



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

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

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SPRINGFIELDS COTTAGE

WELLINGTON GARDENS · WYNYARD PARK



DEVELOPMENTS BY



SPRINGFIELDS COTTAGE

A 3-BEDROOM BESPOKE BUNGALOW IN A DELECTABLE, PRIVILEGED SETTING WITHIN 0.18 OF AN ACRE

This charming rural home sits within one of Wynyard Park's privileged gated developments, Wellington Gardens. Specially designed in village style by our in-house architect, Springfields Cottage awaits the finishing touches which 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. Springfields Cottage includes an integral double garage and enough land to create a beautiful private garden.

Springfields 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 Springfields Cottage bespoke to you.

A once-in-a-lifetime opportunity.



GROUND FLOOR DIMENSIONS

Lounge	5755mm x 3950mm	(18' 10" x 12' 11")	Lobby	3745mm x 2275mm	(12' 3" x 7' 5")
Dining/Sitting	6740mm x 3950mm	(22' 1" x 12' 11")	Hall	2350mm x 4885mm	(7' 9" x 16' 0")
Kitchen	5525mm x 4500mm	(18' 1" x 14' 9")	Boot Room	2750mm x 2380mm	(9' 0" x 7' 10")
Bedroom 1	5965mm x 3295mm	(19' 6" x 10' 10")	Utility	2675mm x 2380mm	(8' 9" x 7' 10")
Bedroom 2	4160mm x 4990mm	(13' 8" x 16' 4")	Garage	5570mm x 6090mm	(18' 3" x 19' 11")
Bedroom 3	2880mm x 3520mm	(9' 5" x 11' 6")			

Internal floor area 2,648 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