

# pelham barn

PLOT 1

The heart of this family home is a magnificent galleried landing with oak staircase ascending from the open plan living area below, which has a wood burning stove at its centre. 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 separate family room. The breakfast kitchen is open to the sun room and has a shaker style kitchen with granite worktop and a range of integrated appliances. The utility leads off the kitchen and into the double garage, which has a remote control electric door. The ground floor also features a cloakroom and rear lobby area giving access to hedged gardens with sandstone patio areas.

Upstairs, all four bedrooms benefit from Velux windows, and both the house bathroom and master ensuite bathroom have white sanitaryware and Grohe thermostatic showers over the bath.

Ground floor	Metric	Imperial
Sitting room	6920 (max) x 3740	22'8" (max) x 12'3"
Sun room	3600 x 3460	11'10" x 11'4"
Family room	3220 x 3170	10'7" x 10'5"
Cloakroom	1190 x 2060	3'11" x 6'9"
Breakfast kitchen	3360 x 4840	11' x 15'10"
Utility room	1770 x 4590	5'10" x 14'1"
First floor		
Master bedroom	3365 x 4725 (red to 4360)	11'1" x 15'6" (red to 14'4")
Master en-suite	1760 x 1800	5'9" x 5'11"
Bedroom 2	3225 (red to 1730) x 3795 (red to 3595)	10'7" (red to 5'8") x 12'5" (red to 11'10")
Bedroom 3	3375 x 2530	11'1" x 8'4"
Bedroom 4	3240 (red to 1400) x 3330 (red to 3130)	10'8" (red to 4'8") x 10'11" (10'3")
House bathroom	2365 x 2170	7'9" x 7'1"

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.



Ground Floor



First Floor

