



Cranfield Grange

R U B A N E

site layout



The development

Cranfield Grange is an exclusive development of 22 houses bordering rich open countryside on the edge of Rubane. Encased with mature trees and lush green shrubbery, the development also boasts a large open green ideal for children playing. This green provides a central focal point within the development that fully complements the surrounding landscape.

| | | | |
|--------|----------|--------|-----------|
| Type A | 6 Houses | Type D | 1 House |
| Type B | 2 Houses | Type E | 10 Houses |
| Type C | 1 House | Type F | 2 Houses |

TOTAL NUMBER OF HOUSES: 22

Cranfield Grange a rural location



The Ards countryside is among the most picturesque in Northern Ireland. Local activities include walking, fishing, cycling, sailing, horse riding and golf. The famous National Trust properties of Mount Stewart and Castle Ward are close by, facilitating a whole host of these activities.



There are numerous schools and colleges in the local area - all accessible by public transport. Kircubbin village is the nearest village to Rubane - situated on the mid-eastern shore of Strangford Lough, enjoying panoramic views across the Lough and north towards Newtownards and Scrabo Tower. Two miles from Rubane, Kircubbin provides a variety of retail services, including a post office, numerous bars and restaurants, churches, schools, a college of further education, a community centre, chemist, dentist and medical centre. It is also home to one of the three sailing clubs on the Ards side of the Lough.



Portaferry, Portavogie and Cloughey are approximately 5 miles away in the opposite direction, where Ireland's most easterly 18 hole golf course is located - Kirkistown Castle Golf Course. Cloughey has a fabulous beach and attracts many tourists throughout the year.

Local attractions include Ballycopeland Windmill at Millisle and the Exploris aquarium and marina in Portaferry, from where a regular ferry service to Strangford village operates.

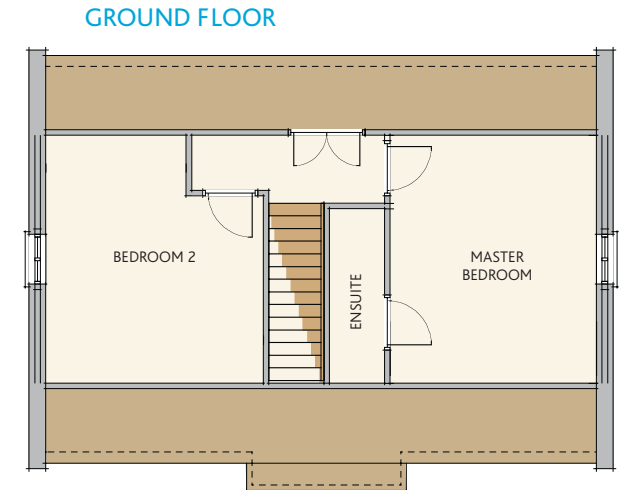
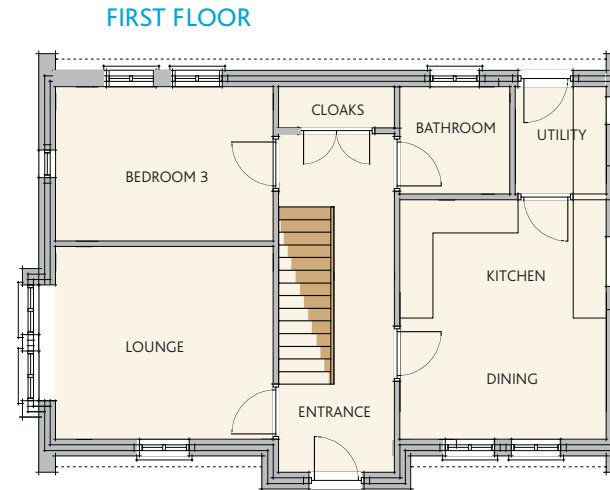
In Cranfield Grange you can enjoy a laid-back rural lifestyle and still have the convenience of working in the larger towns. Belfast is within commuting distance and Newtownards and Bangor are easily accessible, providing excellent shopping and retail facilities, as well as good schools and colleges. A regular bus service operates from Newtownards to Portaferry, stopping daily in Rubane village, allowing commuting access to both North and South Down.

house type A

floor plans

FLOOR AREA 1,152 SQ.FT

(All dimensions on reverse)



THE DEVELOPMENT

There are six cottages of this type within the development, comprising bright, spacious, well proportioned rooms on one and a half storeys. A master ensuite and double bedroom are positioned on the upper storey, while all living accommodation and another double bedroom are located on the ground floor, ideal for guests or those who prefer ground floor living.



house type A

Specifications

SPECIFICATION

The specification list is extensive with much consideration given to enhancing and maximising the comfort and living environment within these outstanding homes.

GENERAL

Traditional construction with high levels of wall and roof insulation. Entrance door with three point locking system. Walls and ceilings painted white. Oil fired central heating system. Piped for gas fire. Generous levels of external landscaping.

All properties are freehold (no ground rent to pay). A management company will be established to manage green spaces.

KITCHEN

Generous PC Sums. Choice of quality custom designed kitchens complemented by the latest in electrical appliances (fridge/freezer, washer/dryer, electric oven, gas hob and extractor fan).

BATHROOM

Excellent range to choose from, everything from traditional to state of the art.

ELECTRICAL

Comprehensive electrical specification to include excellent range of electrical points and connection sockets for terrestrial television and Sky TV. Shaver point fitted in bathroom, linked smoke detectors and intruder alarm system fitted.

WARRANTY

10 Year NHBC Buildmark Warranty along with all house types.



Cranfield Grange
RUBANE

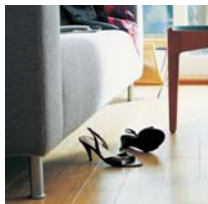
GROUND FLOOR SQ.M

| | |
|------------------|-----------|
| Entrance | 2.1 x 6.0 |
| Lounge | 3.5 x 4.0 |
| Kitchen / Dining | 3.8 x 4.5 |
| Utility | 1.6 x 2.0 |
| Bathroom | 2.0 x 2.0 |
| Store | 0.8 x 2.1 |
| Bedroom | 2.8 x 4.0 |

1ST FLOOR SQ.M

| | |
|---------|-----------|
| Master | 3.7 x 4.6 |
| Ensuite | 1.0 x 2.9 |
| Bedroom | 4.0 x 4.6 |

**All dimensions are approximate*



Families can look forward to a safe environment for their children to play and grow up in, while first time buyers can enjoy large spacious interiors and living space.

FOR FURTHER INFORMATION CONTACT:

Michael
Dorrian
& Company

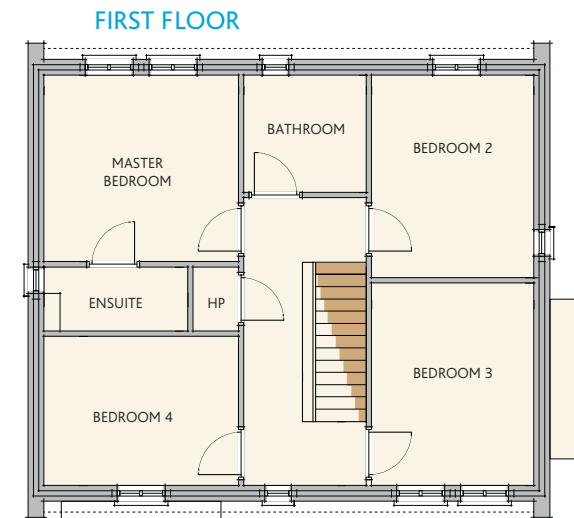
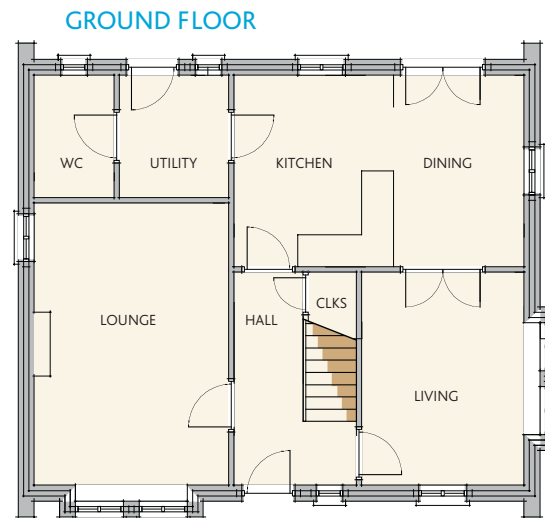
028 4272 9999 www.michaeldorrian.co.uk

house type B

floor plans

FLOOR AREA 1,538 SQ.FT

(All dimensions on reverse)



THE DEVELOPMENT

There are two houses of this type within the development, comprising bright, spacious, well proportioned rooms on two storeys. All living accommodation - comprising interconnecting kitchen/dining/living area and a separate lounge is positioned on the ground floor, while four bedrooms and a separate bathroom are located on the first floor.



Builder



house type B

Specifications

SPECIFICATION

The specification list is extensive with much consideration given to enhancing and maximising the comfort and living environment within these outstanding homes.

GENERAL

Traditional construction with high levels of wall and roof insulation. Entrance door with three point locking system. Walls and ceilings painted white. Oil fired central heating system. Piped for gas fire. Generous levels of external landscaping.

All properties are freehold (no ground rent to pay). A management company will be established to manage green spaces.

KITCHEN

Generous PC Sums. Choice of quality custom designed kitchens complemented by the latest in electrical appliances (fridge/freezer, washer/dryer, electric oven, gas hob and extractor fan).

BATHROOM

Excellent range to choose from, everything from traditional to state of the art.

ELECTRICAL

Comprehensive electrical specification to include excellent range of electrical points and connection sockets for terrestrial television and Sky TV. Shaver point fitted in bathroom, linked smoke detectors and intruder alarm system fitted.

WARRANTY

10 Year NHBC Buildmark Warranty along with all house types.



Cranfield Grange
RUBANE

GROUND FLOOR SQ.M

| | |
|------------------|-----------|
| Entrance | 2.0 x 4.0 |
| Lounge | 3.6 x 5.3 |
| Kitchen / Dining | 3.6 x 5.5 |
| Utility | 2.0 x 2.3 |
| Living | 3.0 x 4.0 |
| WC / Cloaks | 1.5 x 2.3 |

1ST FLOOR SQ.M

| | |
|-----------|-----------|
| Master | 3.5 x 3.6 |
| Ensuite | 1.2 x 2.6 |
| Bedroom 2 | 3.0 x 3.6 |
| Bedroom 3 | 3.0 x 3.8 |
| Bedroom 4 | 2.8 x 3.6 |
| Bathroom | 2.2 x 2.3 |

**All dimensions are approximate*

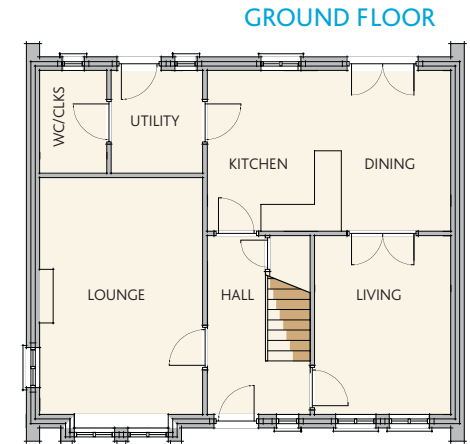
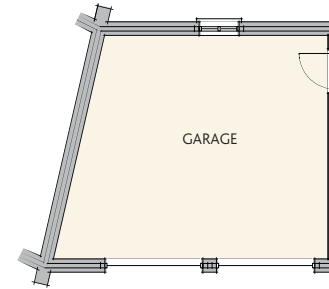
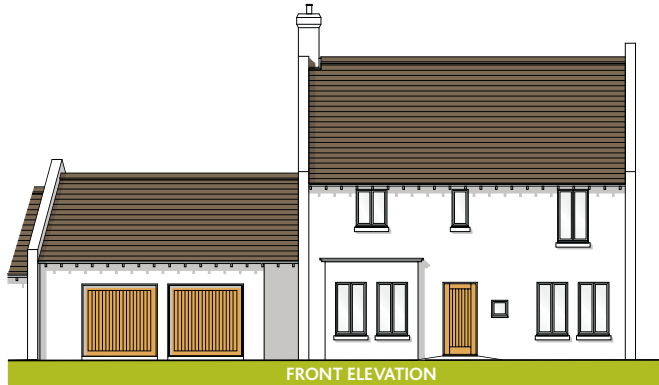
This development provides a rare opportunity for those seeking a new home in the countryside, yet still want to be close to local amenities and schools.

FOR FURTHER INFORMATION CONTACT:

Michael
Dorrian
£ Company

028 4272 9999 www.michaeldorrian.co.uk

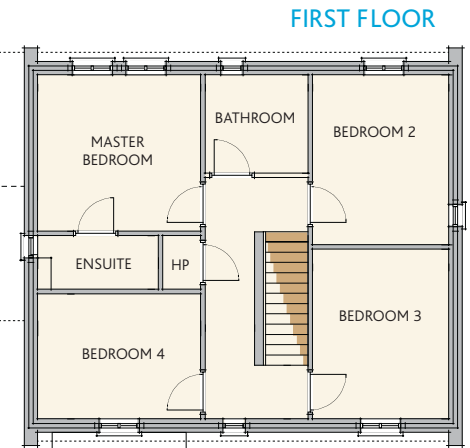
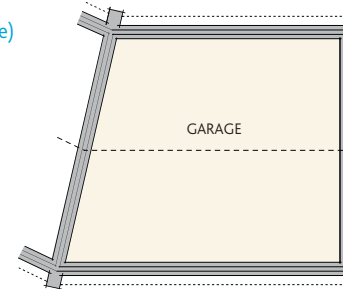
house type C



floor plans

FLOOR AREA 1,530 SQ.FT
& GARAGE

(All dimensions on reverse)



THE DEVELOPMENT

There is one house of this type within the development, comprising bright, spacious, well proportioned rooms on two storeys, as well as a single storey double garage and store shed. All living accommodation - comprising interconnecting kitchen/dining/living area and a separate lounge - is positioned on the ground floor, while master ensuite and three double bedrooms and a separate bathroom are located on the first floor.



house type C

Specifications



Cranfield Grange
RUBANE

SPECIFICATION

The specification list is extensive with much consideration given to enhancing and maximising the comfort and living environment within these outstanding homes.

GENERAL

Traditional construction with high levels of wall and roof insulation. Entrance door with three point locking system. Walls and ceilings painted white. Oil fired central heating system. Piped for gas fire. Generous levels of external landscaping.

All properties are freehold (no ground rent to pay). A management company will be established to manage green spaces.

KITCHEN

Generous PC Sums. Choice of quality custom designed kitchens complemented by the latest in electrical appliances (fridge/freezer, washer/dryer, electric oven, gas hob and extractor fan).

BATHROOM

Excellent range to choose from, everything from traditional to state of the art.

ELECTRICAL

Comprehensive electrical specification to include excellent range of electrical points and connection sockets for terrestrial television and Sky TV. Shaver point fitted in bathroom, linked smoke detectors and intruder alarm system fitted.

WARRANTY

10 Year NHBC Buildmark Warranty along with all house types.

GROUND FLOOR SQ.M

| | |
|------------------|-----------|
| Entrance | 2.3 x 4.0 |
| Lounge | 3.7 x 5.3 |
| Kitchen / Dining | 3.6 x 5.5 |
| Utility | 2.3 x 2.0 |
| Living | 3.6 x 5.3 |
| WC / Cloaks | 1.5 x 2.3 |

1ST FLOOR SQ.M

| | |
|-----------|-----------|
| Master | 3.5 x 3.6 |
| Bedroom 2 | 3.0 x 3.8 |
| Bedroom 3 | 3.0 x 3.8 |
| Bedroom 4 | 2.8 x 3.6 |
| Bathroom | 2.2 x 2.3 |
| Garage | 3.4 x 5.4 |

**All dimensions are approximate*



With generous PC sums for kitchen and bathroom, as well as generous room sizes and external private grounds, homeowners can enjoy a very comfortable lifestyle in a rural community.

FOR FURTHER INFORMATION CONTACT:

Michael
Dorrian
£ Company

028 4272 9999 www.michaeldorrian.co.uk

house type D



floor plans

FLOOR AREA 1,538 SQ.FT

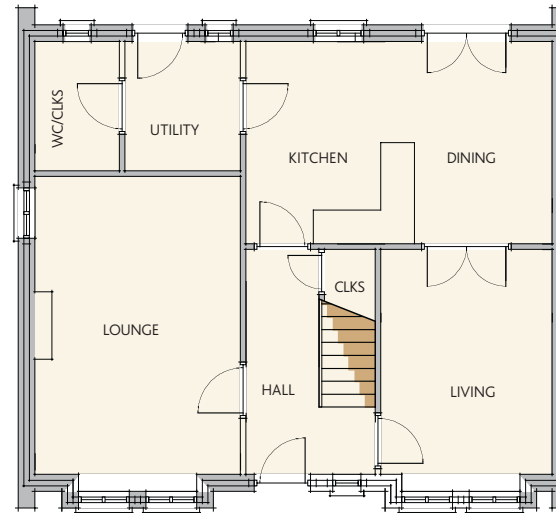
(All dimensions on reverse)



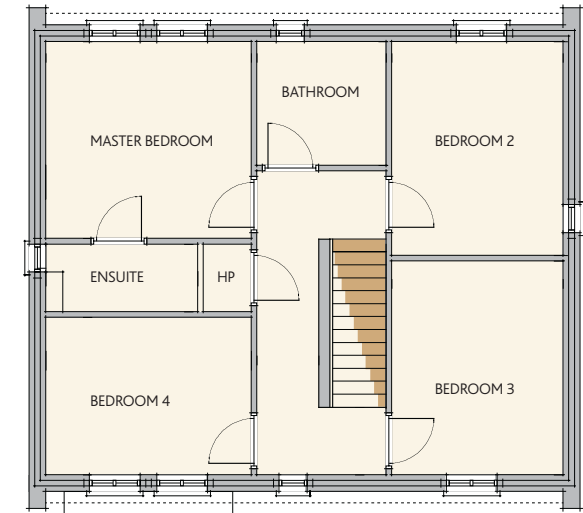
FRONT ELEVATION



REAR ELEVATION



GROUND FLOOR



FIRST FLOOR

THE DEVELOPMENT

There is one house of this type within the development, comprising bright, spacious, well proportioned rooms on two storeys. All living accommodation - comprising interconnecting kitchen/dining/living area and a separate lounge - are positioned on the ground floor, while master ensuite and three double bedrooms and a separate bathroom are located on the first floor.



house type D

Specifications

SPECIFICATION

The specification list is extensive with much consideration given to enhancing and maximising the comfort and living environment within these outstanding homes.

GENERAL

Traditional construction with high levels of wall and roof insulation. Entrance door with three point locking system. Walls and ceilings painted white. Oil fired central heating system. Piped for gas fire. Generous levels of external landscaping.

All properties are freehold (no ground rent to pay). A management company will be established to manage green spaces.

KITCHEN

Generous PC Sums. Choice of quality custom designed kitchens complemented by the latest in electrical appliances (fridge/freezer, washer/dryer, electric oven, gas hob and extractor fan).

BATHROOM

Excellent range to choose from, everything from traditional to state of the art.

ELECTRICAL

Comprehensive electrical specification to include excellent range of electrical points and connection sockets for terrestrial television and Sky TV. Shaver point fitted in bathroom, linked smoke detectors and intruder alarm system fitted.

WARRANTY

10 Year NHBC Buildmark Warranty along with all house types.

You are only a few miles from Cloughy beach and can enjoy stunning scenery of the Ards Peninsula as you travel north toward Newtownards or south toward Strangford and the picturesque villages that dot the coastline on the opposite side of the Lough.



Cranfield Grange
RUBANE

GROUND FLOOR SQ.M

| | |
|------------------|-----------|
| Entrance | 2.0 x 4.0 |
| Lounge | 3.6 x 5.3 |
| Kitchen / Dining | 3.6 x 5.5 |
| Utility | 2.0 x 2.3 |
| Living | 3.0 x 4.0 |
| WC | 1.5 x 2.3 |

1ST FLOOR SQ.M

| | |
|-----------|-----------|
| Master | 3.5 x 3.6 |
| Ensuite | 1.2 x 2.6 |
| Bedroom 2 | 3.0 x 3.8 |
| Bedroom 3 | 3.0 x 3.8 |
| Bedroom 4 | 2.8 x 3.6 |
| Bathroom | 2.2 x 2.3 |

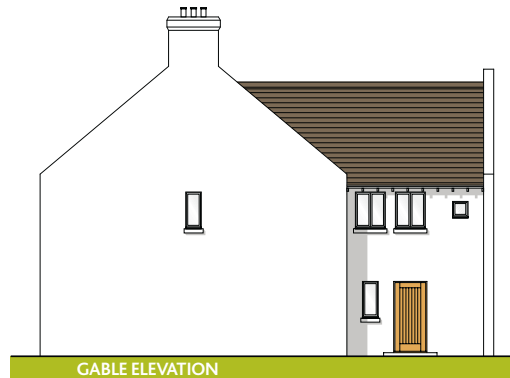
**All dimensions are approximate*

FOR FURTHER INFORMATION CONTACT:

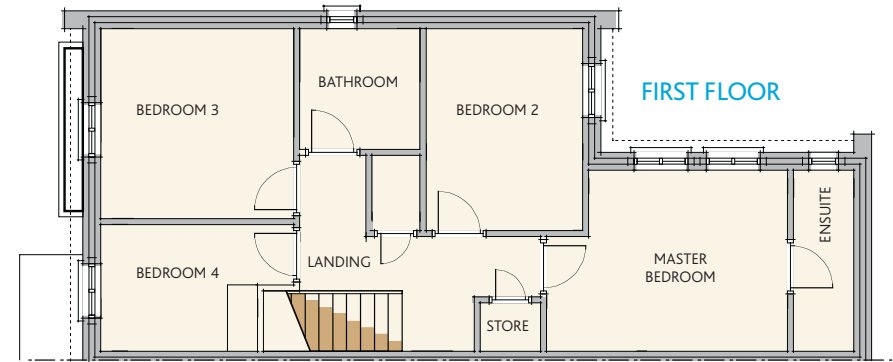
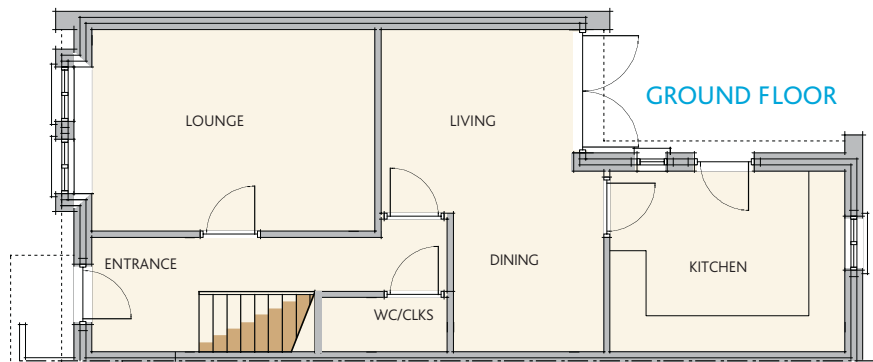
Michael
Dorrian
£ Company

028 4272 9999 www.michaeldorrian.co.uk

house type E



floor plans FLOOR AREA 1,196 SQ.FT



(All dimensions on reverse)

THE DEVELOPMENT

There are 10 houses of this type within the development, comprising bright, spacious, well proportioned rooms on two storeys. All living accommodation - comprising kitchen, open-planned dining/living area and a separate lounge - are positioned on the ground floor, while master ensuite and three double bedrooms and a separate bathroom are located on the first floor.



house type E

Specifications



SPECIFICATION

The specification list is extensive with much consideration given to enhancing and maximising the comfort and living environment within these outstanding homes.

GENERAL

Traditional construction with high levels of wall and roof insulation. Entrance door with three point locking system. Walls and ceilings painted white. Oil fired central heating system. Piped for gas fire. Generous levels of external landscaping.

All properties are freehold (no ground rent to pay). A management company will be established to manage green spaces.

KITCHEN

Generous PC Sums. Choice of quality custom designed kitchens complemented by the latest in electrical appliances (fridge/freezer, washer/dryer, electric oven, gas hob and extractor fan).

BATHROOM

Excellent range to choose from, everything from traditional to state of the art.

ELECTRICAL

Comprehensive electrical specification to include excellent range of electrical points and connection sockets for terrestrial television and Sky TV. Shaver point fitted in bathroom, linked smoke detectors and intruder alarm system fitted.

WARRANTY

10 Year NHBC Buildmark Warranty along with all house types.

GROUND FLOOR SQ.M

| | |
|-----------------|-----------|
| Entrance | 1.9 x 5.4 |
| Lounge | 3.4 x 4.7 |
| Living / Dining | 3.3 x 5.4 |
| Kitchen | 3.0 x 3.9 |
| WC / Cloaks | 0.9 x 2.1 |

1ST FLOOR SQ.M

| | |
|-----------|-----------|
| Master | 4.0 x 3.0 |
| Ensuite | 1.0 x 3.0 |
| Bedroom 2 | 2.6 x 3.4 |
| Bedroom 3 | 3.2 x 3.2 |
| Bedroom 4 | 2.1 x 2.6 |
| Bathroom | 2.0 x 2.0 |

**All dimensions are approximate*



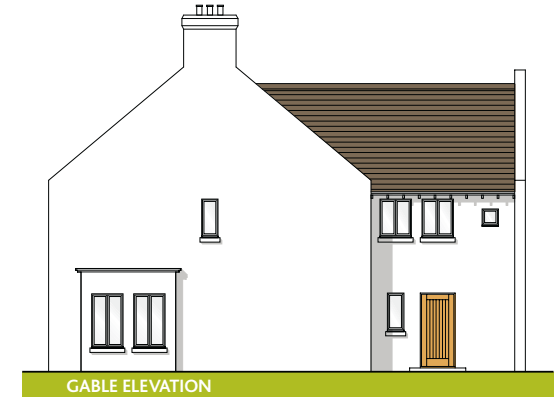
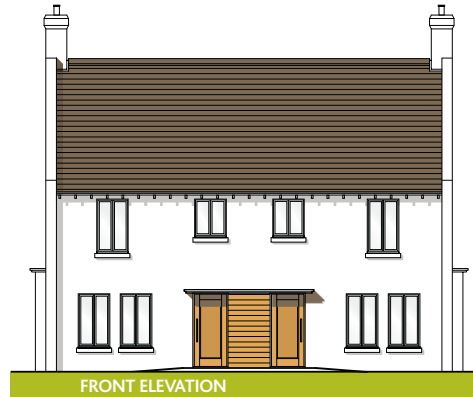
This housetype provides a large rear garden backed onto open countryside which further enhances occupier privacy and vistas.

FOR FURTHER INFORMATION CONTACT:

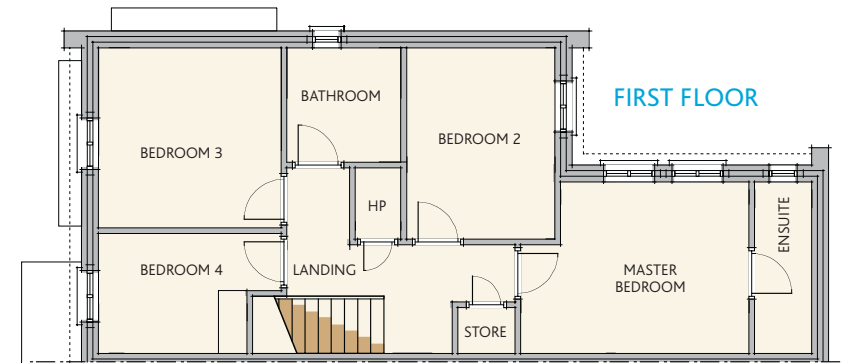
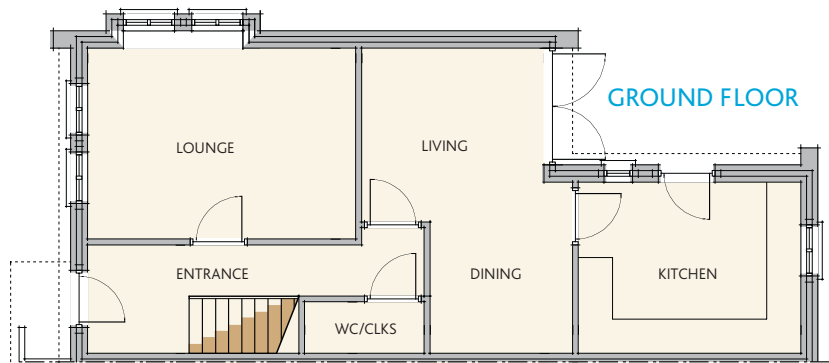
Michael
Dorrian
& Company

028 4272 9999 www.michaeldorrian.co.uk

house type F



floor plans FLOOR AREA 1,196 SQ.FT



(All dimensions on reverse)

THE DEVELOPMENT

There are two houses of this type within the development, comprising bright, spacious, well proportioned rooms on two storeys. All living accommodation - comprising kitchen, open-planned dining/living area and a separate lounge - are positioned on the ground floor, while master ensuite and three double bedrooms and a separate bathroom are located on the first floor.



house type F

Specifications



SPECIFICATION

The specification list is extensive with much consideration given to enhancing and maximising the comfort and living environment within these outstanding homes.

GENERAL

Traditional construction with high levels of wall and roof insulation. Entrance door with three point locking system. Walls and ceilings painted white. Oil fired central heating system. Piped for gas fire. Generous levels of external landscaping.

All properties are freehold (no ground rent to pay). A management company will be established to manage green spaces.

KITCHEN

Generous PC Sums. Choice of quality custom designed kitchens complemented by the latest in electrical appliances (fridge/freezer, washer/dryer, electric oven, gas hob and extractor fan).

BATHROOM

Excellent range to choose from, everything from the traditional to state of the art.

ELECTRICAL

Comprehensive electrical specification to include excellent range of electrical points and connection sockets for terrestrial television and Sky TV. Shaver point fitted in bathroom, linked smoke detectors, intruder alarm system fitted.

WARRANTY

10 Year NHBC Buildmark Warranty along with all house types.

GROUND FLOOR SQ.M

| | |
|-----------------|-----------|
| Entrance | 1.9 x 5.4 |
| Lounge | 3.4 x 4.7 |
| Living / Dining | 3.3 x 5.4 |
| Kitchen | 3.0 x 3.9 |
| WC / Cloaks | 1.0 x 2.1 |

1ST FLOOR SQ.M

| | |
|-----------|-----------|
| Master | 3.0 x 4.0 |
| Ensuite | 1.0 x 3.0 |
| Bedroom 2 | 2.6 x 3.3 |
| Bedroom 3 | 3.2 x 3.2 |
| Bedroom 4 | 2.1 x 2.6 |
| Bathroom | 3.0 x 2.0 |

**All dimensions are approximate*



Cranfield Grange is for those seeking a quieter more relaxed way of life, without compromising the proximity and quality of schools and local amenities.

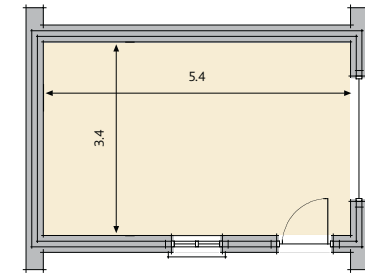
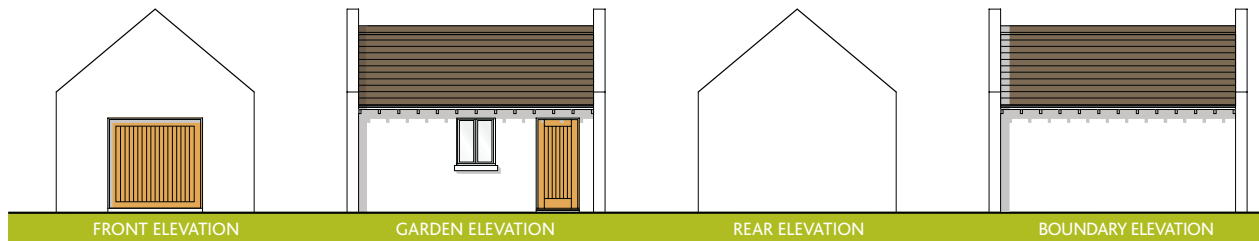
FOR FURTHER INFORMATION CONTACT:

Michael Dorrian
£ Company

028 4272 9999 www.michaeldorrian.co.uk

additional

garage proposals



fence & wall proposals



THE DEVELOPMENT

Cranfield Grange is an exclusive development of 22 houses bordering rich open countryside on the edge of Rubane village. Encased with mature trees and lush green shrubbery, the development also boasts a large open green, ideal for children playing. This green provides a central focal point within the development that fully complements the surrounding landscape.



Builder





Cranfield Grange

R U B A N E



THE BUILDER

GP Williams Limited are experienced house builders and have a well earned reputation for excellence. The company has featured regularly in NHBC awards.

THE DESIGN TEAM

First Principles architects combine traditional values with modern thinking and technology, resulting in a fresh new approach to residential development.

THE SELLING AGENT

Michael Dorrian & Company Chartered Surveyors and Estate Agents are committed to making your move as stress free as possible and will be able to assist you with the sale of your current home.

THE RESULT

Many features go towards a desirable housing development. At Cranfield Grange, these features are in abundance and combined with the dedication of our professional team, the result is design-grandeur, housing-esteem and superior quality.

BUILDER



Scottish Provident Buildings
7 Donegall Square West
Belfast BT1 6JH
Tel: 028 9024 7615

ARCHITECT



29 Ballyclare Road
Glengormley
Newtownabbey
Co. Antrim BT36 5EUT

THE SELLING AGENT



Custom House
1A High Street
Portaferry
Co. Down BT22 1QT
Tel: 028 4272 9999



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are fact and intending purchasers must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements made. Configurations of kitchens, bathrooms etc. may be subject to alteration from those illustrated without prior notification. Purchasers should satisfy themselves as to the current specification at the time of booking. The vendor does not make or give, and neither the selling agent, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to any property. Artists impressions and photographs are for illustration only. Plans are not to scale and dimensions shown are approximate.

Thanks to Ards & North Down Tourism; Armagh and Down Tourism.