

**You couldn't be more beautifully placed.**

The Beaumont is tucked away in a fold of land protected by mature woodland.

To add to the natural superiority of the location, our landscape designers have specified a host of detailed features such as planting at focal points, topiary, broad verges, cast iron signage and period lighting.



DEVELOPMENTS BY



AT WYNYARD PARK

Express your interest: 01740 618888 [sales@josephhomes.life](mailto:sales@josephhomes.life) [www.josephhomes.life](http://www.josephhomes.life)

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# PRIMROSE COTTAGE

BEAUMONT · WYNYARD PARK



DEVELOPMENTS BY



# PRIMROSE COTTAGE

A 5-BEDROOM BESPOKE COUNTRY RETREAT OF  
UTMOST LUXURY WITHIN 0.20 OF AN ACRE

Who would expect behind the mellow, traditional country face of Primrose Cottage to find the sophistication of cutting-edge living. An open-plan home, in the seclusion of lush, rolling rural wild meadows surrounded by mature woodland.

The best of both worlds await you within one of Wynyard Park's most desirable enclaves, the Beaumont. Only twelve other homes share the privilege of belonging within its gates. But none will be quite like yours. That's because Joseph Homes give you the freedom to add those tasteful finishing touches which make it exclusive to you.

Constructed of the highest quality hand-crafted textured brick and natural roof slate, featuring a traditional lead finish. A host of period design details and integral two-car garage, Primrose Cottage is designed specifically for its generous 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 Primrose Cottage bespoke to you.

A once-in-lifetime opportunity.



GROUND FLOOR DIMENSIONS

Lounge	5800mm x 5860mm	(19' 0" x 19' 3")
Kitchen/Bkfst	5000mm x 7250mm	(16' 5" x 23' 9")
Dining	4950mm x 5860mm	(16' 3" x 19' 3")
Bedroom 1	5150mm x 5860mm	(16' 10" x 19' 3")
Hall	3100mm x 5310mm	(10' 2" x 17' 5")
Lobby	1400mm x 2260mm	(4' 7" x 7' 5")
Utility	1900mm x 3000mm	(6' 2" x 9' 10")
Boot Room	1900mm x 1510mm	(6' 2" x 4' 11")
Garage	6000mm x 5860mm	(19' 8" x 19' 2")



FIRST FLOOR DIMENSIONS

Bedroom 2	4850mm x 4290mm	(15' 11" x 14' 1")
Bedroom 3	3370mm x 4350mm	(11' 1" x 14' 3")
Bedroom 4	3960mm x 4290mm	(13' x 14' 1")
Bedroom 5	2380mm x 4910mm	(7' 10" x 16' 1")
Bathroom	2210mm x 2200mm	(7' 3" x 7' 3")
Study/Balcony	2190mm x 5860mm	(7' 2" x 19' 3")

Internal floor area 3,810 sq ft

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](http://www.josephhomes.life/terms)