



A plot of real distinction.

On Wynyard Park's most prestigious thoroughfare, Musgrave Garden Lane, Meadow Cottage overlooks a beautiful garden and mature woodland – secluded but within easy reach of the main estate entrance and welcome lodge.

DEVELOPMENTS BY



AT WYNYARD PARK

Express your interest: 01740 618888 sales@josephhomes.life www.josephhomes.life

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MEADOW COTTAGE

MUSGRAVE GARDEN LANE · WYNYARD PARK



DEVELOPMENTS BY



MEADOW COTTAGE

A 5-BEDROOM BESPOKE DORMER BUNGALOW FOR GRACIOUS, SPACIOUS LIVING WITHIN 0.40 OF AN ACRE

Imagine luxury living and country style, within woodland and wild meadows of Wynyard Park. That's the glory of fabulous Meadow Cottage. Its unique blend of grandeur and charm awaits the finishing touches which will make it exclusive to you.

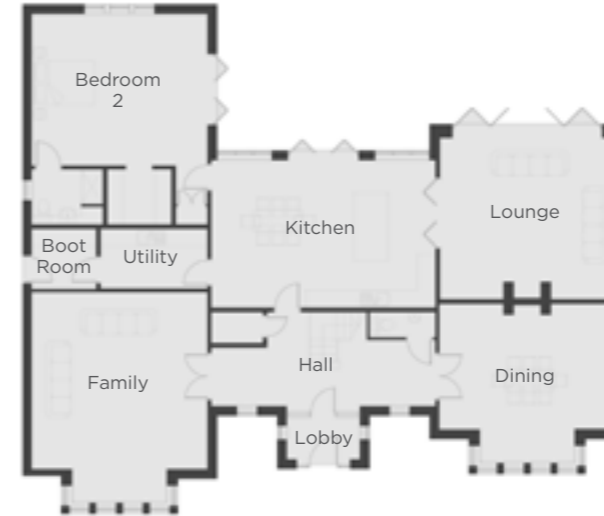
The splendid central staircase that greets you on entering tells you this is more than a bungalow. Luxurious large bedrooms with ensuites and an impressive double height lounge make this a truly stunning home.

Constructed of the highest quality hand-crafted textured brick and natural roof slate. The drive leads to a detached double garage. Meadow Cottage is designed specifically for its generous sized plot.

Impressive by any standards, what you see is just the start of what you can make it. The vital final specification of finishes, materials, technology, kitchen, bathrooms and exterior landscape designs are for you to decide – and Joseph Homes to execute in style.

Which is what makes Meadow Cottage bespoke to you.

A once-in-a-lifetime opportunity.



GROUND FLOOR DIMENSIONS

Lounge	5475mm x 5920mm	(18' x 19' 5")
Dining	4245mm x 5920mm	(13' 11" x 19' 5")
Hall	3170mm x 7615mm	(10' 5" x 24' 11")
Lobby	1440mm x 2485mm	(4' 9" x 8' 2")
Family	6000mm x 5970mm	(19' 8" x 19' 7")
Bedroom 2	5135mm x 5970mm	(16' 10" x 19' 7")
Utility	2020mm x 3625mm	(6' 7" x 11' 11")
Boot Room	2045mm x 2195mm	(6' 8" x 7' 2")
Garage (Det.)	6100mm x 6100mm	(20' 0" x 20' 0")

Internal floor area 3,789 sq ft

Garage size not included.



FIRST FLOOR DIMENSIONS

Bedroom 1	4860mm x 4500mm	(15' 11" x 14' 9")
Bedroom 3	3900mm x 4500mm	(12' 9" x 14' 9")
Bedroom 4	3010mm x 4500mm	(9' 10" x 14' 9")
Bedroom 5	2345mm x 5150mm	(7' 8" x 16' 10")



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