



You couldn't be better placed.

Driving through Wellington Gardens' own private gateway, you'll be captivated by this exclusive enclave, comprised of just 30 plots. The rural atmosphere and woodland character of Wynyard Park will be enhanced by the landscape design of Wellington Gardens - inspired planting, topiary, verges, heritage signage and lighting. All shared areas will be meticulously maintained by our Landscape Team.

DEVELOPMENTS BY



AT WYNYARD PARK

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HOLLYHOCK COTTAGE

WELLINGTON GARDENS · WYNYARD PARK



DEVELOPMENTS BY



HOLLYHOCK COTTAGE

A 5-BEDROOM BESPOKE BUNGALOW OF QUALITY, CONTEMPORARY IN DESIGN SET WITHIN 0.20 OF AN ACRE

Who would expect behind the traditional country face of Hollyhock Cottage to find an expansive five bedroom home.

Exceptional in design, two spacious bedrooms accompanied by ensuites adorn the first floor. Separated by a secluded roof terrace, allowing you to relax and enjoy a beautifully manicured garden.

Constructed of the highest quality hand-crafted textured brick and natural roof slate, featuring a traditional lead finish. A host of period design details to convey a feeling of heritage. Hollyhock Cottage includes a detached double garage and enough land to create a beautiful private garden.

Hollyhock Cottage is the perfect framework within which you can create your own masterpiece for living. The vital final specification of finishes, materials, technology, kitchen, bathrooms and exterior landscape designs are for you to decide – and for Joseph Homes to execute in style.

Which is what makes Hollyhock Cottage bespoke to you.

A once-in-a-lifetime opportunity.



GROUND FLOOR DIMENSIONS

| | | |
|---------------|-----------------|--------------------|
| Lounge/Dining | 4400mm x 9080mm | (14' 5" x 29' 9") |
| Kitchen | 4010mm x 6350mm | (13' 2" x 20' 10") |
| Utility | 2265mm x 2720mm | (7' 5" x 8' 11") |
| Hall | 6385mm x 3195mm | (20' 11" x 10' 6") |
| Bathroom | 2500mm x 3985mm | (8' 2" x 13' 1") |
| Bedroom 3 | 5980mm x 3540mm | (9' 7" x 11' 7") |
| Bedroom 4 | 3590mm x 3985mm | (11' 9" x 13' 1") |
| Bedroom 5 | 3775mm x 4525mm | (12' 5" x 14' 10") |
| Garage (Det.) | 5500mm x 5900mm | (18' 1" x 19' 4") |

Internal floor area 2,873 sq ft

Garage size not included.



FIRST FLOOR DIMENSIONS

| | | |
|--------------|-----------------|-------------------|
| Bedroom 1 | 5985mm x 3540mm | (19' 8" x 11' 7") |
| Bedroom 2 | 3745mm x 4770mm | (12' 3" x 15' 8") |
| Roof Terrace | 4400mm x 4010mm | (14' 5" x 13' 1") |



Please note: All illustrations are for indicative purposes only. All plans, including measurements, are approximate and are subject to change. Dimensions do not include ensuites/robes or bay windows. T&Cs apply – please visit www.josephhomes.life/terms