

H O U N D  P O R T E R

FIND A HOUSE . MAKE IT A HOME

GROUSE GRANGE

EFFINGHAM LANE, COPTHORNE

“A truly ground breaking private development of just four sustainably designed detached homes with a wealth of cutting-edge green technology to provide low energy modern homes.”





1.
Willows
1,716 sq ft

2.
Mill House
1,734 sq ft

3.
Mulberry Cottage
996 sq ft

4.
Fairview
2,146 sq ft



Pivot Developments and House & Porter are very proud to present Grouse Grange, a small private development of low energy new homes embracing green technology to provide future proof modern living with the benefit of being nestled in the countryside.



These all-electric properties are finished to an incredibly high specification. Highly insulated and airtight they have efficient air source heating systems, mechanical ventilation heat recovery systems, fully insulated water pipes and Zypko shower waste water heat recovery systems awarding these homes an EPC rating of A.



Each property comes with the below enabling technology:

- Heatmiser underfloor zoned heating control (web enabled).
- 'Monitor from anywhere' fully integrated Ring alarm system.
- 'Monitor from anywhere' home CCTV security system.
- App controlled car charging and ventilation control.
- Web enabled solar panel generation monitoring system
- Lutron Lighting control to main living space.
- All systems controlled via an in-house pre-programmed Lenovo touch screen.

All properties have BT fibre, mains sewage, modern fitted open plan kitchens with quartz surfaces, integrated kitchen appliances including Quooker instant hot water taps, laundry appliances and contemporary bathrooms and ensuites with vanity units and heated mirrors.

“This private community of 4 properties will appeal to energy conscientious families or downsizers, offering homes with thoughtful layouts, stylish interiors and energy saving technology.”

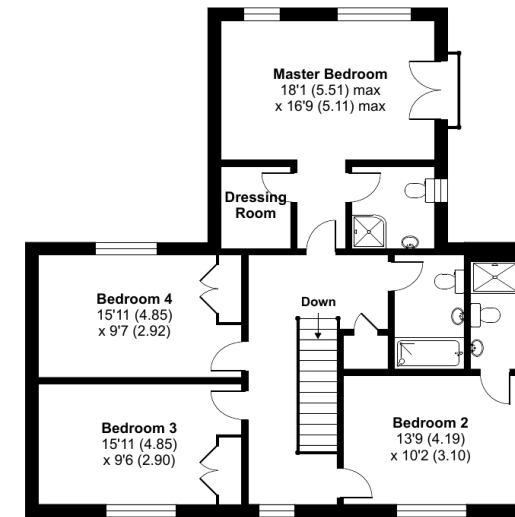
Fairview House

The largest of the properties, Fairview House provides over 2,000 sq ft of living space with uninterrupted views over open paddocks. The large open plan kitchen with dining is complimented by an adjacent snug and office plus separate quiet lounge.

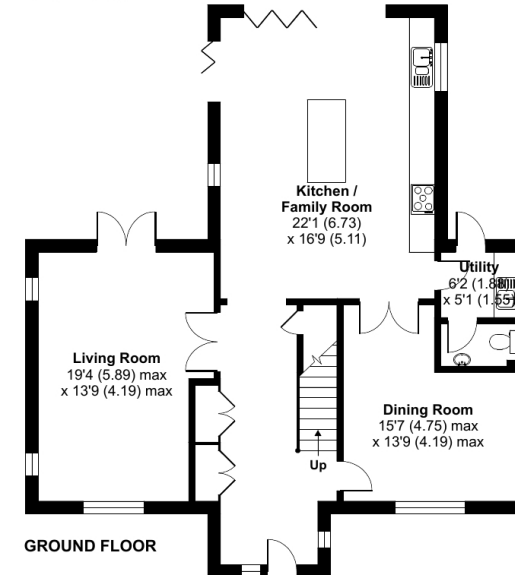
Upstairs the master suite has feature glass window, Juliet balcony and separate walk in wardrobe. Three further double bedrooms are accompanied by two further bathrooms providing plenty of space for a growing family.



Fairview House comes with a 10 year structural build warranty.



FIRST FLOOR

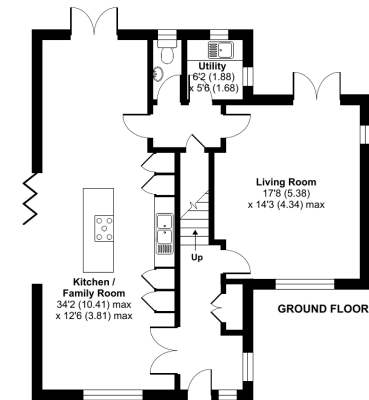
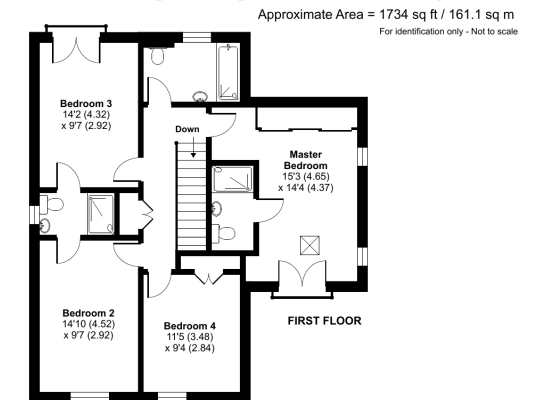
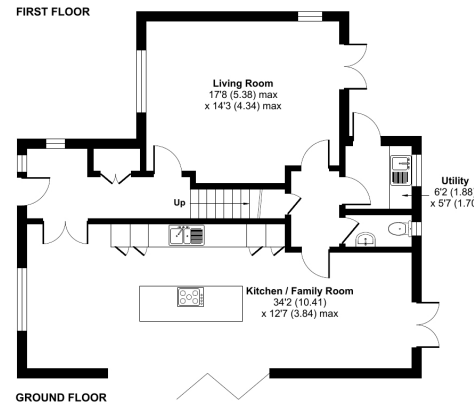
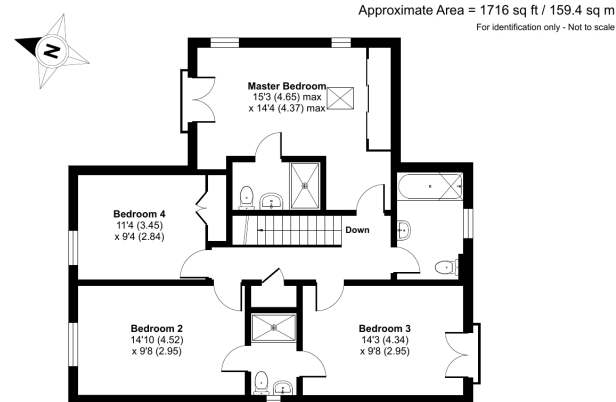


GROUND FLOOR

Willows & Mill House

Both homes provide around 1,700 sq ft of comfortable living, with Mill House benefiting from the solar warmth of its southerly aspect kitchen living area.

The open plan kitchens with island seating has induction hob and wine fridge. Integrated appliances include built-in oven, microwave, dishwasher, integrated fridge/freezer and Quooker tap providing cold, hot and boiling water from one tap.



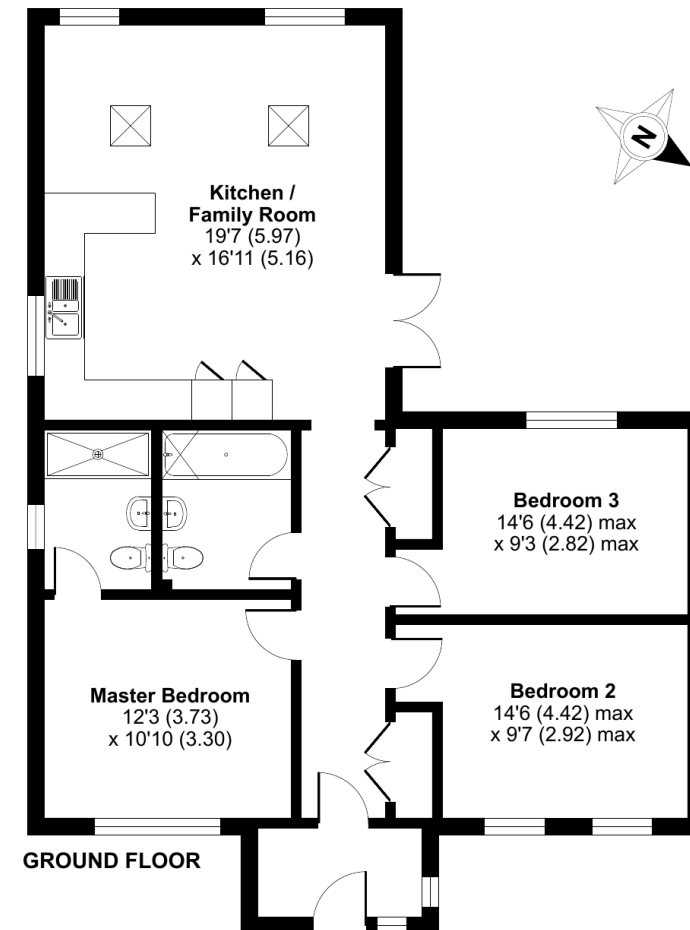
Willows and Mill House come with a 10 year structural build warranty.

Mulberry Cottage

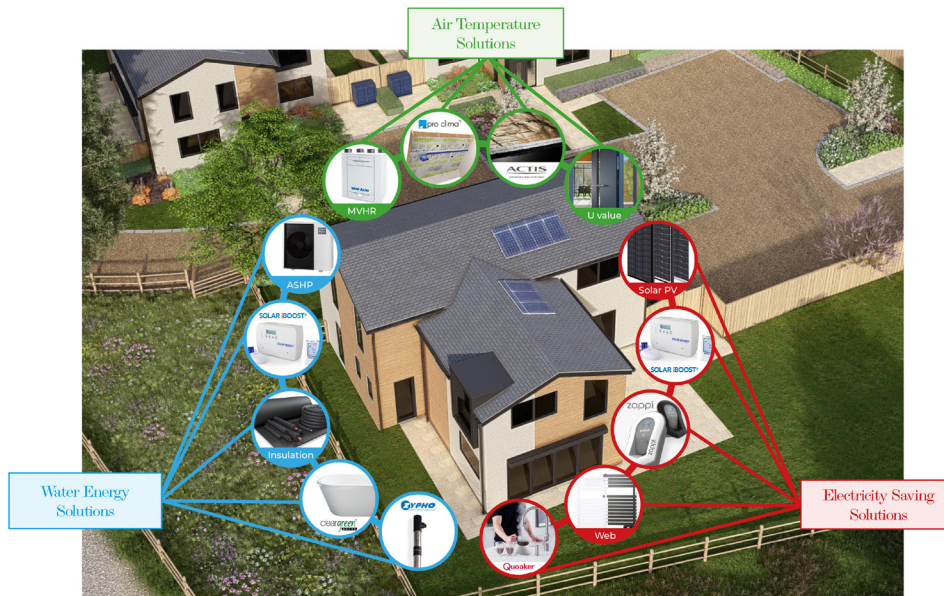
Delightful and bright, Mulberry Cottage is a single storey, three bedroom home providing 1,000 sq ft of comfortable living with private south facing garden.

The open plan kitchen living area has induction hob, built-in oven and microwave, integrated fridge/freezer, wine fridge and Quooker tap providing cold, hot and boiling water from one tap. Three double bedrooms and the family bathroom are accessed off a central hallway housing a utility cupboard with laundry appliances.

Approximate Area = 996 sq ft / 92.5 sq m
For identification only - Not to scale



Mulberry Cottage comes with a 10 year structural build warranty.



Our Energy Conservation approach is focused on 3 key areas of energy flow throughout the property:

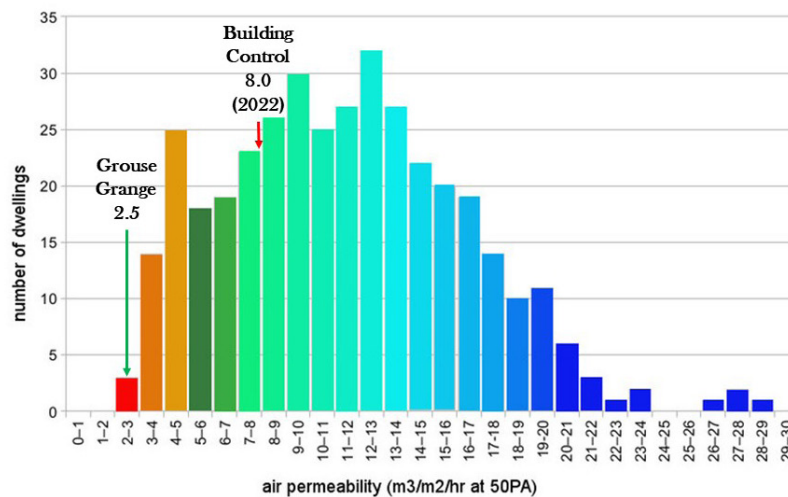
Water Energy Solutions –
Protecting and re-cycling water energy.

Air Temperature Solutions –
Managing and protecting air temperature.

Electricity Saving Solutions –
Self generation and optimising electricity usage.

To read more visit www.pivotdevelopments.co.uk

Air tightness of existing UK housing stock



Reference: The Building Research Establishment

GET IN TOUCH WITH US TO DISCUSS THE NEXT STEPS

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