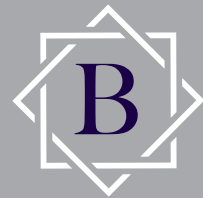


BURLINGHAM SQUARE

AN EXCLUSIVE DEVELOPMENT OF
2, 3 AND 4 BEDROOM HOMES

Matthews
CITY & COUNTRY HOMES



BURLINGHAM SQUARE

ROSEBANK, WORCESTER

An exclusive development centrally located within walking distance of the beautiful city of Worcester and the River Severn.

All the dwellings are styled on Georgian design principles and proportions to match the aesthetics of the surrounding area, with the development being orientated around professionally landscaped communal open spaces and a communal square.



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ROSEBANK, WORCESTER





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ROSEBANK consists of six luxury 2-bedroom apartments, eleven 3-bedroom houses, four 4-bedroom detached houses and one 3-bedroom bungalow.

All the homes offer generous family living accommodation and have allocated parking spaces within a private community.

All dwellings are fitted with modern contemporary fixtures and fittings and are finished to a high specification.



BURLINGHAM
SQUARE

THE CAROLIAN

4-BEDROOM DETACHED HOUSE

PLOTS 7, 8, & 9
ONLY PLOT 7 REMAINING

Dimensions (m):

Ground Floor

Kitchen / Dining Room	4.50 x 3.08
Family Room	3.89 x 5.56
Utility	2.43 x 1.53
Downstairs WC	0.90 x 2.05
Lounge (max)	3.15 x 4.19
Entrance Hall (max)	4.75 x 2.71
Snug (max)	2.70 x 4.19

First Floor

Bedroom 2	3.11 x 4.75
Bedroom 3	4.43 x 3.11
En-suite Shower Room	2.70 x 1.85
Bedroom 4	3.89 x 3.29
Bathroom	2.58 x 2.23
Landing (max)	3.48 x 3.90
Study / Playroom (max)	3.28 x 2.70

Loft Floor

Master Bedroom (max)	5.85 x 7.09
Dressing Room (max)	1.89 x 2.65
Landing (max)	2.49 x 3.20
En-suite (max)	2.49 x 1.70

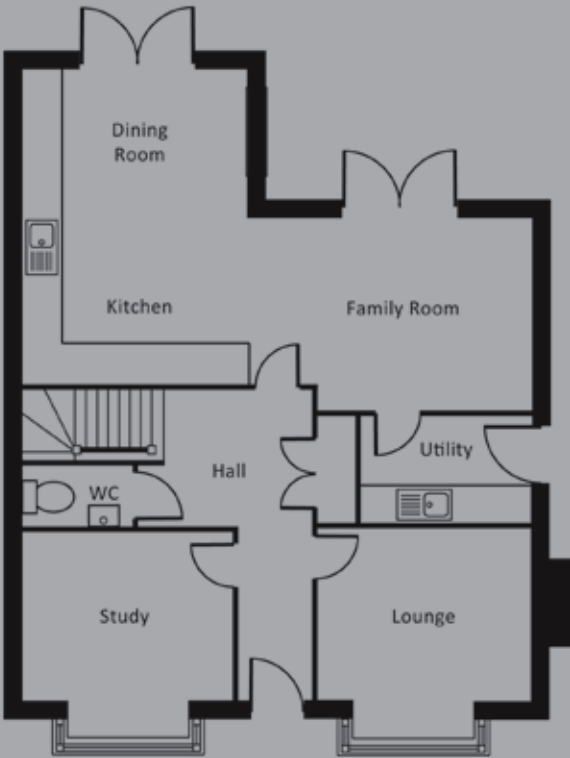
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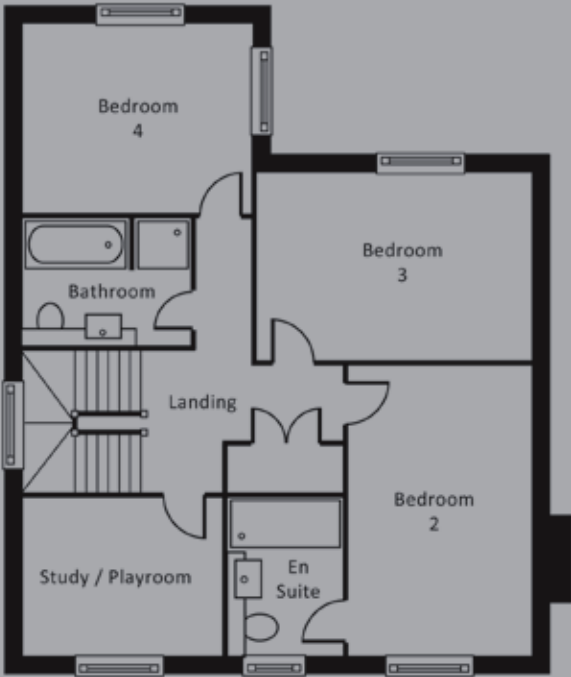
THE CAROLIAN

4-BEDROOM DETACHED HOUSE

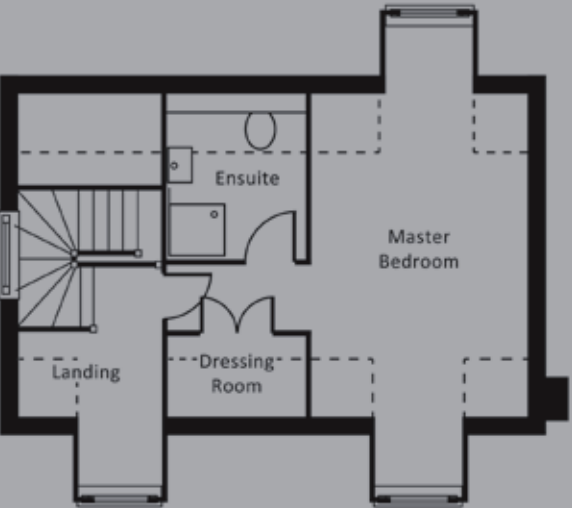
PLOTS 7, 8, & 9
ONLY PLOT 7 REMAINING



Ground Floor



First Floor



Loft Floor

Approximate area 2,172 ft²
(Metric equivalent 201 m²)
For illustration only
Not to scale

THE MONTGOMERY
3-BEDROOM TERRACE HOUSE

PLOTS 1, 2, 3 & 4
ONLY PLOT 2 REMAINING

Dimensions (m):

Basement Level

Kitchen	5.17 x 2.77
Dining / Family Room	5.56 x 3.21
Hall / Stairs	2.72 x 2.58
Utility	2.72 x 2.44
Cloakroom	1.13 x 1.50

Ground Floor

Lounge	5.56 x 3.21
Stairs	1.60 x 2.58
Hall	1.56 x 5.10
Study	3.08 x 3.80
Bathroom	2.52 x 1.23

First Floor

Bathroom	2.53 x 2.44
Landing	2.59 x 2.53
Bedroom 1	4.53 x 2.97
Bedroom 2	3.79 x 2.97
Bedroom 3	2.53 x 3.22



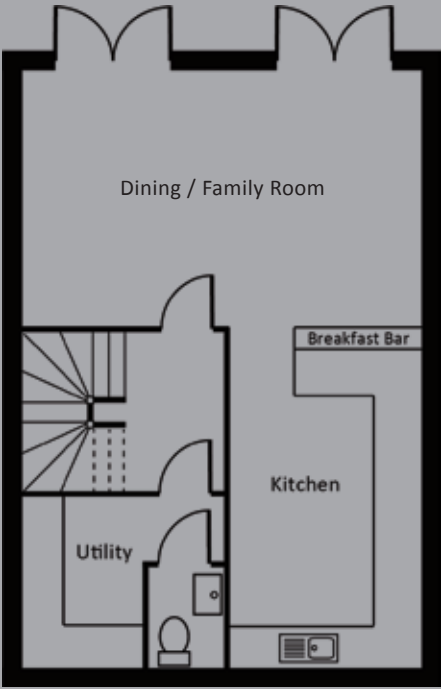
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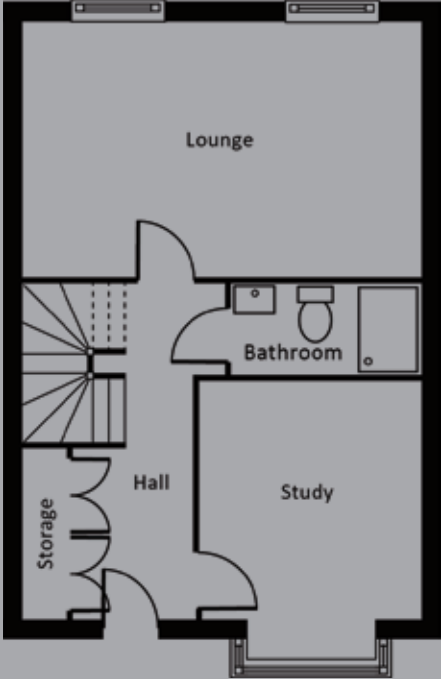
BURLINGHAM
SQUARE

THE MONTGOMERY
3-BEDROOM TERRACE HOUSE

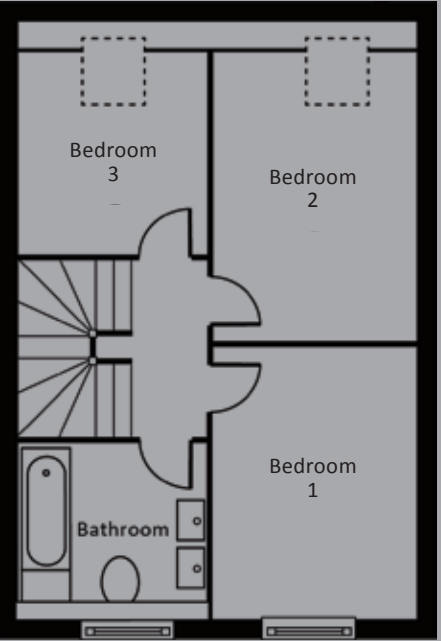
PLOTS 1, 2, 3 & 4
ONLY PLOT 2 REMAINING



Basement Level



Ground Floor



First Floor

Approximate area 1,483 ft²
(Metric equivalent 137 m²)
For illustration only
Not to scale

THE HAMILTON

3-BEDROOM HOUSE

PLOTS 16, 17, 18, 19, 20, 21 & 22

Dimensions (m):

Ground Floor

Entrance Hall (max)	2.11 x 4.55
WC / Shower Room	1.19 x 1.35
Study	3.12 x 2.55
Kitchen / Dining Room (max)	5.32 x 5.25

First Floor

Landing (max)	2.11 x 4.55
Bedroom 1	3.12 x 3.00
Lounge	3.59 x 5.31
Shower Room	3.10 x 1.10

Second Floor

Landing	1.30 x 2.83
Bedroom 2	5.31 x 2.96
Bedroom 3	5.31 x 3.10
Bathroom	2.94 x 2.18



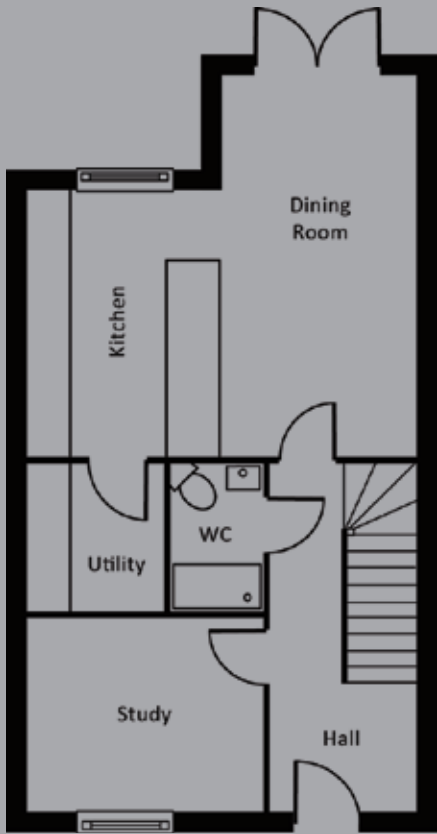
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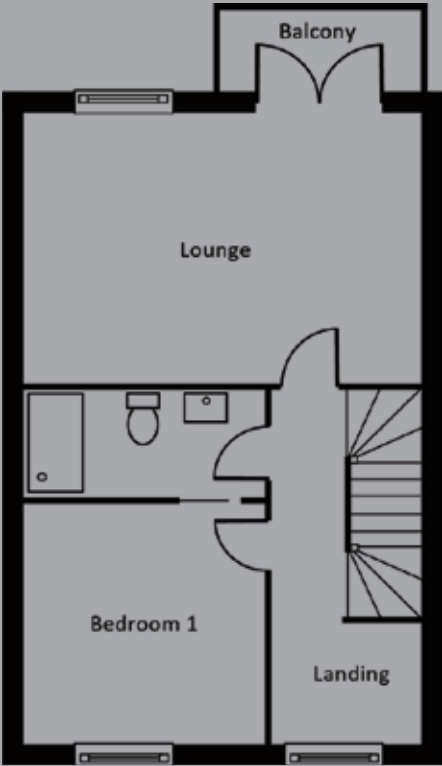
THE HAMILTON

3-BEDROOM HOUSE

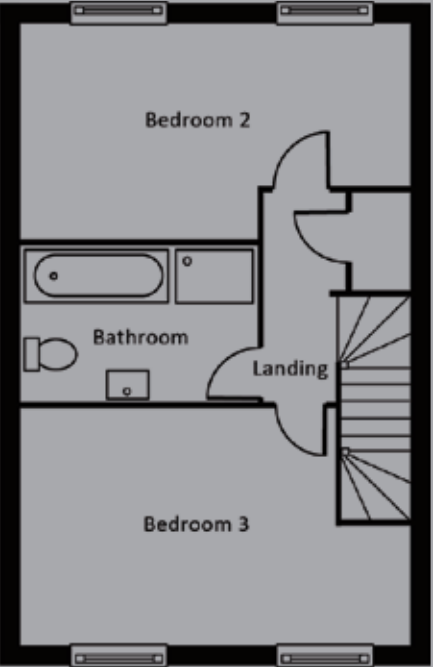
PLOTS 16, 17, 18, 19, 20, 21 & 22



Ground Floor



First Floor



Second Floor

Approximate area 1,514 ft²
(Metric equivalent 140 m²)
For illustration only
Not to scale

THE CROMWELL
2-BEDROOM APARTMENTS

PLOTS 10, 11, 12, 13, 14 & 15

Dimensions (m):

Ground Floor & First Floor

PLOTS 12, 13, 14, & 15

Kitchen	3.09 x 3.36
Lounge / Dining Room	5.79 x 4.31
Hall (max)	4.73 x 2.98
Study	2.67 x 2.98
Bedroom 1	5.36 x 3.22
En-suite Shower Room	2.23 x 2.04
Bedroom 2	5.36 x 3.25
Bedroom Entrance Area	1.27 x 2.23
Bathroom	2.23 x 1.92

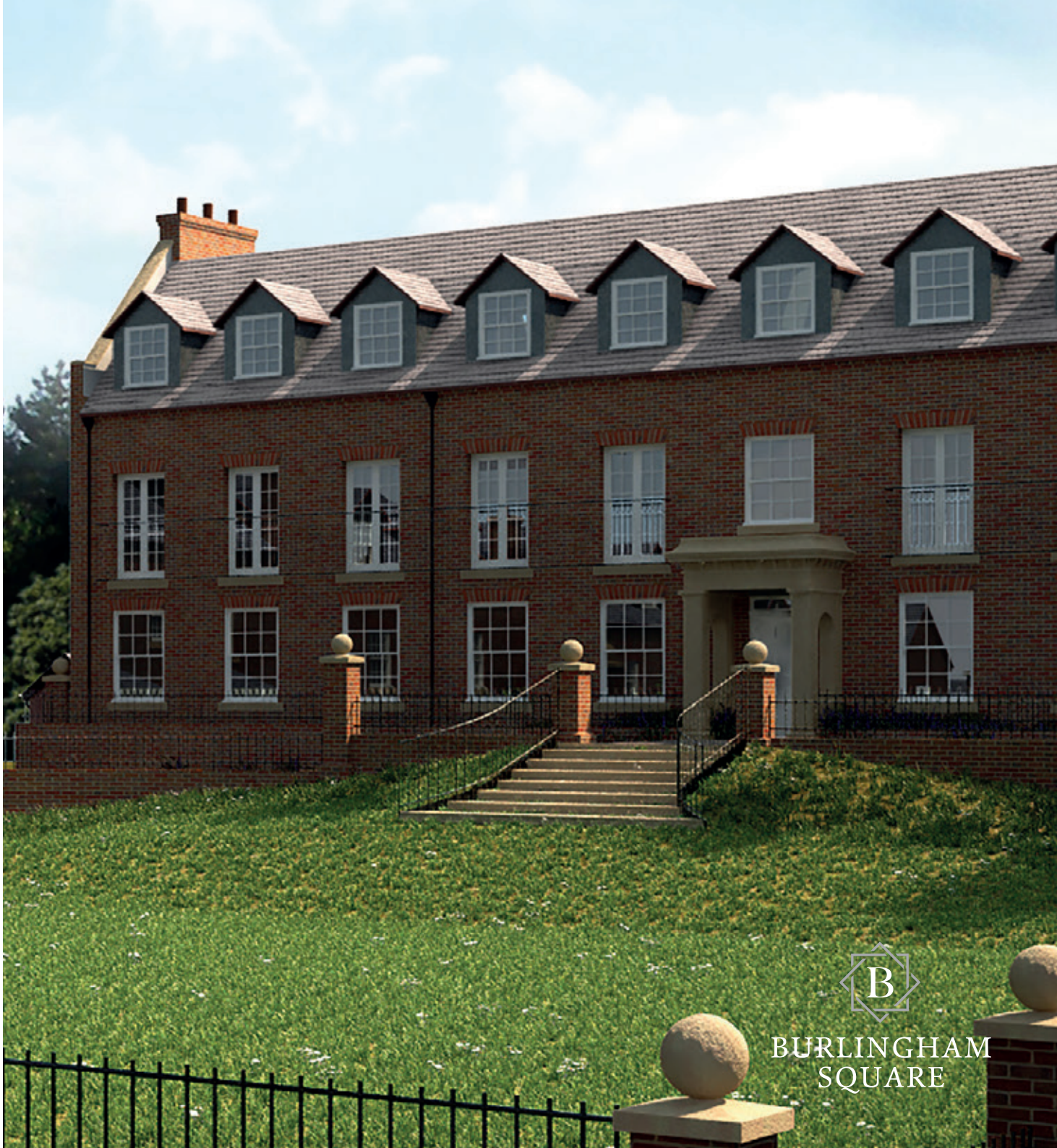
Second Floor

PLOTS 10 & 11

Kitchen / Dining (max)	3.02 x 7.10
Hall	3.09 x 1.62
Lounge	4.30 x 4.00
Bedroom 1	3.58 x 3.27
Bedroom 2 (max)	5.69 x 3.51
Bedroom Entrance Area	1.24 x 2.40
Bathroom	2.32 x 2.24



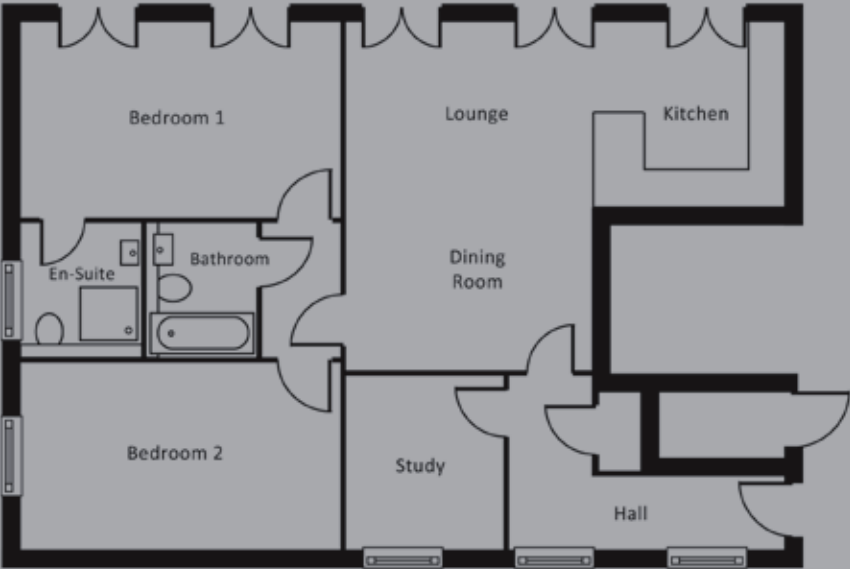
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BURLINGHAM
SQUARE

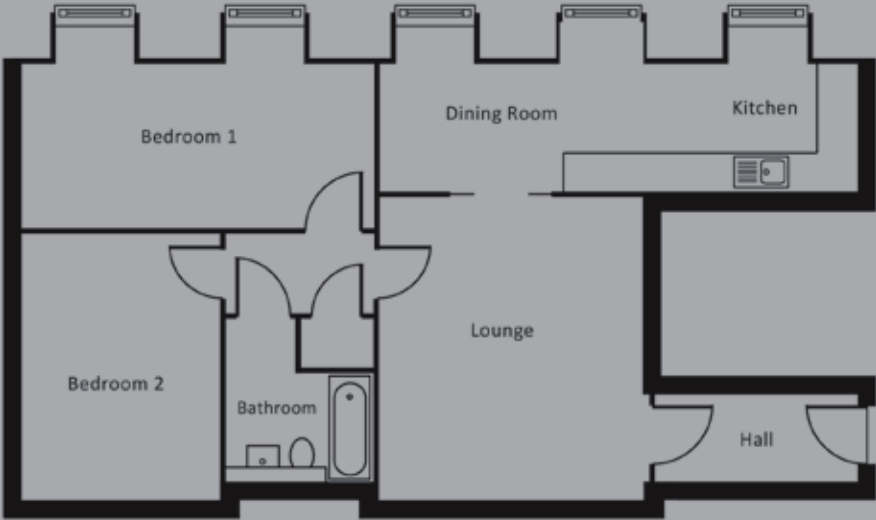
THE CROMWELL
2-BEDROOM APARTMENTS

PLOTS 10, 11, 12, 13, 14 & 15



Ground Floor (Plots 14 & 15)

First Floor (Plots 12 & 13)



Second Floor (Plots 10 & 11)

Approximate area for
Plot 12, 13, 14 & 15 - 1,132 ft²
(Metric equivalent 105 m²)

Plot 10 & 11 - 883 ft²
(Metric equivalent 82 m²)
For illustration only
Not to scale



B
BURLINGHAM
SQUARE

This specification is designed for Burlingham Square, Rosebank, Worcester and describes the specific level of specification that is fitted as standard within this site. In addition to the standard specification, a number of upgrades are available via our choices range (subject to stage of build).

All properties purchased with us come with Local Authority Building Control (LABC) 10-year Warranty.

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KITCHEN AREA

Quality fitted kitchen with a choice of door fronts and quartz stone worktop. Pre-installed wires/connections (subject to house type) for under pelmet lighting to kitchen units.

Kitchen appliances:

- Electric double oven and hob
- Fully intergrated fridge/freezer, dishwasher and plumbing for washing machine or washer/dryer (subject to house type). See your Sales Executive for options and upgrades within our choices range.

BATHROOMS

Contemporary sanitaryware throughout. Family Bathroom: Shower over bath, where no separate shower enclosure, to family bathroom.

- Full height tiling to shower enclosures (where applicable)
- Chrome finish towel rails to bathroom and en-suite

FLOORING

- Carpet to study and family room (where applicable), lounge, bedrooms, stairs and landing
- Ceramic floor tiles to kitchen, utility, bathroom, cloakroom and en-suite(s)

INTERNAL FINISHES

- Smooth ceiling finishes
- Painted white throughout
- Staircase with oak base and hand raise with white painted spindles (where applicable)
- Contemporary composite oak interior doors with satin chrome effect ironmongery
- White slim-line finished sockets and switches throughout

EXTERNAL FINISHES

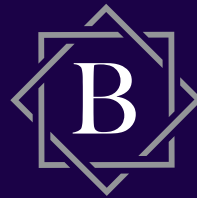
- Contemporary external lighting-motion sensor (houses only)
- External tap
- Communal landscaped garden areas with lawns and shrubs
- Landscaped rear garden (where applicable)
- Allocated parking
- Wooden double glazed sash style windows
- Indian stone rear patio with path to side access linking front elevation (where applicable)

MECHANICAL & ELECTRICAL INSTALLATIONS

- Wi-Fi controlled under floor heating with zone controls powered by gas boiler
- Solar PV panels with Immersun Valves allowing surplus power to be offset against utility bills (houses only)
- Mains operated smoke detector to each storey
- Shaver sockets to bathroom and en-suite(s)
- BT point to living room behind main TV position
- TV point to living room and all bedrooms
- Recessed LED low energy down lights to kitchen, utility (where applicable), bathroom and en-suite(s) (where applicable)
- Communal aerial system (with satellite dish) wired for sky and sky+ (apartments only)
- Video door entry system (apartments only)
- Computer network cabling pre-installed behind TV points (ready for connection by others)

Important Notice: These particulars are for your guidance only. Matthew's City and Country Homes are constantly seeking to improve their product range and internal interior designs, and specification may vary. Therefore, the specification cannot be relied upon and must be used for guidance only.





BURLINGHAM SQUARE

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