

cob barn

PLOT 3

The heart of this family home is a magnificent galleried landing with oak staircase ascending from the open plan living area below. Entering the house through the front door, which is framed by full height windows, both the sitting room and the sun room can be accessed, and in turn the large lounge with reclaimed brick fireplace. Also leading from the sun room is the breakfast kitchen, with its shaker style units, granite worktop and a range of integrated appliances. The utility leads off the kitchen and gives access to the front of the property. A door at the rear of the property gives access to a tiled lobby area and cloakroom.

Upstairs, the large master bedroom has an ensuite bathroom with both a bath and separate shower enclosure with Grohe thermostatic shower. The house bathroom has white sanitaryware with a Grohe thermostatic shower over the bath, and all three remaining bedrooms benefit from Velux windows.

Outside the garage has a remote control electric door and the hedged garden is turfed.

Ground floor	Metric	Imperial
Breakfast kitchen	4100 x 3600	13'5" x 11'10"
Utility room	1850 x 3600	6'1" x 11'10"
Sitting room	6000 (red to 4900) x 3500 (red to 2700)	19'8" (red to 16'1") x 11'6" (red to 8'10")
Sun room	3800 x 3600	12'6" x 11'10"
Lounge	4300 x 5200	14'1" x 17'1"
Cloakroom	1350 x 1950	4'5" x 6'5"
First floor		
Master bedroom	4300 x 5050	14'1" x 16'7"
Master en-suite	2750 x 2000	9' x 6'7"
Bedroom 2	4400 x 3400	14'5" x 11'2"
Bedroom 3	2750 x 3650	9' x 12'
Bedroom 4	3950 (red to 3000) x 2550 (red to 1950)	12'11" (red to 9'10") x 8'4" (red to 6'5")
House bathroom	2600 x 2000	8'6" x 6'7"

Notes: - All measurements are scaled from plans and taken prior to construction. The company operates a policy of continuous product development and some dimensions may be varied during construction.



First Floor



Ground Floor

