



"WE REMOVED WALLS FOR OPEN PLAN KITCHEN LIVING"

When Cheryl and Mike Davies moved into an empty house it needed some serious TLC and modernising, so they took the open plan route.

Above: A 30ft long beam was inserted in the ceiling to support the bedroom above where walls were removed.

"When we bought our five bedroom house it was in quite a sorry state," says Cheryl. "Although only two decades old, it had been left empty for around two years. What is now our wonderful open plan kitchen-living-dining space was formerly three rooms – a kitchen, dining room and utility room. However, we have knocked them into one big space measuring some 20ft by 30ft which we needed with our three children aged between seven and 14.

"To support the joists of the bedroom above we had to have a special beam about 30ft long installed. It came in three separate pieces and was welded on site. Then another two beams were bolted onto it.

"We chose our dream handmade, hand-painted kitchen with pine carcasses, oak shelving and brass fittings. To this we added child-friendly rounded corners on the cupboards and the worktops, so our youngest child would not bang his head on them. To match this look we had curved doors made to help the flow of the design. Now it all looks amazing and we couldn't ask for more. ☺"

Project Info

Owners:	Cheryl and Mike Davies
Location:	Woking
Lived in house:	4 years
Original valuation: Approx	£940,000
New valuation: Approx	£1,025,000
PROJECT COST:	£50,000
ADDED VALUE: (APPROX)	£85,000

APPROXIMATE BREAKDOWN:

Building work	£18,962
Kitchen	£15,738
Worktops	£5,500
Appliances	£7,000
Sinks, taps	£1,000
Underfloor heating	£1,800
TOTAL	£50,000

CONTACTS:

Builder Greenway Construction Ltd: 01737 212 144 **Project Management and Kitchen Units** Pyrford Interiors: 01932 402 006 **Appliances** Molesey Refrigeration: 0208 783 0113



Above: Cheryl and Mike's bespoke island units conceal their appliances. The engineered wide oak floorboards are from Quickstep and cost from around £15/m².



Far left: Their Britannia range cooker is a 120cm twin oven with a chef plate and costs around £3,700.

