



# THE SAGE



- 26
- 29
- 30
- 35
- 42
- 44
- 56-58
- 90
- 91

Ideal for growing families

The Sage, a charming spacious home designed for modern living. The open-plan kitchen and dining area includes Neff integrated cooking appliances and an integrated fridge freezer – as well as a stylish, practical kitchen island. A dedicated utility area and living room complete the ground floor.

Upstairs, there's a modern three-piece family bathroom with stunning Porcelanosa tiles, a master bedroom with en-suite complemented by Roca and two further bedrooms ideal for growing families.

THE ADVENTURE STARTS HERE



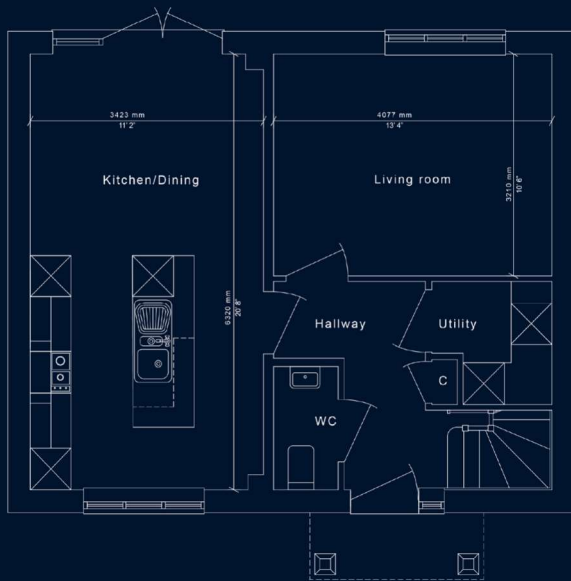
This housetype card offsets 14g of CO2





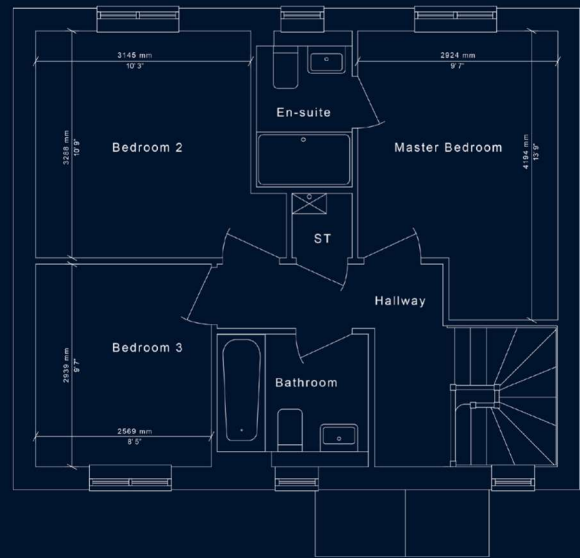
1,055 sq.ft

GROUND FLOOR



Homes: 26, 29, 30, 35, 44, 56-58, 90&91

FIRST FLOOR



\* Please note homes 30 & 42 are handed versions of the floor plan shown  
 \*\* Window and door locations vary in home 26  
 \*\*\* Elevational styles vary to homes 57 & 91



HAMBLEWOOD

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Purchasers or prospective purchasers, whether or not they enter into a contract to purchase a home within the development, should not rely on anything printed in this brochure or orally indicated by sales staff as forming any part of any contract to purchase a home.

Some aspects of the scheme may be subject to planning permission, please ask for details. Floor plans and CGLs are of a

house type and do not necessarily reflect the detail of any particular home. These are used for illustrative purposes only and should not be relied on. External materials, landscaping, garage attachment/position, window/door position, handing and external works may vary from that which are shown.

All dimensions are accurate to within 50mm and, where given, are maximums which include any fitted wardrobes or similar features. Furnishings on the floor plans (including, but not exclusive to, kitchen, bathroom, en-suite and WC layouts) are indicative only and should not be relied on. Interior furnishings are not included with the sale of any property. Please ask member of the sales team for more information.