



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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IVY COTTAGE

WELLINGTON GARDENS · WYNYARD PARK



DEVELOPMENTS BY



IVY COTTAGE

A 3-BEDROOM BESPOKE BUNGALOW IN AN IDYLLIC, SELF-CONTAINED COMMUNITY SET WITHIN 0.20 OF AN ACRE

At the furthest corner of the lane that leads around Wellington Gardens, one of Wynyard Park's privileged gated developments, you'll discover Ivy Cottage. Specially designed in village style by our in-house architect, the finishing touches will make it exclusive to you.

Rarely available from housebuilders today, bungalows are in growing popular demand. This property offers expansive rooms, meticulously planned to create an impressive layout.

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. Ivy Cottage includes a detached double garage and enough land to create a beautiful private garden.

Ivy 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 Ivy Cottage bespoke to you.

A once-in-a-lifetime opportunity.



GROUND FLOOR DIMENSIONS

Lounge	5925mm x 3995mm	(19' 5" x 13' 1")	Lobby	3785mm x 2300mm	(12' 5" x 7' 6")
Dining/Sitting	7785mm x 3995mm	(25' 6" x 13' 1")	Hall	2395mm x 4830mm	(7' 10" x 15' 10")
Kitchen	5500mm x 7230mm	(18' 1" x 23' 8")	Boot Room	2600mm x 2595mm	(8' 6" x 8' 6")
Bedroom 1	5985mm x 3310mm	(19' 7" x 10' 10")	Utility	2700mm x 2595mm	(8' 10" x 8' 6")
Bedroom 2	4090mm x 5035mm	(13' 5" x 16' 6")	Garage (Det.)	5500mm x 5900mm	(18' 1" x 19' 4")
Bedroom 3	2830mm x 3565mm	(9' 3" x 11' 8")			

Internal floor area 2,335 sq ft

Garage size not included.

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