



A plot of real distinction.

On Wynyard Park's most prestigious thoroughfare, Musgrave Garden Lane, Poppy 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

Developments by Joseph Homes is a registered company in England & Wales. Company No: 10725165. VAT registered: 275492667.

POPPY COTTAGE

MUSGRAVE GARDEN LANE · WYNYARD PARK



DEVELOPMENTS BY



POPPY COTTAGE

A 4-BEDROOM BESPOKE DORMER BUNGALOW OF EXCLUSIVITY AND CHARM WITHIN 0.36 OF AN ACRE

This fabulous rural residence deep in Wynyard Park awaits the finishing touches which will make it exclusive to you.

The ground floor offers an array of rooms across an expansive 3,638 sq ft. The kitchen, sitting area and dining room are integrated into one breathtaking space at the heart of the home. The splendid central staircase that greets you, tells you that this is more than just a bungalow. The large bedrooms with dressing rooms and ensuites offer spacious living.

Constructed of the highest quality hand-crafted textured brick and natural roof slate. The drive leads to a detached three-car garage. Poppy 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 will make Poppy Cottage bespoke to you.

A once-in-a-lifetime opportunity.



GROUND FLOOR DIMENSIONS

Lounge	7320mm x 4680mm	(24' 0" x 15' 4")
Kitchen/Sitting	8225mm x 5520mm	(26' 11" x 18' 1")
Dining	3270mm x 4620mm	(10' 9" x 15' 2")
Utility	2120mm x 4075mm	(6' 11" x 13' 4")
Bedroom 3	5025mm x 4735mm	(16' 6" x 15' 6")
Bedroom 4	3650mm x 3490mm	(11' 12" x 11' 5")
Hall	3770mm x 5490mm	(12' 4" x 18' 0")
Garage (Det.)	6020mm x 9445mm	(19' 9" x 30' 11")

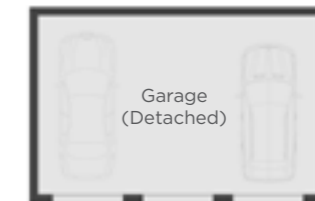
Internal floor area 3,638 sq ft

Garage size not included.



FIRST FLOOR DIMENSIONS

Bedroom 1	5275mm x 5330mm	(17' 4" x 17' 6")
Bedroom 2	5275mm x 4800mm	(17' 4" x 15' 9")
Study	2720mm x 3075mm	(8' 11" x 10' 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