



VAN DYK  
VILLAGE

The Manor House



**JONES**  
HOMES

A new chapter begins



## An Exquisite Home with Specification for Modern Living

Welcome to a residence where grandeur meets versatility, offering endless possibilities for your family's lifestyle, a home designed to adapt to your needs, providing space and elegance for every occasion.

This stunning double-fronted, three-storey home offers 3800 square feet of beautifully designed living space, with five spacious bedrooms, it has been crafted to the highest specifications, combining luxury finishes with thoughtful functionality. From the grand entrance to the elegantly appointed rooms, every detail has been carefully considered to create a home that offers both comfort and style on every level.

Designed with modern living in mind, this substantial family home boasts an unparalleled specification, available exclusively in our most luxurious properties.

Welcome to The Manor House

### Ground Floor

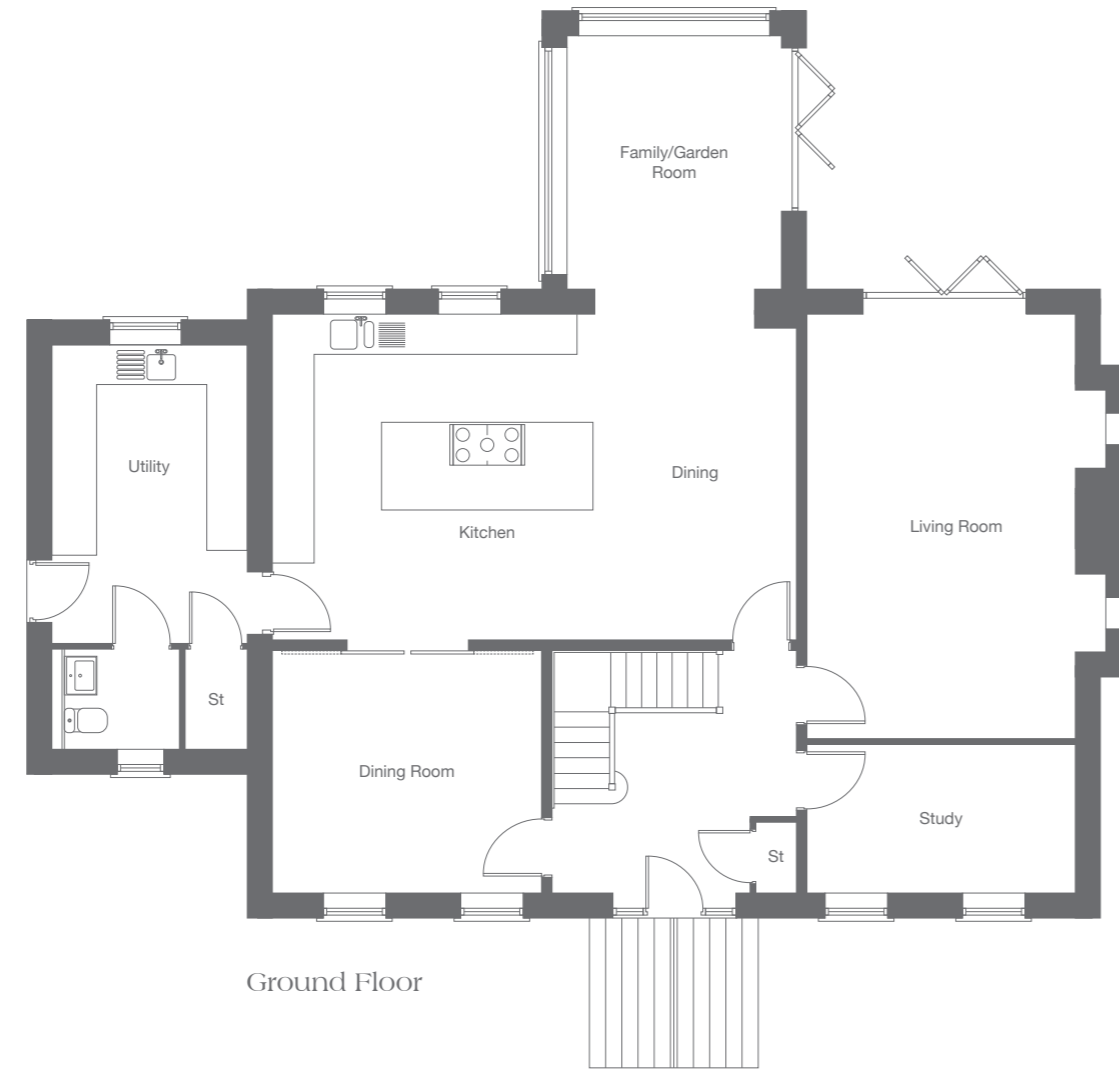
Living Room	6.24m x 3.95m	20'6" x 13'0"
Kitchen/Dining	7.71m x 4.79m	25'3" x 15'9"
Family/Garden Room	3.70m x 3.15m	12'2" x 10'9"
Dining Room	3.95m x 3.58m	13'0" x 11'9"
Study	3.95m x 2.19m	13'0" x 7'2"
Utility	4.39m x 2.86m	14'5" x 9'5"

### First Floor

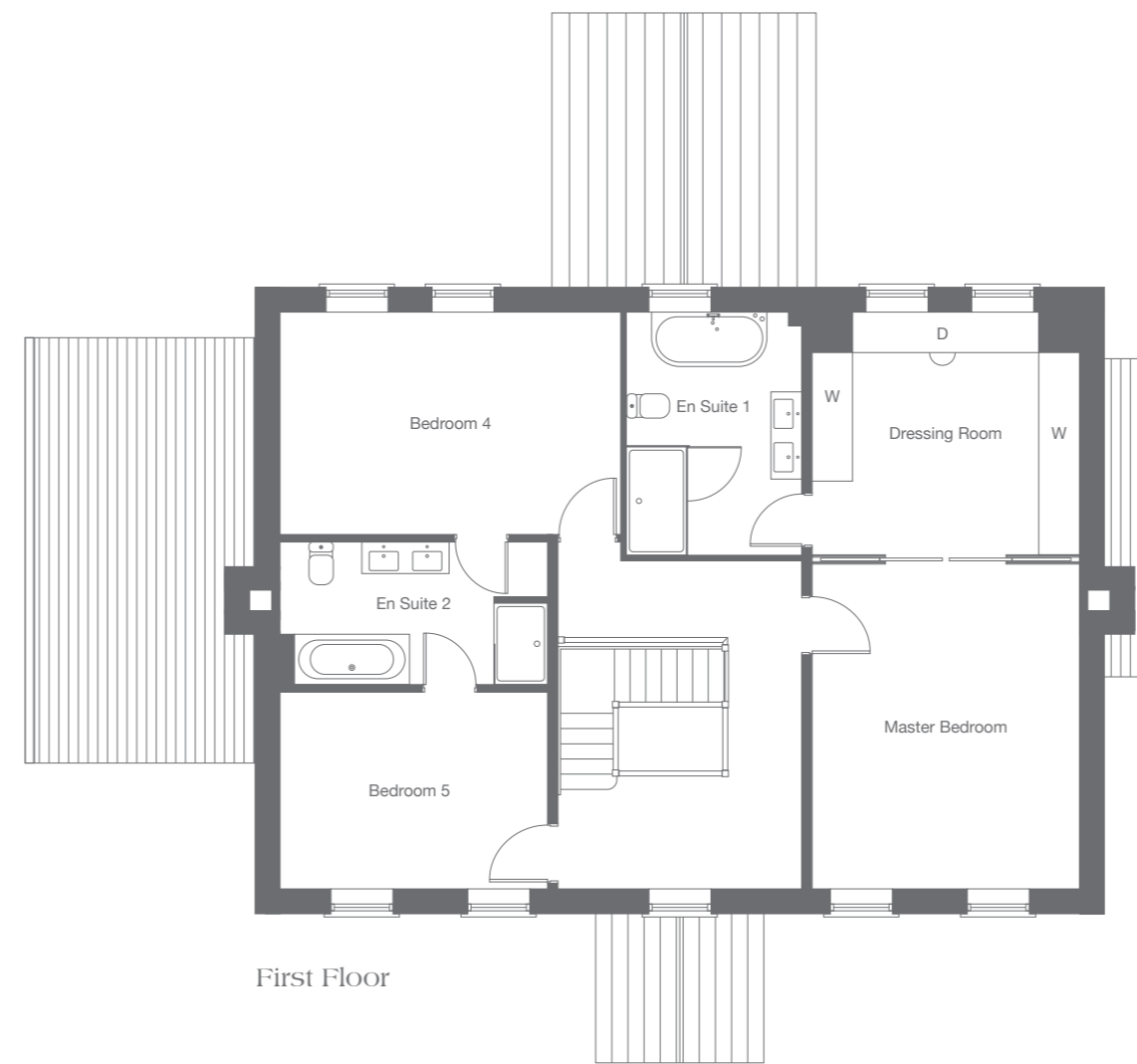
Master Bedroom	4.80m x 3.95m	15'9" x 13'0"
Dressing Room	3.95m x 3.59m	13'0" x 11'9"
Bedroom 4	5.02m x 3.28m	16'6" x 10'9"
Bedroom 5	3.95m x 2.90m	13'0" x 9'6"

### Second Floor

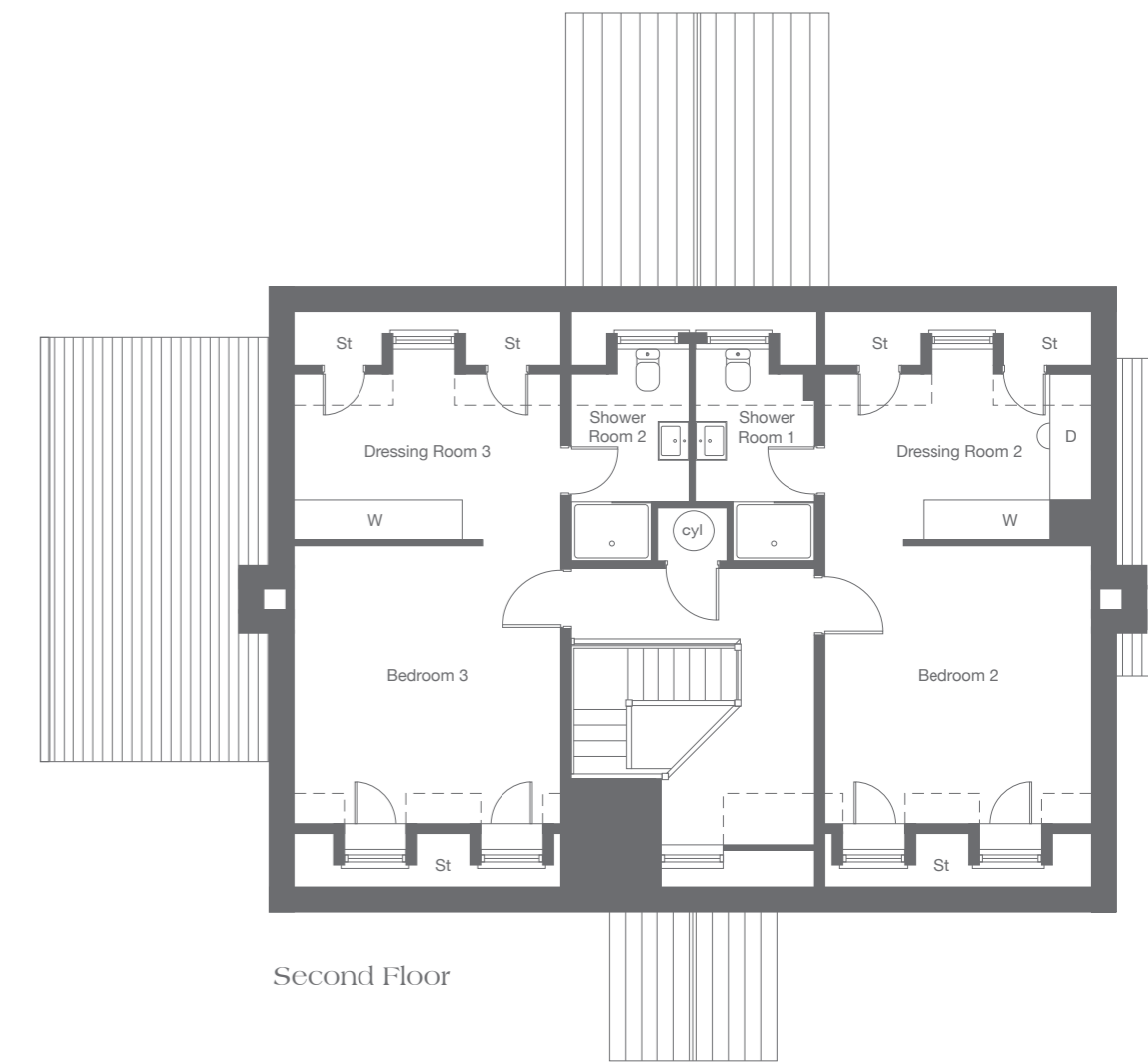
Bedroom 2	4.67m x 3.95m	15'4" x 13'0"
Dressing Room 2	3.95m x 2.00m	13'0" x 6'7"
Bedroom 3	4.50m x 3.95m	14'9" x 13'0"
Dressing Room 3	3.95m x 2.00m	13'0" x 6'7"



Ground Floor

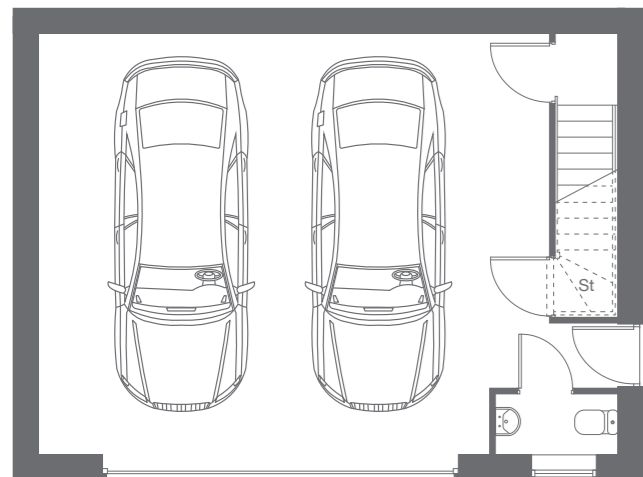


First Floor

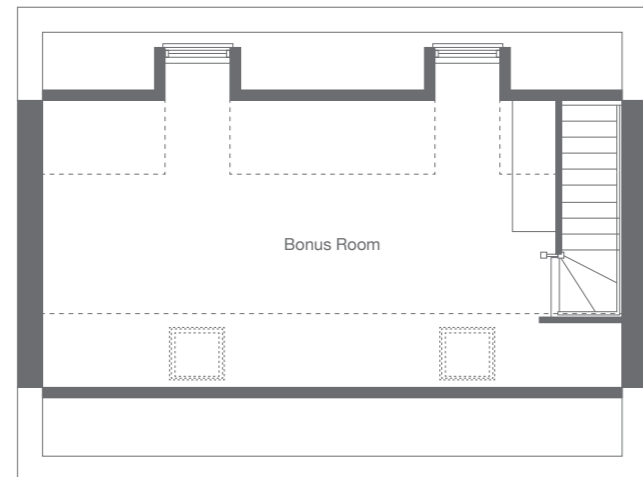


Second Floor

St Store W Fitted wardrobe D Drawers and Dressing table - - - - - Restricted ceiling height (cyl) Hot water cylinder



Garage  
Ground Floor  
Garage 7.29m x 5.99m 23'11" x 19'8"



Garage  
First Floor  
Bonus Room 8.29m x 4.03m 27'2" x 19'8"



CGI for illustration (Kitchen style shows Avant Clay Bronze Trim, Ariel Silestone countertop)



CGI for illustration (Kitchen style shows Avant Clay Bronze Trim, Ariel Silestone countertop)



CGI shows option adjoining Utility Room



Villeroy & Boch Vanity unit



Bedroom 2 Dressing Room CGI



Master Bedroom Dressing Room CGI

# The Manor House

## A Luxury Five-Bedroom Home of Exceptional Design and Specification

The Manor House has been designed to accommodate the very highest of specifications throughout.

### Open Plan Kitchen, Family and Dining and Garden Room

Inspired by Simplicity, The Symphony Linear Kitchen, a chic handle-less style furniture is available in a choice\* of subtle tones and colour ways with contrasting decors.

The kitchen and adjoining spacious utility are suitably equipped including a wealth of appliances such as NEFF side by side double oven and microwave combination, twin wine coolers, a QUOOKER 3 in 1 boiling tap plus dishwasher and integrated larder fridge.

The more practical appliances such as the washing machine, tumble dryer and freezer can be found in the adjoining utility room for convenience.

At the heart of this magnificent home, the oak staircase takes centre stage, visible from the hallway and creating an immediate sense of elegance. The contemporary glass balustrade beautifully complements the staircase, allowing natural light to flow through while providing an open, airy feel across all floors.

The hallway, kitchen, family room, utility, and garden room are all equipped with underfloor heating. This luxurious feature ensures an even distribution of warmth throughout the hub of the home, eliminating the need for radiators and creating a warm and welcoming environment, all while maintaining the sleek, modern design of your living spaces.

### Luxury Suites and Bathrooms

The Master Bedroom is a private oasis, featuring sliding doors that lead to a well-equipped dressing room. This stylish space offers a choice of hinged front framed wardrobes from the ultra-contemporary Urbano range by Symphony, complemented by a dresser for all your storage needs.

Whilst the elegant en suite is a sanctuary in itself, boasting a spa bath, double basin, spacious shower, and WC, this provides a luxurious experience for relaxation and rejuvenation.

Each bathroom and en suite is designed to reflect a sense of refined luxury. Featuring Villeroy & Boch sanitary ware, these spaces offer premium comfort and timeless style. Complementing the design are Hansgrohe taps, known for their sleek finish and innovative functionality.

A range of Porcelanosa full-height tiling is available in a variety of stunning designs to suit your personal taste.

Elegant vanity units and illuminated mirrors complete the look, combining style with practicality for a clean, modern finish to elevate your daily routine.

Both Bedroom 2 and Bedroom 3 are designed with convenience and style in mind, each featuring a dedicated dressing room. These spaces offer a generous selection of fitted wardrobes, crafted from the same high-quality range to ensure a seamless flow throughout the home. In addition, built-in storage solutions provide practical space for keeping personal items neatly organised, allowing for a clean, uncluttered environment that enhances the comfort and functionality of each room.

### The Bonus Room – Endless Possibilities

Private access via the garage, the Bonus Room, measuring a generous 355 square feet, offers a versatile space limited only by your imagination. Fully equipped with power, heating, and a WC, this room can be customised to suit your needs. Whether you envision a private home office, a gym, a creative studio, or a guest suite, this adaptable space provides the perfect blank canvas for you to make your own.

### The Finishing Touches

Make your home your own with a choice of high-quality floor coverings. Plus, the home audio system with ceiling speakers throughout, allows quality sound to be played via the built-in control panel.

This luxury double-fronted, three-storey five-bedroom home offers 3800 square feet of living space and has been designed to the highest specification.

\*For full specification please see floor plans and ask Sales Advisor for technical detail. Choices will be available for a limited period only. In order for the Manor House to be available for completion early Spring 2025, choices and options will be concluded no later than 1st December 2024.

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