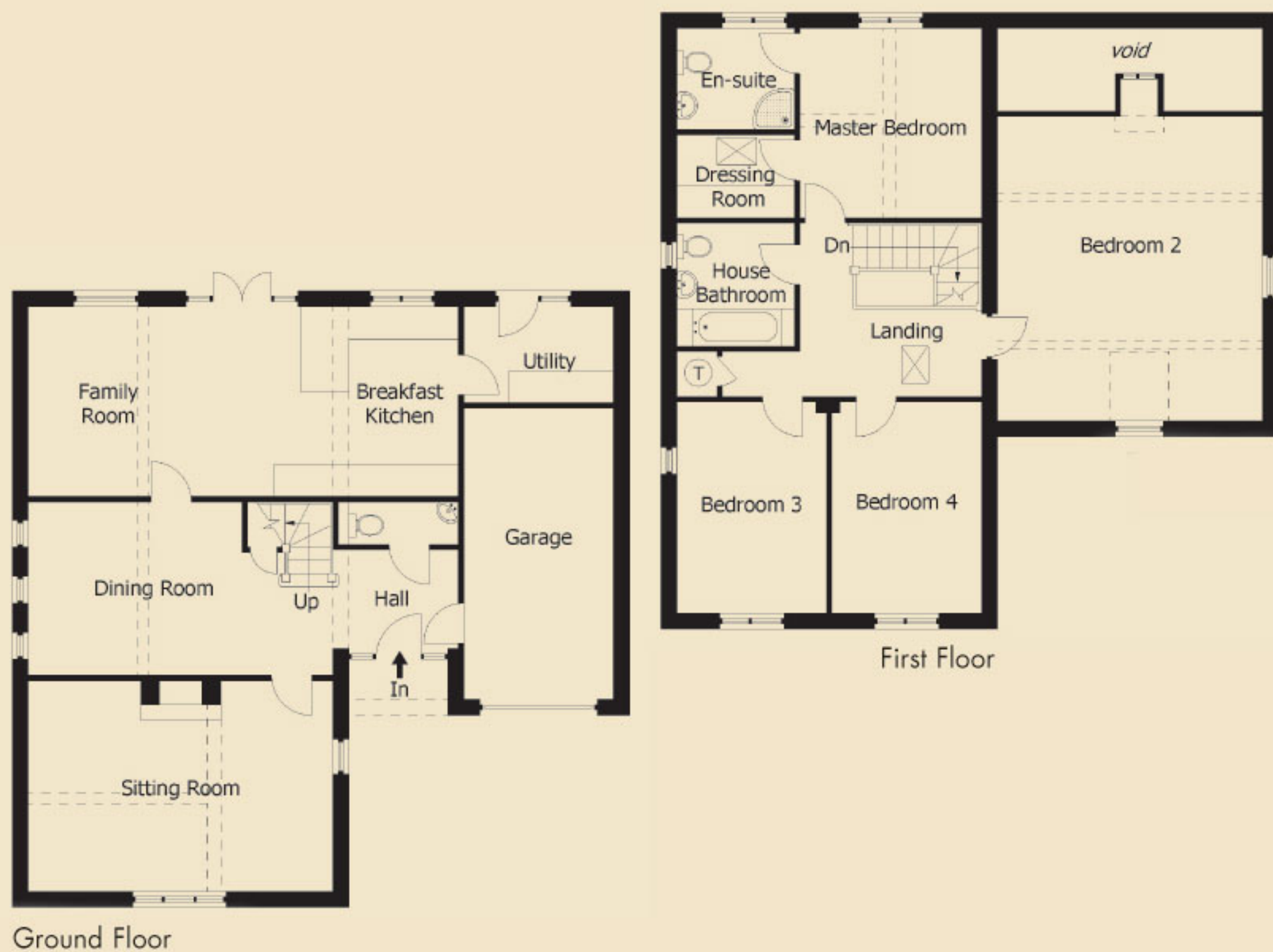


DIMENSIONS

Ground floor	Metric	Imperial
Sitting room	5500 x 3850	18' x 12'8"
Dining room	5500 (red to 3400) x 3150 (red to 2200)	18' (red to 11'2") x 10'4" (red to 7'3")
Cloakroom	2000 x 900	6'8" x 2'11"
Kitchen/breakfast/family	7800 x 3400	25'7" x 11'2"
Utility room	2700 x 1750	8'10" x 5'9"
First floor		
Master bedroom	3300 x 3450	10'10" x 11'4"
Master en-suite	2100 x 1800	6'11" x 5'11"
Dressing room	2100 x 1500	6'11" x 4'11"
Bedroom 2	4850 x 5600 (plus 900 x 750)	15'11" x 18'4" (plus 2'11" x 2'5")
Bedroom 3	2700 x 3800	8'10" x 12'6"
Bedroom 4	2700 x 3800	8'10" x 12'6"
Bathroom	2100 x 2250	5'11" x 7'5"

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.



PARTRIDGE HOUSE

PLOT 6

Partridge House has been thoughtfully designed to provide flexible accommodation which is as functional as it is stylish. The recessed porch beautifully frames the oak door at the entrance to the property, and inside the solid oak floor flows through the hall and into the open plan dining hall, which is the heart of the home. This room has a reclaimed pine beam to the ceiling with reclaimed brick feature walls, and three unusual 'arrow slit' windows.

The sitting room has a large window to the front, aspect reclaimed pine beams to the ceiling and a bespoke reclaimed brick fireplace. The breakfast kitchen is extensive at approximately seven metres in length, and has two large windows and a door to the garden. Again, there are reclaimed beams to the ceiling and the Clarity Arts hand painted kitchen has an integrated fridge/freezer and dishwasher as well as oven and hob. The tiled floor of the kitchen is continued into the separate utility, which has a further sink and plumbing for a washing machine. The ground floor also houses the cloakroom, which has a corner basin and tiled floor.

Upstairs, there are four bedrooms and a house bathroom, with reclaimed beams to the ceilings of bedroom two and the master bedroom. The master bedroom has a dressing area and ensuite shower room with Grohe shower in a quadrant enclosure.



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