



Luxury Five Bedroom Home in a Peaceful Setting...

We are proud to present the Clixby

The Clixby stands impressively with its double height glass elevation to the entrance area. Boasting an enviable 2700 square feet of accommodation there is no shortage of room. You will appreciate the well designed living areas for both their functionality and style. Walk through the kitchen to the garden room and you will see how this home cleverly connects indoor with outdoor space. An extensive paved area awaits you in the surprisingly large landscaped garden for those lazy summer evenings.

Upstairs there are five generous bedrooms (two equipped with luxurious en-suites) and a beautifully furnished family bathroom.

This is a home for the discerning and only through viewing will you appreciate the true craftsmanship lavished here.

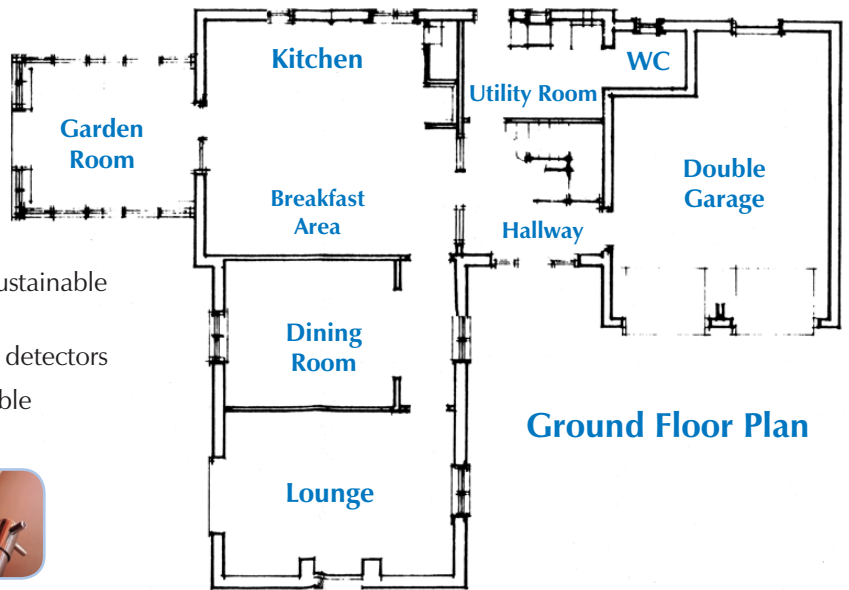
Our amazing specification includes all the items you would expect, however Advocate Homes have gone that little bit further to ensure the finish is of premium quality. Take a look at our typical specification overleaf, which is surprisingly included in the price of your new home.



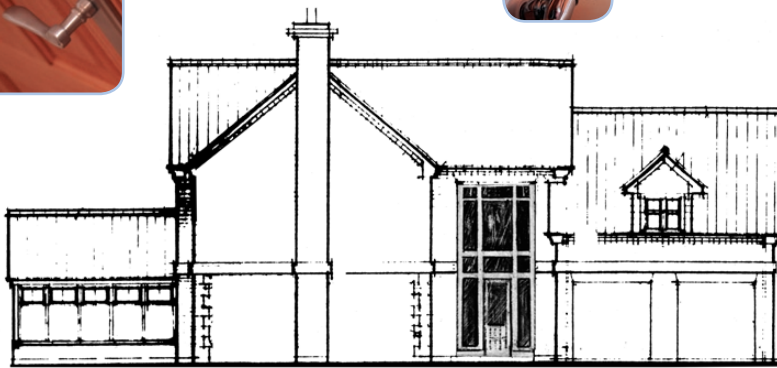
Attention to Detail

General

- Oak doors with stylish furniture
- BT connections to living room, master bedroom and study (where appropriate)
- Stylish lighting throughout, oak staircases or a more contemporary alternative
- Double glazing with timber frames supplied from sustainable sources
- Cavity wall insulation, burglar alarm system, smoke detectors
- Reclaimed oak and brickwork used wherever possible
- Ten year build guarantee



Ground Floor Plan



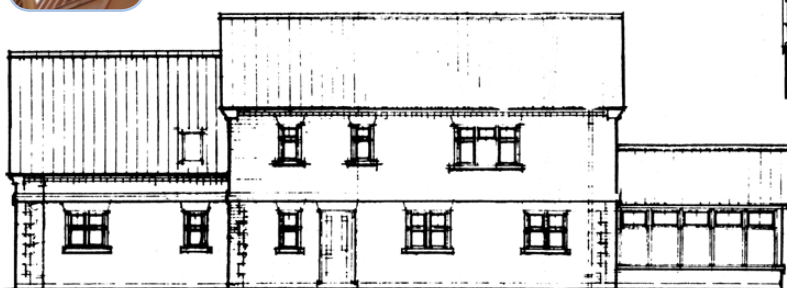
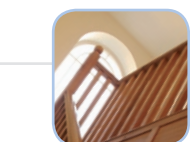
Front View

Downstairs

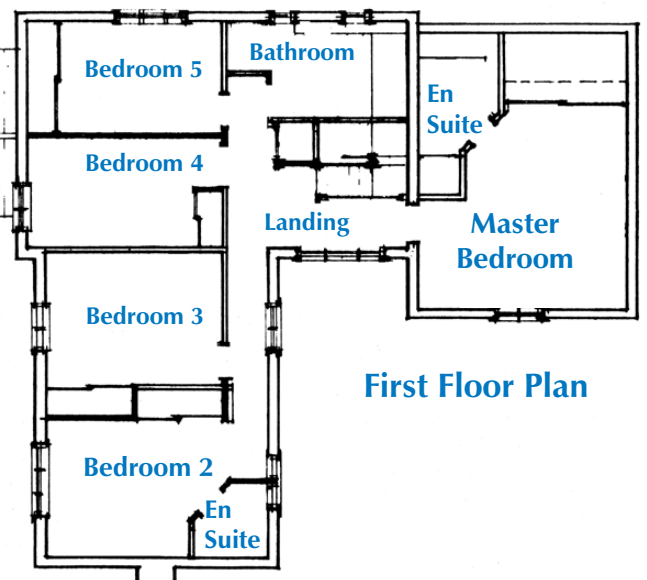
- Under floor heating
- Oak skirting and architraves
- Oak floors in living rooms
- High quality carpets to other rooms
- Multi-fuel stoved living room
- Handmade oak kitchen with granite surfaces, range cooker, integral dish-washer and American style fridge freezer
- Natural travertine tiles laid to entrance halls, kitchens and garden rooms where indicated

Outside

- Brick built garages with electric doors, block paved driveways
- Cast iron effect gutters, landscaped gardens, external water and power supply



Rear View



First Floor Plan

Upstairs

- Luxury bath & shower rooms in stylish designs
- Ariel points to all bedrooms
- Carpeted bedrooms • Cast iron radiators

slight variations may apply to some illustrations