

the saddlery

PLOT 6

Ground floor	Metric	Imperial
Breakfast kitchen	5615 x 3990	18'5" x 13'1"
Utility room	1970 x 2258	6'6" x 7'5"
Cloakroom	1048 x 2000	3'5" x 6'7"
Dining room	3265 x 3990	10'8" x 13'1"
Sitting room	5710 x 3990	18'9" x 13'1"
First floor		
Master bedroom	3645 x 3990 (plus 2100 x 1000 corridor)	11'11" x 13'1" (plus 6'11" x 3'3" corridor)
Master en-suite	2000 x 2857	6'7" x 9'4"
Bedroom 2	4300 (red to 2800) x 3990 (red to 1202)	14'1" (red to 9'2") x 13'1" (red to 3'11")
Bedroom 3	3225 x 2867	10'7" x 9'5"
Bedroom 4	2719 x 2650	8'11" x 8'8"
House bathroom	3000 (red to 2000) x 2650 (red to 1860)	9'10" (red to 6'7") x 8'8" (red to 6'1")

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.



The Saddlery has solid oak flooring to the hall, which continues into the dining hall, where double doors open into the spacious sitting room, with its reclaimed brick fireplace and door onto the garden. The large breakfast kitchen has shakerstyle units with a granite worktop and a range of integrated appliances, and a door through to the utility area. There is also a cloakroom with tiled floor and a store cupboard under the stairs. Reclaimed beams have been employed throughout the ground floor, and timber windows have been specially commissioned to blend with the existing building.

Upstairs there are four bedrooms, and the master bedroom and bedroom 2 feature exposed roof trusses to their vaulted ceilings. The ceiling to the landing area is also vaulted. Both the house bathroom and the ensuite to the master bedroom have both a bath and a separate shower enclosure with Grohe thermostatic shower.

Outside, there is a double garage with remotely operated electric door and private garden laid to lawn.

