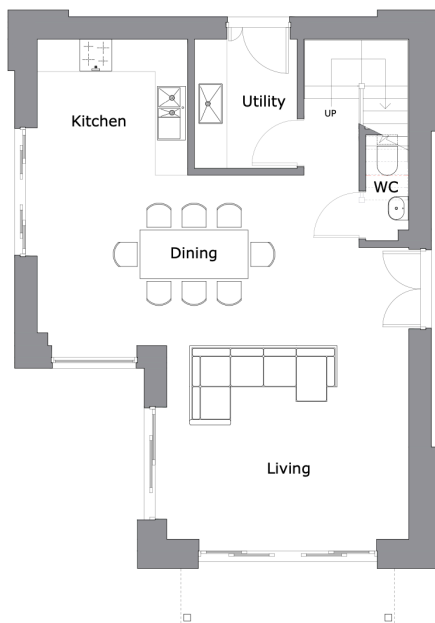
# THE NEST

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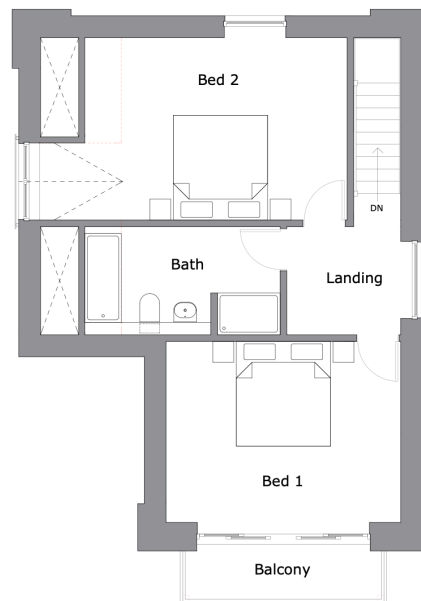
From £480,000 GBP  
1,280 sq ft

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The Nest features contemporary use of glass, providing natural light throughout the entire property, and features two first floor bedrooms with the option to add a third. A similar design to the Cottage, it is the ideal hideaway from the hustle and bustle of daily life. It features 1,280 sq ft of open plan living, with 500 sq ft of external patios and stunning woodland and meadow views from the front facing balcony.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

# The Nest Specifications

## Exterior

- Engineer designed structural foundation
- Locally sourced natural stone exterior cladding
- Sustainably sourced Siberian Larch cladding
- Double glazed windows set in powdered aluminium frames
- Natural Slate roof tiling
- Air source heat pump option for hot water and underfloor heating
- Lindab galvanised drainage
- Paved surrounds, turf and landscaping, estate fencing and hedge boundary
- Smart Systems exterior doors

## Interior

- Choice of floorplan options
- Engineered Karndean groundfloor flooring
- Brushed stainless steel electrical fittings
- Choice of door handles/fittings
- Traditional staircase
- Wooden internal doors
- Sheraton Kitchen with a choice of appliances and work surfaces
- Duravit Sanitaryware with Grohe fittings and accessories
- Choice of tiling around basins in bathrooms and ensuites

*A number of upgrade options are available for each design, please get in touch with our sales team for full specification details*



# The Nest Plot Availability



## Edford Meadows

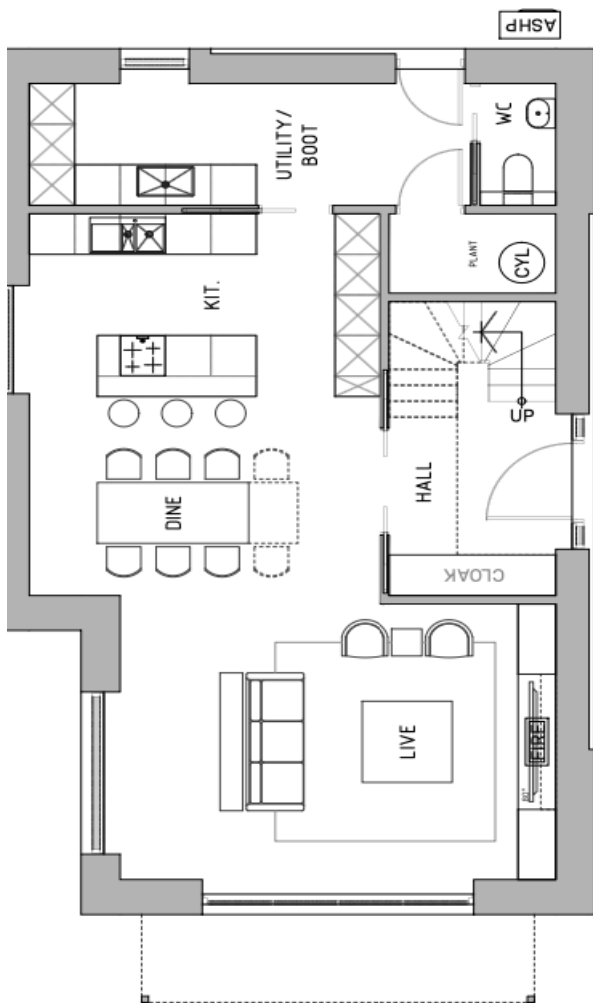
	Phase	Plot	Plot Size	Plot Price	Property Size	Build Price	Total Price
<b>The Nest</b>	Edford Meadows	2	320m <sup>2</sup>	£190,000	1280 sqft	£290,000	£480,000
<b>The Nest</b>	Edford Meadows	3	320m <sup>2</sup>	£190,000	1280 sqft	£290,000	£480,000
<b>The Nest</b>	Edford Meadows	4 <b>RESERVED</b>	-	-	-	-	-
<b>The Nest</b>	Edford Meadows	7	320m <sup>2</sup>	£190,000	1280 sqft	£290,000	£480,000
<b>The Nest</b>	Edford Meadows	8	320m <sup>2</sup>	£190,000	1280 sqft	£290,000	£480,000



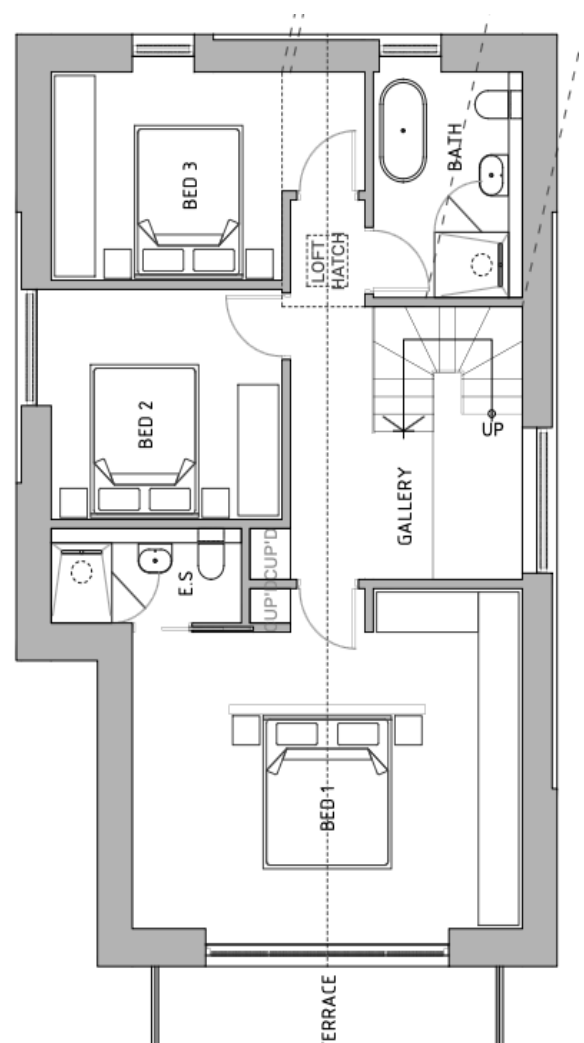
# THE COTTAGE

From £700,000 GBP  
1,790 sq ft

With 1790 sq ft of floor space and 600 sq ft of external patio areas, The Cottage is a beautiful traditional design with a modern twist, and a perfect family holiday home that combines sustainability with luxury living. The Cottage features three first floor bedrooms and breathtaking views from the first floor balcony that is accessible from the master bedroom. This design is also available in a four bed configuration.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

# The Cottage Specifications

## Exterior

- Engineer designed structural foundation
- Locally sourced natural stone exterior cladding
- Sustainably sourced Siberian Larch cladding
- Double glazed windows set in powdered aluminium frames
- Natural Slate roof tiling
- Air source heat pump option for hot water and underfloor heating
- Lindab galvanised drainage
- Paved surrounds, turf and landscaping, estate fencing and hedge boundary
- Smart Systems exterior doors

## Interior

- Choice of floorplan options
- Engineered Karndean groundfloor flooring
- Brushed stainless steel electrical fittings
- Choice of door handles/fittings
- Traditional staircase
- Wooden internal doors
- Sheraton Kitchen with a choice of appliances and work surfaces
- Duravit Sanitaryware with Grohe fittings and accessories
- Choice of tiling around basins in bathrooms and ensuites
- Engineer designed structural foundation

*A number of upgrade options are available for each design, please get in touch with our sales team for full specification details*





# The Cottage Plot Availability



## Edford Meadows

	Phase	Plot	Plot Size	Plot Price	Property Size	Build Price	Total Price
<b>The Cottage</b>	Edford Meadows	5	352m <sup>2</sup>	£250,000	1790 sqft	£450,000	£700,000
<b>The Cottage</b>	Edford Meadows	6	352m <sup>2</sup>	£250,000	1790 sqft	£450,000	£700,000
<b>The Cottage</b>	Edford Meadows	9	352m <sup>2</sup>	£250,000	1790 sqft	£450,000	£700,000
<b>The Cottage</b>	Edford Meadows	10	352m <sup>2</sup>	£250,000	1790 sqft	£450,000	£700,000
<b>The Cottage</b>	Edford Meadows	11	352m <sup>2</sup>	£250,000	1790 sqft	£450,000	£700,000



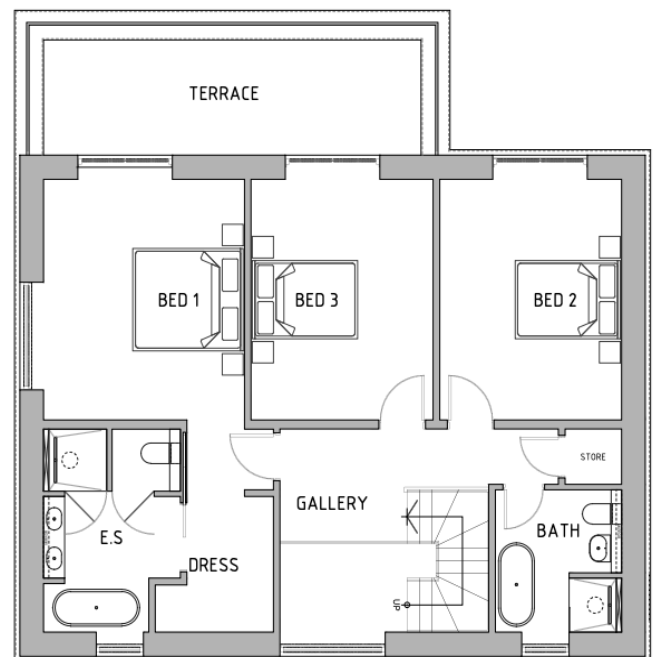
# THE SUMMER HOUSE

From £800,000 GBP  
2,300 sq ft

The Summer House is one of our latest designs, offering 2,300 sq ft of internal living space and 800 sq ft of external patios. This stylish, modern property is an ideal escape for you and your loved ones, featuring three first floor bedrooms with a number of en-suite bathrooms and a fourth bedroom or study on the ground floor. It also offers a first floor balcony with glass balustrade, ideal for sunbathing and outdoor dining, and allowing wonderful views of the natural scenery that surrounds you.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

# The Summer House Specifications

## Exterior

- Engineer designed structural foundation
- Locally sourced natural stone exterior cladding
- Sustainably sourced Siberian Larch cladding
- Double glazed windows set in powdered aluminium frames
- Air source heat pump option for hot water and underfloor heating
- Lindab galvanised drainage
- Paved surrounds, turf and landscaping, estate fencing and hedge boundary
- Smart Systems exterior doors

## Interior

- Choice of floorplan options
- Engineered Karndean groundfloor flooring
- Brushed stainless steel electrical fittings
- Choice of door handles/fittings
- Traditional staircase
- Wooden internal doors
- Sheraton Kitchen with a choice of appliances and work surfaces
- Duravit Sanitaryware with Grohe fittings and accessories
- Choice of tiling around basins in bathrooms and ensuites
- Engineer designed structural foundation

*A number of upgrade options are available for each design, please get in touch with our sales team for full specification details*



# The Summer House Plot Availability



## The Beeches

	Phase	Plot	Plot Size	Plot Price	Property Size	Build Price	Total Price
The Summer House	The Beeches	5	660m <sup>2</sup>	£325,000	2300sqft	£465,000	£800,000
The Summer House	The Beeches	14	984m <sup>2</sup>	£400,000	2300sqft	£465,000	£865,000
The Summer House	The Beeches	15	681m <sup>2</sup>	£380,000	2300sqft	£465,000	£845,000
The Summer House	The Beeches	16	1038m <sup>2</sup>	£450,000	2300sqft	£465,000	£915,000
The Summer House	The Beeches	24 <b>RESERVED</b>	-	-	-	-	-

## Edford Meadows

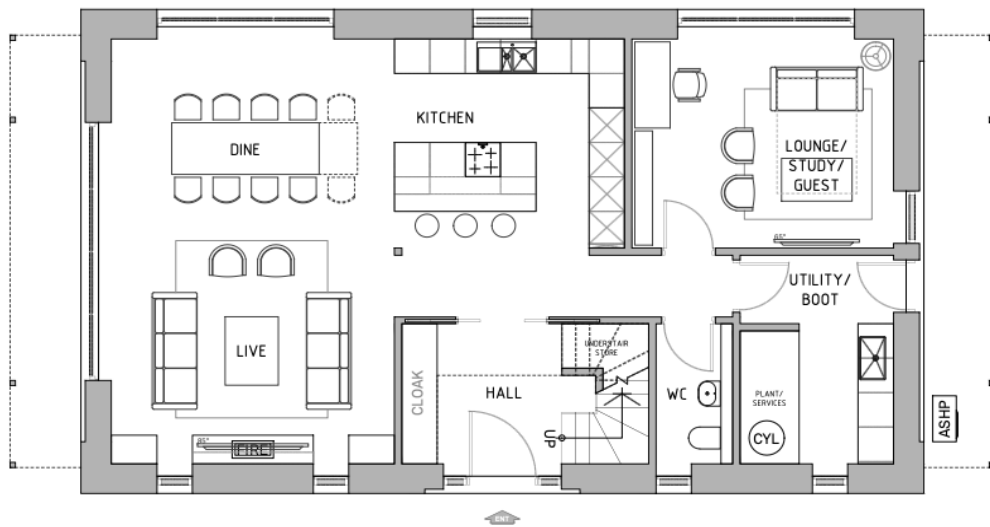
	Phase	Plot	Plot Size	Plot Price	Property Size	Build Price	Total Price
The Summer House	Edford Meadows	16	440m <sup>2</sup>	£325,000	2300sqft	£525,000	£850,000
The Summer House	Edford Meadows	17	440m <sup>2</sup>	£325,000	2300sqft	£525,000	£850,000
The Summer House	Edford Meadows	18	440m <sup>2</sup>	£325,000	2300sqft	£525,000	£850,000



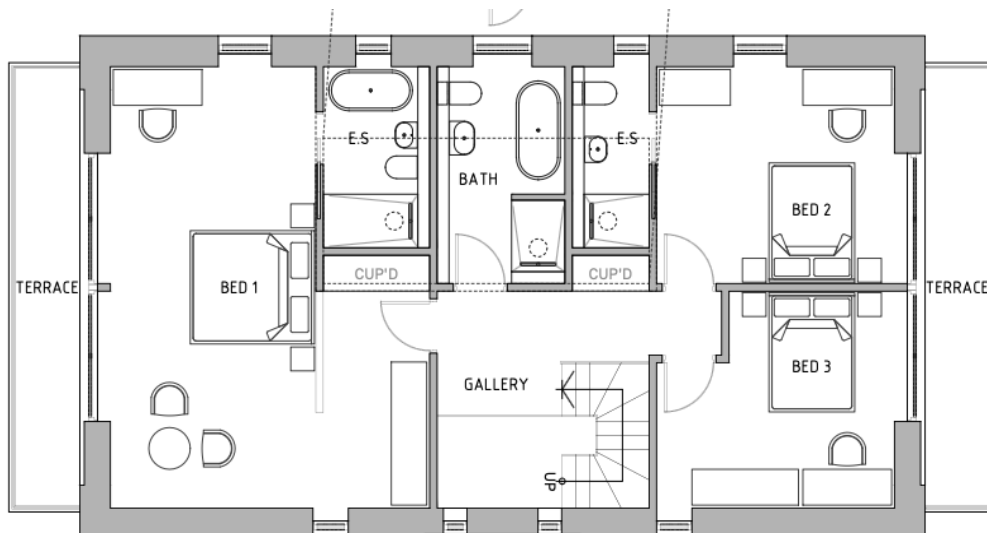
# THE BARN

From £978,000 GBP  
2,400 sq ft

With 2,400 sq ft of open plan living space and 1000 sq ft of external patios, the Barn is the ideal luxury holiday home. With large, contemporary windows allowing natural light throughout the property, and a first floor balcony accessible from the master bedroom, you are able to enjoy spectacular views over the estate. The Barn's traditional and sustainable design creates a charming retreat that sits perfectly within its natural woodland surroundings.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

# The Barn Specifications

## Exterior

- Engineer designed structural foundation
- Locally sourced natural stone exterior cladding
- Sustainably sourced Siberian Larch cladding
- Double glazed windows set in powdered aluminium frames
- Natural Slate roof tiling
- Air source heat pump option for hot water and underfloor heating
- Lindab galvanised drainage
- Paved surrounds, turf and landscaping, estate fencing and hedge boundary
- Smart Systems exterior doors

## Interior

- Choice of floorplan options
- Engineered Karndean groundfloor flooring
- Brushed stainless steel electrical fittings
- Choice of door handles/fittings
- Traditional wooden staircase
- Wooden internal doors
- Built-in wardrobes in master bedroom
- Sheraton Kitchen with a choice of appliances and work surfaces
- Choice of Laufen or Villeroy and Boch Sanitaryware with Grohe fittings and accessories
- Choice of tiling around basins in bathrooms and ensuites

*A number of upgrade options are available for each design, please get in touch with our sales team for full specification details*





# The Barn Plot Availability



## The Beeches

	Phase	Plot	Plot Size	Plot Price	Property Size	Build Price	Total Price
<b>The Barn</b>	The Beeches	5 <b>RESERVED</b>	-	-	-	-	-
<b>The Barn</b>	The Beeches	15	681m <sup>2</sup>	£380,000	2400sqft	£528,000	£908,000
<b>The Barn</b>	The Beeches	16	1038m <sup>2</sup>	£450,000	2400sqft	£528,000	£978,000
<b>The Barn</b>	The Beeches	18 <b>RESERVED</b>	-	-	-	-	-

## Bector Wood

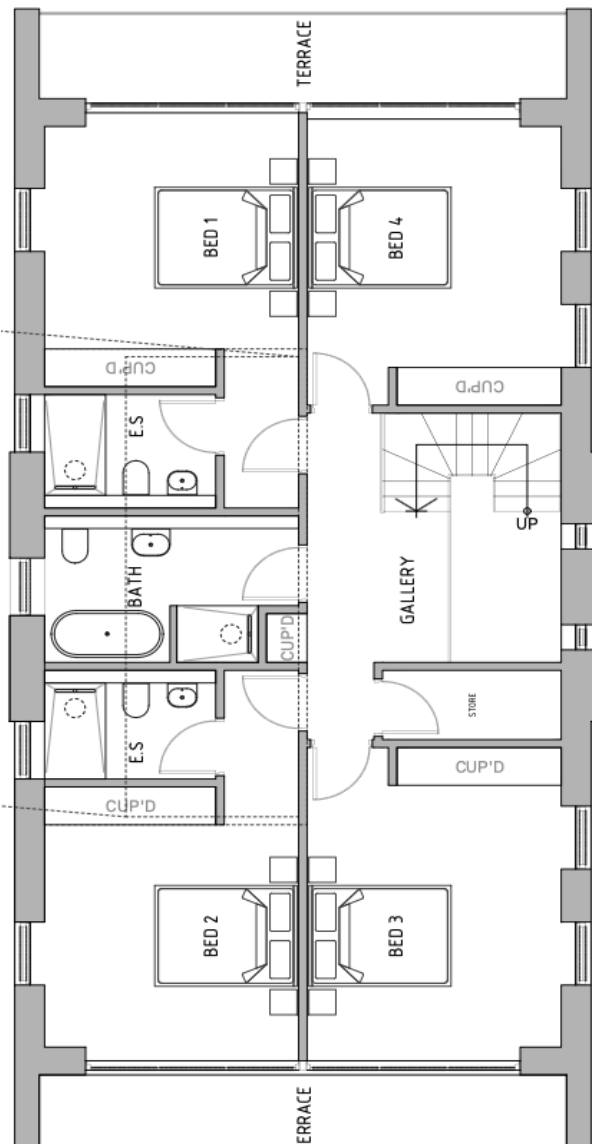
	Phase	Plot	Plot Size	Plot Price	Property Size	Build Price	Total Price
<b>The Barn</b>	Bector Wood	5 <b>RESERVED</b>	-	-	-	-	-
<b>The Barn</b>	Bector Wood	7	820m <sup>2</sup>	£450,000	2400 sqft	£528,000	£978,000
<b>The Barn</b>	Bector Wood	8 <b>RESERVED</b>	-	-	-	-	-
<b>The Barn</b>	Bector Wood	12	850m <sup>2</sup>	£450,000	2400 sqft	£528,000	£978,000
<b>The Barn</b>	Bector Wood	12a <b>RESERVED</b>	-	-	-	-	-



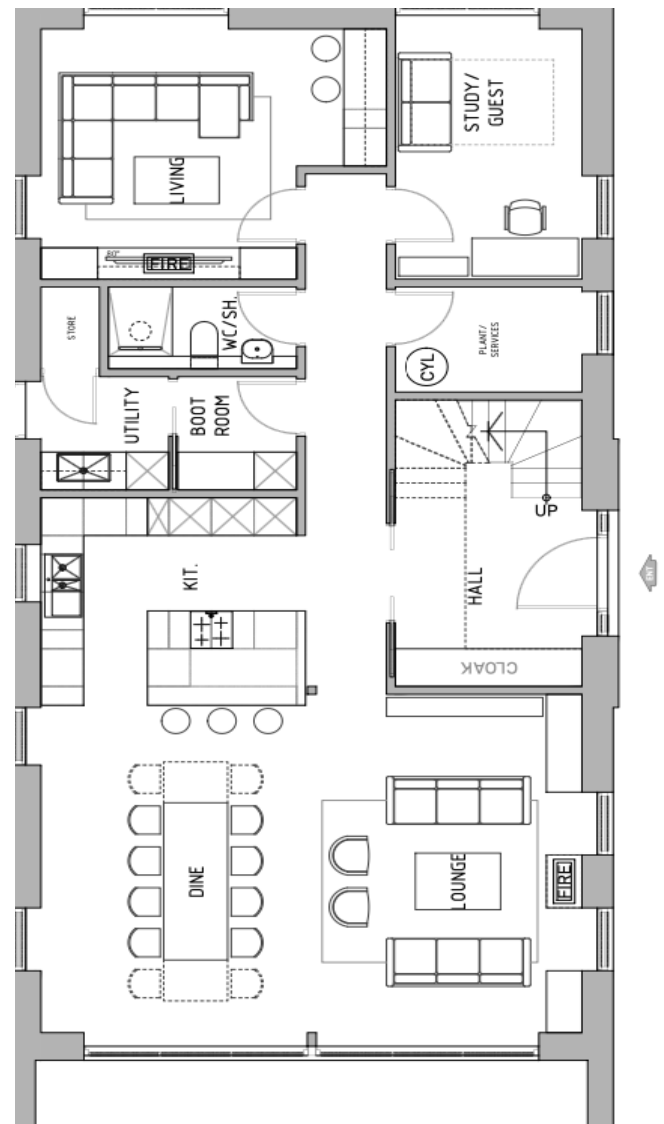
# THE EXECUTIVE BARN

From £1,200,000 GBP  
2,950 sq ft

The largest of our Barn designs, the Executive Barn offers 2,950 sq ft of internal space and 1000 sq ft of external patio areas. This traditional design offers a spacious open plan kitchen, dining room and lounge on the ground floor and three large first floor bedrooms, each with an en-suite bathroom. As with our other Barn design, it features a fourth bedroom or study on the ground floor, with a large family bathroom opposite. The master bedroom also has direct access to a balcony, offering spectacular woodland and lake views.



FIRST FLOOR PLAN



GROUND FLOOR PLAN

# The Executive Barn Specifications

## Exterior

- Engineer designed structural foundation
- Locally sourced natural stone exterior cladding
- Sustainably sourced Siberian Larch cladding
- Double glazed windows set in powdered aluminium frames
- Natural Slate roof tiling
- Air source heat pump option for hot water and underfloor heating
- Lindab galvanised drainage
- Paved surrounds, turf and landscaping, estate fencing and hedge boundary
- Bespoke front door

## Interior

- Choice of floorplan options
- Engineered Karndean groundfloor flooring
- Tiling options throughout property
- Brushed stainless steel electrical fittings
- Choice of door handles/fittings
- Bespoke designer staircase with balustrade option
- Wooden internal doors or pocket door option
- Built-in wardrobes in master bedroom
- Sheraton Kitchen with a choice of appliances and work surfaces
- Choice of Laufen or Villeroy and Boch Sanitaryware with Grohe fittings and accessories

*A number of upgrade options are available for each design, please get in touch with our sales team for full specification details*



# The Executive Barn Plot Availability



## The Beeches

	Phase	Plot	Plot Size	Plot Price	Property Size	Build Price	Total Price
<b>The Executive Barn</b>	The Beeches	16	1038m <sup>2</sup>	£450,000	3150 sqft	£750,000	£1,200,000
<b>The Executive Barn</b>	The Beeches	17	1786m <sup>2</sup>	£475,000	3150 sqft	£750,000	£1,225,000
<b>The Executive Barn</b>	The Beeches	18	2260m <sup>2</sup>	£500,000	3150 sqft	£750,000	£1,250,000

## Bector Wood

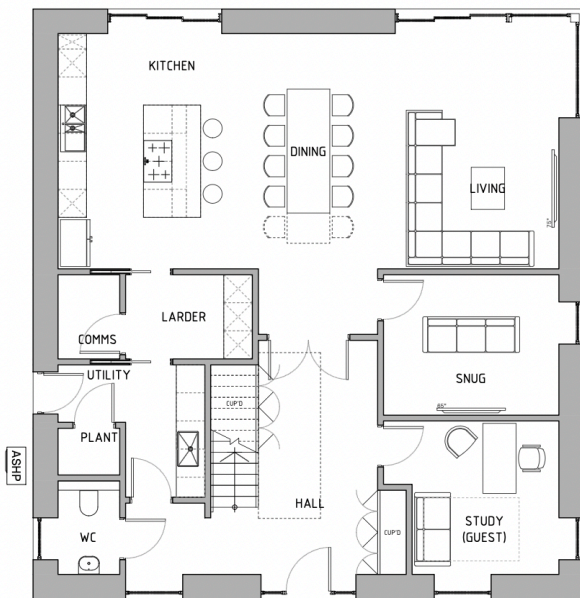
	Phase	Plot	Plot Size	Plot Price	Property Size	Build Price	Total Price
<b>The Executive Barn</b>	Bector Wood	7	820m <sup>2</sup>	£450,000	3150 sqft	£750,000	£1,200,000
<b>The Executive Barn</b>	Bector Wood	<b>8 RESERVED</b>	-	-	-	-	-
<b>The Executive Barn</b>	Bector Wood	12	850m <sup>2</sup>	£450,000	3150 sqft	£750,000	£1,200,000



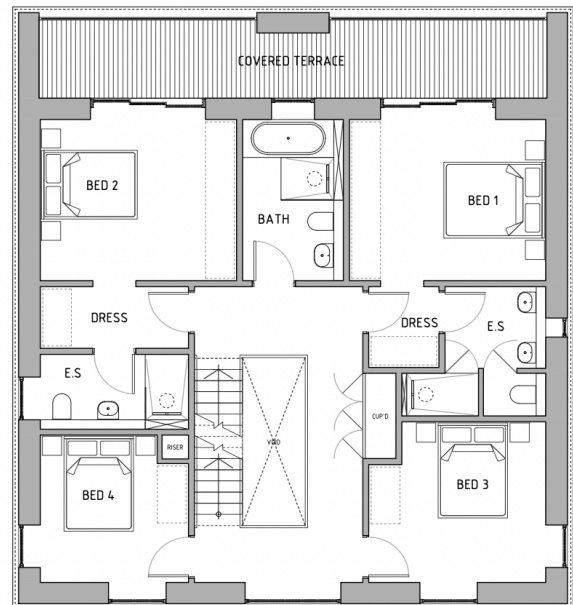
# THE ROOF GARDEN

From £1,010,000 GBP  
3,600 sq ft

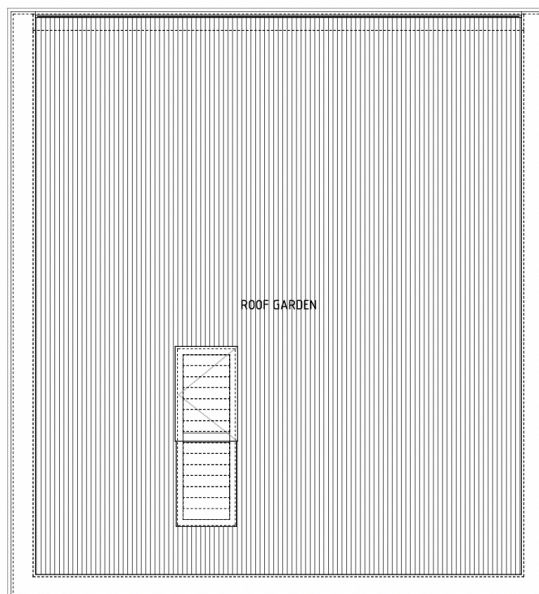
With stunning views over the estate and ancient woodland, The Roof Garden is set over three floors and offers approximately 2,900 sq ft of internal floor space with 700 sq ft of external patios. Designed with nature and sustainability in mind, this stylish home offers a rooftop garden, perfect for private sunbathing and al fresco dining. It also features open plan living on the ground floor, a sheltered first floor balcony and four large first-floor bedrooms, each with an en-suite bathroom.



GROUND FLOOR



FIRST FLOOR



ROOF PLAN

# The Roof Garden Specifications

## Exterior

- Engineer designed structural foundation
- Locally sourced natural stone exterior cladding
- Sustainably sourced Siberian Larch cladding
- Double glazed windows set in powdered aluminium frames
- Air source heat pump option for hot water and underfloor heating
- Lindab galvanised drainage
- Paved surrounds, turf and landscaping, estate fencing and hedge boundary
- Reinforced rooftop for extras such as jacuzzis

## Interior

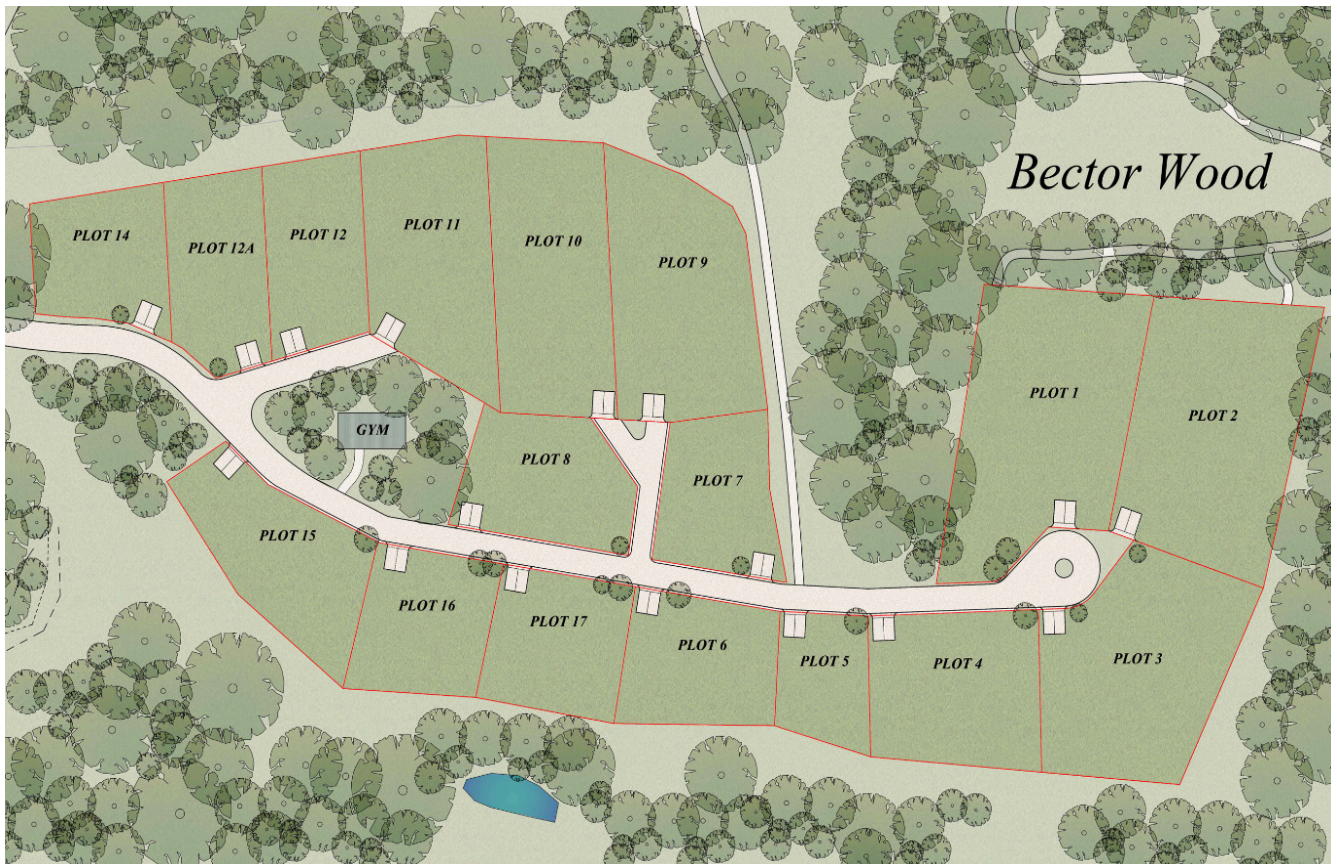
- Choice of floorplan options
- Engineered Karndean groundfloor flooring
- Brushed stainless steel electrical fittings
- Choice of door handles/fittings
- Traditional wooden staircase
- Wooden internal doors
- Built-in wardrobes in master bedroom
- Sheraton Kitchen with a choice of appliances and work surfaces
- Choice of Laufen or Villeroy and Boch Sanitaryware with Grohe fittings and accessories

*A number of upgrade options are available for each design, please get in touch with our sales team for full specification details*





# The Roof Garden Plot Availability



## The Beeches

	Phase	Plot	Plot Size	Plot Price	Property Size	Build Price	Total Price
<b>The Roof Garden</b>	The Beeches	15	689m <sup>2</sup>	£350,000	3600 sqft	£660,000	£1,010,000
<b>The Roof Garden</b>	The Beeches	16	1038m <sup>2</sup>	£450,000	3600 sqft	£660,000	£1,110,000
<b>The Roof Garden</b>	The Beeches	17	1786m <sup>2</sup>	£475,000	3600 sqft	£660,000	£1,135,000

## Bector Wood

<b>The Roof Garden</b>	Bector Wood	9	1600m <sup>2</sup>	£550,000	3600 sqft	£660,000	£1,210,000
<b>The Roof Garden</b>	Bector Wood	10	1500m <sup>2</sup>	£550,000	3600 sqft	£660,000	£1,210,000
<b>The Roof Garden</b>	Bector Wood	14 <b>RESERVED</b>	-	-	-	-	-



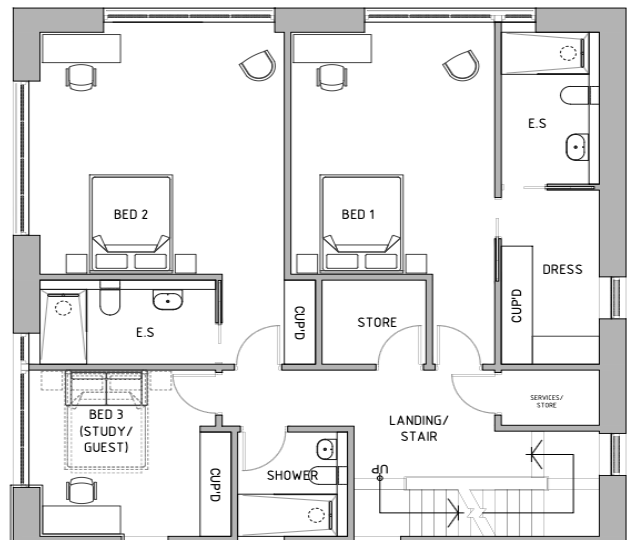
# THE VILLA

From £1,365,000 GBP  
4,400 sq ft

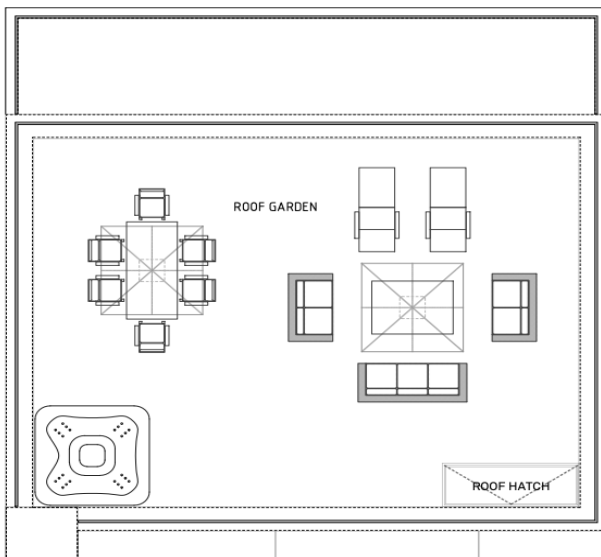
The Villa is the largest of our properties, offering an impressive 4,400 sq ft of internal floor space and 1,000 sq ft of external patios. This modern design features contemporary use of glass and is set over four floors with a rooftop garden, allowing breathtaking panoramic views of the estate. It features four large bedrooms within the first and second floors, complete with en-suite, and each bedroom also has access to a balcony. The Villa displays a top of the range internal specification, with high end appliances and finishes supplied to your personal taste.



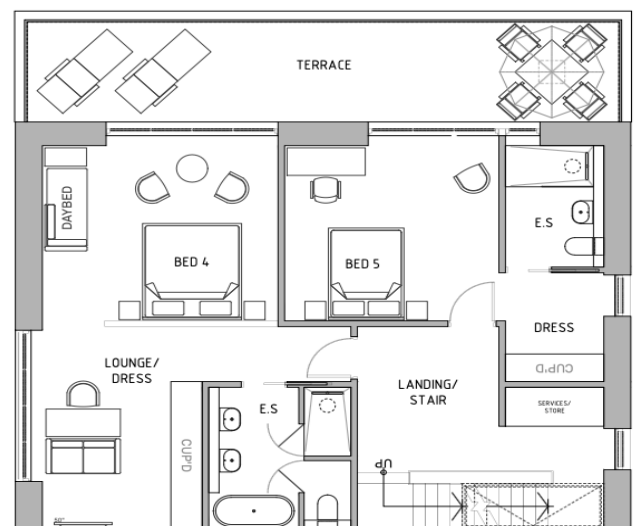
GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN



SECOND FLOOR PLAN

# The Villa Specifications

## Exterior

- Engineer designed structural foundation
- Locally sourced natural stone exterior cladding
- Sustainably sourced Siberian Larch cladding
- Double glazed windows set in powdered aluminium frames
- Air source heat pump option for hot water and underfloor heating
- Lindab galvanised drainage
- Paved surrounds, turf and landscaping, estate fencing and hedge boundary
- Bespoke front door
- Reinforced rooftop for extras such as jacuzzis

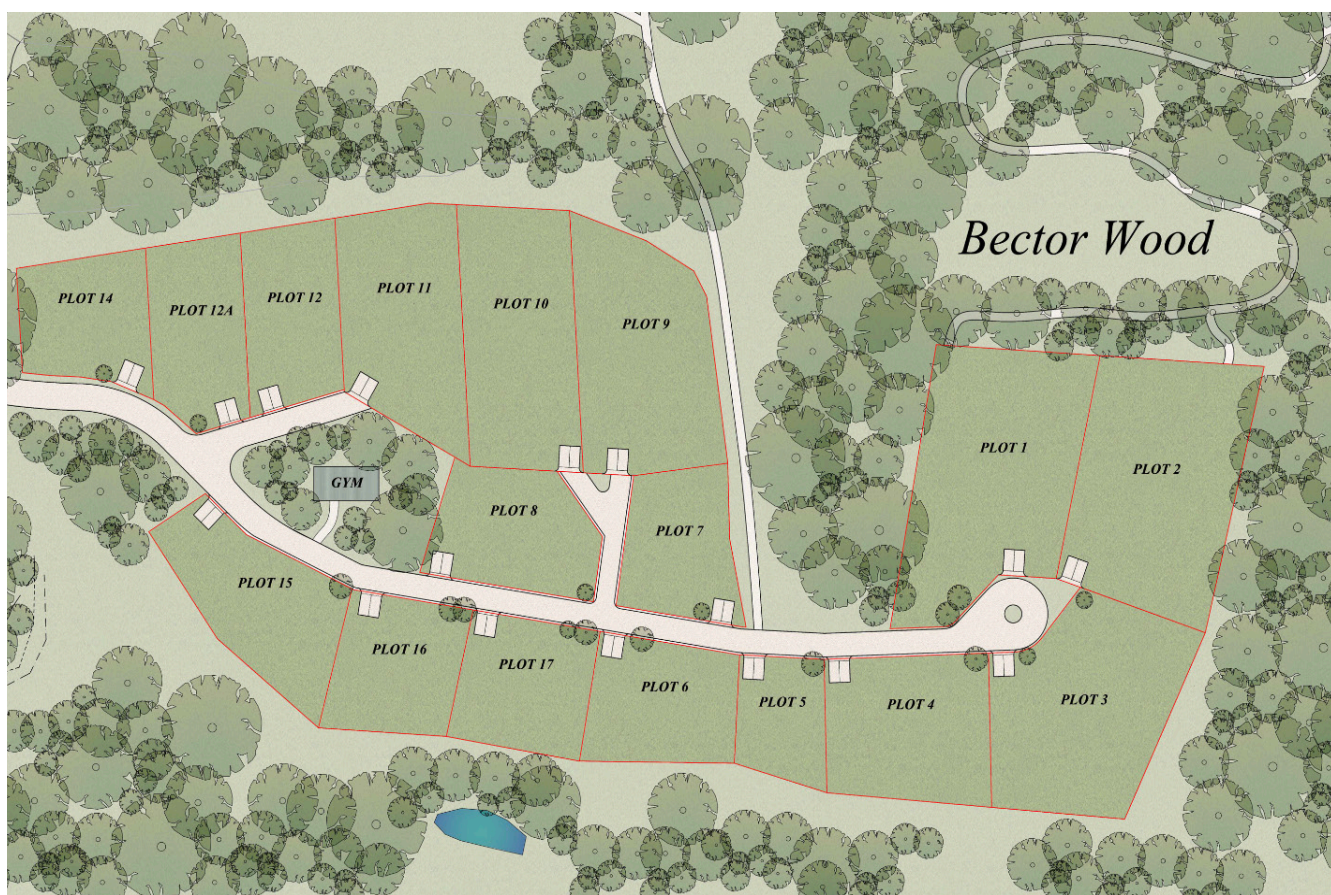
## Interior

- Choice of floorplan options
- Engineered Karndean groundfloor flooring
- Tiling options throughout property
- Brushed stainless steel electrical fittings
- Choice of door handles/fittings
- Bespoke designer staircase with balustrade option
- Wooden internal doors or pocket door option
- Built-in wardrobes in master bedroom
- Sheraton Kitchen with a choice of appliances and work surfaces
- Choice of Laufen or Villeroy and Boch Sanitaryware with Grohe fittings and accessories

*A number of upgrade options are available for each design, please get in touch with our sales team for full specification details*



# The Villa Plot Availability



## The Beeches

	Phase	Plot	Plot Size	Plot Price	Property Size	Build Price	Total Price
<b>The Villa</b>	The Beeches	17	1786m <sup>2</sup>	£475,000	4400 sqft	£890,000	£1,365,000
<b>The Villa</b>	The Beeches	18	2260m <sup>2</sup>	£500,000	4400 sqft	£890,000	£1,390,000

## Bector Wood

	Phase	Plot	Plot Size	Plot Price	Property Size	Build Price	Total Price
<b>The Villa</b>	Bector Wood	1	2000m <sup>2</sup>	£1,110,000	4400 sqft	£890,000	£2,000,000
<b>The Villa</b>	Bector Wood	2	2000m <sup>2</sup>	£1,110,000	4400 sqft	£890,000	£2,000,000
<b>The Villa</b>	Bector Wood	3	1770m <sup>2</sup>	£750,000	4400 sqft	£890,000	£1,640,000
<b>The Villa</b>	Bector Wood	4 <b>RESERVED</b>	-	-	-	-	-
<b>The Villa</b>	Bector Wood	6	910m <sup>2</sup>	£760,000	4400 sqft	£890,000	£1,650,000
<b>The Villa</b>	Bector Wood	11	1400m <sup>2</sup>	£550,000	4400 sqft	£890,000	£1,440,000