

# LANGHAM BARNES

Main Road, Barleythorpe

LARKFLEET  
EXCLUSIVES

Every once in a while an opportunity comes along to buy the home of your dreams...

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## CONTEMPORARY STYLING. MODERN LIVING.

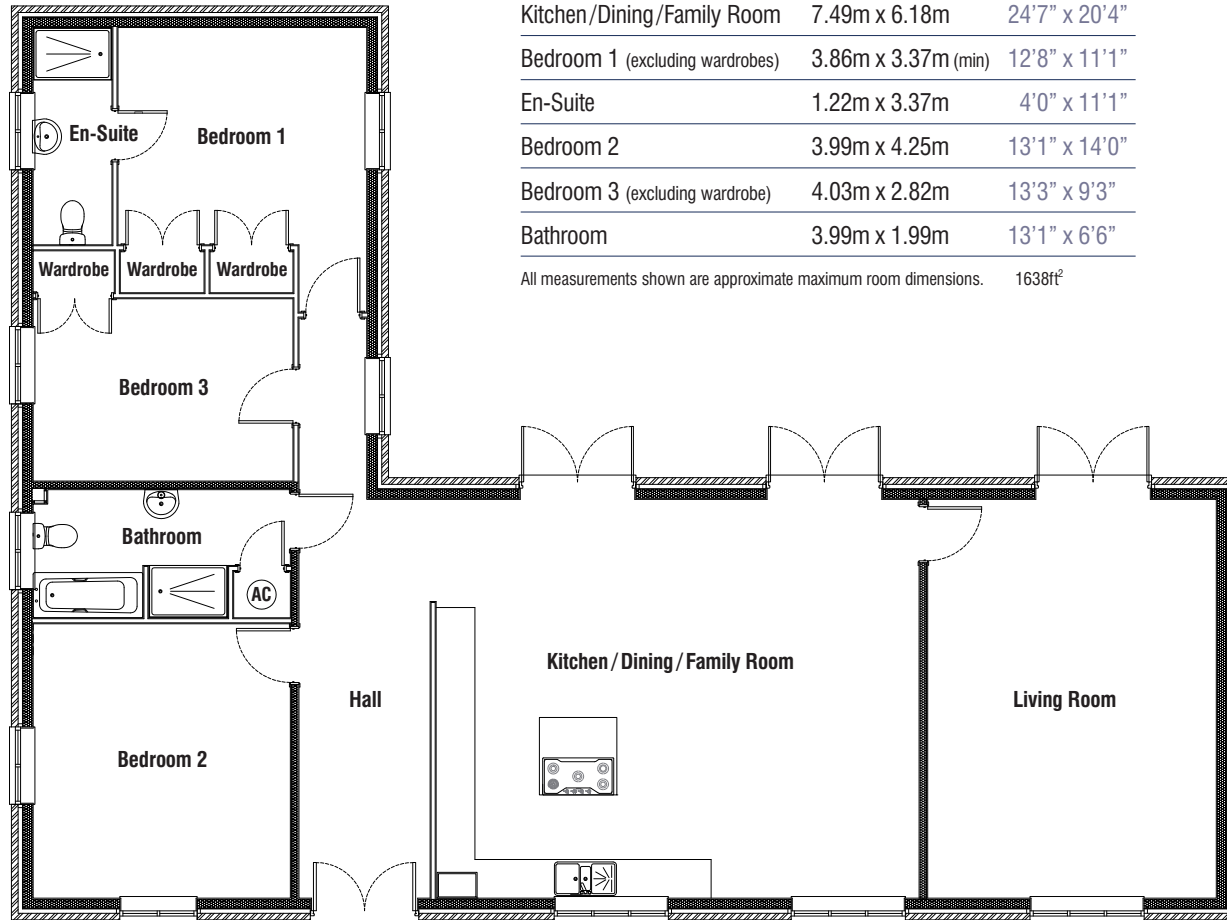
Situated in the pretty Rutland village of Barleythorpe, Langham Barns is located between the market town of Oakham and the village of Langham.

It is an exclusive development of four contemporary bungalows with either two or three bedrooms. As a Larkfleet Exclusives development, you can expect to see the highest standard of traditional craftsmanship and outstanding attention to detail. Designed with modern living in mind, the bungalows are spacious and well laid out, with top-of-the-range fittings and fixtures.

Whilst Langham Barns sits in a rural location, it is within easy reach of Oakham, a charming, pretty and traditional market town with a wide range of national and independent shops, pubs and restaurants. The town is home to Oakham School, a renowned public school, as well as the well-regarded state sector secondary school Catmose College which is located between Barleythorpe and the centre of Oakham. There are a number of nearby primary schools and nursery facilities.

For commuters, the Birmingham to Peterborough railway line runs through Oakham, providing links to both of these cities and to Leicester, London and Cambridge. Road users are well catered for with excellent links across the country.



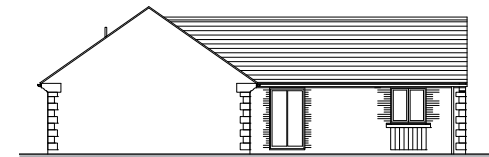


Living Room	4.47m x 6.18m	14'8" x 20'4"
Kitchen/Dining/Family Room	7.49m x 6.18m	24'7" x 20'4"
Bedroom 1 (excluding wardrobes)	3.86m x 3.37m (min)	12'8" x 11'1"
En-Suite	1.22m x 3.37m	4'0" x 11'1"
Bedroom 2	3.99m x 4.25m	13'1" x 14'0"
Bedroom 3 (excluding wardrobe)	4.03m x 2.82m	13'3" x 9'3"
Bathroom	3.99m x 1.99m	13'1" x 6'6"

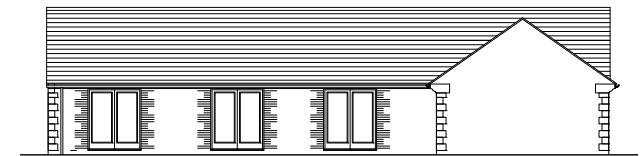
All measurements shown are approximate maximum room dimensions. 1638ft<sup>2</sup>



Front elevation



Side elevation



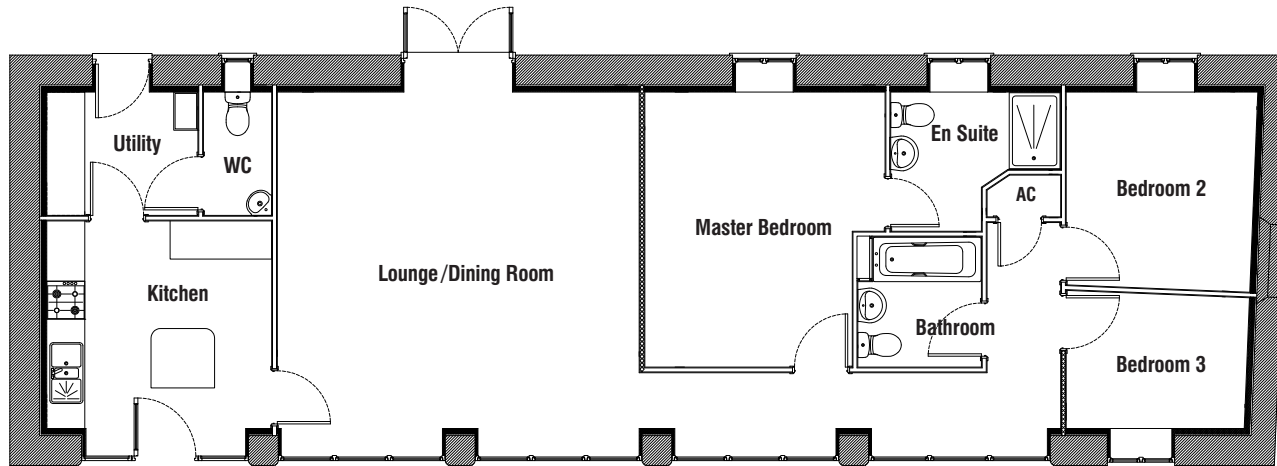
Rear elevation



Side elevation



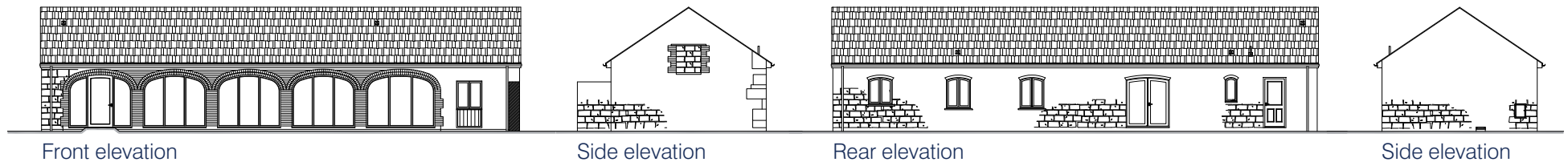
PLOT 1



Lounge/Dining Room	5.70m x 5.30m	18'9" x 17'5"
Kitchen	3.54m x 3.27m	11'8" x 10'9"
Utility	2.38m x 1.94m	7'10" x 6'5"
Bedroom 1	3.79m x 4.33m	12'5" x 14'3"
En-Suite	2.68m x 2.19m	8'9" x 7'2"
Bedroom 2	3.00m x 3.14m	9'10" x 10'4"
Bedroom 3	2.81m x 2.07m	9'3" x 6'10"
Bathroom	1.95m x 2.05m	6'5" x 6'9"

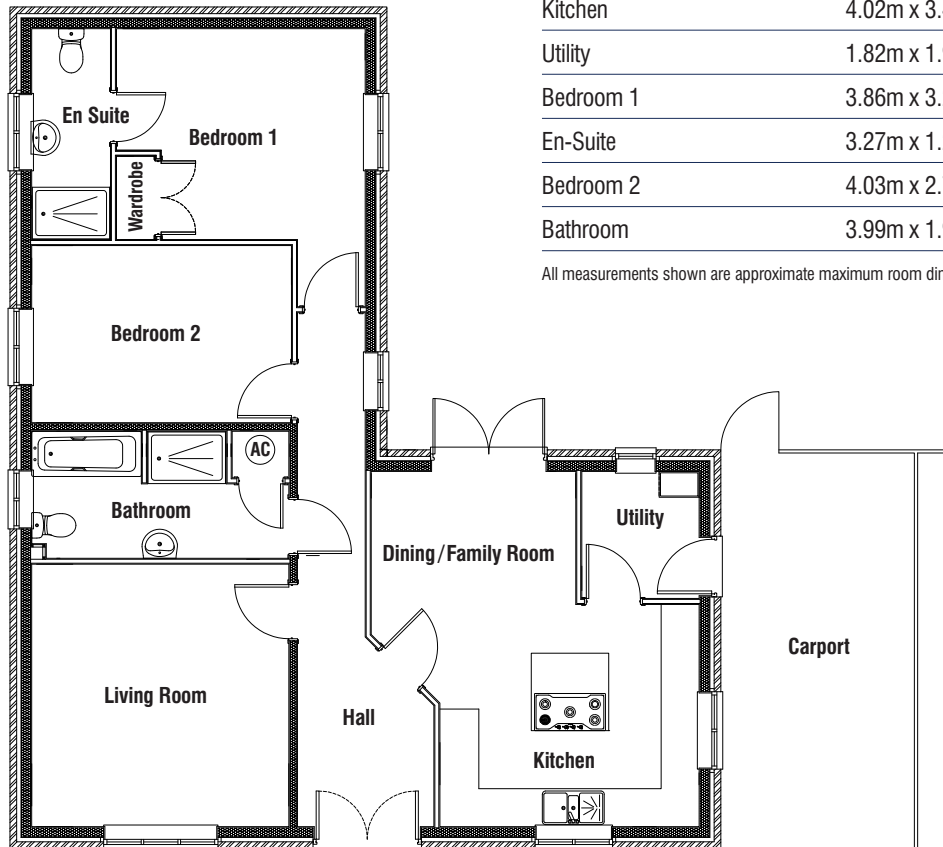
All measurements shown are approximate maximum room dimensions.

1146ft<sup>2</sup>



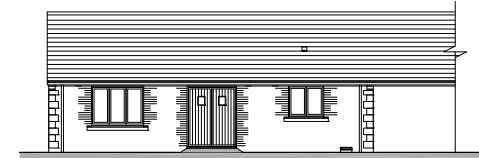


PLOT 2

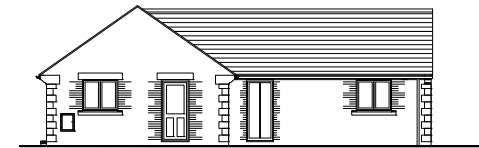


Living Room	3.99m x 4.07m	13'1" x 13'4"
Dining/Family Room	3.17m x 2.06m	10'5" x 6'9"
Kitchen	4.02m x 3.45m	13'2" x 11'4"
Utility	1.82m x 1.97m	6'0" x 6'6"
Bedroom 1	3.86m x 3.27m (min)	12'8" x 10'9"
En-Suite	3.27m x 1.22m	10'9" x 4'0"
Bedroom 2	4.03m x 2.75m	13'3" x 9'0"
Bathroom	3.99m x 1.97m	13'1" x 6'6"

All measurements shown are approximate maximum room dimensions. 1647ft<sup>2</sup>



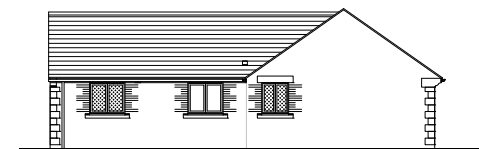
Front elevation



Side elevation



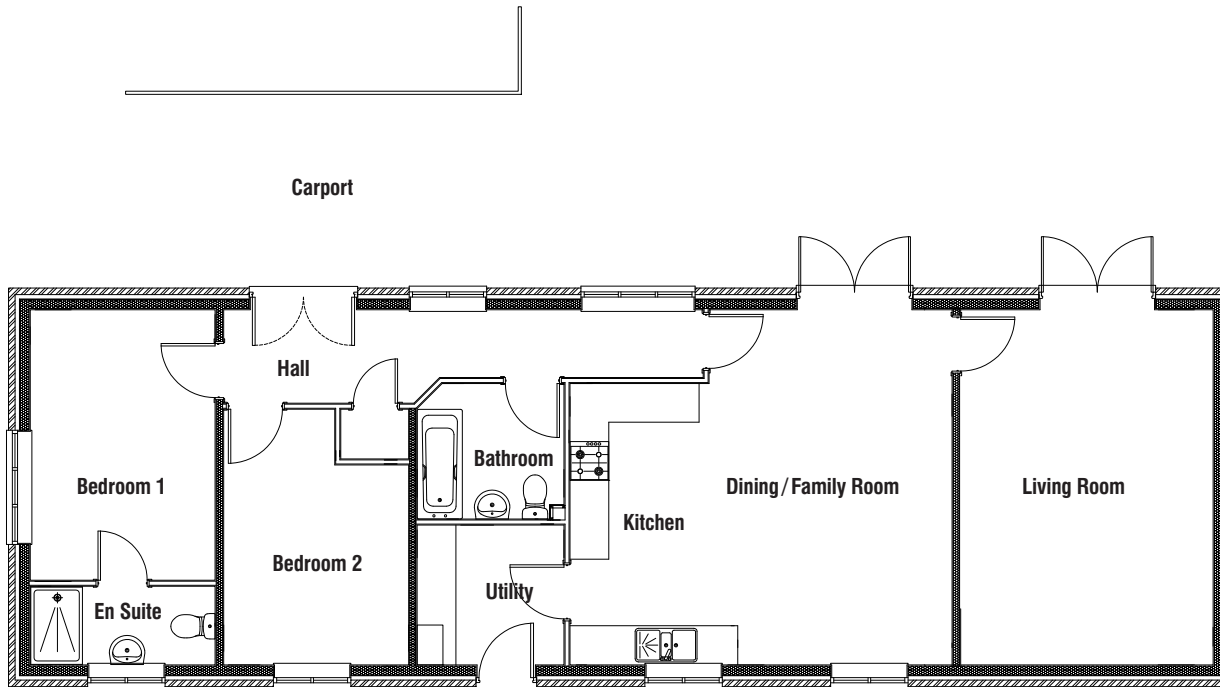
Rear elevation



Side elevation



PLOT 3



Living Room	3.77m x 5.51m	12'4" x 18'1"
Dining/Family Room	3.91m x 5.51m	12'10" x 18'1"
Kitchen	2.16m x 4.36m	7'1" x 14'4"
Utility	2.28m x 2.17m	7'6" x 7'1"
Bedroom 1	2.87m x 4.21m	9'5" x 13'10"
En-Suite	2.87m x 1.22m	9'5" x 4'0"
Bedroom 2	2.87m x 3.96m	9'5" x 13'0"
Bathroom	2.28m x 2.10m	7'6" x 6'11"

All measurements shown are approximate maximum room dimensions. 1095ft<sup>2</sup>





PLOT 4

# Specifications

## INTERNAL

### GENERAL

	PLOT 1	PLOT 2	PLOT 3	PLOT 4
Ceilings plain finish (including all dwellings c/w sloping ceilings)	●	●	●	●
Walls emulsion finish (one colour throughout, Natural Hessian)	●	●	●	●
Doors oak veneer	●	●	●	●
Ironmongery (choice of finishes and designs) see selection sheet	●	●	●	●
120mm MDF pencil round moulded skirting painted white	●	●	●	●
70mm MDF pencil round moulded architrave painted white	●	●	●	●
Wardrobe to master bedroom	●	N/A	●	N/A
<b>KITCHEN</b>				
Fitted kitchen units, chosen from ranges displayed in site sales office to design available	●	●	●	●
Choice of 40mm worktop with upstands	●	●	●	●
Integrated double oven, ceramic hob and chimney style extractor	●	●	●	●
Integrated fridge freezer	●	●	●	●
Integrated dishwasher	●	●	●	●
Washing machine space where shown	●	●	●	●
Tiled floor to kitchen and utility room/area if applicable	●	●	●	●
One and half bowl sink and mixer taps	●	●	●	●
<b>CLOAKROOM</b> (where available)				
WC and cistern, wash basin and taps	N/A	●	N/A	N/A
Splash back tiling above basin only	N/A	●	N/A	N/A
<b>BATHROOM</b>				
WC and cistern	●	●	●	●
Basin and pedestal complete with mixer taps	●	●	●	●
1700mm bath with mixer taps	●	●	●	●
Shaver point	●	●	●	●
Extractor fan with external switch	●	●	●	●
Half tiling to all walls	●	●	●	●
Shower cubicle, with thermostatic shower, riser rail and screens	●	N/A	●	N/A
<b>EN-SUITE</b>				
WC and cistern	●	●	●	●
Basin and pedestal complete with pillar taps	●	●	●	●
Shower cubicle, with thermostatic shower, riser rail and screens	●	●	●	●
Extractor fan with external switch	●	●	●	●
Shaver point	●	●	●	●
Half tiling to all walls	●	●	●	●
<b>HEATING AND HOT WATER</b> (refer to house style internal specification sheet)				
Wall mounted boiler	●	●	●	●

	PLOT 1	PLOT 2	PLOT 3	PLOT 4
Prefinished radiators	●	●	●	●
Thermostatic radiator valves to all habitable rooms	●	●	●	●
<b>ELECTRICAL</b> (refer to dwelling style internal specification sheet)				
All white fittings	●	●	●	●
Smoke alarms to current legislation	●	●	●	●
<b>TELEPHONE POINTS TO:</b>				
Lounge (1 point)	●	●	●	●
Bedroom 1	●	●	●	●
<b>TV POINTS TO:</b>				
Lounge	●	●	●	●
Bedroom 1	●	●	●	●
Downlighters to kitchen	●	●	●	●
Downlighters to bathrooms	●	●	●	●
<b>EXTERNAL</b>				
<b>GENERAL</b>				
Facing bricks/stone as per site schedule	●	●	●	●
Roof tiles as per site schedule	●	●	●	●
PVCu windows, fascia and soffit	●	●	●	●
<b>PATHS AND DRIVEWAYS</b> (Refer to footpath plan)				
Slab foot paths to houses	●	●	●	●
Blocked paved driveways	●	●	●	●
<b>EXTERNAL DOORS</b>				
Front insulated composite doors	●	●	●	●
Rear door PVCu to match windows	N/A	●	●	N/A
French doors (refer to dwelling style)	●	●	●	●
Chrome effect door bell	●	●	●	●
Chrome effect door furniture	●	●	●	●
<b>GARDENS</b>				
Fencing as per development fencing plan	●	●	●	●
Front garden turfed	●	●	●	●
Rear garden graded and levelled	●	●	●	●
External tap	●	●	●	●
<b>EXTERNAL LIGHTING</b>				
Front door outside light	●	●	●	●
Rear entrance outside light	●	●	●	●

# Site Plan



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Every care has been taken to ensure the accuracy of these particulars but the contents shall not form part of any contract and the vendors reserve the right to alter specification and/or design without notice. Purchasers are advised to check with our sales advisors on the plot of their choice. The site details and individual house types may be subject to planning variation. The landscaping shown on the computer generated illustrations of the development is for illustration purposes only.



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