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High Trees

DRUIDSTONE ROAD



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Welcome To

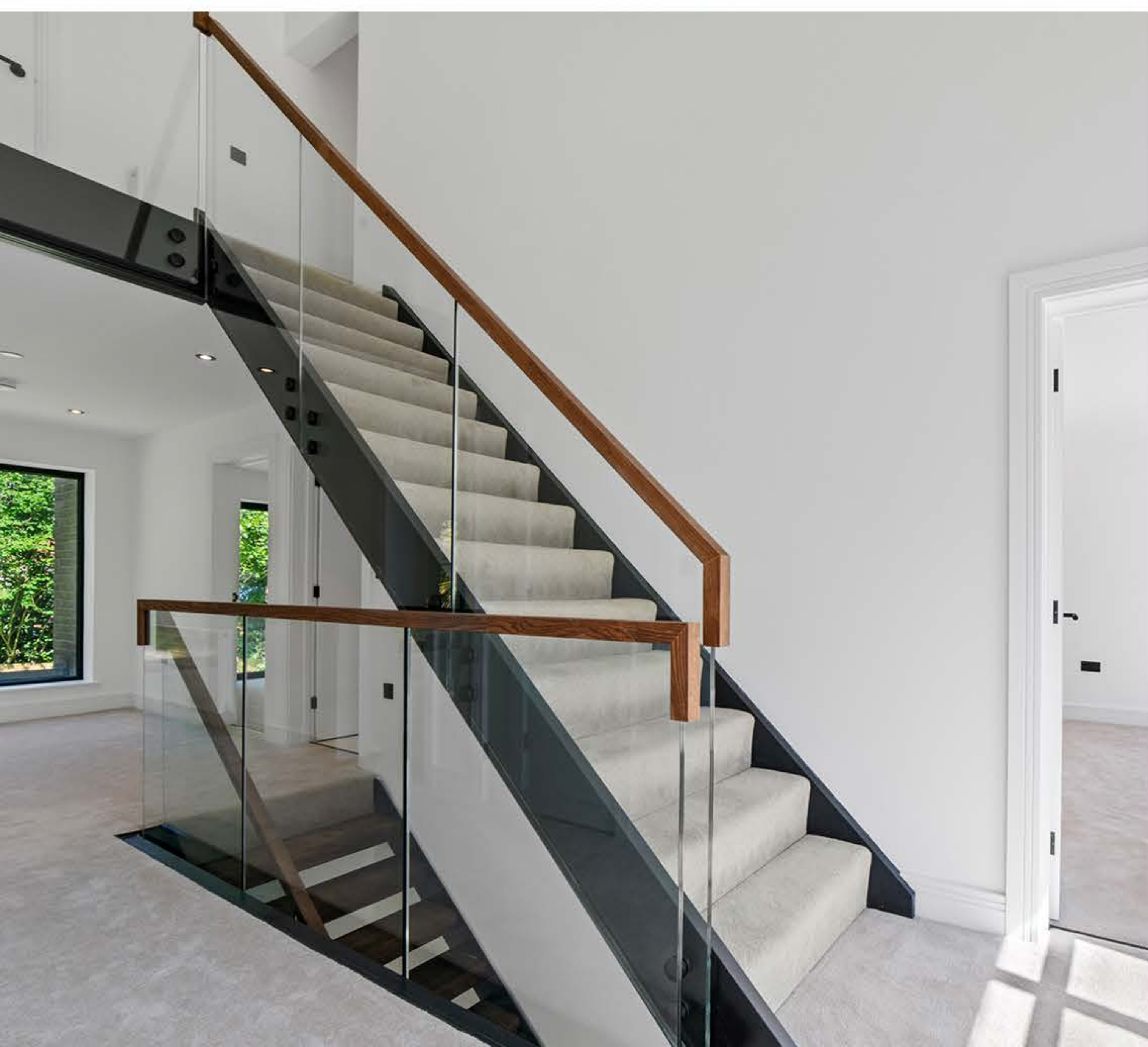
High Trees, Druidstone Road

High Trees is a prestigious gated development of just 4 beautifully designed homes set along a private road off the much desired Druidstone Road in Old St Mellons.

The High Trees development offers a perfect mix of rural charm yet just a short drive to the heart of the Capital allowing owners to get the best of both worlds.

Key features include:

- Be one of the four – High Trees is a gated estate of just four executive homes.
- Very large plots (compared to other developments in the area).
- 4/5/6 bedroom (depending on individual configuration).
- Built and finished to an high standard without any compromise.



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Designed and built with love

- **Specification**

The development will be built to a very high standard without any compromise on materials, appliances or features throughout all four properties in the development.

- **Developers**

The development will be designed and built to an high specification by respected builders Case Morgan Homes who deliver lifestyle defining developments, tailored perfectly to their purchaser's needs.

- **Viewings**

The High Trees site is currently under construction and is scheduled for completion in Spring 2023. Viewings are strictly by appointment only with Chambers Estate Agents.

- **Contact**

Phone : 0292 052 2106

Email : chambersestateagents.co.uk to secure your viewing slot.



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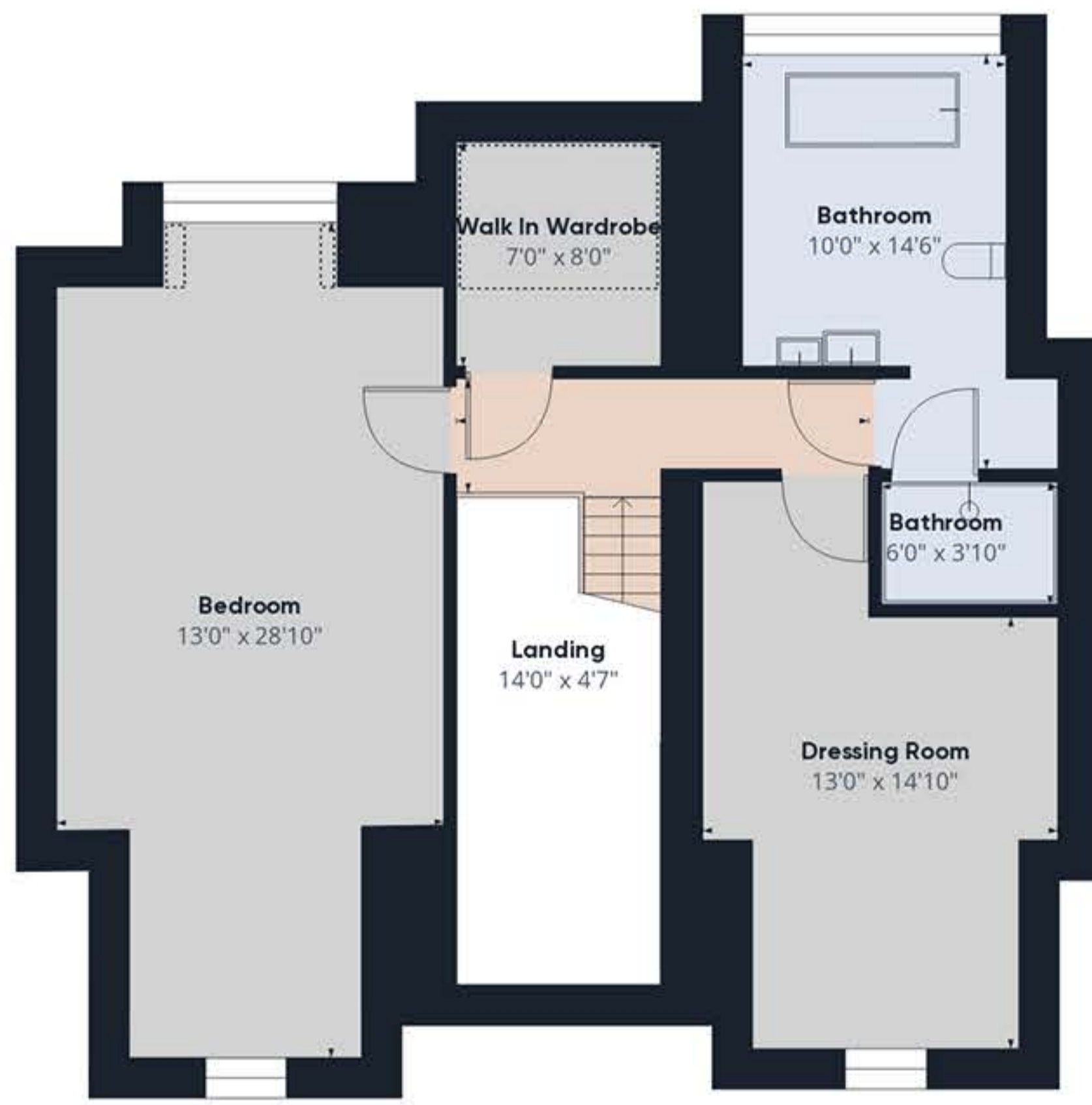
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Floor 0



Floor 1



Floor 2

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Approximate total area⁽¹⁾
3660.81 ft²

Reduced headroom
57.16 ft²

(1) Excluding balconies and terraces

⌘ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Approximate total area⁽¹⁾
1560.23 ft²
Reduced headroom
18.08 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 0

Ground Floor Rooms	Metres / Feet
Kitchen / Living Area	34'0" x 14'7"
Living Room	13'0" x 16'1"
Sitting Room	13'0" x 10'1"
Hallway	7'0" x 17'2"
Utility Room	7'0" x 8'9"
WC	5'0" x 4'1"
Pantry	5'0" x 4'0"
Garage	20'0" x 20'0"

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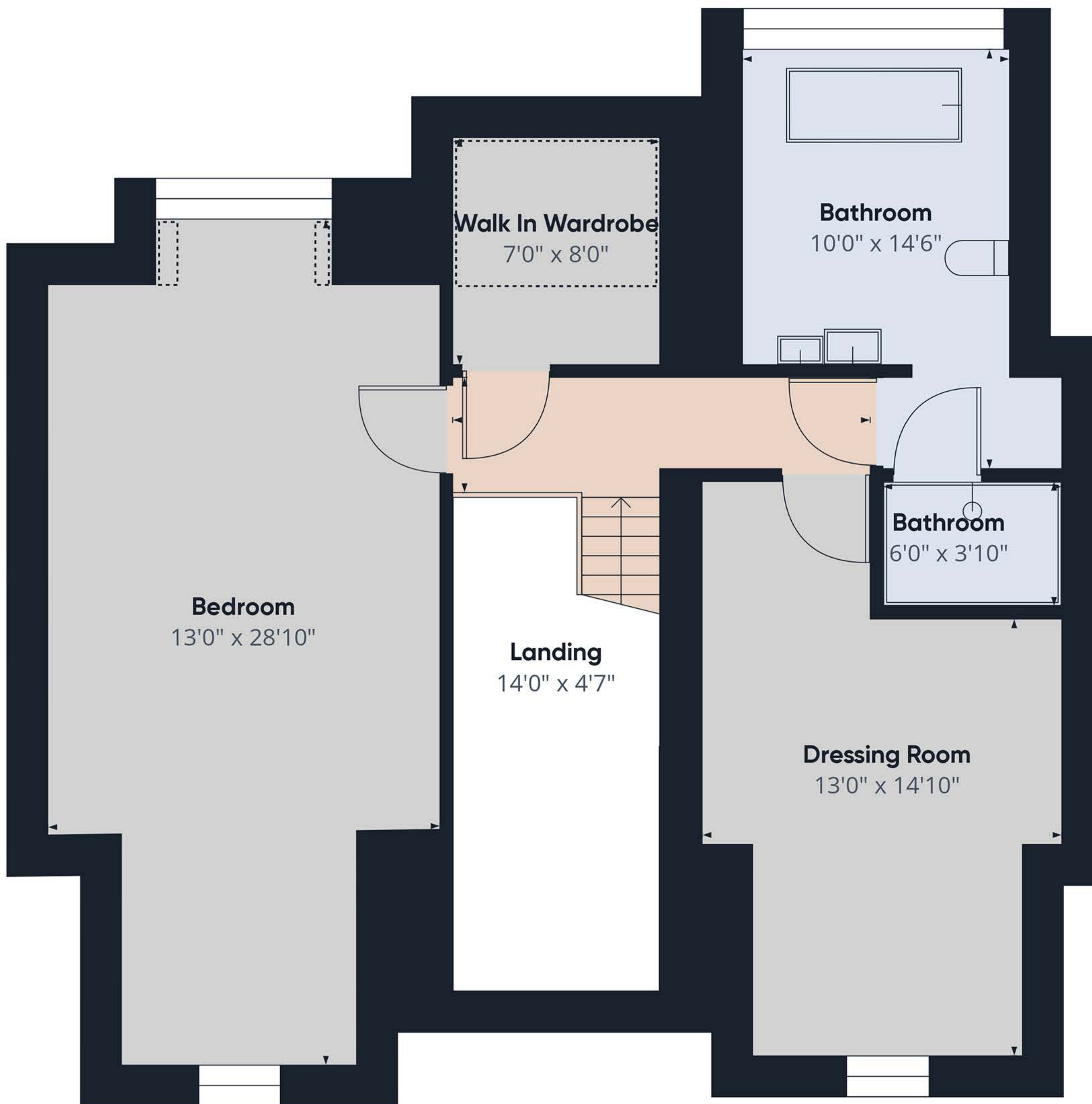


First Floor Rooms	Metres / Feet
Bedroom	19'3" x 12'7"
Bedroom 2	13'0" x 10'6"
Bedroom 3	13'0" x 11'1"
Hallway	13'0" x 4'1"
Hallway / Landing	7'0" x 26'7"
Utility	5'0" x 3'2"
Bathroom	13'0" x 5'10"
Bedroom 4	13'0" x 9'9"
Bathroom	7'0" x 5'7"
Bedroom 5	13'0" x 9'9"
Bathroom	7'0" x 5'7"
Storage	5'0" x 5'10"

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Floor 2

Approximate total area⁽¹⁾

797.93 ft²

Reduced headroom

39.07 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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second Floor Rooms	Metres / Feet
Bedroom 6	13'0" x 28'10"
Walk In Wardrobe	7'0" x 8'0"
Landing	14'0" x 4'7"
Dressing Room	13'0" x 14'10"
Bathroom	9'9" x 19'0"
Shower	6'0" x 3'10"



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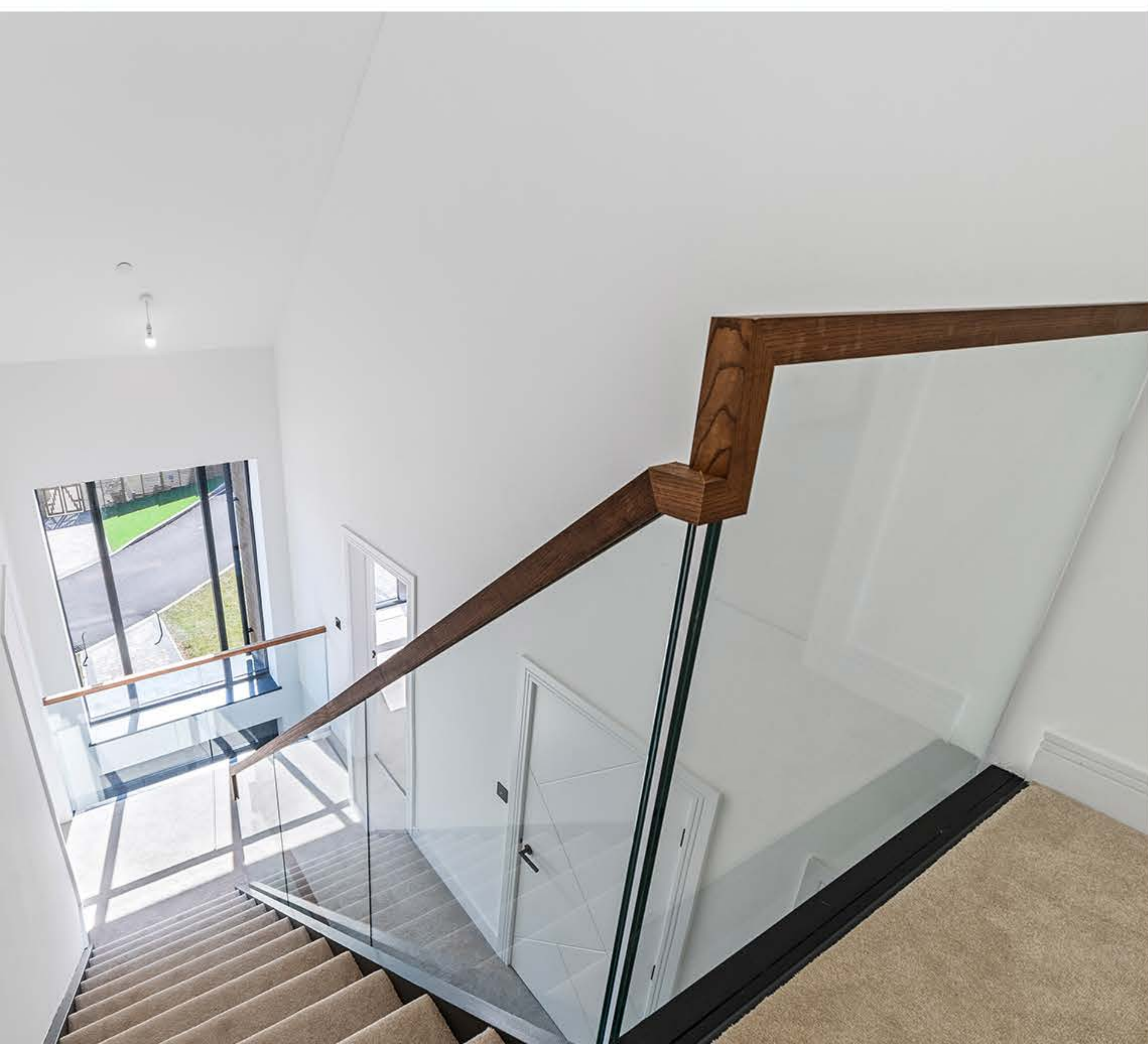
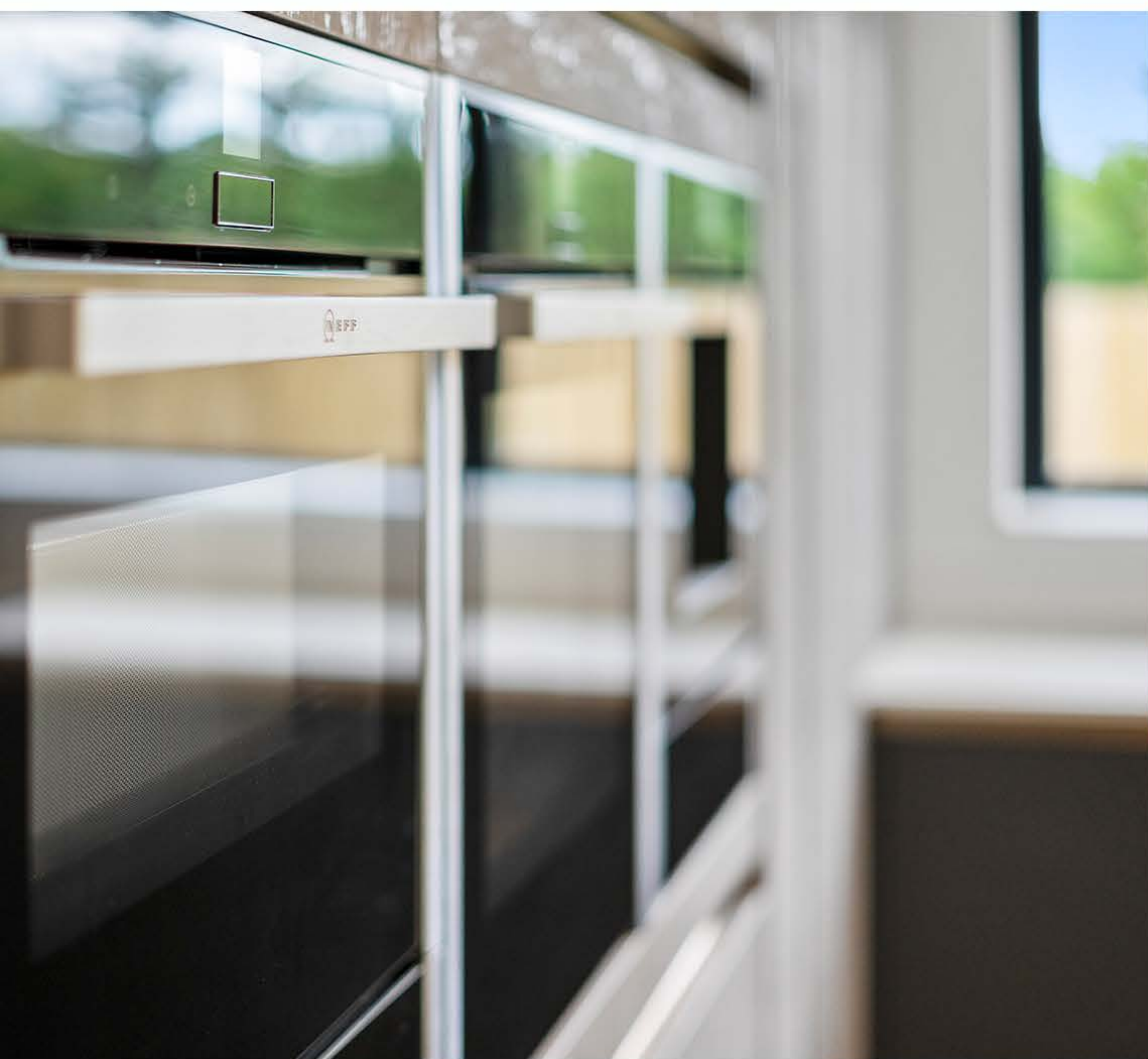


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Specification

- Gated community of 4 luxury homes
- Large plots
- Mandarin Stone tiling throughout
- Sigma 3, H-Line, Master Class range kitchen
- Neff integrated appliances to include: oven, micro-wave oven, full height fridge, full height freezer, full height wine cooler, coffee machine, induction hob and feature extractor
- LED spot lighting and pendants
- Cat-5 cabling to every room for high speed wired internet connection
- Underfloor heating throughout ground floor and in all bathrooms
- Air source heat pumps
- Aluminium windows and sliding doors
- Lusso stone, luxury sanitary ware
- Sprinkler system
- CCTV and security alarm system
- EV car charging point
- Insulated, sectional garage doors
- Bespoke, custom-made feature stair cases
- Cathedral ceilings to master floor
- Feature, pivot system front door from Spit Fire Doors
- External taps and power points
- 10 year structural warranty



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About Our Tour

FPV Fly Through

Follow our socials to see the full fly through filmed on our DJI Avata drone.

YouTube

Chambers are proud to bring to the market this exclusive gated development of just 4 executive homes located on arguably one of Cardiff's finest roads.

Instagram

Follow Our Instagram for a Glimpse of
The High Trees Druidstone Road

<https://www.instagram.com/chambersestateagents/>



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