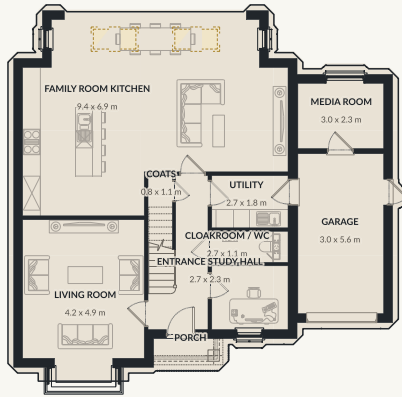


GROUND FLOOR



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



FIRST FLOOR



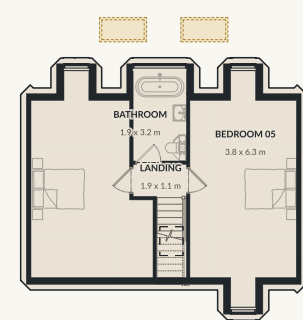
ROOM DIMENSIONS

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