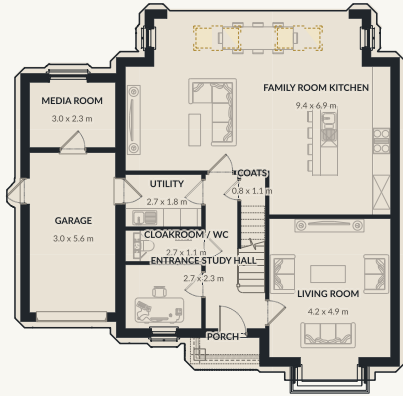


GROUND FLOOR



ROOM DIMENSIONS

|                     |                             |                |
|---------------------|-----------------------------|----------------|
| Family Room Kitchen | 9.4 x 6.9 m                 | 30'10" x 22'8" |
| Media Room          | 3.0 x 2.3 m                 | 9'10" x 7'7"   |
| Coats               | 0.8 x 1.1 m                 | 2'7" x 3'7"    |
| Utility             | 2.7 x 1.8 m                 | 8'10" x 5'11"  |
| Garage              | 3.0 x 5.6 m                 | 9'10" x 18'4"  |
| Cloakroom / WC      | 2.7 x 1.1 m                 | 8'10" x 3'7"   |
| Entrance Study Hall | 2.7 x 2.3 m                 | 8'10" x 7'7"   |
| Living Room         | 4.2 x 4.9 m (5.7m into bay) | 13'9" x 16'1"  |

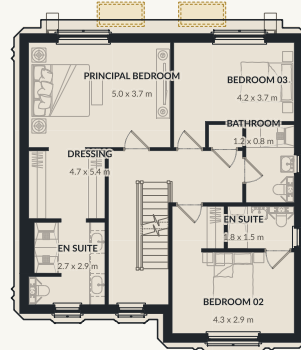
AT A GLANCE

|                        |                          |
|------------------------|--------------------------|
| Tenure                 | Freehold                 |
| Accommodation          | 5 bedrooms • detached    |
| House                  | 258.8 sq m / 2,786 sq ft |
| Garage                 | 17.1 sq m / 184 sq ft    |
| Total including garage | 275.9 sq m / 2,970 sq ft |

SCALE  
0 3 m

KEY  
Roof light over

FIRST FLOOR



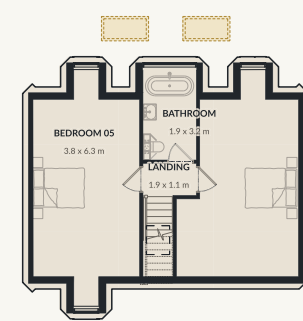
ROOM DIMENSIONS

|                            |             |               |
|----------------------------|-------------|---------------|
| Principal Bedroom          | 5.0 x 3.7 m | 16'5" x 12'2" |
| Bedroom 03                 | 4.2 x 3.7 m | 13'9" x 12'2" |
| Family Bathroom 01         | 1.2 x 0.8 m | 3'11" x 2'7"  |
| Principal Bedroom Dressing | 4.7 x 5.4 m | 15'5" x 17'9" |
| Bedroom 02 En Suite        | 1.8 x 1.5 m | 5'11" x 4'11" |
| Principal Bedroom En Suite | 2.7 x 2.9 m | 8'10" x 9'6"  |
| Bedroom 02                 | 4.3 x 2.9 m | 14'1" x 9'6"  |

SPECIFICATION HIGHLIGHTS

- Air source heat pump heating with underfloor heating
- Fully fitted kitchen with stone worktops and Siemens appliances
- Fully tiled bathrooms and ensuites in porcelain
- Black aluminium bi-fold doors to the rear
- Fitted furniture to Bedrooms 1 and 2
- Solid four-panel fire doors with matt black knurled lever handles

SECOND FLOOR



ROOM DIMENSIONS

|                    |                                            |               |
|--------------------|--------------------------------------------|---------------|
| Family Bathroom 02 | 1.9 x 3.2 m (4.3 x 6.3 m 7.3m into dormer) | 6'3" x 10'6"  |
| Bedroom 05         | 3.8 x 6.3 m (8.4m into dormers)            | 12'6" x 20'8" |
| Landing            | 1.9 x 1.1 m                                | 6'3" x 3'7"   |

- Vandersanden Antro 152 facebrick with Portland Stone detailing
- Terreal Staffordshire Blue plain roof tiles
- Sintered stone and engineered wood flooring
- Painted timber staircase with glass balustrade
- Charcoal permeable paving, private road and gardens