

RIVER HOUSE



A CONTEMPORARY NEW HOME
ON THE BANKS OF THE RIVER TAMAR

RIVER HOUSE

River House will take prime position at The Moorings, an exclusive development of seven new homes with far reaching, 'front row' views right across the River Tamar and up towards the Tamar Bridge.

Standing apart from the rest of the development, River House will be unmistakably contemporary, making a bold, modern design statement. It will be set within an extensive private garden stretching down to the banks of the Tamar where there is access to the shore.

BABIS LANE - SALTASH

By Sat Nav:

Old Post Code:
PL12 4ET

New Post Code (to be allocated):
PL12 4FG



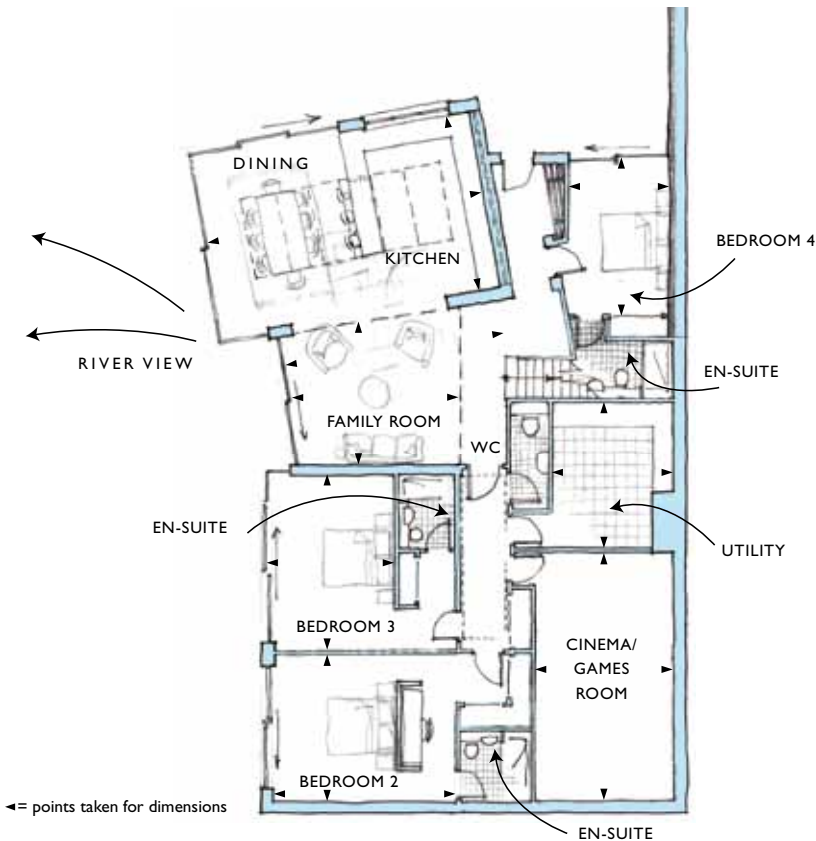
LOCATION

River House is less than six miles from the centre of Plymouth. It will be built by Jameson Homes, a team with many years combined experience in building luxurious new homes in exceptional locations. The Moorings stands at the end of a quiet road and is protected by security gates.



The view from River House

WEST ELEVATION

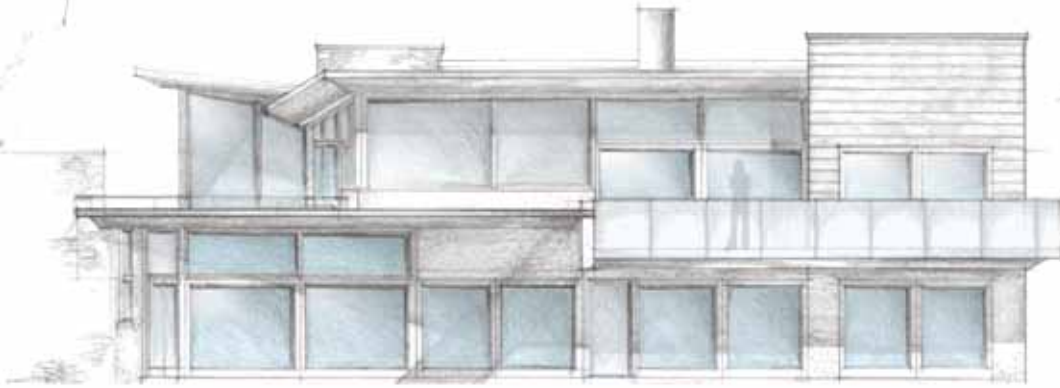


GROUND FLOOR

Kitchen/Dining	4.965m x 8.018m
	16' 3" x 26' 4"
Family Room	6.744m x 3.763m
	22' 2" x 12' 4"
narrowing to	4.497m x 3.763m
	14' 9" x 12' 4"
Utility	3.356m x 4.166m
	11' x 13' 8"
Cinema Room	3.956m x 6.972m
	13' x 22' 10"
Bed 2	5.057m x 4.135m
	16' 7" x 13' 7"
Bed 3	3.157m x 4.905m
	10' 4" x 16' 1"
Bed 4	2.950m x 4.120m
	9' 8" x 13' 6"

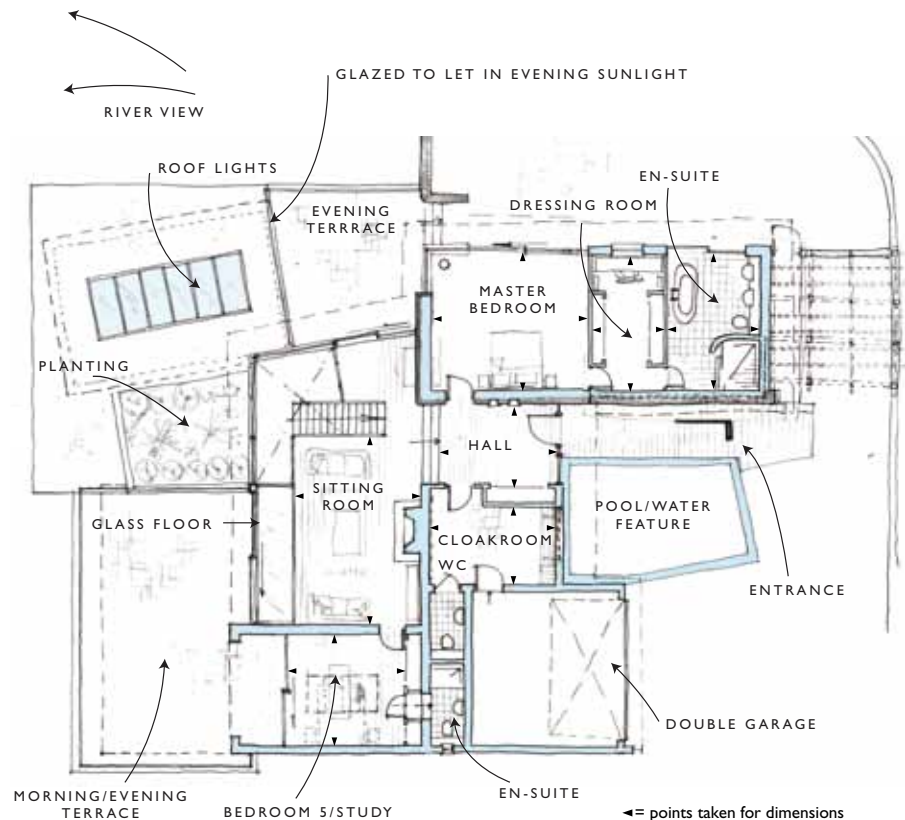


EAST ELEVATION



UPPER GROUND FLOOR

Cloakroom	4.508m x 2.785m 14' 9" x 9' 2"
Entrance Hall	4.508m x 3.223m 14' 9" x 10' 7"
Master Bedroom	5.020m x 4.920m 18' 9" x 16' 2"
Dressing Room	4.920m x 2.689m 16' 2" x 8' 10"
En-Suite	3.417m x 4.920m 11' 3" x 16' 2"
Sitting Room	19.300m x 6.077m 30' 5" x 19' 11"
Study/Bedroom 5	4.205m x 4.135m 13' 10" x 13' 7"



RIVER HOUSE

RIVER TAMAR



GARDEN AND WOODLANDS



River House has been designed to bring the stunning river views and natural daylight flooding into the rooms, with evening and morning terraces to capture daylong sunshine.

The specifications include a magnificent dining room and kitchen with state-of-the-art fixtures and fittings. Contemporary bathrooms are fully tiled and have luxurious monsoon showers.

River House has four/five en-suite bedrooms including an impressive master suite, principle rooms include a sitting room, cinema room and living room in addition to the kitchen and dining room.





These particulars are for guidance only. The details within are intended to give a general indication of the proposed development and floor plans. We operate a policy of continuous improvement which may lead to plans and specifications being altered without prior notice at any time. Consequently these should be treated as general guidance only and cannot be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act of 1991. The brochure does not constitute a contract or a warranty. Images contained within are indicative only and may be subject to change. Internal photography contained within depict specification and or finishes which may or may not be included within this properties' standard specification. The contents herein shall not form part of any contract. This property is offered subject to availability.

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