

Development Layout



HANDLEY PLACE

Handley Place, Locking, BS24 7LX





Important Notice
The development layout is intended for illustrative purposes only and may change, for example, in response to market demand or ground conditions. It should be treated as general guidance and cannot be relied upon as accurately describing any one of the specified matters prescribed by any order made under Property Misdescriptions act. Landscaping is indicative. Please refer to the Landscape Plan available from our Sales Consultant or Selling Agent. SMP 60028/December 2021

THE GARNET

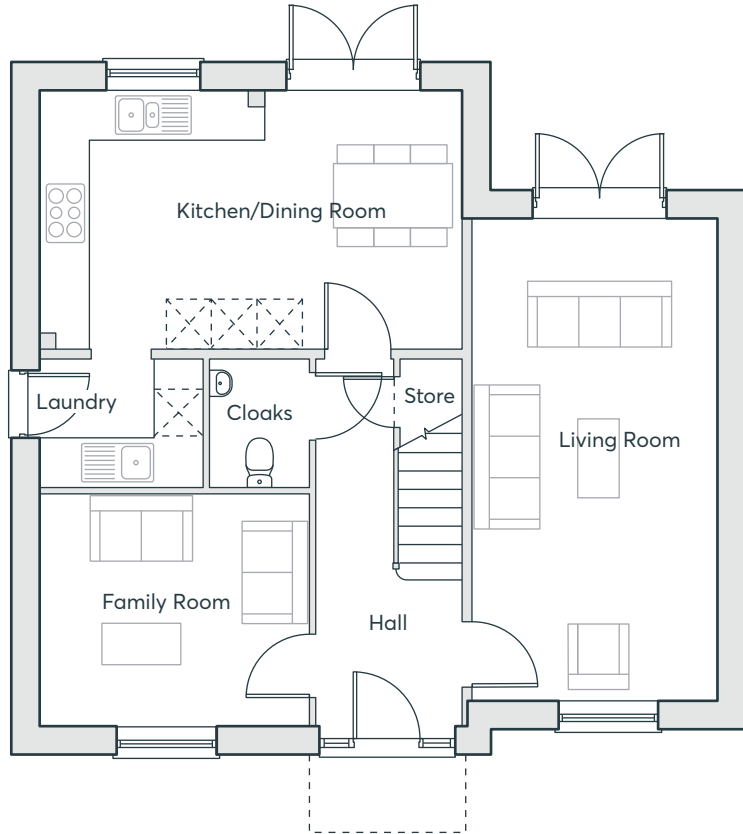
- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Living room with French doors to the rear garden
- Separate family room
- Downstairs cloakroom
- Laundry room off the kitchen
- Master bedroom with en-suite and walk-in wardrobe
- Fitted wardrobe in second bedroom
- Full gas fired central heating and Nest
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- Ring 2 doorbell
- Magnetic plaster feature wall

**FOUR
BEDROOM
HOME**

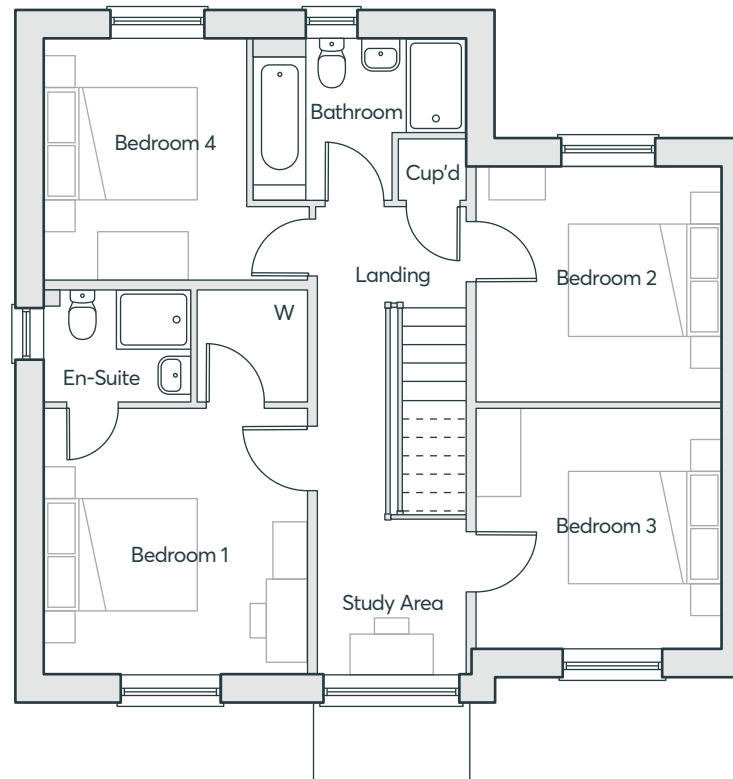
**HANDLEY PLACE
LOCKING**

 **ST.MODWEN
HOMES**

THE GARNET



GROUND FLOOR



FIRST FLOOR

FOUR BEDROOM HOME

Living Room	6.38m x 3.23m	20'11" x 10'7"
Family room	3.56m x 3.07m	11'8" x 10'1"
Kitchen/Dining	5.59m x 3.41m	18'4" x 11'2"
Laundry Room	2.16m x 1.69m	7'1" x 5'6"
Cloakroom	1.69m x 1.31m	5'6" x 4'4"
Bedroom 1	3.53m x 3.48m	11'7" x 11'5"
En-suite	1.95m x 1.51m	6'5" x 4'11"
Bedroom 2	3.29m x 3.08m	10'9" x 10'1"
Bedroom 3	3.26m x 3.21m	10'8" x 10'6"
Bedroom 4	3.51m x 3.17m	11'6" x 10'5"
Bathroom	2.82m x 2.10m	9'3" x 6'11"

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SMP 60028/April 2020

THE BARLOW

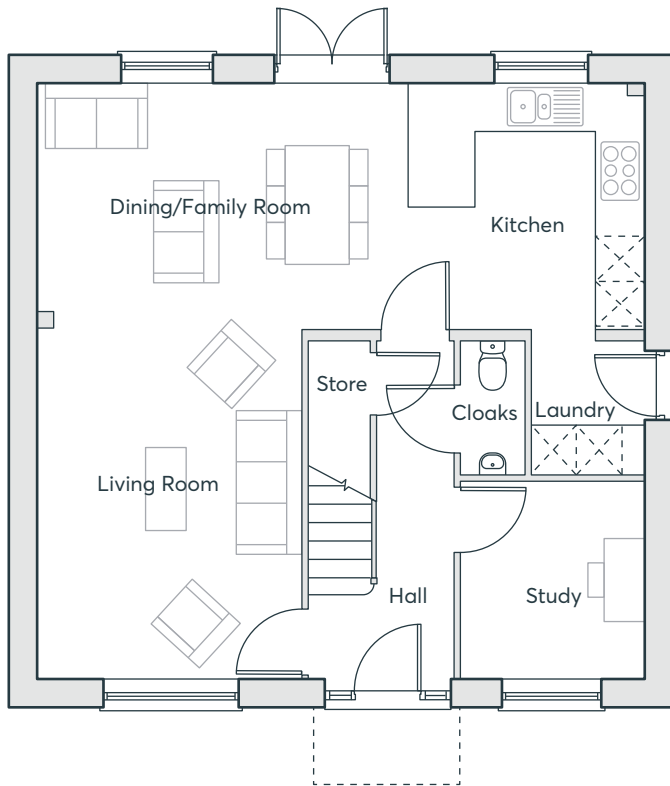
- Open plan dining/family/living room and kitchen with integrated appliances and French doors to the garden
- Separate study
- Downstairs cloakroom
- Laundry room off the kitchen
- Master bedroom with en-suite and walk-in wardrobe
- Built-in wardrobe to bedroom two
- Full gas fired central heating and Nest
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- Ring 2 doorbell
- Magnetic plaster feature wall

**FOUR
BEDROOM
HOME**

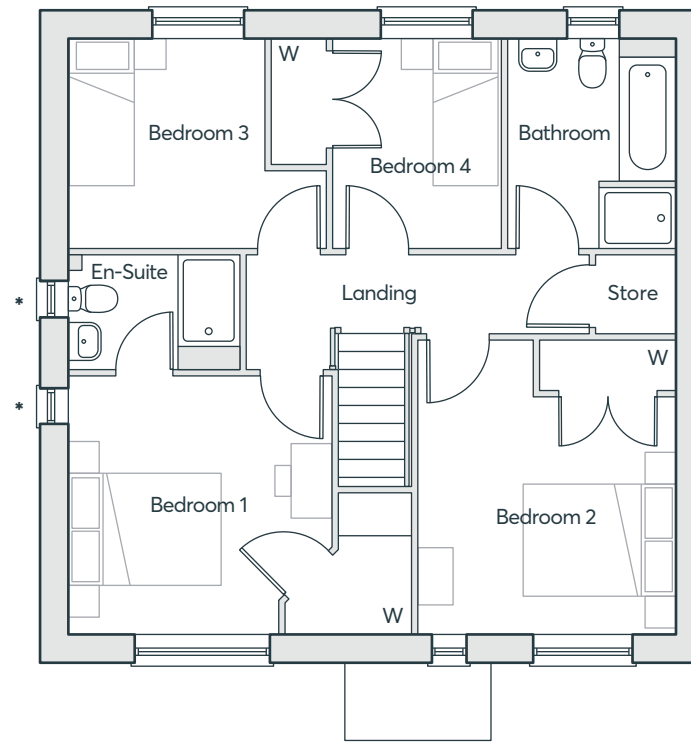
**HANDLEY PLACE
LOCKING**

 **ST.MODWEN
HOMES**

THE BARLOW



GROUND FLOOR



FIRST FLOOR

Living Room	3.50m x 4.66m	11'6" x 15'3"
Kitchen/Dining	8.06m x 3.28m	26'5" x 10'9"
Study	2.45m x 2.65m	8'0" x 8'8"
Laundry Room	1.50m x 1.77m	4'11" x 5'10"
Cloakroom	0.85m x 1.77m	2'10" x 5'10"
Bedroom 1	3.51m x 3.45m	11'6" x 11'4"
En-suite	2.28m x 1.52m	7'6" x 5'0"
Bedroom 2	3.42m x 3.92m	11'3" x 12'10"
Bedroom 3	3.40m x 2.78m	11'2" x 9'1"
Bedroom 4	2.26m x 2.80m	7'5" x 9'2"
Bathroom	2.23m x 2.80m	7'4" x 9'2"

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*Windows to plots 128, 242 only.

FOUR
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HOMES**

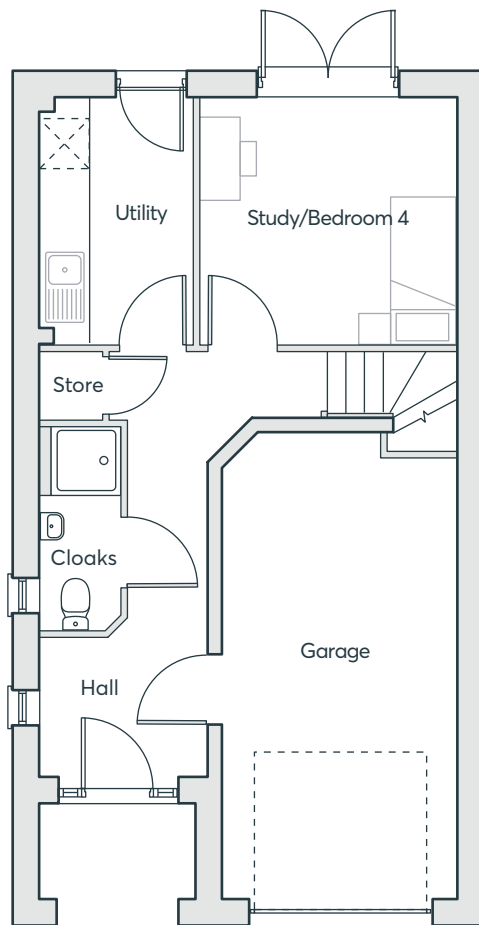
THE HEXHAM

- Three storey home with integral garage
- Utility room with access to garden
- First floor living room with outdoor terrace
- Spacious kitchen/dining room
- Master bedroom with en-suite shower room
- Two further good sized bedrooms on second floor
- Bedroom four could alternatively be used as a study
- Full gas fired central heating and Nest
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- Ring 2 doorbell
- Magnetic plaster feature wall

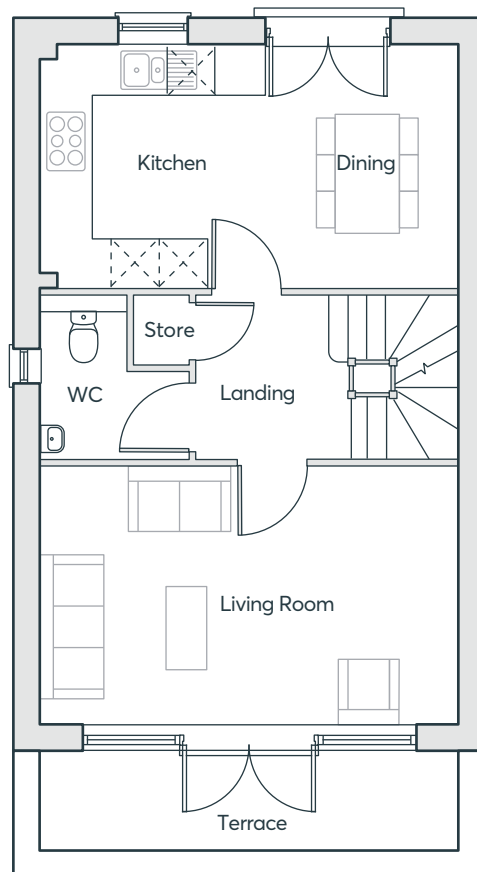
**FOUR
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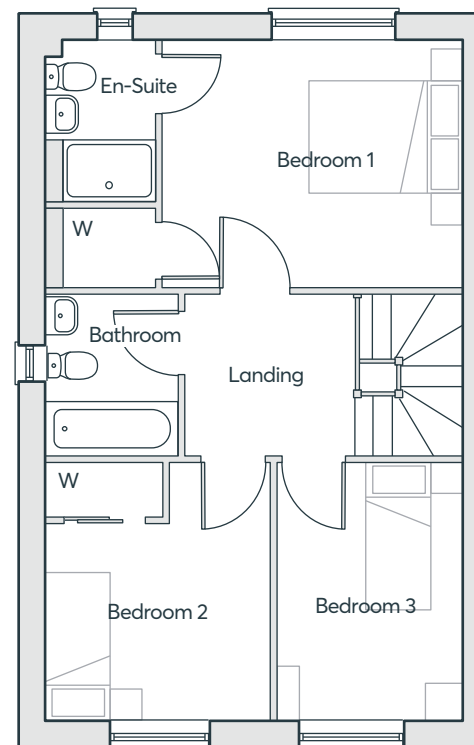
 **ST.MODWEN
HOMES**



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THE HEXHAM

Study/Bed 4	3.30m x 3.16m	10'10" x 10'4"
Garage	6.04m x 3.05m	19'10" x 10'0"
Utility	3.16m x 1.97m	10'4" x 6'6"
Living Room	5.36m x 3.31m	17'7" x 10'10"
Kitchen/Dining	5.36m x 3.13m	17'7" x 10'3"
WC	1.90m x 1.89m	6'3" x 6'2"
Bedroom 1	3.13m x 3.87m	10'3" x 12'8"
En-suite	2.05m x 1.40m	6'9" x 4'7"
Bedroom 2	3.31m x 2.87m	10'10" x 9'5"
Bedroom 3	3.31m x 2.38m	10'10" x 7'10"
Bathroom	2.09m x 1.70m	6'10" x 5'7"

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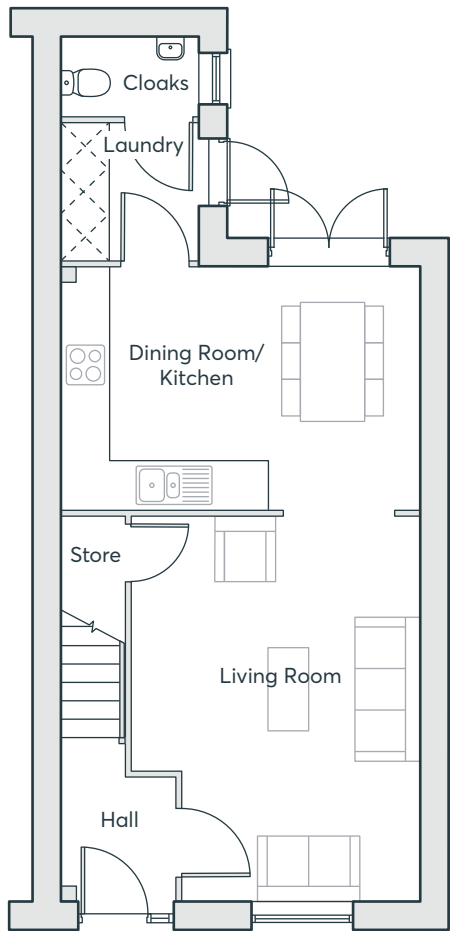
THE BECKET

- Kitchen/dining room with French doors to the garden
- Separate laundry room and cloakroom off the kitchen
- Large lounge opening onto a dining area
- Master bedroom with built in wardrobe, dressing area and en-suite spanning the entire top floor
- Three bedrooms and family bathroom on first floor
- Full gas fired central heating and Nest
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- Ring 2 doorbell
- Magnetic plaster feature wall

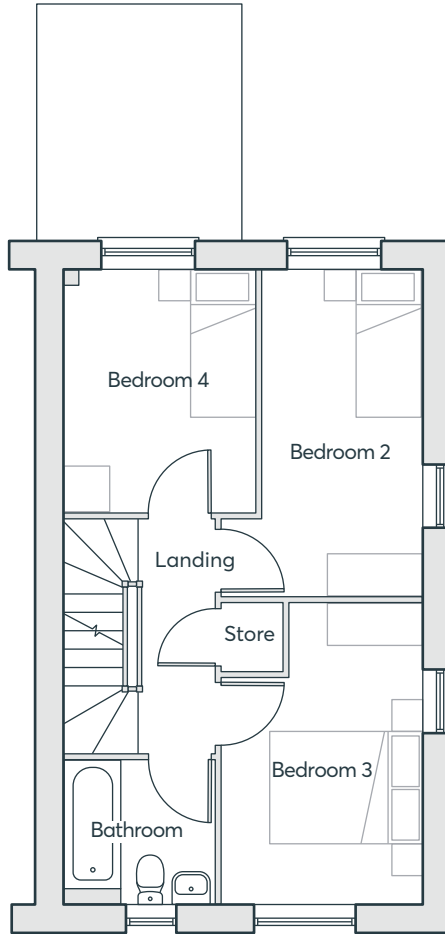
**FOUR
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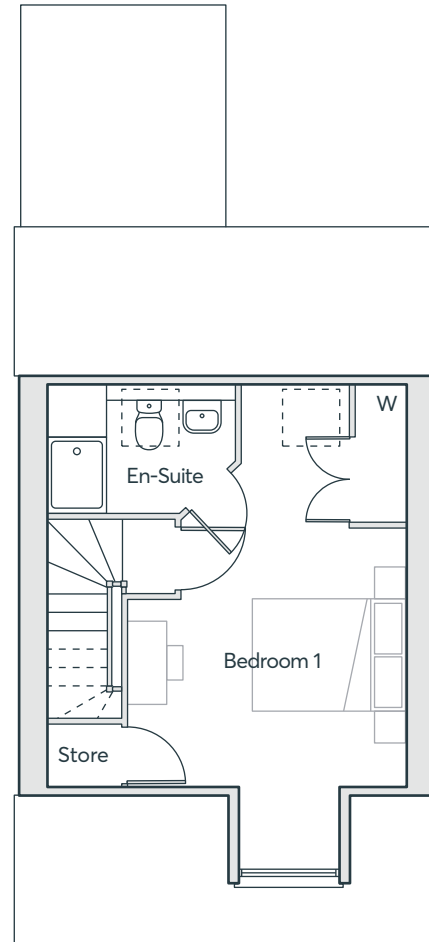
 **ST.MODWEN
HOMES**



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THE BECKET

Living Room	5.09m x 3.81m	16'8" x 12'6"
Kitchen/Dining	3.22m x 4.76m	10'7" x 15'7"
Cloakroom	1.05m x 1.83m	3'5" x 6'0"
Laundry	1.80m x 1.83m	5'11" x 6'0"
Bedroom 1	5.38m x 3.68m	17'7" x 12'1"
En-suite	1.69m x 2.51m	5'7" x 8'3"
Bedroom 2	4.31m x 2.15m	14'2" x 7'1"
Bedroom 3	3.97m x 2.64m	13'0" x 8'8"
Bedroom 4	3.21m x 2.52m	10'7" x 6'3"
Bathroom	1.91m x 2.03m	6'3" x 6'8"

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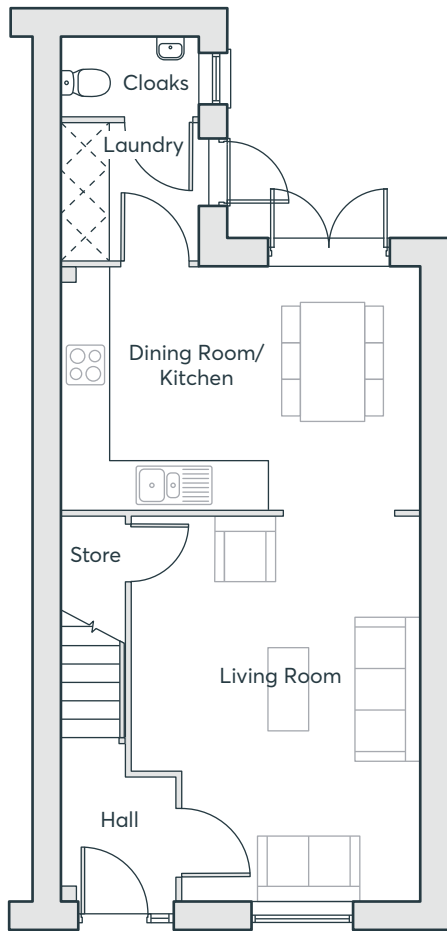
THE BECKET V1

- Kitchen/dining room with French doors to the garden
- Separate laundry room and cloakroom off the kitchen
- Large lounge opening onto a dining area
- Master bedroom with built in wardrobe, dressing area and en-suite spanning the entire top floor
- Three bedrooms and family bathroom on first floor
- Full gas fired central heating and Nest
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- Ring 2 doorbell
- Magnetic plaster feature wall

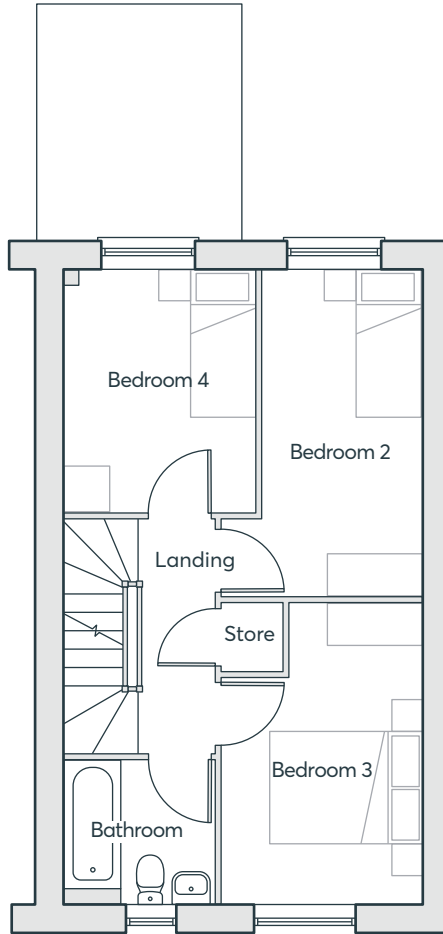
**FOUR
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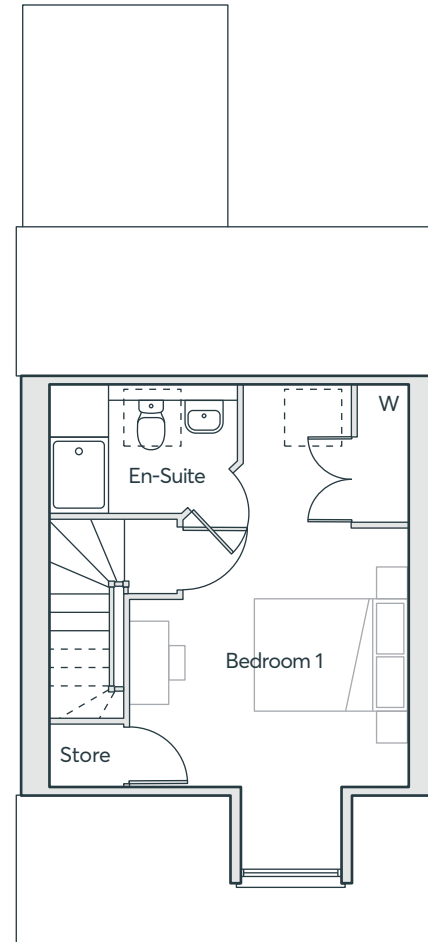
 **ST.MODWEN
HOMES**



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THE BECKET V1

Living Room	5.09m x 3.81m	16'8" x 12'6"
Kitchen/Dining	3.22m x 4.76m	10'7" x 15'7"
Cloakroom	1.05m x 1.83m	3'5" x 6'0"
Laundry	1.80m x 1.83m	5'11" x 6'0"
Bedroom 1	5.38m x 3.68m	17'7" x 12'1"
En-suite	1.69m x 2.51m	5'7" x 8'3"
Bedroom 2	4.31m x 2.15m	14'2" x 7'1"
Bedroom 3	3.97m x 2.64m	13'0" x 8'8"
Bedroom 4	3.21m x 2.52m	10'7" x 8'3"
Bathroom	1.91m x 2.03m	6'3" x 6'8"

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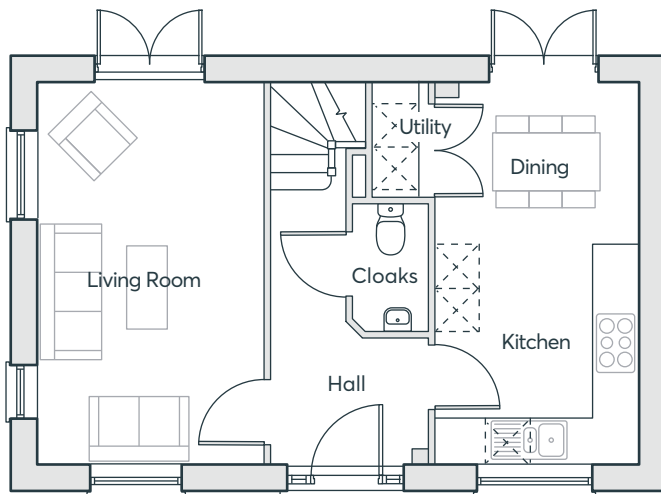
THE PARIS

- Three storey home
- Kitchen/dining room with French doors to the garden
- Spacious living room
- Two bedrooms, a study and a family bathroom on the first floor.
- Master bedroom with en suite and fitted wardrobes
- Two further bedrooms and a bathroom on the second floor
- Full gas fired central heating and Nest
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- Ring 2 doorbell
- Magnetic plaster feature wall

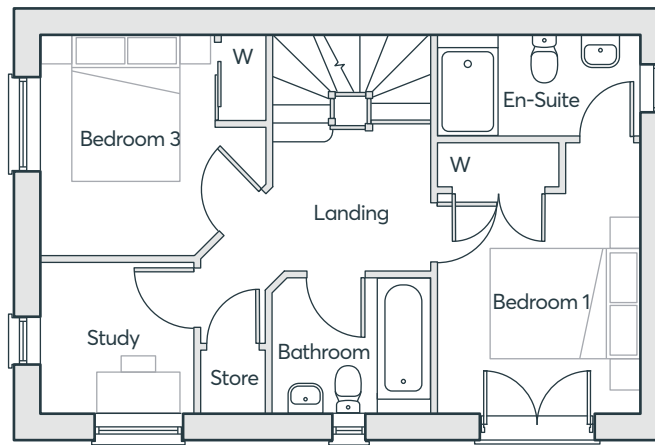
FOUR BEDROOM HOME

HANDLEY PLACE
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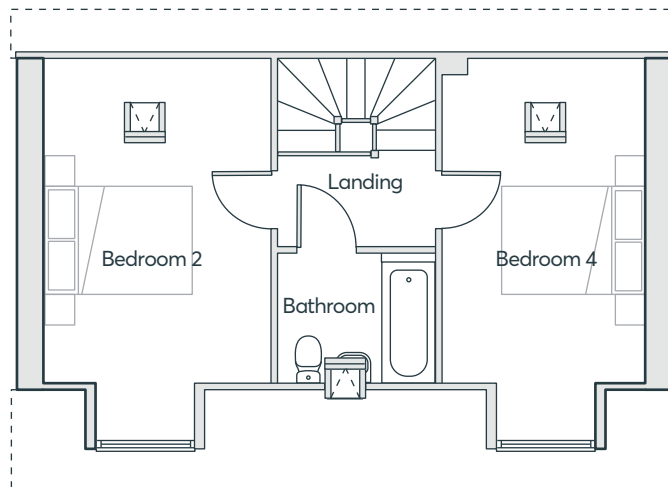
 **ST.MODWEN
HOMES**



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THE PARIS

Living Room	3.12m x 5.25m	10'3" x 17'3"
Kitchen/Dining	2.85m x 5.25m	9'4" x 17'3"
Cloakroom	1.04m x 1.75m	3'5" x 5'9"
Laundry	0.79m x 1.29m	2'7" x 4'3"
Bedroom 1	2.79m x 3.75m	9'2" x 12'4"
En-suite	2.79m x 1.42m	9'2" x 4'9"
Study	2.11m x 2.14m	6'11" x 7'0"
Bedroom 3	3.06m x 3.12m	10'0" x 10'3"
Bedroom 2	3.12m x 4.47m	10'3" x 14'8"
Bedroom 4	2.82m x 4.47m	9'3" x 14'8"
Bathroom	2.18m x 1.80m	7'2" x 5'11"

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**FOUR
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THE EDWENA

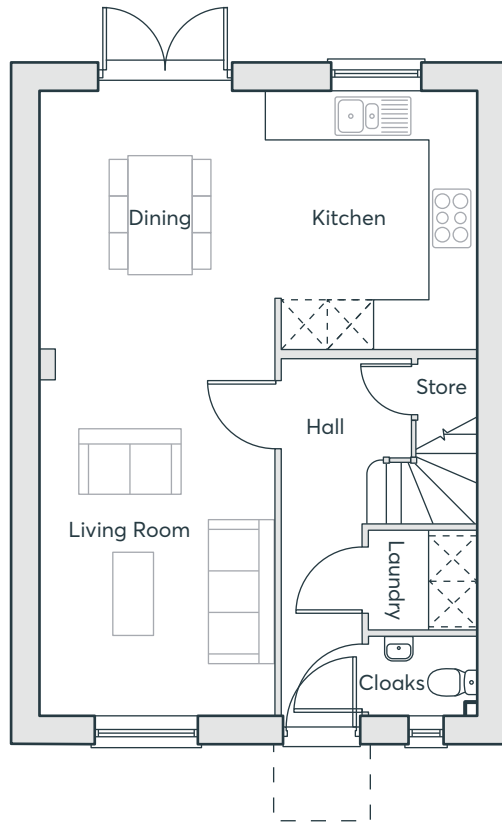
- Open plan kitchen/dining room/ living with integrated appliances and French doors to the garden
- Downstairs cloakroom
- Laundry room
- Under stairs storage cupboard
- Master bedroom with built-in wardrobe and en-suite
- Second bedroom with built in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating and Nest
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- Ring 2 doorbell
- Magnetic plaster feature wall

**THREE
BEDROOM
HOME**

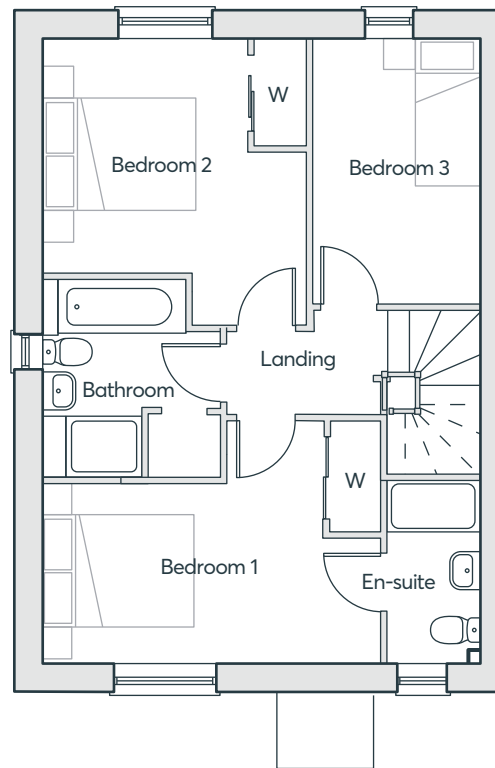
**HANDLEY PLACE
LOCKING**

 **ST.MODWEN
HOMES**

THE EDWENA



GROUND FLOOR



FIRST FLOOR

Living Room	3.13m x 4.47m	10'2" x 14'6"
Kitchen/Dining	5.81m x 3.48m	19'0" x 11'4"
Laundry	1.49m x 1.30m	4'8" x 4'2"
Cloakroom	1.05m x 1.05m	3'4" x 3'4"
Bedroom 1	3.75m x 3.22m	12'3" x 10'5"
En-Suite	1.20m x 2.43m	3'9" x 7'5"
Bedroom 2	3.50m x 3.82m	11'4" x 12'5"
Bedroom 3	2.21m x 3.54m	7'2" x 11'6"
Bathroom	2.34m x 1.93m	7'6" x 6'3"

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THREE
BEDROOM
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HOMES**

THE KEA

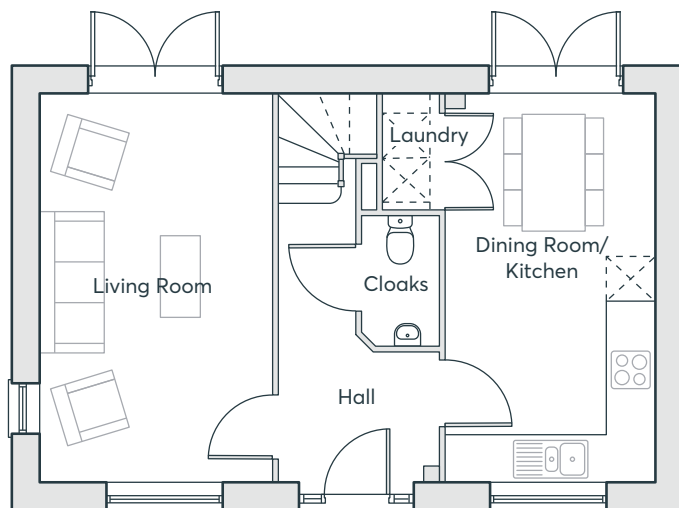
- Kitchen/dining room with French doors to the garden
- Separate store room off the kitchen
- Downstairs cloakroom
- Master bedroom with built-in wardrobe, en-suite and French doors
- Fully fitted family bathroom
- Full gas fired central heating and Nest
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- Ring 2 doorbell
- Magnetic plaster feature wall

THREE BEDROOM HOME

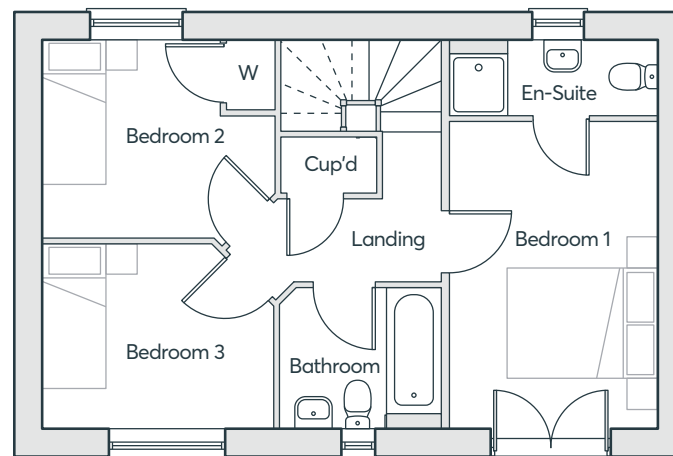
**HANDLEY PLACE
LOCKING**

 **ST.MODWEN
HOMES**

THE KEA



GROUND FLOOR



FIRST FLOOR

Living Room	3.20m x 5.25m	10'3" x 17'3"
Kitchen/Dining	2.81m x 5.25m	9'3" x 17'3"
Cloakroom	1.04m x 1.75m	3'5" x 5'9"
Bedroom 1	2.79m x 3.75m	9'2" x 12'3"
En-suite	2.79m x 1.42m	9'2" x 4'8"
Bedroom 2	3.12m x 2.67m	10'3" x 10'0"
Bedroom 3	3.12m x 2.49m	10'3" x 6'11"
Bathroom	2.18m x 1.90m	7'2" x 6'3"

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THREE
BEDROOM
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HOMES**

THE WEBSTER

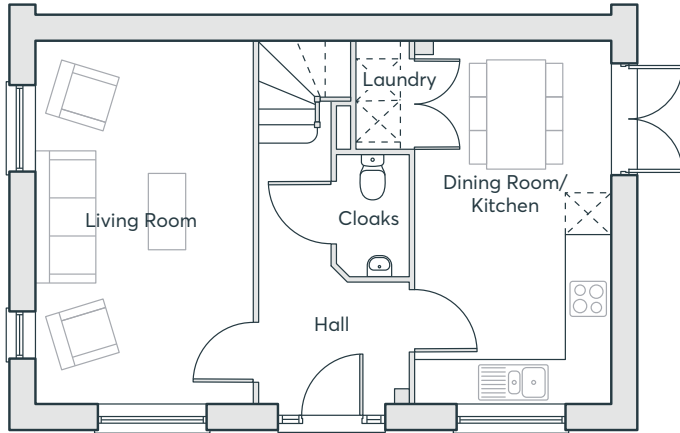
- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Separate living room
- Downstairs cloakroom
- Laundry cupboard with space for washing machine and dryer
- Master bedroom with en-suite, built-in wardrobe and Juliet balcony
- Fully fitted family bathroom
- Full gas fired central heating and Nest
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- Ring 2 doorbell
- Magnetic plaster feature wall

THREE BEDROOM HOME

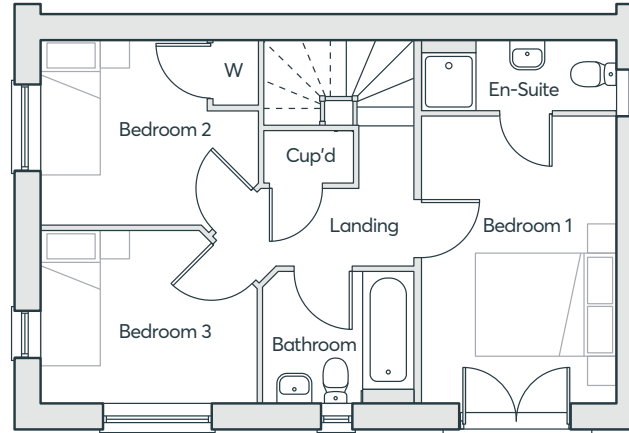
HANDLEY PLACE
LOCKING

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HOMES**

THE WEBSTER



GROUND FLOOR



FIRST FLOOR

Living Room	3.12m x 5.25m	10'3" x 17'3"
Kitchen/Dining	2.82m x 5.25m	9'3" x 17'3"
Cloakroom	1.04m x 1.75m	3'5" x 5'9"
Bedroom 1	2.79m x 3.75m	9'2" x 12'3"
En-suite	2.79m x 1.42m	9'2" x 4'8"
Bedroom 2	3.12m x 2.67m	10'3" x 10'0"
Bedroom 3	3.12m x 2.49m	10'3" x 6'11"
Bathroom	2.18m x 1.90m	7'2" x 6'3"

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THREE
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THE MIRIN

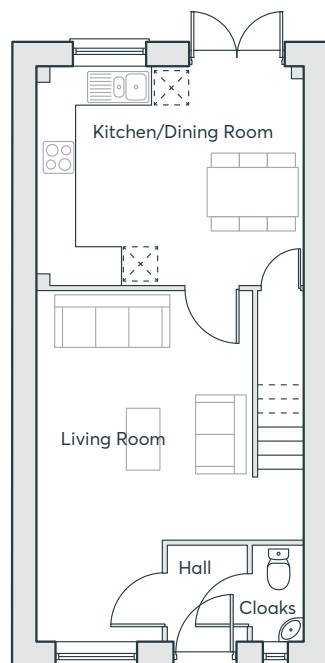
- Open plan living/dining room and kitchen with French doors to the garden
- Downstairs cloakroom
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating and Nest
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- Ring 2 doorbell
- Magnetic plaster feature wall

**THREE
BEDROOM
HOME**

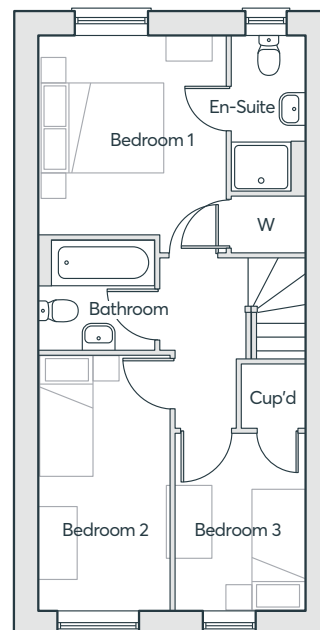
**HANDLEY PLACE
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 **ST.MODWEN
HOMES**

THE MIRIN



GROUND FLOOR



FIRST FLOOR

THREE BEDROOM HOME

Kitchen	4.01m × 2.09m	13'2" × 6'10"
Living/Dining	4.83m × 4.40m	15'10" × 14'5"
Cloakroom	1.90m × 1.03m	6'3" × 3'5"
Bedroom 1	3.70m × 3.26m	12'2" × 10'8"
Bedroom 2	3.67m × 2.51m	12'0" × 8'3"
Bedroom 3	3.43m × 1.80m	11'3" × 5'11"
Bathroom	2.20m × 1.70m	7'3" × 5'7"
En-suite	1.90m × 1.71m	6'3" × 5'7"

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THE LAWRENCE

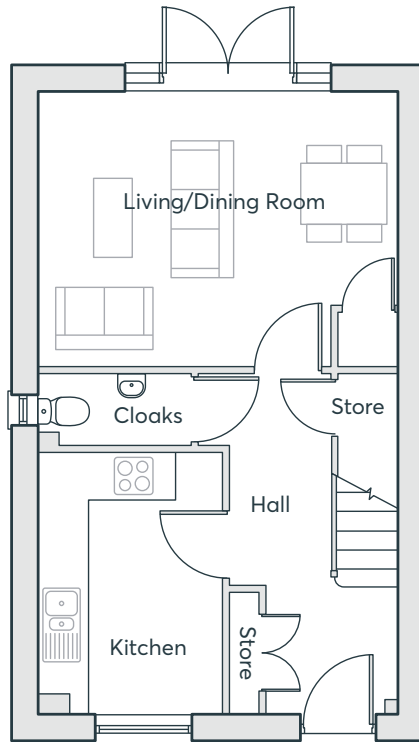
- Open plan living/dining room with French doors to the rear garden
- Fitted kitchen with built-in oven, hob and extractor hood
- Downstairs cloakroom
- Under stairs store
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating and Nest
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- Ring 2 doorbell
- Magnetic plaster feature wall

**THREE
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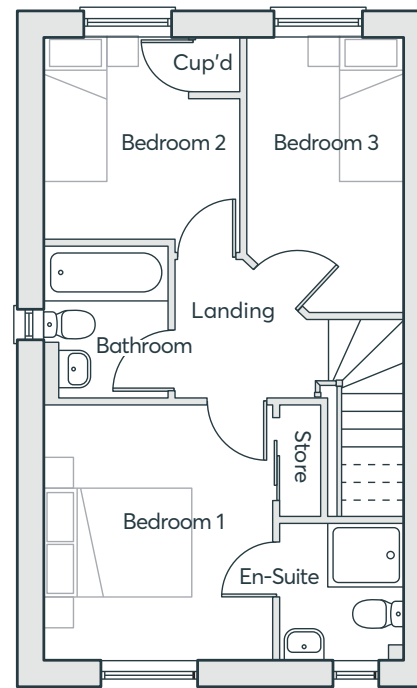
**HANDLEY PLACE
LOCKING**

 **ST.MODWEN
HOMES**

THE LAWRENCE



GROUND FLOOR



FIRST FLOOR

Living/Dining	4.68m × 3.30m	15'4" × 10'10"
Kitchen	3.35m × 3.09m	11'0" × 10'2"
Cloakroom	1.84m × 1.00m	6'0" × 3'3"
Bedroom 1	2.89m × 2.50m	9'6" × 8'2"
En-suite	1.64m × 1.73m	5'5" × 5'8"
Bedroom 2	3.12m × 2.71m	10'3" × 8'11"
Bedroom 3	3.30m × 1.88m	10'10" × 6'2"
Bathroom	2.03m × 1.90m	6'8" × 6'3"

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**THREE
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HOME**

THE KEMBLE

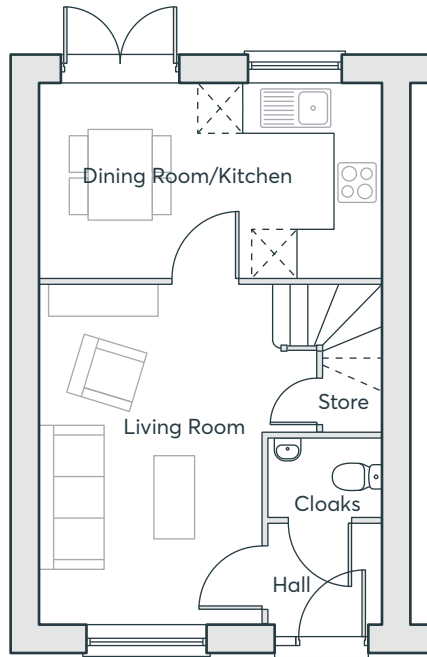
- Open plan kitchen/dining room with French doors to the garden
- Downstairs cloakroom
- Fully fitted family bathroom
- Master bedroom with built-in wardrobe
- Full gas fired central heating and Nest
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- Ring 2 doorbell
- Magnetic plaster feature wall

**TWO
BEDROOM
HOME**

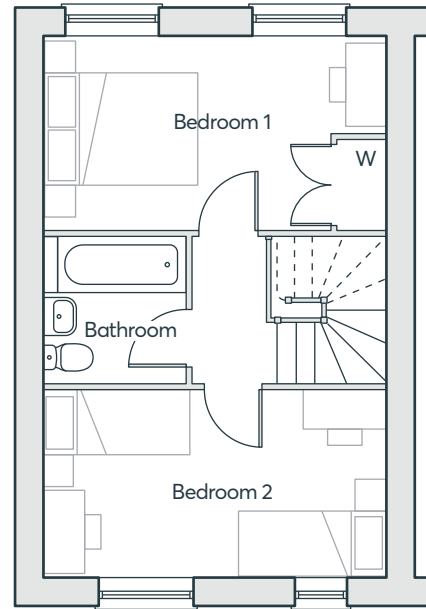
**HANDLEY PLACE
LOCKING**

 **ST.MODWEN
HOMES**

THE KEMBLE



GROUND FLOOR



FIRST FLOOR

Living Room	2.96m × 4.49m	9'9" × 14'9"
Kitchen/Dining	4.57m × 3.03m	15'0" × 8'5"
Cloakroom	1.51m × 1.05m	5'0" × 3'5"
Bedroom 1	4.57m × 3.03m	15'0" × 8'5"
Bedroom 2	4.57m × 2.47m	15'0" × 8'1"
Bathroom	1.91m × 1.94m	6'4" × 6'10"

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.
SMP 60028/April 2020

**TWO
BEDROOM
HOME**

 **ST.MODWEN
HOMES**