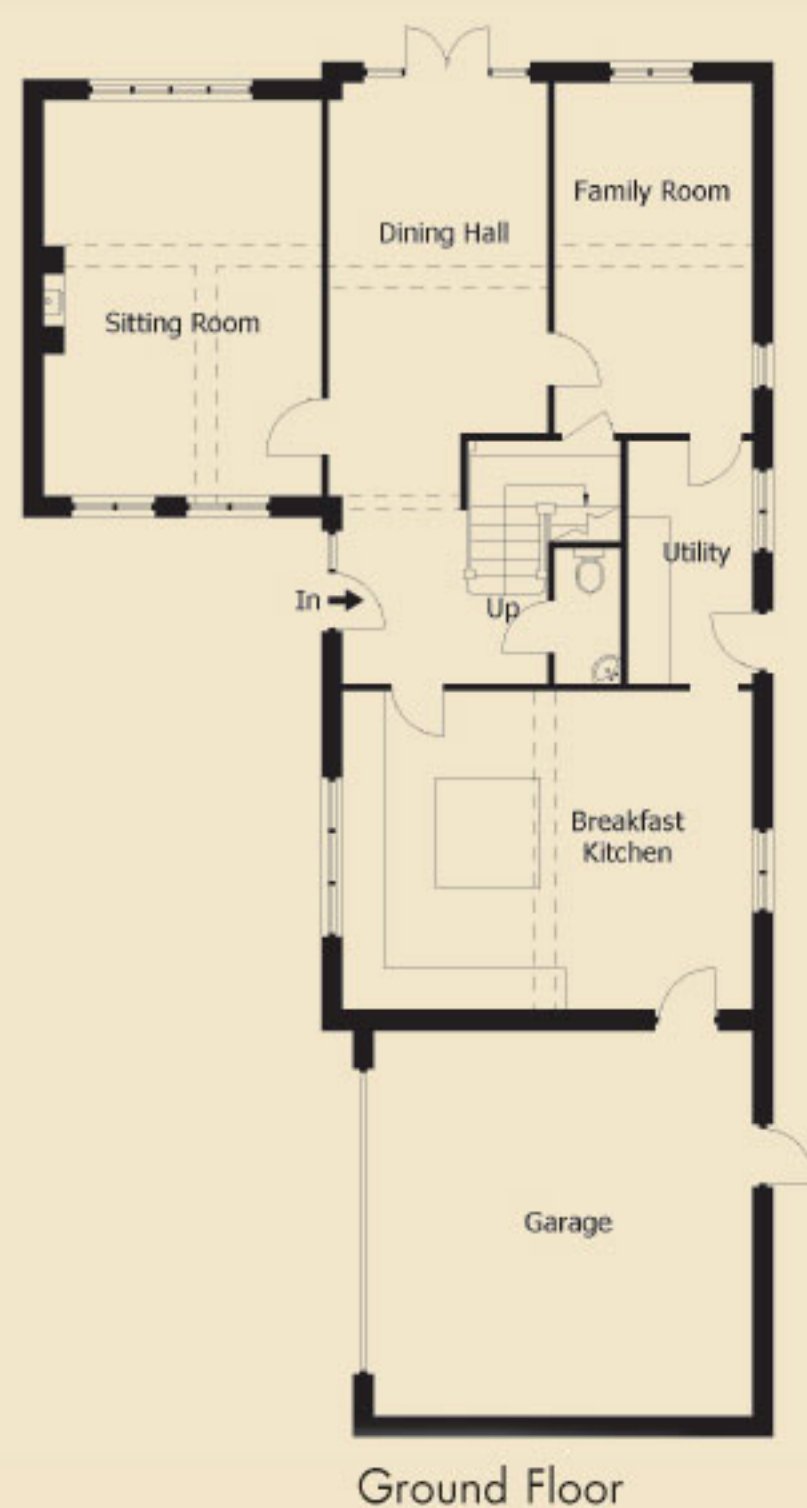


# DIMENSIONS

Ground floor	Metric	Imperial
Sitting room	3700 x 5300	12'2" x 17'5"
Dining hall	2950 (max) x 5700 (max)	9'8" x 18'8"
Family room	2650 x 4700	8'8" x 15'5"
Cloakroom	900 x 1900	2'11" x 6'3"
Breakfast kitchen	5700 x 4300	18'8" x 14'1"
Utility	1700 x 3250	5'7" x 10'8"
First floor		
Master bedroom	5100 x 5200	16'9" x 17'
Master en-suite	1700 x 3400	5'7" x 11'2"
Bedroom 2	4500 (red to 3100) x 4750 (red to 2800)	14'9" (red to 10'2") x 15'7" (red to 9'2")
Bedroom 2 en-suite	2400 x 1900	7'10" x 6'3"
Bedroom 3	2700 x 4350	8'10" x 14'3"
Bedroom 4	3950 x 2600	12'11" x 8'6"
Bedroom 5	5000 (red to 3950) x 2600 (red to 850)	16'5" (red to 12'11") x 8'6" (red to 2'10")
Bathroom	1700 x 3250	5'7" x 10'8"

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.



# LINNET HOUSE

PLOT 8

Linnet House provides carefully designed accommodation with five bedrooms and three bathrooms and has features such as reclaimed bricks and beams throughout.

The entrance hall leads into the dining area which has an oak floor and glazed French doors overlooking the garden. Both the family room and sitting room lead off from the dining area, each featuring reclaimed beams to the ceiling and the sitting room a brick fireplace. The kitchen itself has been handcrafted and painted by Clarity Arts and features integrated fridge/freezer and dishwasher as well as oven and hob.

Upstairs, there are five bedrooms and a house bathroom, which has a bath and separate shower enclosure, as does the ensuite to the master bedroom. The master bedroom has a vaulted ceiling with feature beams and velux windows. Bedroom two benefits from an ensuite shower room, and a useful store cupboard has been created on the landing.

Outside, there is a turfed garden with a close boarded fence to the rear. At the front, the drive is laid with brindle pavoids leading to the double garage, which has a remotely operated door.

