



# *the watchmaker's*

Homes to buy in Bodmin – phase 1

*Craft Collection*

---

bunnyhomes



A decorative watercolor floral border surrounds the text. It features various flowers in shades of pink, red, and purple, along with green leaves and small berries. The style is soft and artistic, typical of watercolor painting.

# *this is us*

We're a family business born and bred in the South West.

Our passion is to create beautiful homes, using traditional methods and the finest quality materials. We also regenerate old disused buildings for the ultimate up-cycling. For homes to buy and homes to rent.

The bunnyhomes team are committed to delivering extraordinary care and want you to be part of the journey.

We've over 300 years of building and planning experience in our team, so you know you're in safe hands.

We love our country and are proud of our heritage, our explorer nation. As an independent business we strive to live up to our great nation's strengths and to do the right job with pride and care.

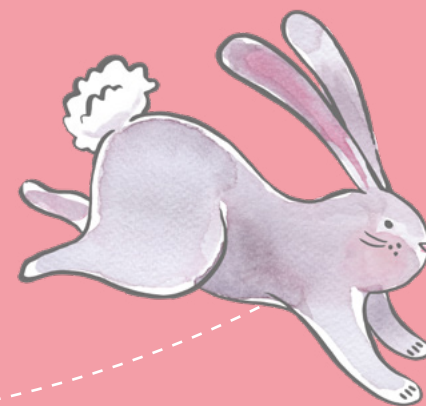
We hope you love our homes as much as we do.

*Tracey X*  
Founder



# beautifully crafted

Brimming with well-considered design features and bursting with character, our bunnyhomes Craft Collection is inspired by Georgian architecture, beautifully fused with modern day living. There's something about the harmonious symmetry and effortless elegance of the era that holds a special place in our hearts.







our passion  
is to create something better

## curated with care

We've met with many people along the way in our quest for the finest ingredients for our Craft Collection. No stone has been left unturned. We've scrutinised everything from porcelain tiles to kitchen sinks before settling on the very best spec for our bunnyhomes.

Having travelled far and wide, our trail led us right back home, to the South West. It's with great pride and pleasure that most of our spend is concentrated in our region.

## bunny 'liveability' test

We've been to great lengths to create our Craft Collection homes. We've paced out miles in our life-sized room mock-ups to test and retest the 'liveability' of our layouts. And we've drafted and redrafted endless versions of floorplans to get the right flow, ergonomics and spatial dynamics.

We've also applied the results of research into the affects of home design on our health and wellbeing, bringing Eudaemonia into our bunnyhomes by focusing on good daylight levels, good ventilation and open space.







# icing on the cake

When you buy a Craft Collection home you get our super-spec as standard, inside and out.

The differences are clear to see, such as trend-leading kitchens with all the gadgets and gizmos.

- Villeroy & Boch ceramicware with 'monsoon' showers,
- generous windows,
- extra-large patios,
- bespoke, artisan porches, canopies and trelliswork.

Less for you to do; more time for you to enjoy your new bunnyhome.

## Who could possibly want more?

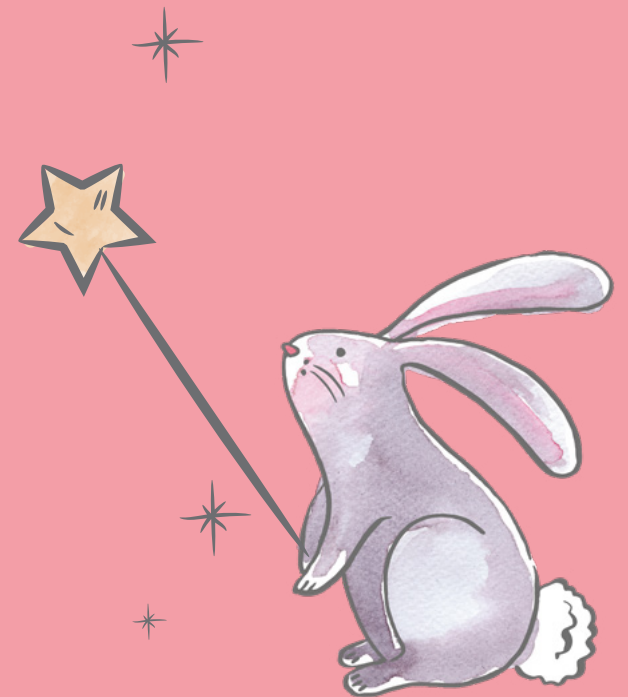
For those that do, there's always our delicious Winston's World options & upgrades.





# a little bit of bunny love...

Every bunnyhome is beautifully built with more than just a little bit of bunny love. A modern twist on traditional Georgian inspired architecture, we've created our own thoughtfully considered specifications to make each and every one of our homes special. We've taken the time to do things right; we hope it shows.







# fabulous kitchens

The heart of every bunnyhome.  
We know the way to win your  
heart is with a great kitchen.

- Our kitchens don't just look smart, they work smart too — like our exceptional built-in pantries and dynamic-larders.
- A place for everything and everything in its place — stacks of cupboards and drawers and plenty of sockets.
- Trend-leading, contemporary cabinetry as standard in a choice of delicious finishes, or upgrade with 'Winston's World'.
- For the chef of the household — beautiful Smeg appliances for precision cooking, complete with all the programmes and functionality you could dream of.
- We scoured the country for the perfect kitchen makers, to bring you British cabinetry at its finest.





# glam bathrooms

The smallest rooms of a bunnyhome by no means receive the least attention. We go for high performance meets hotel style glamour every time.

- World-famous Villeroy & Boch ceramicware to all bathrooms and ensuites.
- State-of-the-art, recessed showers with overhead 'monsoon' and convenient hand-held sprayheads.
- Wall-mounted, rimless toilets in most of our bunnyhomes — so much more stylish, hygienic and easier to clean.
- Soak in comfort for even longer in our heat-retaining steel baths. They feature hidden bath fillers so there's no taps at either end!
- Tiling, in extra large formats curated from trend-setters Porcelanosa.







# techy stuff

We live in a hi-tech world so the least we can do is make sure our bunnyhomes are #wired to go.

- No Wi-Fi? No problem. We install Cat-6 cabling direct into all the rooms you need it.
- App or touchpad-controlled 'smart' heating system — what could be simpler?
- You'll find more than enough USB-C ports in every Craft Collection home, along with thoughtfully located sockets.
- Powered by 75% energy extracted from the air and 25% electricity, our air source heat pumps heat your home with A+++ energy efficiency.
- Sleek design 'plug and charge' EV chargers.







# grand entrances

You'll notice the difference as soon as you approach a bunnyhome. What have we done to make them so warm and welcoming?

- In true Georgian style, our entrances are adorned with elegant porches, canopies and woven trellis work, hand crafted by local master craftsmen.
- Our modern take on traditional Georgian sash windows — beautifully bigger, letting masses of light in and A-rated to keep you snug and energy efficient.
- Extra-generous alfresco dining-sized patios and lawns laid to the rear.
- Step inside to see how our higher ceilings create a sense of grandeur, space and openness.

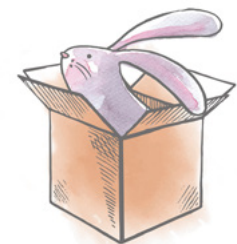




# clever storage

Storage space is usually a rarity in most new homes but we see it as essential; it's all about bunnyspace — one of our 'liveability test' missions for every bunnyhome.

- You'll always find well-placed, built-in cupboards and a pantry or dynamic-larder.
- Keep your hallway clutter-free. Most bunnyhomes feature tailor-made understairs pull-out drawers — for loads of space-saving storage.
- Built-in wardrobes are available as an upgrade from Winston's World.







# built to last

Every bunnyhome is built beautifully, combining traditional craft skills with modern day methods to create the best of both worlds.

- Bricks are just bricks, right? Not our bunnyhomes bricks. We hand-picked ours for their particular tone, texture and patina so they look just as we want them, and the same goes for our rough cast render and regional stone features.
- Could ours be the quietest of newbuild homes? The way we fit our floor joists creates a third less deflection than standard, so they're less likely to squeak.
- We take our time to do the job properly, employing our own bunnyhomes build team, supported by local skilled home crafters.





*The tiniest  
of things  
make a home  
a bunnyhome*



# little details

You'll notice all the thoughtful finishing touches that make all the difference in your bunnyhome.

- Underfloor heating to downstairs rooms to keep you cosy, and no radiators means more space.
- Solid-core internal doors made from A-grade American white oak veneer for a natural oak finish.
- No more magnolia. We use cotton tail white, giving you a blank canvas for your interiors that's modern, fresh and bright.
- You'll notice our front outdoor light isn't just any old light, it's stylishly designed to complement your home.







look no  
radiators!

# sustainable, energy efficiency, that makes style sense too

In line with our 'eudaemonia'  
way of thinking, all our  
bunnyhomes feature:

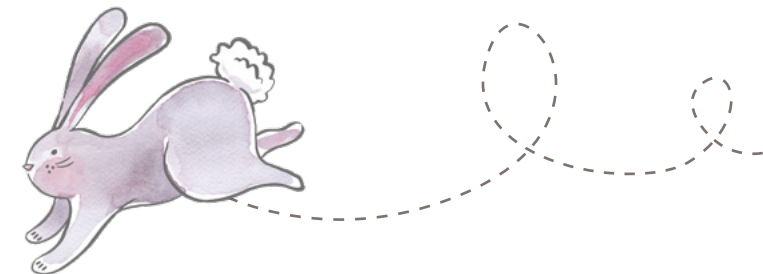
## air source heat pumps

Compared to traditional gas boilers here's how they're better:

- They absorb heat from the outside air and convert it to energy
- They are greener & cleaner
- They last longer and are more reliable

## underfloor heating

- Installed throughout the whole of downstairs
- Cosiness through ambient heating = better for your home and less shrinkage.





# the neighbourhood

Set to be a place like no other,  
we're creating something  
incredibly special here at  
John The Watchmaker's  
Great Country Park.

Like all bunnyhomes neighbourhoods,  
we've put a great deal of thought and  
care into how our homes look together  
to create beautiful street scenes.  
Our Georgian-inspired, Craft Collection  
bunnyhomes are thoughtfully laid  
out around a unique central park for  
all to enjoy.





# the master plan

## phase 1

To include our spectacular showhomes and VIB Lounge and a choice of bunnyhomes in the following home styles:

- 2-bedroom: Honeysuckle Cottage\*
- 3-bedroom: Poppy Cottage\*, Rose Cottage, Hedgerow House & Orchard Lane
- 4-bedroom: The Granary, Ivy House\* & The Old Parsonage

## phase 4

This phase of this amazing neighbourhood, features the creation of our great country park, along with the following home styles:

- 2-bedroom: Honeysuckle Cottage
- 3-bedroom: Poppy Cottage, Rose Cottage, Hedgerow House & Orchard Lane
- 4-bedroom: Ivy House & The Old Parsonage

## phase 2

To include 2 & 3-bedroom homes from our Georgian-inspired Craft Collection:

- 2-bedroom: Honeysuckle Cottage
- 3-bedroom: Rose Cottage

## phase 3

To include 2-bedroom homes and a great choice for those preferring apartment style living.

- 2-bedroom: Honeysuckle Cottage
- 2-bedroom: Carriage House (apartments)

Apartments will also be available, across three 'historic' new buildings, set to become architectural landmarks of tomorrow.



\* Plots 6, 7, 8 & 9 are our show hamlet.

Site plan is for illustrative purposes only. Specifications & layouts are correct at time of issue and may be subject to change.



# phase 1

To include a great choice of 2, 3 and 4-bedroom bunnyhomes, as well as our spectacular showhomes and VIB Lounge.

## honeysuckle cottage

2 bedroom home  
Plots 6\* & 7\*

## poppy cottage

3 bedroom home  
Plots 9\*, 115, 116, 156, 157, 168 & 169

## rose cottage

3 bedroom home  
Plots 146, 147, 154, 155, 160, 161 & 167

## hedgerow house

3 bedroom home  
Plots 10, 122, 124, 134, 135, 137, 140 & 170

## orchard lane

3 bedroom home  
Plots 125, 126, 127, 128, 129 & 130

## the granary

4 bedroom home  
Plots 5, 121, 136, 139, 141, 143, 145, 162, 164 & 166

## ivy house

4 bedroom home  
Plots 8\*, 123, 131, 132, 138, 142, 159, 163 & 165

## the old parsonage

4 bedroom home  
Plots 133, 144 & 158

Plots 117, 118, 119, 120, 148, 149, 150, 151, 152 & 153 are local parish homes.



\* Plots 6, 7, 8 & 9 are our show hamlet.

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of issue and may be subject to change.



# craft collection

Life doesn't get much better than this. Set in the heart of Bodmin, this select neighbourhood of beautifully built new homes from our Craft Collection brings you traditional Georgian inspired design infused with modern day living.



honeysuckle cottage

2 BEDROOMS

Plots 6\* & 7\*



poppy cottage

3 BEDROOMS

Plots 9\*, 115, 116, 156, 157, 168 & 169



rose cottage

3 BEDROOMS

Plots 146, 147, 154, 155, 160, 161 & 167



hedgerow house

3 BEDROOMS

Plots 10, 122, 124, 134, 135, 137, 140 & 170



orchard lane

3 BEDROOMS

Plots 125, 126, 127, 128, 129 & 130



the granary

4 BEDROOMS

Plot 5, 121, 136, 139, 141, 143, 145, 162, 164 & 166



ivy house

4 BEDROOMS

Plots 8\*, 123, 131, 132, 138, 142, 159, 163 & 165



the old parsonage

4 BEDROOMS

Plots 133, 144 & 158

\* Plots 6, 7, 8 & 9 are our show hamlet.

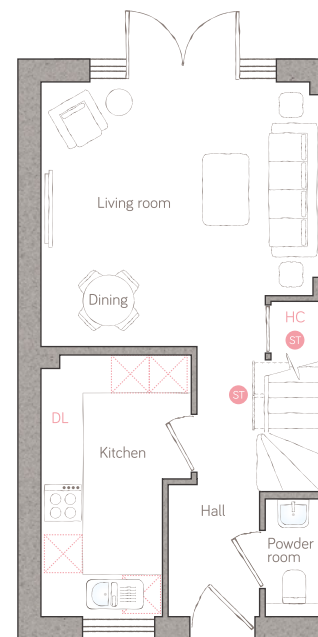




# honeysuckle cottage

CRAFT COLLECTION • 2 BED, 2 BATH

This 2-bedroom home that's perfectly designed for modern-day living with both double bedrooms having their own ensuites. The light and spacious lounge/diner overlooks the garden through a stunning wall of full-height windows and classic double doors.



## ground floor

### kitchen

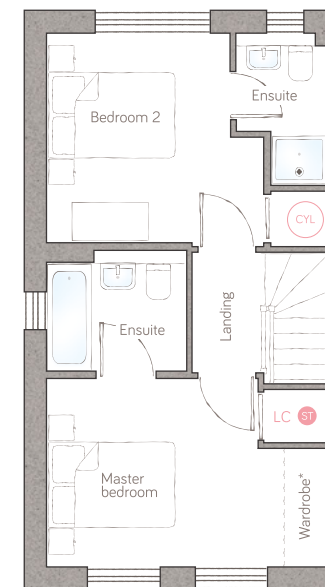
2.36m x 4.11m (7' 9" x 13' 5")

### living/dining

4.42m x 4.16m (14' 6" x 13' 8")

### powder room

0.90m x 1.85m (2' 11" x 6' 1")



## first floor

### master bedroom

4.42m x 2.97m (14' 6" x 9' 9")

### master ensuite

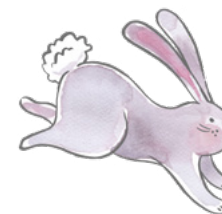
2.20m x 1.70m (7' 2" x 5' 6")

### bedroom 2

3.41m x 3.28m (11' 2" x 10' 9")

### ensuite

1.45m x 2.39m (4' 9" x 7' 10")



Plot 6 as shown. Plot 7 is handed.

ST Storage DL Demi-larder HC Housekeeper's cupboard LC Linen closet AP Appliance ASH Air source heat cylinder

\*Available as an upgrade.

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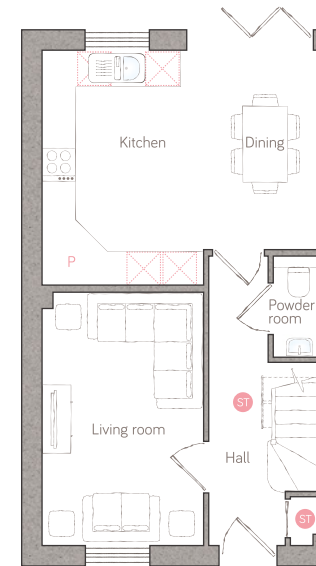




# poppy cottage

CRAFT COLLECTION • 3 BED, 2 BATH

A pretty 3-bedroom semi-detached home with wow-appeal! Bi-fold doors onto the garden from the open plan kitchen/diner make this room ideal for entertaining. It's got great storage where you need it – a built-in hallway cupboard and space-saving understairs pull-outs. There's even an ensuite in the master bedroom.



## ground floor

### living room

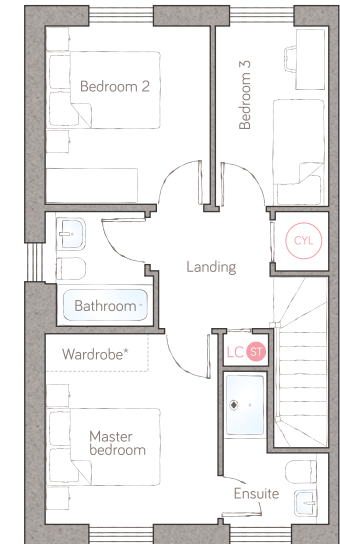
2.85m x 4.46m (9' 4" x 14' 7")

### kitchen/dining

4.98m x 4.14m max (16' 4" x 13' 7" max)

### powder room

0.90m x 1.70m (2' 11" x 5' 6")



## first floor

### master bedroom

3.03m x 3.35m (9' 11" x 11' 0")

### ensuite

1.66m x 2.67m max (5' 5" x 8' 9" max)

### bedroom 2

2.89m x 3.12m (9' 6" x 10' 2")

### bedroom 3

2.00m x 3.16m (6' 6" x 10' 4")

### bathroom

1.90m x 2.02m (6' 2" x 6' 7")



Plot 115 as shown. Plot 116 is handed.

ST Storage P Pantry LC Linen closet AP Appliance CYL Air source heat cylinder

\*Available as an upgrade.

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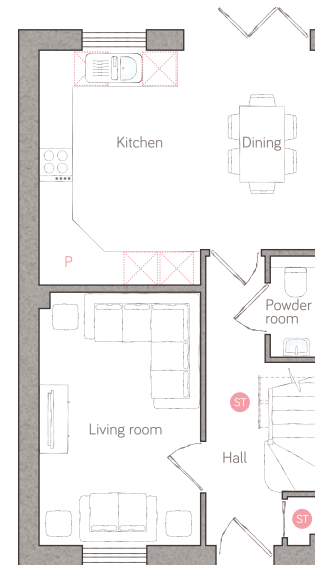




# poppy cottage

CRAFT COLLECTION • 3 BED, 2 BATH

A pretty 3-bedroom semi-detached home with wow-appeal! Bi-fold doors onto the garden from the open plan kitchen/diner make this room ideal for entertaining. It's got great storage where you need it – a built-in hallway cupboard and space-saving understairs pull-outs. There's even an ensuite in the master bedroom.



## ground floor

### living room

2.85m x 4.46m (9' 4" x 14' 7")

### kitchen/dining

4.98m x 4.14m max (16' 4" x 13' 7" max)

### powder room

0.90m x 1.70m (2' 11" x 5' 6")



## first floor

### master bedroom

3.03m x 3.35m (9' 11" x 11' 0")

### ensuite

1.66m x 2.67m max (5' 5" x 8' 9" max)

### bedroom 2

2.89m x 3.12m (9' 6" x 10' 2")

### bedroom 3

2.00m x 3.16m (6' 6" x 10' 4")

### bathroom

1.90m x 2.02m (6' 2" x 6' 7")



Plots 156 & 168 as shown. Plots 157 & 169 are handed.

ST Storage P Pantry LC Linen closet A Appliance AH Air source heat cylinder

\*Available as an upgrade.

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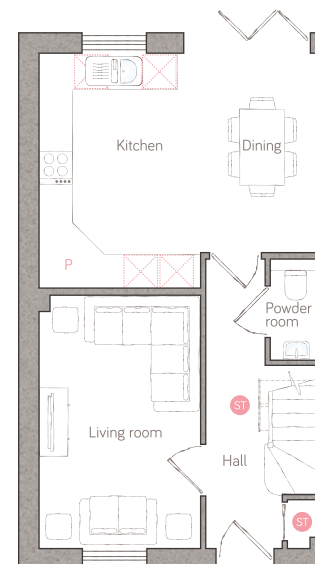




# poppy cottage

CRAFT COLLECTION • 3 BED, 2 BATH

A pretty 3-bedroom home with wow-appeal! Bi-fold doors onto the garden from the open plan kitchen/diner make this room ideal for entertaining. It's got great storage where you need it – a built-in hallway cupboard and space-saving understairs pull-outs. There's even an ensuite in the master bedroom.



## ground floor

### living room

2.85m x 4.46m (9' 4" x 14' 7")

### kitchen/dining

4.98m x 4.14m max (16' 4" x 13' 7" max)

### powder room

0.90m x 1.70m (2' 11" x 5' 6")



## first floor

### master bedroom

3.03m x 3.35m (9' 11" x 11' 0")

### ensuite

1.66m x 2.67m max (5' 5" x 8' 9" max)

### bedroom 2

2.89m x 3.12m (9' 6" x 10' 2")

### bedroom 3

2.00m x 3.16m (6' 6" x 10' 4")

### bathroom

1.90m x 2.02m (6' 2" x 6' 7")



Plot 9 as shown.

ST Storage P Pantry LC Linen closet AP Appliance CYL Air source heat cylinder

\*Available as an upgrade.

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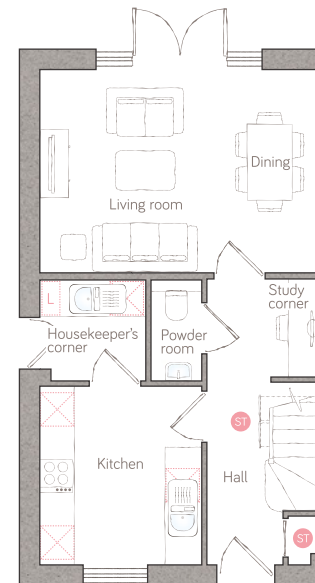




# rose cottage

CRAFT COLLECTION • 3 BED, 2 BATH

A delightful 3-bedroom semi-detached home that's packed with well-considered features, such as a study corner, a built-in hall cupboard and understairs storage. The living/dining room is bathed in light, with tall windows and classic double doors onto the garden and the master bedroom boasts an ensuite.



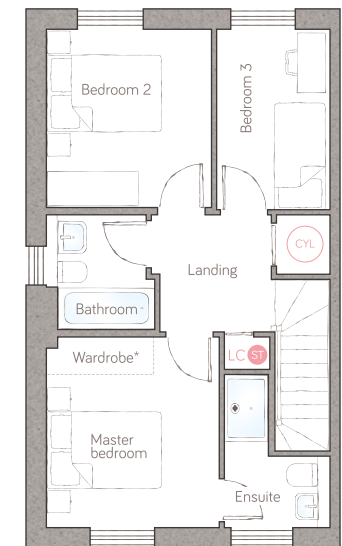
## ground floor

living/dining  
4.98m x 3.57m (16' 4" x 11' 8")

kitchen  
2.85m x 3.16m (9' 4" x 10' 4")

powder room  
0.90m x 1.78m (2' 11" x 5' 9")

housekeeper's corner  
1.86m x 1.78m (6' 1" x 5' 10")



## first floor

master bedroom  
3.03m x 3.35m (9' 11" x 11' 0")

ensuite  
1.66m x 2.67m max (5' 5" x 8' 9" max)

bedroom 2  
2.89m x 3.12m (9' 6" x 10' 2")

bedroom 3  
2.00m x 3.16m (6' 6" x 10' 4")

bathroom  
1.90m x 2.02m (6' 2" x 6' 7")

Plots 146 & 154 as shown. Plots 147 & 155 are handed.

ST Storage L Dynamic larder LC Linen closet AP Appliance CYL Air source heat cylinder

\*Available as an upgrade.

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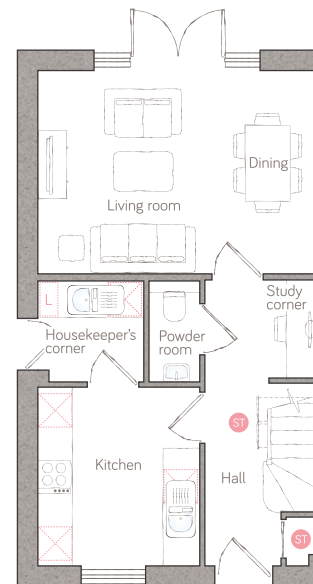




# rose cottage

CRAFT COLLECTION • 3 BED, 2 BATH

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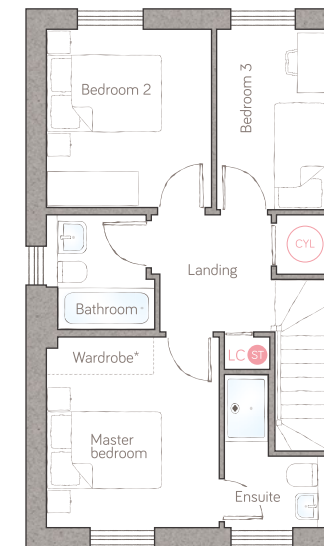
## ground floor

living/dining  
4.98m x 3.57m (16' 4" x 11' 8")

kitchen  
2.85m x 3.16m (9' 4" x 10' 4")

powder room  
0.90m x 1.78m (2' 11" x 5' 9")

housekeeper's corner  
1.86m x 1.78m (6' 1" x 5' 10")



## first floor

master bedroom  
3.03m x 3.35m (9' 11" x 11' 0")

ensuite  
1.66m x 2.67m max (5' 5" x 8' 9" max)

bedroom 2  
2.89m x 3.12m (9' 6" x 10' 2")

bedroom 3  
2.00m x 3.16m (6' 6" x 10' 4")

bathroom  
1.90m x 2.02m (6' 2" x 6' 7")

Plot 160 as shown. Plot 161 is handed.

Storage L Dynamic larder LC Linen closet Appliance Air source heat cylinder

\*Available as an upgrade.

For illustrative purposes only. Specifications & layouts may be subject to change.

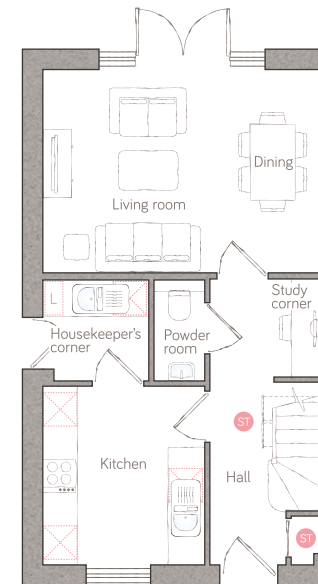




# rose cottage

CRAFT COLLECTION • 3 BED, 2 BATH

A delightful 3-bedroom home that's packed with well-considered features, such as a study corner, a built-in hall cupboard and understairs storage. The living/dining room is bathed in light, with tall windows and classic double doors onto the garden and the master bedroom boasts an ensuite.



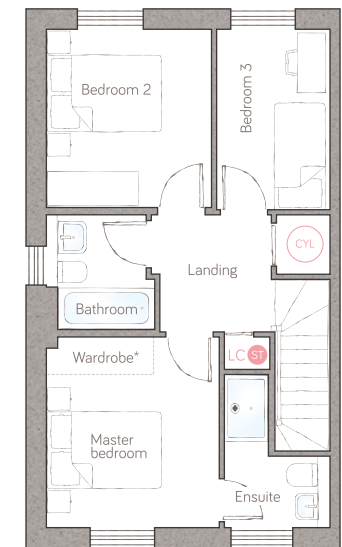
## ground floor

**living/dining**  
4.98m x 3.57m (16' 4" x 11' 8")

**kitchen**  
2.85m x 3.16m (9' 4" x 10' 4")

**powder room**  
0.90m x 1.78m (2' 11" x 5' 9")

**housekeeper's corner**  
1.86m x 1.78m (6' 1" x 5' 10")



## first floor

**master bedroom**  
3.03m x 3.35m (9' 11" x 11' 0")

**ensuite**  
1.66m x 2.67m max (5' 5" x 8' 9" max)

**bedroom 2**  
2.89m x 3.12m (9' 6" x 10' 2")

**bedroom 3**  
2.00m x 3.16m (6' 6" x 10' 4")

**bathroom**  
1.90m x 2.02m (6' 2" x 6' 7")

Plot 167 as shown.

Storage L Dynamic larder LC Linen closet Appliance Air source heat cylinder

\*Available as an upgrade.

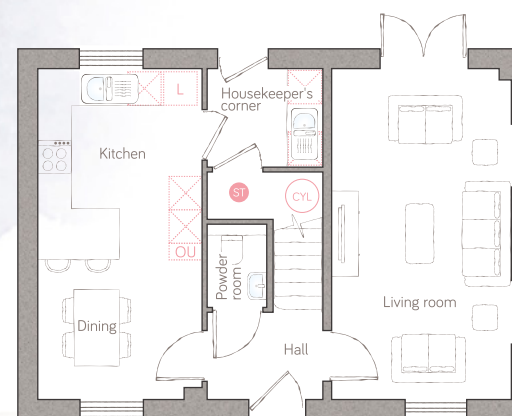
For illustrative purposes only. Specifications & layouts may be subject to change.



# hedgerow house

CRAFT COLLECTION • 3 BED, 2 BATH

A gorgeous 3-double bedroom home, symmetrically designed around a central hallway and staircase. Beautifully practical, the open plan kitchen diner features a utility with garden access, as well as classic double doors off the living room. The master bedroom is a real showstopper, with walk-in wardrobe space and luxury ensuite.



## ground floor

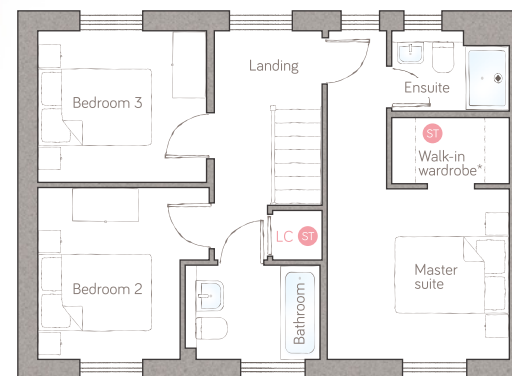
**kitchen**  
2.96m x 3.43m (9' 8" x 11' 3")

**dining**  
2.96m x 2.49m (9' 8" x 8' 2")

**living room**  
3.22m x 5.92m (10' 7" x 19' 5")

**powder room**  
1.07m x 1.50m (3' 6" x 4' 11")

**housekeeper's corner**  
2.08m x 1.76m (6' 10" x 5' 9")



## first floor

**master suite**  
3.28m x 3.07m (10' 9" x 10' 1" (19' 5" max)

**ensuite**  
2.12m x 1.45m (6' 11" x 4' 9")

**bedroom 2**  
3.10m max x 3.10m (10' 2" max x 10' 2")

**bedroom 3**  
3.06m x 2.73m (10' x 8' 11")

**bathroom**  
2.43m x 1.70m (8' 0" x 5' 6")

Plot 140 as shown. Plots 134 & 135 are handed.

ST Storage L Dynamic larder OU Open unit LC Linen closet A Appliance CYL Air source heat cylinder

\*Available as an upgrade.

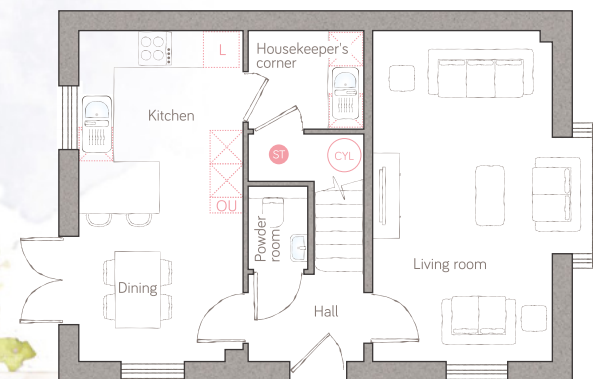
For illustrative purposes only. Specifications & layouts may be subject to change.



# hedgerow house

CRAFT COLLECTION • 3 BED, 2 BATH

A lovely 3-double bedroom home that divides the downstairs space equally between living and open plan kitchen/dining, with classic double doors in one, and a stunning bay feature window in the other. The master bedroom is a real showstopper, with walk-in wardrobe space and luxury ensuite.



## ground floor

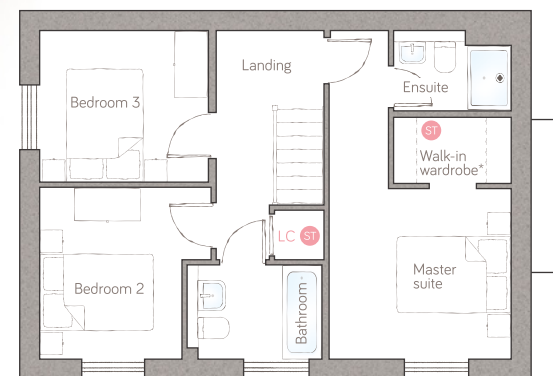
**kitchen**  
2.96m x 3.03m (9' 8" x 9' 11")

**dining**  
2.96m x 2.89m (9' 8" x 9' 6")

**living room**  
3.90m max x 5.92m  
(12' 9" max x 19' 5")

**powder room**  
1.07m x 1.50m (3' 6" x 4' 11")

**housekeeper's corner**  
2.08m x 1.76m (6' 10" x 5' 9")



## first floor

**master suite**  
3.28m x 3.07m (5.92m max)  
(10' 9" x 10' 1" (19' 5" max)

**ensuite**  
2.12m x 1.45m (6' 11" x 4' 9")

**bedroom 2**  
3.10m max x 3.10m  
(10' 2" max x 10' 2")

**bedroom 3**  
3.06m x 2.73m (10' x 8' 11")

**bathroom**  
2.43m x 1.70m (8' 0" x 5' 6")

Plots 10, 122 & 170 are handed.

ST Storage L Dynamic larder OU Open unit LC Linen closet A Appliance AC Air source heat cylinder

\*Available as an upgrade.

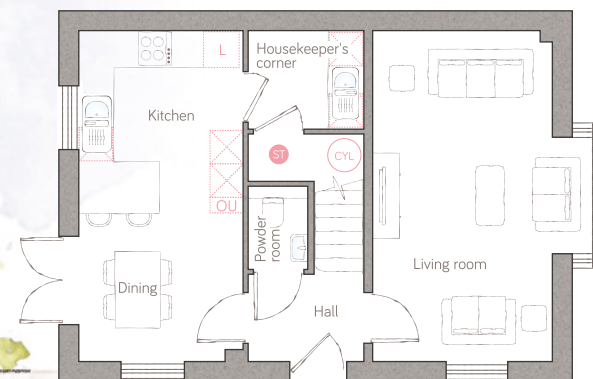
For illustrative purposes only. Specifications & layouts may be subject to change.



# hedgerow house

CRAFT COLLECTION • 3 BED, 2 BATH

A lovely 3-double bedroom home that divides the downstairs space equally between living and open plan kitchen/dining, with classic double doors in one, and a stunning bay feature window in the other. The master bedroom is a real showstopper, with walk-in wardrobe space and luxury ensuite.



## ground floor

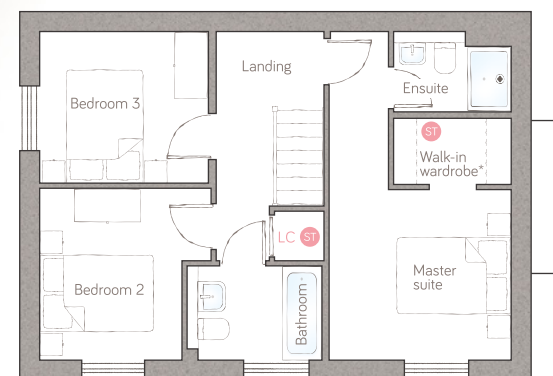
**kitchen**  
2.96m x 3.03m (9' 8" x 9' 11")

**dining**  
2.96m x 2.89m (9' 8" x 9' 6")

**living room**  
3.90m max x 5.92m (12' 9" max x 19' 5")

**powder room**  
1.07m x 1.50m (3' 6" x 4' 11")

**housekeeper's corner**  
2.08m x 1.76m (6' 10" x 5' 9")



## first floor

**master suite**  
3.28m x 3.07m (5.92m max) (10' 9" x 10' 1" (19' 5" max)

**ensuite**  
2.12m x 1.45m (6' 11" x 4' 9")

**bedroom 2**  
3.10m max x 3.10m (10' 2" max x 10' 2")

**bedroom 3**  
3.06m x 2.73m (10' x 8' 11")

**bathroom**  
2.43m x 1.70m (8' 0" x 5' 6")

Plot 124 as shown.

Storage L Dynamic larder OU Open unit LC Linen closet Appliance Air source heat cylinder

\*Available as an upgrade.

For illustrative purposes only. Specifications & layouts may be subject to change.

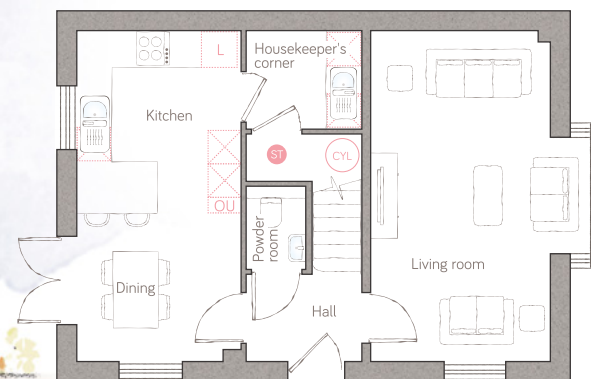




# hedgerow house

CRAFT COLLECTION • 3 BED, 2 BATH

A lovely 3-double bedroom home that divides the downstairs space equally between living and open plan kitchen/dining, with classic double doors in one, and a stunning bay feature window in the other. The master bedroom is a real showstopper, with walk-in wardrobe space and luxury ensuite.



## ground floor

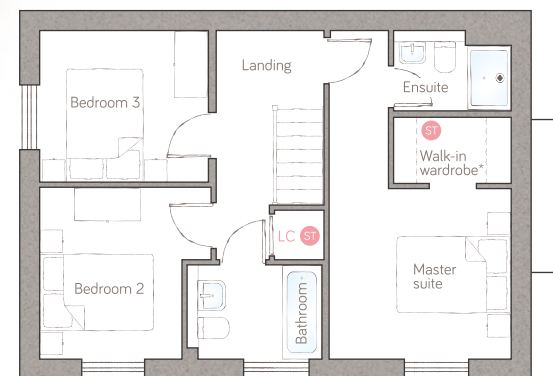
**kitchen**  
2.96m x 3.03m (9' 8" x 9' 11")

**dining**  
2.96m x 2.89m (9' 8" x 9' 6")

**living room**  
3.90m max x 5.92m (12' 9" max x 19' 5")

**powder room**  
1.07m x 1.50m (3' 6" x 4' 11")

**housekeeper's corner**  
2.08m x 1.76m (6' 10" x 5' 9")



## first floor

**master suite**  
3.28m x 3.07m (5.92m max) (10' 9" x 10' 1" (19' 5" max)

**ensuite**  
2.12m x 1.45m (6' 11" x 4' 9")

**bedroom 2**  
3.10m max x 3.10m (10' 2" max x 10' 2")

**bedroom 3**  
3.06m x 2.73m (10' x 8' 11")

**bathroom**  
2.43m x 1.70m (8' 0" x 5' 6")

Plot 137 as shown.

Storage L Dynamic larder OU Open unit LC Linen closet Appliance Air source heat cylinder

\*Available as an upgrade.

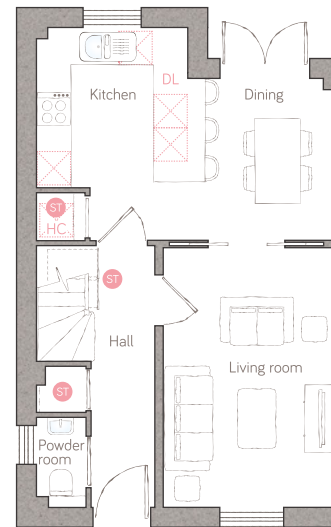
For illustrative purposes only. Specifications & layouts may be subject to change.



# orchard lane

CRAFT COLLECTION • 3 BED, 3 BATH

A sumptuous 3-double bedroom, 3-bathroom home that's beautifully designed for modern family life. Set across 3 storeys, its super-flexible layout allows you to use the space in the way that works for you.

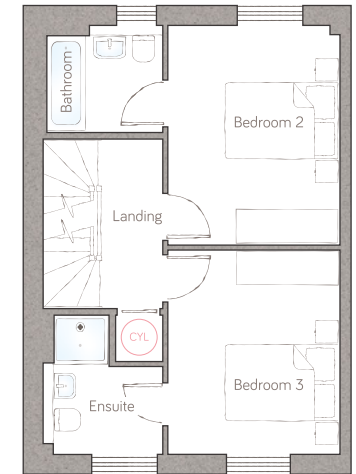


## ground floor

**kitchen/dining**  
5.26m x 3.77m (17' 2" x 12' 3")

**living room**  
3.02m x 4.62m (9' 9" x 15' 1")

**powder room**  
0.87m x 1.60m (2' 1" x 5' 3")



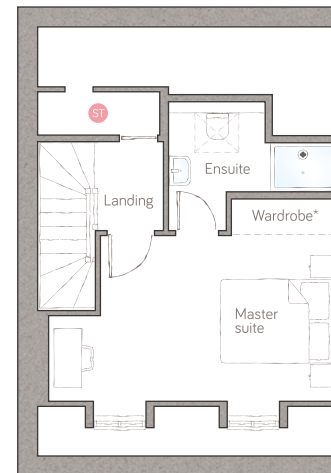
## first floor

**bedroom 2**  
3.04m x 3.90m  
(10' 0" x 12' 9")

**bedroom 3**  
3.04m x 3.62m  
(10' 0" x 11' 8")

**ensuite**  
2.12m x 2.46m max  
(6' 11" x 8' 1" max)

**bathroom**  
2.05m x 1.90m  
(6' 8" x 6' 2")



## second floor

**master suite**  
5.07m x 3.62m (16' 6" x 11' 9")

**ensuite**  
2.96m max x 2.27m max (9' 8" max x 7' 5" max)

Plots 125, 127 & 129 as shown. Plots 126, 128 & 130 are handed.

ST Storage DL Demi-larder HC Housekeeper's cupboard Appliance ASH Air source heat cylinder

\*Available as an upgrade.

For illustrative purposes only. Specifications & layouts may be subject to change.

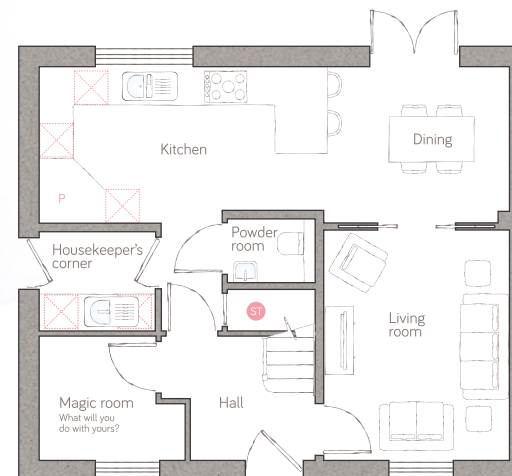




# the granary

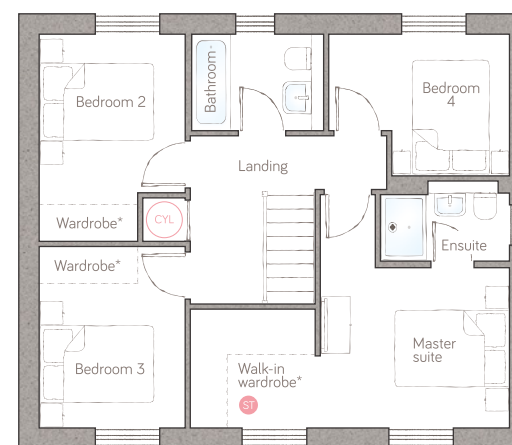
CRAFT COLLECTION • 4 BED, 2 BATH

A beautiful 4-double bedroom home that delivers so much adaptable space. The modern, open plan kitchen diner can flow freely into the lounge and has classic double doors to the garden. The hotel-style master suite boasts a fabulous walk-in wardrobe space.



## ground floor

- kitchen**  
5.08m x 2.76m (16' 8" x 9' 0")
- dining**  
3.21m x 2.75m (10' 6" x 9' 0")
- living room**  
3.27m x 4.06m (10' 7" x 13' 3")
- magic room**  
2.57m x 2.19m (8' 4" x 7' 1")
- powder room**  
1.55m x 1.12m (5' 1" x 3' 8")
- housekeeper's corner**  
2.04m x 1.75m (6' 8" x 5' 8")



## first floor

- master suite**  
3.33m x 4.11m (10' 9" x 13' 4")
- ensuite**  
2.27m x 1.41m max (7' 5" x 4' 7" max)
- walk-in wardrobe**  
2.20m x 1.50m (7' 2" x 4' 11")
- bedroom 2**  
2.57m x 3.65m (8' 4" x 11' 9")
- bedroom 3**  
2.57m x 3.20m (8' 4" x 10' 4")
- bedroom 4**  
3.18m x 2.49m (10' 4" x 8' 1")
- bathroom**  
2.32m x 1.70m (7' 7" x 5' 6")

Plot 164 as shown.

ST Storage P Pantry A Appliance CYL Air source heat cylinder

\*Available as an upgrade.

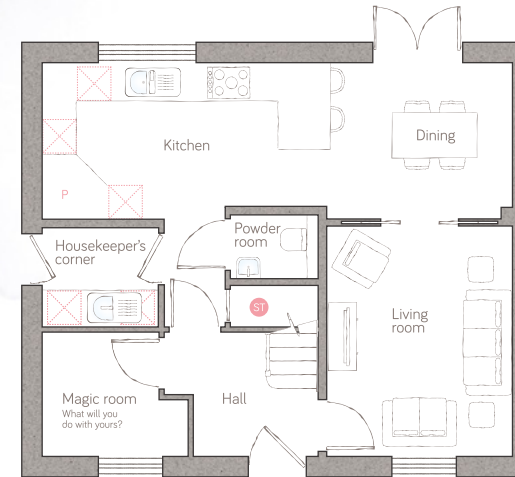
For illustrative purposes only. Specifications & layouts may be subject to change.



# the granary

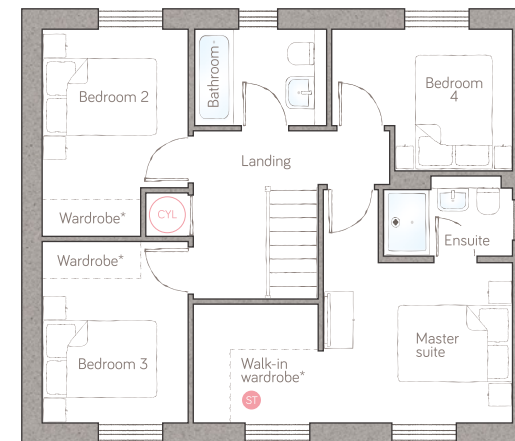
CRAFT COLLECTION • 4 BED, 2 BATH

A beautiful 4-double bedroom home that delivers so much adaptable space. The modern, open plan kitchen diner can flow freely into the lounge and has classic double doors to the garden. The hotel-style master suite boasts a fabulous walk-in wardrobe space.



## ground floor

- kitchen  
5.08m x 2.76m (16' 8" x 9' 0")
- dining  
3.21m x 2.75m (10' 6" x 9' 0")
- living room  
3.27m x 4.06m (10' 7" x 13' 3")
- magic room  
2.57m x 2.19m (8' 4" x 7' 1")
- powder room  
1.55m x 1.12m (5' 1" x 3' 8")
- housekeeper's corner  
2.04m x 1.75m (6' 8" x 5' 8")



## first floor

- master suite  
3.33m x 4.11m (10' 9" x 13' 4")
- ensuite  
2.27m x 1.41m max (7' 5" x 4' 7" max)
- walk-in wardrobe  
2.20m x 1.50m (7' 2" x 4' 11")
- bedroom 2  
2.57m x 3.65m (8' 4" x 11' 9")
- bedroom 3  
2.57m x 3.20m (8' 4" x 10' 4")
- bedroom 4  
3.18m x 2.49m (10' 4" x 8' 1")
- bathroom  
2.32m x 1.70m (7' 7" x 5' 6")

Plots 139, 141, 143, 145, 162 & 166 as shown. Plot 5 is handed.

Storage P Pantry Appliance Air source heat cylinder

\*Available as an upgrade.

For illustrative purposes only. Specifications & layouts may be subject to change.

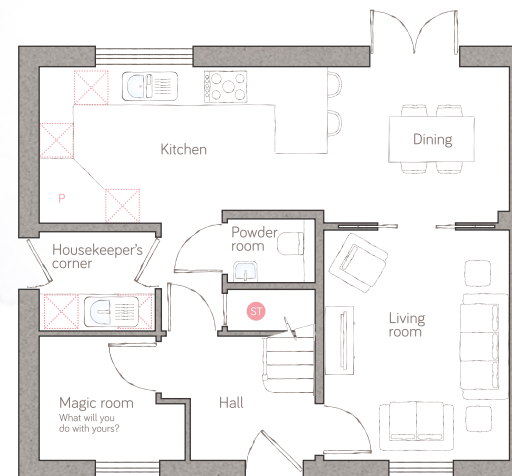




# the granary

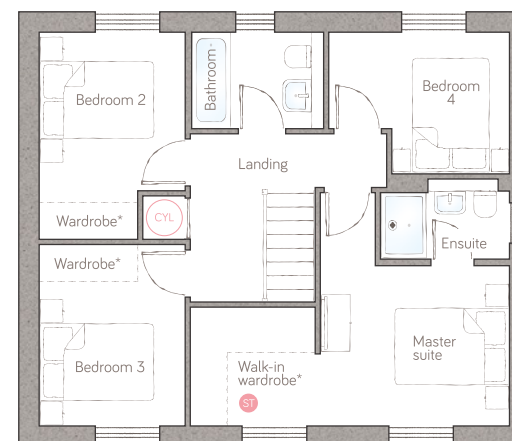
CRAFT COLLECTION • 4 BED, 2 BATH

A beautiful 4-double bedroom home that delivers so much adaptable space. The modern, open plan kitchen diner can flow freely into the lounge and has classic double doors to the garden. The hotel-style master suite boasts a fabulous walk-in wardrobe space.



## ground floor

- kitchen**  
5.08m x 2.76m (16' 8" x 9' 0")
- dining**  
3.21m x 2.75m (10' 6" x 9' 0")
- living room**  
3.27m x 4.06m (10' 7" x 13' 3")
- magic room**  
2.57m x 2.19m (8' 4" x 7' 1")
- powder room**  
1.55m x 1.12m (5' 1" x 3' 8")
- housekeeper's corner**  
2.04m x 1.75m (6' 8" x 5' 8")



## first floor

- master suite**  
3.33m x 4.11m (10' 9" x 13' 4")
- ensuite**  
2.27m x 1.41m max (7' 5" x 4' 7" max)
- walk-in wardrobe**  
2.20m x 1.50m (7' 2" x 4' 11")
- bedroom 2**  
2.57m x 3.65m (8' 4" x 11' 9")
- bedroom 3**  
2.57m x 3.20m (8' 4" x 10' 4")
- bedroom 4**  
3.18m x 2.49m (10' 4" x 8' 1")
- bathroom**  
2.32m x 1.70m (7' 7" x 5' 6")

Plot 121 as shown. Plot 136 is handed.

ST Storage P Pantry AP Appliance CYL Air source heat cylinder

\*Available as an upgrade.

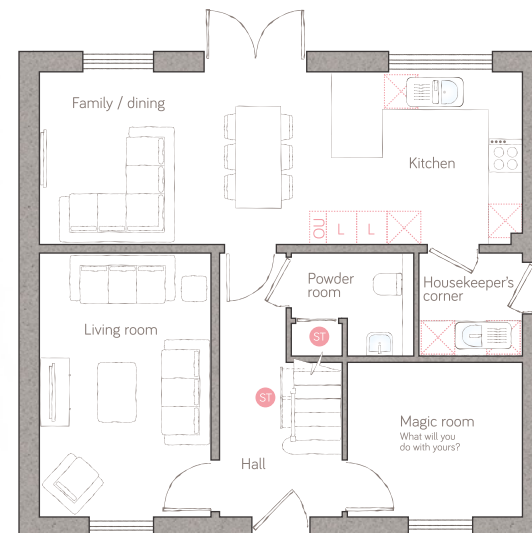
For illustrative purposes only. Specifications & layouts may be subject to change.



# ivy house

CRAFT COLLECTION • 4 BED, 2 BATH

With a huge family kitchen, dining and casual sitting area running the whole width of the house, this superb 4-bedroom family home offers future-proofed, flexible living space that can grow with you. There are multiple reception rooms, a galleried landing and lots of practical storage too.



## ground floor

- kitchen**  
3.38m x 3.04m (11' 1" x 9' 11")
- family/dining**  
5.13m x 3.04m (16' 10" x 9' 11")
- living room**  
3.02m x 4.65m (9' 11" x 15' 3")
- magic room**  
3.08m x 2.72m (10' 1" x 8' 11")
- powder room**  
2.16m x 1.81m (7' 1" x 5' 11")
- housekeeper's corner**  
1.82m x 1.81m (5' 11" x 5' 11")



## first floor

- master bedroom**  
3.09m x 4.48m (10' 1" x 14' 8")
- ensuite**  
2.18m max x 2.20m max (7' 2" max x 7' 2" max)
- bedroom 2**  
3.04m x 3.26m (10' 0" x 10' 8")
- bedroom 3**  
3.08m x 2.74m (10' 1" x 9' 0")
- bedroom 4**  
3.05m max x 2.68m max (10' 0" max x 8' 9" max)
- bathroom**  
1.90m x 2.20m (6' 2" x 7' 2")

Plot 8 as shown. Plot 138 is handed.

ST Storage L Dynamic larder OU Open unit LC Linen closet Appliance Cyl Air source heat cylinder

\*Available as an upgrade.

For illustrative purposes only. Specifications & layouts may be subject to change.

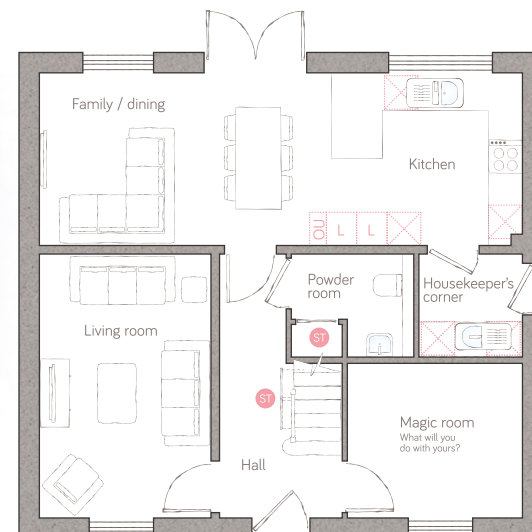




# ivy house

CRAFT COLLECTION • 4 BED, 2 BATH

With a huge family kitchen, dining and casual sitting area running the whole width of the house, this superb 4-bedroom family home offers future-proofed, flexible living space that can grow with you. There are multiple reception rooms, a galleried landing and lots of practical storage too.



## ground floor

**kitchen**  
3.38m x 3.04m (11' 1" x 9' 11")

**family/dining**  
5.13m x 3.04m (16' 10" x 9' 11")

**living room**  
3.02m x 4.65m (9' 11" x 15' 3")

**magic room**  
3.08m x 2.72m (10' 1" x 8' 11")

**powder room**  
2.16m x 1.81m (7' 1" x 5' 11")

**housekeeper's corner**  
1.82m x 1.81m (5' 11" x 5' 11")



## first floor

**master bedroom**  
3.09m x 4.48m (10' 1" x 14' 8")

**ensuite**  
2.18m max x 2.20m max (7' 2" max x 7' 2" max)

**bedroom 2**  
3.04m x 3.26m (10' 0" x 10' 8")

**bedroom 3**  
3.08m x 2.74m (10' 1" x 9' 0")

**bedroom 4**  
3.05m max x 2.68m max (10' 0" max x 8' 9" max)

**bathroom**  
1.90m x 2.20m (6' 2" x 7' 2")

Plots 123, 131, 132, 142, 159 & 163 are handed.

ST Storage L Dynamic larder OU Open unit LC Linen closet A Appliance CYL Air source heat cylinder

\*Available as an upgrade.

For illustrative purposes only. Specifications & layouts may be subject to change.



# ivy house

CRAFT COLLECTION • 4 BED, 2 BATH

With a huge family kitchen, dining and casual sitting area running the whole width of the house, this superb 4-bedroom family home offers future-proofed, flexible living space that can grow with you. There are multiple reception rooms, a galleried landing and lots of practical storage too.



## ground floor

- kitchen**  
3.38m x 3.04m (11' 1" x 9' 11")
- family/dining**  
5.13m x 3.04m (16' 10" x 9' 11")
- living room**  
3.02m x 4.65m (9' 11" x 15' 3")
- magic room**  
3.08m x 2.72m (10' 1" x 8' 11")
- powder room**  
2.16m x 1.81m (7' 1" x 5' 11")
- housekeeper's corner**  
1.82m x 1.81m (5' 11" x 5' 11")



## first floor

- master bedroom**  
3.09m x 4.48m (10' 1" x 14' 8")
- ensuite**  
2.18m max x 2.20m max (7' 2" max x 7' 2" max)
- bedroom 2**  
3.04m x 3.26m (10' 0" x 10' 8")
- bedroom 3**  
3.08m x 2.74m (10' 1" x 9' 0")
- bedroom 4**  
3.05m max x 2.68m max (10' 0" max x 8' 9" max)
- bathroom**  
1.90m x 2.20m (6' 2" x 7' 2")

Plot 165 is handed.

ST Storage L Dynamic larder OU Open unit LC Linen closet APpliance CYL Air source heat cylinder

\*Available as an upgrade.

For illustrative purposes only. Specifications & layouts may be subject to change.

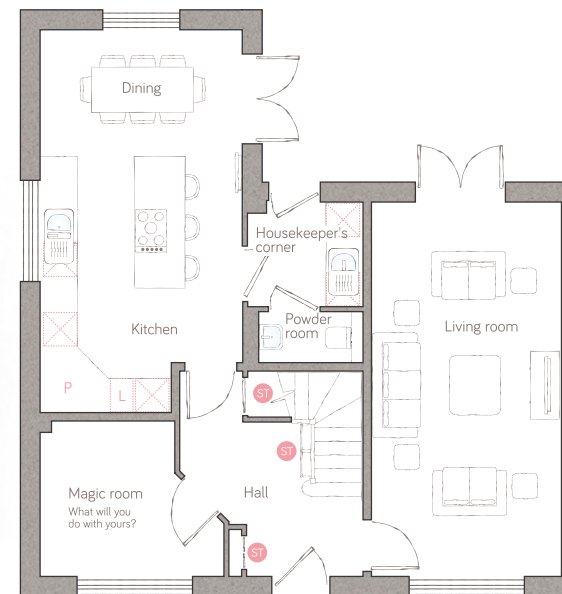




# the old parsonage

CRAFT COLLECTION • 4 BED, 3 BATH

This grand, double-fronted, 4-bedroom, 3-bathroom home first welcomes you into a beautiful galleried hallway. It boasts two ensuites and a family bathroom upstairs, as well as a powder room downstairs and it features not one, but two sets of classic double doors onto the garden from both the large double aspect lounge and the dazzling island kitchen.



## ground floor

**kitchen**  
3.56m x 4.50m (11' 8" x 14' 9")

**dining**  
3.56m x 2.24m (11' 8" x 7' 4")

**living room**  
3.35m x 6.60m (10' 11" x 21' 7")

**magic room**  
3.23m x 2.74m (10' 7" x 8' 11")

**powder room**  
1.84m x 0.90m (6' 0" x 2' 11")

**housekeeper's corner**  
1.84m x 2.03m (6' 06" x 6' 8")



## first floor

**master bedroom**  
3.18m x 3.91m (10' 5" x 12' 10")

**ensuite**  
2.13m x 1.73m max  
(7' 0" x 5' 8" max)

**bedroom 2**  
3.56m x 3.24m (11' 8" x 10' 7")

**ensuite 2**  
2.55m max x 2.08m max  
(8' 4" max x 6' 10" max)

**bedroom 3**  
3.41m x 2.60m (11' 2" x 8' 6")

**bedroom 4**  
2.55m x 2.45m (8' 4" x 8' 0")

**bathroom**  
2.55m max x 2.17m max  
(8' 4" max x 7' 1" max)

Plots 133, 144 & 158 are handed.

● Storage L Dynamic larder P Pantry □ Appliance Ⓢ Air source heat cylinder

\*Available as an upgrade.

For illustrative purposes only. Specifications & layouts may be subject to change.





*Georgian-inspired  
design for  
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*Beautifully  
designed from  
our Craft  
Collection*





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There's enough to think about when you're moving home, so it's good to know the bunnyhomes team are here with their upbeat service to help where it matters.

Here's just a couple of ways we can make things easier:

## consumer code

The Consumer Code for Home Builders is a set of rules that comes part and parcel with our bunnyhomes upbeat service. You'll get a copy as soon as you reserve your bunnyhome, to keep you fully informed of every step of your home-buying journey.



## NHBC warranty

All bunnyhomes are built beautifully. We build to a high standard, allowing ourselves time to do things right. And to give you total peace of mind every bunnyhome comes with a 10-year NHBC warranty so you don't have to worry about a thing.



We're here to help. Just visit [bunnyhomes.com](https://bunnyhomes.com) for more info,  
or give the bunnyteam a call  
on 01208 244971





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We hope you're getting as excited as we are to see The Watchmaker's come to life.

If you'd like more information now, just pick up the phone, or drop us an email.

## Get in touch

T: 01208 244971

E: [thewatchmakers@bunnyhomes.com](mailto:thewatchmakers@bunnyhomes.com)

W: [bunnyhomes.com](http://bunnyhomes.com)



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“It’s not just  
about beautiful  
homes, it’s  
about great  
service too.”

