




PRESENTS



EARLS
PLACE



OWL HOMES

Owl Homes is a privately-owned, forward-thinking home builder, specialised in producing sustainable, high-quality residential properties across the Midlands.

Committed to the Consumer Code for New Home Builders, our customers are at the heart of what we do. This is why we put passion and careful consideration into the design, specification and construction of every new home we create.

We possess the skills, experience and creative flair to combine traditional values with contemporary trends and practical modern design to produce homes that are a joy to live in.

Plus, we believe that buying a new home should be exciting and stress-free. This is why when you reserve a property with Owl Homes, we'll make the legal and financial process as smooth and as simple as possible, providing a first-rate level of customer satisfaction both before and after you've moved in.

So, come and see us and discover your next move, we look forward to welcoming you home.



EARLS PLACE

Nestled to the south of the charming Leicestershire village of Desford is where you'll find Earls Place. Comprising 84 two, three, four and five bedroom homes this thoughtfully-designed development offers plenty of choice for all homeowners, from first time buyers and young couples to growing families or those looking to downsize. Desford sits just 7.5 miles from Leicester city centre and boasts an active community including local pubs, sports club, village hall, medical centre, library, nurseries, an Ofsted rated 'Outstanding' school and two churches.

Homes at Earls Place are traditionally constructed and highly energy efficient. A range of detached, semi-detached and terraced properties ensure there is something to cater for all tastes, with each home benefiting from an extremely versatile internal layout as well as private garage or driveway. For extra kerb appeal, decorative features such as timber bargeboard, chalk white rendering and coloured front doors are also included. Plus with many of the homes enjoying views over the surrounding Leicestershire countryside and farmland, it's easy to see why Earls Place is an ideal choice for your next move.

Desford truly offers the best of town and country living. The village has an array of independent shops, including a post office, Co-op, beautician and hairdresser, as well as several restaurants, cafes and takeaways to tempt and treat the tastebuds. Two village pubs, The Blue Bell and The Lancaster Arms, serve classic country fare amid cosy log fires enabling you to enjoy an evening out with friends or family. Staying healthy and active is easy too, as the village has its own fitness club, 'Sport in Desford'. Facilities include a gym, bowling green, sports pitches and a fitness studio with timetabled classes.



In nearby Leicester, you'll discover ample entertainment. From shopping at the Highcross, watching a film at the Showcase or Odeon cinemas or cheering on the city's hugely successful rugby, football or basketball teams, this vibrant city has much to offer, not forgetting the annual Caribbean carnival and Diwali celebrations, both spectacular occasions. For family fun, why not visit the National Space Centre, King Richard III Visitor Centre, Tropical Birdland or Twycross Zoo, all within a short drive of Earls Place.

An excellent location for young families, Desford has both primary and secondary schools within the village. The Desford Community Primary School takes pupils from ages 4-11 and from there children move to the Ofsted 'Outstanding' rated Bosworth Academy, which teaches pupils all the way through to 18. Nearby independent schools include The Dixie Grammar School in Market

Bosworth and Leicester High School for Girls, both exemplary choices. For higher and further education, Leicestershire has several leading colleges and three world-class universities.

Living at Earls Place means you will be well-connected for local, national and international travel. The M1 and M69 motorways are within a 15 minute drive, ideal for journeys to Coventry, Birmingham or as far as London or Leeds. Leicester train station is also hugely accessible and offers direct routes to London St Pancras, Birmingham New Street, Sheffield and Cambridge. For international travel, East Midlands Airport is just 16.5 miles away.

With its contemporary collection of stylish new homes in a sought-after village location, it's surely time to make your move to Earls Place.



Earls Place

Development Layout

- Love 2 bedroom home
- Bracken 2 bedroom home
- Healey 3 bedroom home
- Worsley 3 bedroom home
- Guscott 3 bedroom home
- Greenwood 3 bedroom home
- Ravenscroft 4 bedroom home
- Cotton 4 bedroom home
- Leonard 4 bedroom home
- Croft 4 bedroom home
- Farrell 5 bedroom home
- Shared Ownership
- Affordable Housing Rented

BCP Bin Collection Point

P.R.O.W Public Rights Of Way





EARLS
PLACE

Love Plots 1, 18, 19 & 20



The Love is a charming, two-bedroom bungalow with private driveway parking and a single standalone garage. Situated along the front of Earls Place overlooking Peckleton Lane, the Love is available detached or semi-detached and is perfect for downsizers or those looking for something easier to manage.

At the front of the property, you'll find two double bedrooms, each with plenty of natural light.

Moving along the L-shaped hallway leads you to the stylish master bathroom before reaching the open plan kitchen/diner, which features a personnel door to your generous rear garden, ideal for those with green fingers!

The Love's final space is an extensive lounge, which also features French doors opening onto the garden.



GROUND FLOOR

Lounge

4.94m (max) x 2.99m (max) 16'2" x 9'8"

Kitchen/Dining

3.36m x 3.85m 11' x 12'6"

Bedroom 1

4.12m x 2.77m (max) 13'5" x 9'1"

Bedroom 2

4.04m x 2.63m 13'2" x 8'6"

Bathroom

2.26m x 1.94m 7'4" x 6'3"

TOTAL SQFT

699

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Please enquire for further details.

The floor plans depict typical layout of this house. For the exact plot specification, details of external and internal dimensions, please consult your Sales Representative.

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EARL'S
PLACE

Bracken Plots 26 - 28, 36 - 39, 55, 56 81, 82



Perfect for first-time buyers or young couples, the Bracken is a charming two-bedroom home with two private parking spaces and available at Earl's Place as a semi-detached, terrace or end terrace home. The Bracken's ground floor comprises an

extensive hallway, kitchen, cloakroom and L-shaped lounge/diner with French doors leading out to the rear garden. On the first floor, two bright double bedrooms and a family bathroom make the Bracken the ideal starter home.



GROUND FLOOR

Lounge

3.63m (max) x 4.15m (max) 11'10" x 13'7"

Kitchen

2.06m x 4.07m 6'9" x 13'4"



FIRST FLOOR

Bedroom 1

3.18m x 4.15m 10'4" x 13'7"

Bedroom 2

2.94m x 4.15m 9'7" x 13'7"

Bathroom

1.93m x 1.90m 6'3" x 6'2"

TOTAL SQFT

710

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EARLS
PLACE

Bracken Plot 83



Perfect for first-time buyers or young couples, the Bracken is a charming two-bedroom home with two private parking spaces and available at Earls Place as a semi-detached, terrace or end terrace home. The Bracken's ground floor comprises an

extensive hallway, kitchen, cloakroom and L-shaped lounge/diner with French doors leading out to the rear garden. On the first floor, two bright double bedrooms and a family bathroom make the Bracken the ideal starter home.



GROUND FLOOR

Lounge

3.63m (max) x 4.15m (max) 11'10" x 13'7"

Kitchen

2.06m x 4.07m 6'9" x 13'4"



FIRST FLOOR

Bedroom 1

3.18m x 4.15m 10'4" x 13'7"

Bedroom 2

2.94m x 4.15m 9'7" x 13'7"

Bathroom

1.93m x 1.90m 6'3" x 6'2"

TOTAL SQFT

710

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EARLS
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Healey Plots 59, 60, 78 & 79



An attractive, semi-detached three-bedroom home, the Healey has a characterful design and features. A subtle, L-shaped entranceway reveals an extended hallway, cloakroom, open plan kitchen/diner and impressive lounge, which extends the full width of the house, also offering access to the rear garden through French doors.

Upstairs, the Healey has a large master bedroom with en-suite shower room, a stylish family bathroom and two guest bedrooms, one of which would make an ideal home office.

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GROUND FLOOR

Lounge

3.48m x 4.70m

11'5" x 15'5"

Kitchen/Dining

5.20m x 2.61m

17" x 8'6"



FIRST FLOOR

Bedroom 1

2.86m (max) x 4.70m (max)

9'4" x 15'5"

Bedroom 2

3.85m x 2.60m

12'7" x 8'6"

Bedroom 3

2.72m x 2.00m

8'11" x 6'6"

Bathroom

1.87m x 2.60m

6'1" x 8'6"

Bedroom 1 En-suite

1.24m x 2.23m (max)

4' x 7'3"

TOTAL SQFT

970

The floor plans depict typical layout of this house. For the exact plot specification, details of external and internal dimensions, please consult your Sales Representative.

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EARLS
PLACE

Worsley Plot 3



A classic family home, there are just two Worsley's at Earls Place each with its own distinctive character. The living space of this detached, three-bedroom home remains largely the same. A welcoming entranceway leads to a large lounge, which extends the full depth of the house and offers access to the outdoors through a set of French doors with side windows.

On the opposite side of the ground floor, an open plan kitchen/diner offers a superb space for the family to unwind and also has its own set of French doors leading out to the garden. The first floor has a spacious master bedroom with a substantial en-suite, while a family bathroom and two further bedrooms mean plenty of space for children and guests.

This imagery viewpoint is within an open space area. It's purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical home of this type. External materials, finishes, landscaping and the position of garages may vary throughout the development. Properties may be built handed (mirror image).
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GROUND FLOOR

Lounge

4.93m (max) x 3.78m (max) 16'2" x 12'4"

Kitchen/Dining

4.93m x 3.35m 16'2" x 11'



FIRST FLOOR

Bedroom 1

3.39m x 3.43m (max) 11'1" x 11'3"

Bedroom 2

2.80m x 3.18m 9'2" x 10'4"

Bedroom 3

3.05m x 2.03m 10' x 6'7"

Bathroom

2.64m x 2.02m 8'7" x 6'6"

Bedroom 1 Ensuite

3.39m x 2.0m 11'1" x 6'6"

TOTAL SQFT 984

The floor plans depict typical layout of this house. For the exact plot specification, details of external and internal dimensions, please consult your Sales Representative.

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EARLS
PLACE

Worsley Plot 30



A classic family home, there are just two Worsley's at Earls Place each with its own distinctive character. The living space of this detached, three-bedroom home remains largely the same. A welcoming entranceway leads to a large lounge, which extends the full depth of the house and offers access to the outdoors through a set of French doors with side windows.

On the opposite side of the ground floor, an open plan kitchen/diner offers a superb space for the family to unwind and also has its own set of French doors leading out to the garden. The first floor has a spacious master bedroom with a substantial en-suite, while a family bathroom and two further bedrooms mean plenty of space for children and guests.

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GROUND FLOOR

Lounge

4.93m (max) x 3.35m (max) 16'2" x 11'

Kitchen/Dining

4.93m x 3.35m 16'2" x 11'



FIRST FLOOR

Bedroom 1

3.39m x 3.43m (max) 11'1" x 11'3"

Bedroom 2

2.80m x 3.18m 9'2" x 10'4"

Bedroom 3

3.05m x 2.03m 10' x 6'7"

Bathroom

2.64m x 2.02m 8'7" x 6'6"

Bedroom 1 Ensuite

3.39m x 2.0m 11'1" x 6'6"

TOTAL SQFT 984

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EARLS
PLACE

Guscott Plots 29, 32, 58, 77, 80 & 84



The Guscott is a stylish, three-bedroom home offering plenty of kerb appeal with a choice of two external elevations, private parking and a single standalone garage. The Guscott is ideally suited for growing families or those who like to entertain. On the ground floor, you'll find an impressive

entrance way, cloakroom, spacious kitchen/diner with plenty of natural light and a large lounge that extends the full depth of the property. Upstairs, the Guscott has a fantastic master bedroom with a generous en-suite shower room, two guest bedrooms and a family bathroom.

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GROUND FLOOR

Lounge

3.25m x 4.92m (max) 10'7" x 16'1"

Kitchen/Dining

3.25m x 4.93m 10'7" x 16'2"



FIRST FLOOR

Bedroom 1

3.30m x 3.63m 10'8" x 11'9"

Bedroom 2

3.29m x 2.63m 10'8" x 8'7"

Bedroom 3

3.29m x 2.20m 10'8" x 7'2"

Bathroom

2.00m x 2.51m 10'8" x 11'9"

Bedroom 1 Ensuite

3.30m x 1.4m 10'9" x 4'6"

TOTAL SQFT 984

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EARLS
PLACE

Guscott Plots 16, 61 & 68



The Guscott is a stylish, three-bedroom home offering plenty of kerb appeal with a choice of two external elevations, private parking and a single standalone garage. The Guscott is ideally suited for growing families or those who like to entertain. On the ground floor, you'll find an impressive

entrance way, cloakroom, spacious kitchen/diner with plenty of natural light and a large lounge that extends the full depth of the property. Upstairs, the Guscott has a fantastic master bedroom with a generous en-suite shower room, two guest bedrooms and a family bathroom.

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GROUND FLOOR

Lounge

3.25m x 4.92m 10'7" x 16'1"

Kitchen/Dining

3.69m x 4.93m 12'1" x 16'2"



FIRST FLOOR

Bedroom 1

3.30m x 3.63m 10'8" x 11'9"

Bedroom 2

3.29m x 2.63m 10'8" x 8'7"

Bedroom 3

3.29m x 2.20m 10'8" x 7'2"

Bathroom

2.00m x 2.51m 10'8" x 11'9"

Bedroom 1 Ensuite

3.30m x 1.4m 10'9" x 4'6"

TOTAL SQFT 984

The floor plans depict typical layout of this house. For the exact plot specification, details of external and internal dimensions, please consult your Sales Representative.

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EARLS
PLACE

Greenwood Plots 17, 66, 67



The Greenwood is a three-bedroom home with contemporary yet comfortable living spaces and available at Earls Place as a detached or semi-detached home. The ground floor boasts a generous living room which leads to an open plan kitchen/dining area complete with French doors to the rear garden.

On the first floor, you will find an impressive master bedroom featuring an en suite shower room, whilst two further bedrooms and a main bathroom complete the upstairs layout of this lovely home. Selected plots also benefit from a single standalone garage.

This imagery viewpoint is within an open space area. It's purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical home of this type. External materials, finishes, landscaping and the position of garages may vary throughout the development. Properties may be built handed (mirror image).
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GROUND FLOOR

Lounge

5.21m x 3.35m 17'1" x 11'

Kitchen/Dining

5.57m x 3.44m 18'3" x 11'3"



FIRST FLOOR

Bedroom 1

4.47m x 3.90m 14'7" x 12'8"

Bedroom 2

3.70m (max) x 2.56m 12'1" x 8'4"

Bedroom 3

2.91m x 3.10m (max) 9'5" x 10'2"

Bathroom

1.90m x 2.00m 6'2" x 6'6"

Bedroom 1 Ensuite

2.35m x 1.35m (max) 7'7" x 4'4"

TOTAL SQFT 1070

The floor plans depict typical layout of this house. For the exact plot specification, details of external and internal dimensions, please consult your Sales Representative.

All dimensions are + or - 50mm and floor plans are not shown to scale.



EARLS
PLACE

Greenwood Plots 4, 31, 57, 63, 75 & 76



The Greenwood is a three-bedroom home with contemporary yet comfortable living spaces and available at Earls Place as a detached or semi-detached home. The ground floor boasts a generous living room which leads to an open plan kitchen/dining area complete with French doors to the rear garden.

On the first floor, you will find an impressive master bedroom featuring an en suite shower room, whilst two further bedrooms and a main bathroom complete the upstairs layout of this lovely home. Selected plots also benefit from a single standalone garage.

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GROUND FLOOR

Lounge

5.21m x 3.35m

17'1" x 11'

Kitchen/Dining

5.57m x 3.44m

18'3" x 11'3"



FIRST FLOOR

Bedroom 1

4.47m x 3.90m

14'7" x 12'8"

Bedroom 2

3.70m (max) x 2.56m

12'1" x 8'4"

Bedroom 3

2.91m x 3.10m (max)

9'5" x 10'2"

Bathroom

1.90m x 2.00m

6'2" x 6'6"

Bedroom 1 Ensuite

2.35m x 1.35m (max)

7'7" x 4'4"

TOTAL SQFT

1070

The floor plans depict typical layout of this house. For the exact plot specification, details of external and internal dimensions, please consult your Sales Representative.

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EARLS
PLACE

Ravenscroft Plots 47 & 54



The Ravenscroft is a distinctive, four-bedroom, detached family home, benefiting from private parking and a single standalone garage. The ground floor is truly spectacular; entering the substantial hallway and turning left, you'll find the lounge, which has three large windows offering ample natural light. Across the hallway is the heart of the Ravenscroft, its magnificent kitchen/dining/family room. Extending the full depth of the house,

this inviting space also features a breakfast bar, French doors to the rear garden and a connecting utility room. The first floor is similarly striking. A galleried landing leads to three guest bedrooms, an elegant family bathroom and the superb master suite with fitted wardrobes and en-suite shower room.

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GROUND FLOOR

Lounge

3.35m x 5.80m 10'11" x 19'

Kitchen/Dining

3.35m x 5.81m (max) 10'11" x 19'1"

Utility

1.48m x 1.80m 4'9" x 5'10"



FIRST FLOOR

Bedroom 1

3.38m (max) x 3.77m (max) 11'1" x 12'4"

Bedroom 2

3.40m x 2.76m 11'1" x 9'

Bedroom 3

3.02m (max) x 2.95m (max) 9'9" x 9'8"

Bedroom 4

3.40m x 1.93m 11'1" x 6'3"

Bathroom

1.89m x 1.90m 6'2" x 6'2"

Bedroom 1 Ensuite

1.20m x 1.90m 3'9" x 6'2"

TOTAL SQFT 1224

The floor plans depict typical layout of this house. For the exact plot specification, details of external and internal dimensions, please consult your Sales Representative.

All dimensions are + or - 50mm and floor plans are not shown to scale.



EARLS
PLACE

Cotton Plots 48 & 62



A striking four-bedroom home, the Cotton is perfect for growing families. Its spacious ground floor includes a welcoming hallway, cloakroom, substantial lounge/family room and a contemporary kitchen/diner that would certainly become the hub of the home. With access to the garden via French doors, this space also has an adjacent utility room with personnel door, perfect for containing muddy feet or paws!

The Cotton's first floor features a master bedroom with en-suite shower room, a stylish bathroom, two guest bedrooms and a single bedroom, which would also make an excellent home office or study. The Cotton also benefits from a single garage and private driveway.

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GROUND FLOOR

Lounge

4.49m (max) x 4.69m (max) 14'7" x 15'4"

Kitchen/Dining

5.63m (max) x 3.45m (max) 18'5" x 11'3"

Utility

2.90m x 1.57m 9'5" x 5'1"



FIRST FLOOR

Bedroom 1

3.31m x 4.49m (max) 10'10" x 14'8"

Bedroom 2

3.91m x 2.83m 12'9" x 9'3"

Bedroom 3

3.09m x 2.72m 10'1" x 8'11"

Bedroom 4

2.50m x 2.90m 8'2" x 9'6"

Bathroom

2.90m (max) x 1.78m (max) 9'6" x 5'10"

Bedroom 1 Ensuite

1.20m x 2.83m 3'9" x 9'3"

TOTAL SQFT 1308

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EARLS
PLACE

Leonard Plots 51 & 52



Thoughtfully designed and boasting plenty of kerb appeal, the Leonard is an ideal detached family home. With a characterful L-shape, the Leonard's exterior has an attractive porch and feature detailing. Inside, the ground floor comprises a generous lounge with cosy bay window, dedicated home office, cloakroom and a superb kitchen/diner/family room extending the full width of the property. For those with green fingers, the rear garden is accessible through both the French doors

and a personnel door from the adjacent utility room. Upstairs, a galleried landing leads to a stunning master bedroom with en-suite shower room, family bathroom and three double bedrooms, so plenty of space for children and guests. The Leonard also benefits from a detached double garage and private driveway.

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GROUND FLOOR

Lounge

4.68m (max) x 3.79m (max) 15'4" x 12'5"

Kitchen/Dining/Family

8.79m (max) x 3.55m (max) 28'10" x 11'7"

Utility

2.81m x 1.65m 9'2" x 5'4"

Study

2.81m x 2.20m 9'2" x 7'2"



FIRST FLOOR

Bedroom 1

3.79m x 3.50m 12'5" x 11'5"

Bedroom 2

3.41m x 2.98m 11'2" x 9'9"

Bedroom 3

3.27m x 2.87m 10'8" x 9'4"

Bedroom 4

2.89m x 2.85m 9'5" x 9'4"

Bathroom

1.88m x 2.75m 6'2" x 9'0"

Bedroom 1 Ensuite

1.20m x 2.98m 3'11" x 9'9"

TOTAL SQFT

1403

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All dimensions are + or - 50mm and floor plans are not shown to scale.



EARLS
PLACE

Croft Plots 49 & 53



A stunning detached home with four generous bedrooms and spacious living areas, the Croft was designed with modern life in mind. An impressively-sized living room sits at the front of the property, whilst to the rear, a contemporary open plan kitchen/dining area with French doors to the garden provides access to a convenient utility room.

Upstairs, there is a sumptuous master bedroom with an en-suite shower room, plus three additional bedrooms and a family bathroom with a bath and separate shower. The Croft's at Earls Place all benefit from a single standalone garage, and private parking whilst the external elevations offer two different designs.

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GROUND FLOOR

Lounge

5.28m (max) x 5.08m 17'3" x 16'7"

Kitchen/Dining

6.26m x 3.75m (max) 20'5" x 12'3"

Utility

1.60m x 3.12m 5'2" x 10'2"



FIRST FLOOR

Bedroom 1

4.45m x 4.01m (max) 14'6" x 13'2"

Bedroom 2

3.17m x 3.85m (max) 10'4" x 12'6"

Bedroom 3

3.42m x 2.76m 11'2" x 9'1"

Bedroom 4

3.18m (max) x 2.70m 10'4" x 8'9"

Bathroom

1.90m x 2.67m 6'2" x 8'8"

Bedroom 1 Ensuite

2.65m x 1.20m 8'7" x 3'9"

TOTAL SQFT 1500

The floor plans depict typical layout of this house. For the exact plot specification, details of external and internal dimensions, please consult your Sales Representative.

All dimensions are + or - 50mm and floor plans are not shown to scale.



EARLS
PLACE

Croft Plots 2 & 64



A stunning detached home with four generous bedrooms and spacious living areas, the Croft was designed with modern life in mind. An impressively-sized living room sits at the front of the property, whilst to the rear, a contemporary open plan kitchen/dining area with French doors to the garden provides access to a convenient utility room.

Upstairs, there is a sumptuous master bedroom with an en-suite shower room, plus three additional bedrooms and a family bathroom with a bath and separate shower. The Croft's at Earls Place all benefit from a single standalone garage, and private parking whilst the external elevations offer two different designs.

This imagery viewpoint is within an open space area. It's purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical home of this type. External materials, finishes, landscaping and the position of garages may vary throughout the development. Properties may be built handed (mirror image).
Please enquire for further details.



GROUND FLOOR

Lounge

5.28m (max) x 5.08m 17'3" x 16'7"

Kitchen/Dining

6.26m x 3.75m (max) 20'5" x 12'3"

Utility

1.60m x 3.12m 5'2" x 10'2"



FIRST FLOOR

Bedroom 1

4.45m x 4.01m (max) 14'6" x 13'2"

Bedroom 2

3.17m x 3.85m (max) 10'4" x 12'6"

Bedroom 3

3.42m x 2.76m 11'2" x 9'1"

Bedroom 4

3.18m (max) x 2.70m 10'4" x 8'9"

Bathroom

1.90m x 2.67m 6'2" x 8'8"

Bedroom 1 Ensuite

2.65m x 1.20m 8'7" x 3'9"

TOTAL SQFT 1500

The floor plans depict typical layout of this house. For the exact plot specification, details of external and internal dimensions, please consult your Sales Representative.

All dimensions are + or - 50mm and floor plans are not shown to scale.



EARLS
PLACE

Farrell Plot 50 & 65



Thoughtfully designed for busy family life, the Farrell is a five-bedroom detached home with plenty of space for entertaining, relaxing or working. The ground floor features a welcoming hallway, cloakroom, sizeable home office or snug, and lounge with a cosy fireplace but what sets the Farrell apart is its superb kitchen/diner/family room. Extending the full width of the house, the kitchen offers rear garden access through bespoke bifold doors as well as an adjacent utility room with

a personnel door, perfect for containing muddy feet or paws! Upstairs, a galleried landing reveals five bedrooms and a family bathroom. Both the master and bedroom 2 have en-suites, whilst the three additional bedrooms could be used for children, guests or as a home office or hobby room. The Farrell also benefits from a detached double garage and private driveway.

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Please enquire for further details.



GROUND FLOOR

Lounge	
4.42m x 3.70m	14'5" x 12'1"
Kitchen/Dining/Family	
10.3m x 3.80m (Max)	33'8" x 12'5"
Utility	
3.55m x 1.60m	11'6" x 5'3"
Study	
3.15m (max) x 3.60m (max)	10'3" x 11'8"



FIRST FLOOR

Bedroom 1	
4.30m (max) x 3.60m	14'1" x 11'8"
Bedroom 2	
3.89m x 3.10m	12'8" x 10'2"
Bedroom 3	
3.89m x 3.10m	12'8" x 10'2"
Bedroom 4	
3.40m x 2.94m (max)	11'2" x 9'6"
Bedroom 5	
2.38m x 2.71m	7'8" x 8'9"
Bathroom	
2.36m (max) x 2.57m	7'7" x 8'4"
Bedroom 1 Ensuite	
2.56m x 1.59m	8'4" x 5'2"
Bedroom 2 Ensuite	
2.38m x 1.39m	7'8" x 4'6"
TOTAL SQFT	1851

The floor plans depict typical layout of this house. For the exact plot specification, details of external and internal dimensions, please consult your Sales Representative.

All dimensions are + or - 50mm and floor plans are not shown to scale.

EARLS PLACE Specification

Kitchen

Individually designed kitchens for Owl Homes.
Samsung integrated appliances to include induction hob, single oven and chimney hood.
Samsung Integrated dishwasher and fridge freezer.
Integrated washing machine to selected plots.

Bathroom, En-Suite & Cloakroom

White contemporary sanitaryware by Roca with polished chrome brassware by Bristan.
Ensuite to master bedroom.
Ensuite to second bedroom on selected plots.
Full height ceramic wall tiling to shower areas, half height to sanitary appliances and bath.
Shaver socket to family bathroom.

Bedroom

Fitted wardrobes to the master bedroom on selected plots.
Slimline TV point to the master bedroom only.

Electrical & Lighting

LED downlighters to kitchen, family bathroom and ensembles.

Electrical socket with integrated USB to lounge, master bedroom, open plan living area and kitchen.

Security & Peace of Mind

10 year NHBC warranty.

Smoke and heat detectors to be fitted.

Carbon Monoxide alarm.

External Detail

Turfed garden areas with paved patios and pathways.

External Tap.

External lights to the front and rear.

Aluminium bi-fold doors to selected plots.

Additional Information

For those customers who purchase early on in the construction process, there is also the opportunity to personalise your Owl Home with a choice of finishes and upgrades - all of which will help make your home ready for your desired taste, from the day you move in.





Aspiring to be different

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