



Hunters Lodge

Annesborough Road ~ Lurgan

AN EXQUISITE DEVELOPMENT OF FAMILY HOMES

Hunters Lodge

Annesborough Road ~ Lurgan

HADLEIGH HOUSE
SITE NUMBER 17

THE STEADINGS
SITE NUMBER 18 & 19

THE WOODMANS
COTTAGES
SITE NUMBER 20 - 22

THE STEADINGS
SITE NUMBER 23 & 24

THE CHATSWORTH
SITE NUMBER 25 & 26

The architectural perspectives are for illustration purposes only and as such, the elevations shown may vary from the actual finishes on site.

Hunters Lodge

Annesborough Road ~ Lurgan

HUNTER'S LODGE IS AN EXQUISITE DEVELOPMENT OF SUPERBLY DETAILED FAMILY HOMES, SITUATED JUST OFF THE HIGHLY SOUGHT AFTER LOUGH ROAD.



With a superb range of outstanding family homes all cleverly incorporated in a delightfully planned site layout, this magnificent development offers an unrivalled specification and introduces a whole new choice of family living for Lurgan.

Perfectly located just off Lough Road, this landmark new development exudes a very grandiose atmosphere and rubs shoulders with some of the finest residences in the town. These excellent homes offer convenience to the town centre, leading schools, the M1 motorway and a host of other amenities.

For those interested in leisure and recreational facilities the location of Hunter's Lodge could not be better. Lurgan boasts an excellent range of recreational facilities including the beautiful Lurgan Park, Kinnego Marina, Oxford Island, Lough Neagh Discovery Centre, golf courses and many rugby, football and hockey clubs. The ideal location on the edge of the town ensures that residents could not be better placed to enjoy all the superb facilities that this wonderful location has to offer.



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SQUIRES HOUSE

TOTAL FLOOR AREA: 1,612 SQ.FT APPROX.
SITE NUMBER: 1

THE BAILEY

TOTAL FLOOR AREA: 1,614 SQ.FT APPROX.
SITE NUMBER: 2



GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



FIRST FLOOR



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GROUND FLOOR

Entrance Hall with separate WC
Lounge (plus bay)..... 21'7" x 12'7"
Kitchen / Dining (max)..... 21'7" x 18'3"
Sun Room..... 9'5" x 8'1"
Utility (max)..... 8'5" x 5'11"

FIRST FLOOR

Master Bedroom (max)..... 14'0" x 12'5"
Ensuite
Bedroom 2..... 10'9" x 10'8"
Bedroom 3 (max)..... 14'0" x 8'9"
Bedroom 4 (max)..... 10'6" x 9'5"
Bathroom (max)..... 9'0" x 8'0"

GROUND FLOOR

Entrance Hall with separate WC
Lounge (plus bay)..... 21'7" x 12'7"
Kitchen / Dining (max)..... 21'7" x 15'4"
Snug (max)..... 15'8" x 6'7"
Utility (max)..... 8'5" x 5'11"

FIRST FLOOR

Master Bedroom (max)..... 14'0" x 12'5"
Ensuite
Bedroom 2..... 10'9" x 10'8"
Bedroom 3 (max)..... 14'0" x 8'9"
Bedroom 4 (max)..... 10'6" x 9'5"
Bathroom (max)..... 9'0" x 8'0"

THE CHATSWORTH

DALMENY HOUSE

TOTAL FLOOR AREA - TYPE A: 977 SQ. FT. APPROX.
 TOTAL FLOOR AREA - TYPE B: 1,010 SQ. FT. APPROX.
 SITE NUMBERS: 25 - 26 & 29 - 30

TOTAL FLOOR AREA: 1,508 SQ. FT. APPROX.
 SITE NUMBER: 28

TYPE A

TYPE B



TYPE A

Ground Floor
 Entrance Hall with separate WC
 Lounge (max)..... 17'4" x 13'5"
 Kitchen / Dining (max)..... 13'2" x 12'9"

First Floor
 Master Bedroom (max)..... 13'5" x 9'9"
 Ensuite
 Bedroom 2 (max)..... 10'10" x 9'10"
 Bedroom 3..... 9'9" x 7'2"
 Bathroom (max)..... 7'10" x 6'2"

TYPE B

Ground Floor
 Entrance Hall with separate WC
 Lounge (max)..... 16'11" x 13'6"
 Kitchen / Dining (max)..... 13'6" x 13'1"

First Floor
 Master Bedroom (max)..... 13'5" x 9'1"
 Ensuite
 Bedroom 2..... 9'10" x 9'3"
 Bedroom 3..... 9'9" x 7'10"
 Bathroom..... 7'8" x 6'2"



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Entrance Hall with separate WC
 Lounge (plus bay)..... 17'1" x 12'4"
 Kitchen / Dining..... 24'2" x 11'1"
 Snug..... 12'4" x 9'7"
 Utility..... 5'7" x 4'11"

FIRST FLOOR

Master Bedroom..... 12'0" x 11'0"
 Ensuite
 Bedroom 2 (max)..... 15'8" x 13'10"
 Bedroom 3..... 13'7" x 8'2"
 Bedroom 4..... 9'11" x 7'10"
 Bathroom..... 7'7" x 7'5"

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THE WOBURN

TOTAL FLOOR AREA: 1,326 SQ.FT APPROX.
SITE NUMBER: 27



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

- Entrance Hall with separate WC
- Lounge (plus bays)..... 19'9" x 11'8"
- Kitchen / Dining..... 19'9" x 11'4"
- Utility..... 7'5" x 7'4"

FIRST FLOOR

- Master Bedroom (max)..... 13'4" x 11'4"
- Ensuite
- Bedroom 2..... 11'4" x 9'9"
- Bedroom 3..... 11'5" x 7'9"
- Bedroom 4 (max)..... 11'8" x 8'11"
- Bathroom..... 6'6" x 6'5"

GAMEKEEPER'S COTTAGE

TOTAL FLOOR AREA: 1,021 SQ.FT APPROX.
SITE NUMBERS: 3-4 & 7-12



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

- Entrance Hall with separate WC
- Lounge..... 16'11" x 10'10"
- Kitchen / Dining (max)..... 18'0" x 10'11"

FIRST FLOOR

- Master Bedroom..... 11'8" x 10'10"
- Ensuite
- Bedroom 2 (max)..... 10'8" x 9'2"
- Bedroom 3 (max)..... 10'8" x 8'6"
- Bathroom..... 7'10" x 6'10"



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WILTON HOUSE

THE STEADINGS

TOTAL FLOOR AREA - TYPE A: 1,021 SQ.FT APPROX.
 TOTAL FLOOR AREA - TYPE B: 1,039 SQ.FT APPROX.
 SITE NUMBERS: 5-6 & 14-15

TOTAL FLOOR AREA: 1,032 SQ.FT APPROX.
 SITE NUMBERS: 18-19 & 23-24



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TYPE A	TYPE B
Ground Floor	Ground Floor
Entrance Hall with separate WC	Entrance Hall with separate WC
Lounge (max. plus bay)..... 18'0" x 11'5"	Lounge..... 16'11" x 10'10"
Kitchen / Dining (max)..... 14'1" x 12'8"	Kitchen / Dining..... 18'0" x 10'11"
First Floor	First Floor
Master Bedroom (max)..... 12'8" x 10'3"	Master Bedroom..... 11'8" x 10'10"
Ensuite	Ensuite
Bedroom 2 (max)..... 12'6" x 11'5"	Bedroom 2 (max)..... 10'8" x 8'2"
Bedroom 3..... 8'2" x 7'7"	Bedroom 3 (max)..... 10'8" x 8'6"
Bathroom (max)..... 8'9" x 7'5"	Bathroom..... 7'10" x 6'10"

GROUND FLOOR	FIRST FLOOR
Entrance Hall with separate WC	Master Bedroom..... 11'8" x 10'10"
Lounge (plus bay)..... 16'11" x 10'10"	Ensuite
Kitchen / Dining (max)..... 18'0" x 10'11"	Bedroom 2 (max)..... 10'8" x 9'2"
	Bedroom 3 (max)..... 10'8" x 8'6"
	Bathroom..... 7'10" x 6'10"



HADLEIGH HOUSE THE HATFIELD

TOTAL FLOOR AREA: 1,306 SQ. FT. APPROX. SITE NUMBER: 17

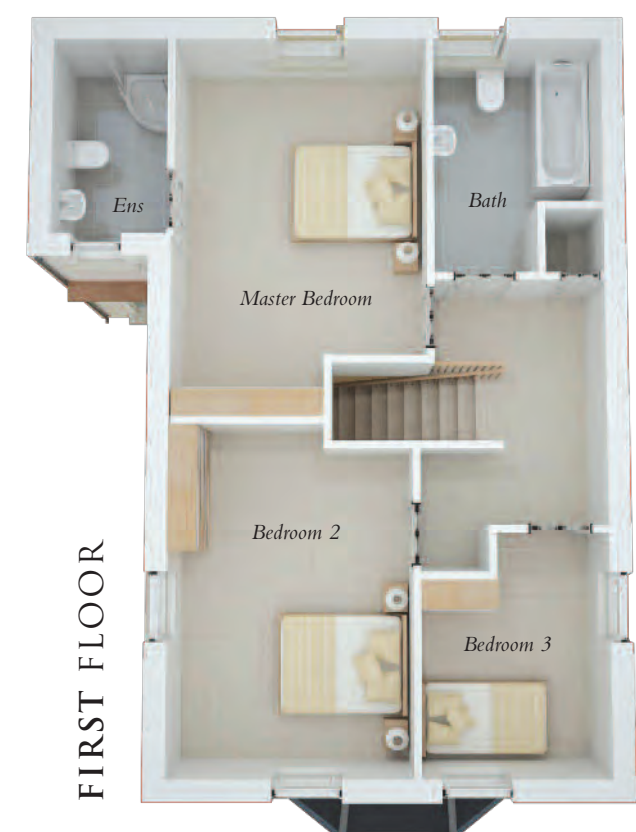
TOTAL FLOOR AREA: 1,294 SQ. FT. APPROX. (EX. GARAGE) SITE NUMBERS: 12A & 16



GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



FIRST FLOOR



GROUND FLOOR

Entrance Hall with separate WC
 Lounge (max. plus bay)..... 18'8" x 13'10"
 Kitchen / Dining..... 13'11" x 13'8"

FIRST FLOOR

Master Bedroom (max)..... 16'8" x 10'11"
 Ensuite
 Bedroom 2 (max)..... 14'11" x 10'5"
 Bedroom 3 (max)..... 10'3" x 7'10"
 Bathroom (max)..... 10'2" x 7'4"

GROUND FLOOR

Entrance Hall with separate WC
 Lounge..... 18'4" x 10'6"
 Kitchen / Dining..... 17'11" x 10'3"
 Garage..... 21'7" x 10'9"

FIRST FLOOR

Master Bedroom (max)..... 15'8" x 11'5"
 Ensuite
 Bedroom 2 (max)..... 16'3" x 10'6"
 Bedroom 3..... 12'4" x 10'6"
 Bedroom 4 (max)..... 10'7" x 8'10"
 Bathroom

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THE WOODSMANS COTTAGES

TOTAL FLOOR AREA - TYPE A: 998 SQ. FT. APPROX.
 TOTAL FLOOR AREA - TYPE B: 1,005 SQ. FT. APPROX.
 TOTAL FLOOR AREA - TYPE C: 999 SQ. FT. APPROX.
 SITE NUMBERS: 20-22

TYPE A

Ground Floor
 Entrance Hall with separate WC
 Lounge.....14'9" x 11'0"
 Kitchen / Dining.....10'11" x 11'0"
 Utility.....6'10" x 6'6"

First Floor
 Master Bedroom (max)..... 15'0" x 10'3"
 Ensuite
 Bedroom 2 (max).....12'9" x 8'11"
 Bedroom 3 (max).....9'2" x 9'0"

TYPE B

Ground Floor
 Entrance Hall with separate WC
 Lounge.....14'9" x 10'10"
 Kitchen / Dining..... 11'0" x 10'11"
 Utility.....6'10" x 6'6"

First Floor
 Master Bedroom (max)..... 13'6" x 13'1"
 Ensuite
 Bedroom 2 (max).....10'6" x 10'0"
 Bedroom 3 (max).....9'2" x 8'6"

TYPE C

Ground Floor
 Entrance Hall with separate WC
 Lounge.....14'9" x 11'11"
 Kitchen / Dining..... 11'11" x 10'11"
 Utility.....6'10" x 6'6"

First Floor
 Master Bedroom (max)..... 11'7" x 10'3"
 Ensuite
 Bedroom 2 (max).....12'9" x 9'9"
 Bedroom 3 (max).....9'2" x 9'0"



GROUND FLOOR



FIRST FLOOR

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SPECIFICATION

AN EXCEPTIONAL QUALITY FINISH WILL BE INCORPORATED INTO EACH OF THESE OUTSTANDING FAMILY HOMES.

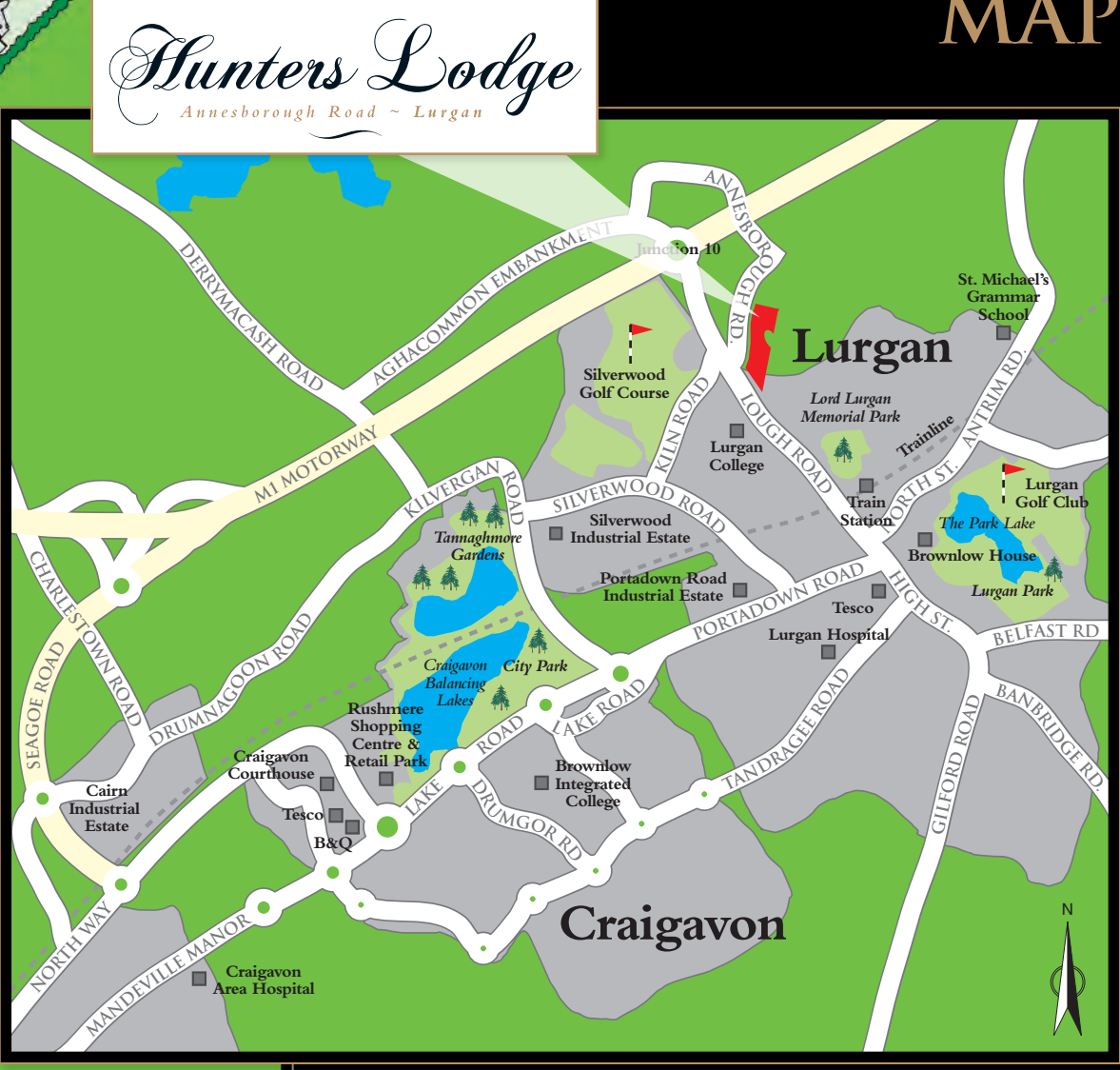
- Luxury kitchen with choice of doors, worktops and handles (from selected range)
- Fitted range of appliances to include luxury gas hob, electric oven, extractor and fridge freezer
- Utility room fitted units (from selected range)
- Contemporary white sanitary ware
- Partial tiling to main bathroom above bath / shower and en-suite shower
- Carpets to bedrooms, living room, hall, stairs and landing
- Internal decoration of walls, ceilings, woodwork and doors
- Double glazed windows in PVC sliding sash frames
- Solid timber front door
- Gas fired heating with feature fireplace to living area (from selected range)
- Outside tap and light
- Alarm system installed
- Gravel / pebble driveways
- Gardens sown out front and rear





SITE LAYOUT

LOCATION MAP



HOUSE TYPE KEY...

[Blue square]	SQUIRES HOUSE
[Red square]	THE BAILEY
[Orange square]	THE CHATSWORTH
[Yellow square]	DALMENY HOUSE
[Light green square]	THE WOBURN
[Medium green square]	THE WOODSMAN'S COTTAGES
[Light blue square]	THE GAMEKEEPER'S COTTAGE
[Dark blue square]	WILTON HOUSE
[Light purple square]	THE STEADINGS
[Dark purple square]	HADLEIGH HOUSE
[Pink square]	THE HATFIELD

SITE LAYOUT AND LOCATION MAP NOT TO SCALE



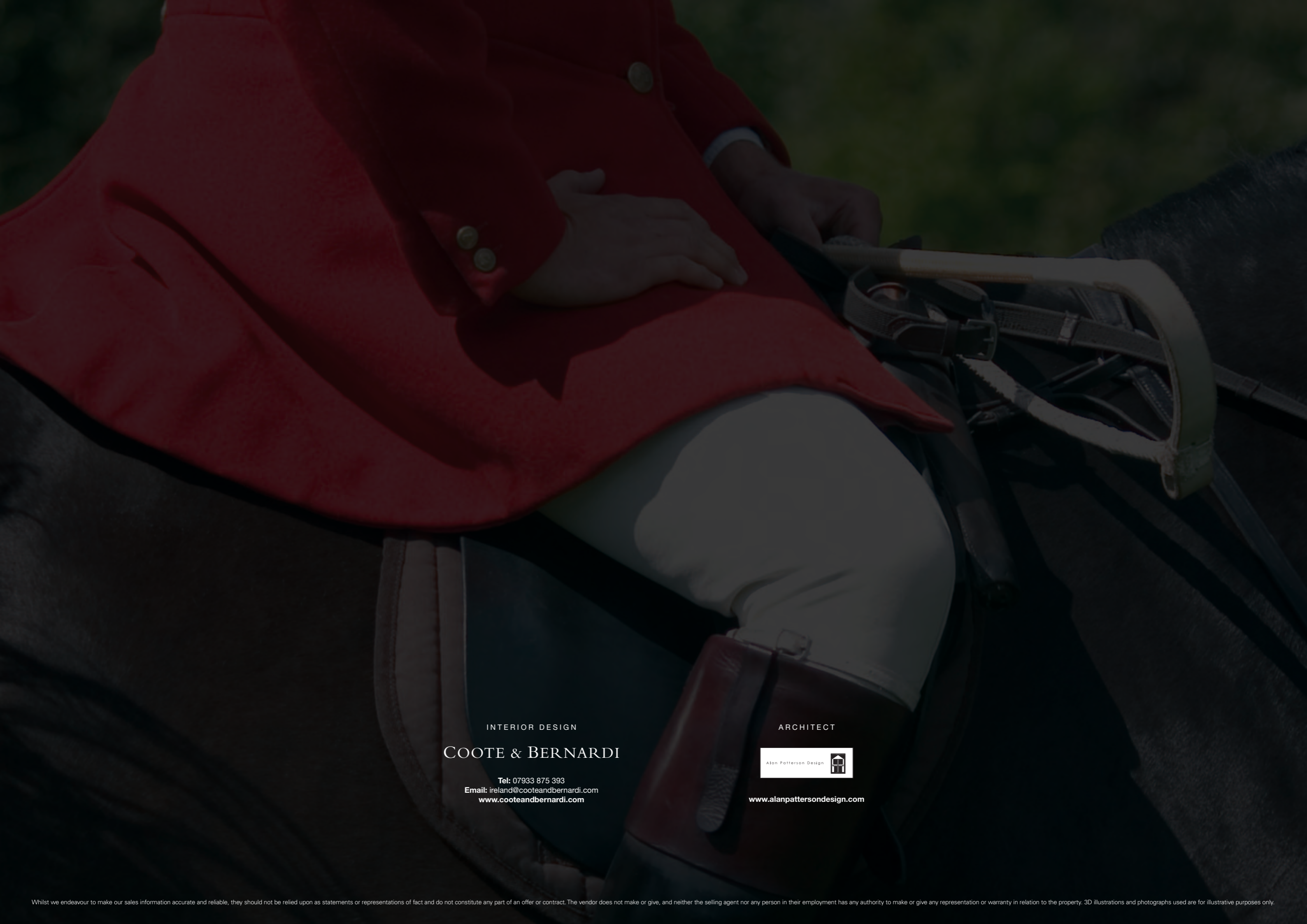


THE WOBURN
SITE NUMBER 27

DALMENY HOUSE
SITE NUMBER 28

THE CHATSWORTH
SITE NUMBER 29 & 30

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INTERIOR DESIGN

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