





The Wooton

4 Bedroom | Detached House

House: 1329 sq ft | 124 sq m
Garage: 167 sq ft | 15.5 sq m

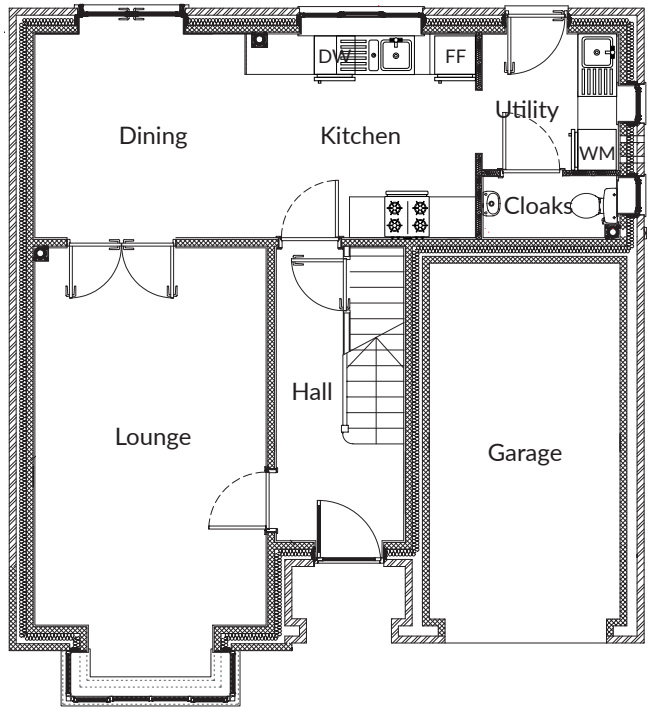
The Wooton is an impressive four-bedroom detached home that beautifully combines timeless design with modern family living.

Step into a spacious hallway leading to a light-filled lounge, ideal for relaxing after a busy day. At the heart of the home lies an open-plan kitchen and dining area, where French doors open onto the garden - perfect for family gatherings or cosy evenings in.

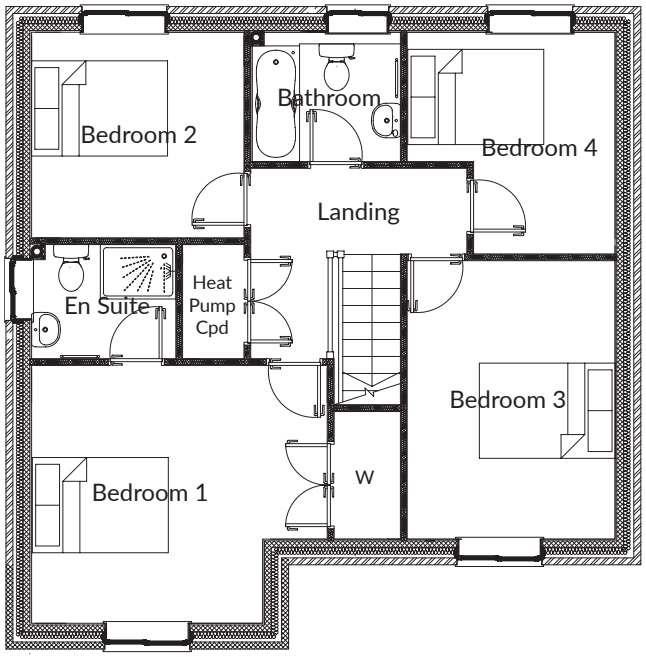
Practicality has been carefully considered throughout, with a utility room to keep household tasks tucked away, plus a cloakroom and integral garage for everyday convenience.

Upstairs, four generous bedrooms provide space for everyone. The master suite offers a peaceful retreat with a stylish en-suite, while the remaining bedrooms share a high-spec family bathroom. Ample storage and elegant finishes ensure The Wooton meets modern family needs without compromising on charm.

Built with sustainability in mind, The Wooton features high-performance insulation, energy-saving glazing, air source heat pumps, and low-energy lighting - ensuring year-round comfort, lower running costs, and a greener way of living.



Ground Floor



First Floor

Room	Dimensions (m)	Dimensions (ft)
Hall	4.3 x 1.9	15.8 × 6.2
Clks	0.9 x 2.0	3.0 × 6.6
Lounge	5.5 × 3.4 (into bay 6.3)	20.7 × 9.8
Dining/Kitchen	3.0 x 6.5	9.8 × 21.3
Utility	2.0 x 2.0	6.6 × 6.6
Garage	5.2 x 2.8	17.1 × 9.2

Room	Dimensions (m)	Dimensions (ft)
Bedroom 1	3.8 x 4.3	12.5 × 14.1
En Suite	1.7 x 2.1	5.6 × 6.9
Bedroom 2	3.0 x 3.1	9.8 × 10.2
Bedroom 3	4.1 x 3.1	13.5 × 10.2
Bedroom 4	3.3 x 3.1	10.8 × 10.2
Bathroom	1.9 x 2.2	6.2 × 7.2

Please note that this illustration is an example of this house type, all dimensions indicated are approximate and furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of all the illustrations and may be detached or semi-detached. Materials used may differ from plot to plot, including render, brick and roof tile colours. Detailed plans and specifications are available for inspection for each plot from our sales office and buyers must check their individual specifications prior to making a reservation.

Key:

WM – Plumbing & space for Washing Machine
DW – Plumbing & space for Dishwasher
FF – Integrated Fridge Freezer
W - Wardrobe

Tel. 01691 682194 | **Email.** info@dennisedwards.co.uk | **Web.** dennisedwards.co.uk

THE MULBERRIES · DUDLESTON HEATH ·

Dennis EDWARDS HOMES