

MARRAM

A prestigious residence of sophisticated lines and imaginative architecture. This flexible design offers three reception rooms plus a ground floor study, up to six bedrooms and a detached double garage with pitched roof.

Beautifully flexible to build space into family life and to accommodate time spent working from home, the Marram presents an impressive choice, evidenced from outside in the steep gables and lowered eaves that lend the property a refined air of distinction.

Marram



Three open plan reception rooms include a large sitting room, separate dining room and a friendly family room separated from the kitchen by a breakfast bar which all helps to keep the conversation flowing and the family together.

Off the kitchen is a utility room and adjacent is a private study. Glass doors bring sunlight into the entire ground floor with French doors leading to the garden and a large bay window expanding the airiness of the sitting room. Downstairs also

boasts a cloakroom and understairs storage plus the warming addition of a class one fire with a brick built chimney – such a rare but wonderfully welcome sight these days.

Via the first, straight staircase and an expansively airy landing, you are led to the master en suite bedroom and three further bedrooms. A distinguishing feature are stylish sloping ceilings afforded by the lowered eaves of this house style. The family bathroom is a gleaming spa arrangement of Villeroy & Boch sanitary ware with Hansgrohe designer fittings.

A second kite-winder style staircase leads up to a beautiful loft, lit by Velux roof lights. This is presented in the standard Marram as bedroom 5 with a separate dressing room and en-suite with corner shower. Bespoke options are also available, when you reserve your plot early, to turn the loft into two bedrooms with a shower room or to create a single space perhaps for a home gym, games room, music room or au pair studio. Quotations are offered for your bespoke space, subject to planning consent and building regulations.

- 4 double bedrooms, 1 single bedroom.
- Bespoke loft space with bedroom(s) shower & dressing room.
- Master bedroom with en-suite shower room.
- Separate living room and dining room.
- Family room and kitchen with peninsula breakfast bar.
- Separate ground floor study.
- Detached double garage with pyramid roof and remote opening option.

Detached luxury residence with a 4, 5 or 6 bedroom layout utilising a fashionable loft

Chelmere Homes
Distinguished by Design and Detail

GROUND FLOOR



2ND FLOOR, OPTION 1



1ST FLOOR



2ND FLOOR, OPTION 2



SPECIFICATIONS

Ground Floor	Dimensions (metric, mm)	Dimensions (imperial, feet)
Lounge	5153 x 3691	16' 10" x 12' 1"
Study	2504 x 2804	8' 2" x 9' 2"
Utility	2504 x 1620	8' 2" x 5' 3"
WC	985 x 1900	3' 2" x 6' 2"
Kitchen/Dining *	9429 x 4130	30' 11" x 13' 6"

1 st Floor	Dimensions (metric, mm)	Dimensions (imperial, feet)
Bed 1 *	4790 x 4422	15' 8" x 14' 6"
Ensuite *	2523 x 2332	8' 3" x 7' 7"
Bed 2 *	3700 x 3901	12' 1" x 12' 9"
Bathroom *	2903 x 2423	9' 6" x 7' 11"
Bed 3	4205 x 2538	13' 9" x 8' 3"
Bed 4	2700 x 2423	8' 10" x 7' 11"

2 nd floor	Dimensions (metric, mm)	Dimensions (imperial, feet)
Dressing Area	2428 x 2800	7' 11" x 9' 2"
Bed 5	4391 x 2903	14' 4" x 9' 6"
Ensuite	1900 x 1900	6' 2" x 6' 2"
Study *	2600 x 2700	8' 6" x 8' 10"

* Sizes displayed are at maximum