

**Taylor
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Find your way around

TULIP FIELDS AT NEW BERRY VALE

AYLESBURY | BUCKINGHAMSHIRE

Get to know
**TULIP FIELDS AT
 NEW BERRY VALE**

AYLESBURY | BUCKINGHAMSHIRE

4 BEDROOM HOMES

-  **The Thornford**
4 bedroom home
Plots: 929, 930, 1066 & 1071
-  **The Langdale**
4 bedroom home
Plots: 913, 965, 977, 1049 & 1091
-  **The Langdale V**
4 bedroom home
Plots: 912, 919, 974 & 1052
-  **The Oakham**
4 bedroom home
Plots: 1067-1070
-  **The Lydford**
4 bedroom home
Plots: 882-884, 894, 918, 948-951, 973, 975, 976, 978, 989, 1028, 1062-1065, 1072-1078, 1089 & 1090
-  **The Kentdale**
4 bedroom home
Plots: 920, 922, 931, 932, 938, 952, 958 & 1021
-  **The Eskdale**
4 bedroom home
Plots: 911, 1038 & 1039
-  4 bedroom home*
Plot: 1020

3 BEDROOM HOMES

-  **The Tildale**
3 bedroom home
Plots: 900, 910 & 942
-  **The Gosford**
3 bedroom home
Plots: 902, 903, 905, 906, 914-917, 922, 923, 926, 927, 963, 964, 1022, 1023, 1026, 1027, 1033, 1034*, 1035*, 1042*-1046*, 1053-1055, 1058, 1059, 1083 & 1084
-  **The Yewdale**
3 bedroom home
Plot: 901
-  **The Rosedale**
3 bedroom home
Plots: 885, 886, 1060 & 1061
-  **The Alton**
3 bedroom home
Plots: 895, 896, 907-909, 921, 928, 939-941, 966-972, 1005-1007, 1024, 1025, 1036, 1037, 1040, 1041, 1050, 1051, 1056, 1057, 1079-1082 & 1085-1088
-  **The Milldale**
3 bedroom home
Plots: 947, 997*, 1004*, 1011, 1029 & 1048
-  3 bedroom home*
Plots: 887-889 & 1015-1017

APARTMENTS

-  **The Sumatran**
2 bedroom apartment
Plots: 980-988
-  **The Barbary**
1 & 2 bedroom apartments
Plots: 960-962

2 BEDROOM HOMES

-  **The Edale**
2 bedroom coach house
Plots: 898, 904, 959, 979, 990, 996 & 1001
-  **The Canford**
2 bedroom home
Plots: 890-893, 897, 899, 924, 925, 933-937, 991*-995*, 998*, 999*, 1002*, 1003*, 1008-1010, 1030-1032, 1047 & 1182*
-  2 bedroom home*
Plots: 943-946, 953-957, 1012-1014, 1018 & 1019

ah/r* = Rented
 ah/lc* = Low cost
 ah/so* = Shared ownership
 BCP = Bin collection point
 V = Visitor parking
 ▷ = Drive through/Car port
 ▶ = Garage



The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your Sales Executive prior to reservation. TWSM 52678/April 2019

TULIP FIELDS AT NEW BERRY VALE

Bicester Road
Aylesbury
Buckinghamshire
HP18 0PE

CONTACT US ON

01296 320 373

SATNAV

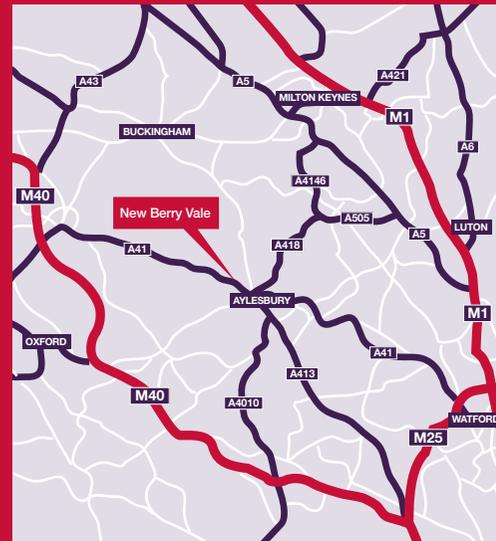
HP18 0PE

FROM LONDON BY TRAIN:

- Get the train at London Marylebone station towards Aylesbury.
- Alight the train at Aylesbury Vale Parkway.
- Walk 200 meters out of the station and the New Berry Vale sales centre will be straight ahead.

FROM LONDON BY ROAD:

- Leave London on the A41 North and then join the M1 North for 13 miles
- Exit at Junction 6 to join the M25 for 2.8 miles
- Take the A41 exit at junction 20 towards Hemel Hempstead and continue straight for 17.5 miles
- Continue straight on the A41 into Aylesbury
- Continue straight through Aylesbury centre and follow signage for the A41 (Bicester).
- After 3 miles, the development will be on your right



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THE THORNFORD

4 BEDROOM HOME



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THE THORNFORD

The traditionally designed, four bedroom Thornford is ideal for those seeking extra space. The contemporary fitted kitchen leads through to a family/dining room, opening out to the garden. The living room also has French doors, perfect for summer entertaining. Meanwhile an additional room is suitable as a study or dining room. Upstairs, the landing leads to the en suite master bedroom, three further spacious double bedrooms and a family bathroom.

TOTAL 1,562 sq. ft

GROUND FLOOR



Lounge	4.74m x 3.91m	15' 7" x 12' 10"
Kitchen	4.79m x 3.32m	15' 9" x 10' 11"
Family	3.91m x 3.26m	12' 10" x 10' 8"
Study/Dining	3.07m x 2.66m	10' 1" x 8' 9"

FIRST FLOOR



Bedroom 1	4.68m x 3.25m	15' 4" x 10' 8"
Bedroom 2 (max)	4.00m x 3.32m	13' 2" x 10' 11"
Bedroom 3	4.72m x 3.36m	15' 6" x 11' 0"
Bedroom 4 (max)	3.81m x 2.53m	12' 6" x 8' 4"



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THE LANGDALE

4 BEDROOM HOME



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THE LANGDALE

The four bedroom Langdale has been designed to offer extra space for growing families. A dual aspect living room and spacious kitchen/breakfast/family room both open through French doors to the garden. A separate dining room, useful guest cloakroom and a storage cupboard complete the ground floor layout. The en suite master bedroom is found on the first floor, along with three further double bedrooms and a family bathroom.

TOTAL 1,530 sq. ft

GROUND FLOOR



Lounge	4.56m x 4.49m	15' 0" x 14' 9"
Kitchen/Family	6.82m x 3.44m	22' 5" x 11' 3"
Dining	3.41m x 3.05m	11' 2" x 10' 0"

FIRST FLOOR



Bedroom 1 (max)	6.07m x 3.44m	19' 11" x 11' 3"
Bedroom 2 (min)	4.56m x 3.08m	15' 0" x 10' 1"
Bedroom 3 (min)	3.05m x 2.98m	10' 0" x 9' 8"
Bedroom 4 (max)	3.48m x 2.68m	11' 5" x 8' 10"



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THE LANGDALE V

4 BEDROOM HOME

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THE LANGDALE V

The four bedroom Langdale V has been designed to offer extra space for growing families. A dual aspect living room and spacious kitchen/breakfast/family room both open through French doors to the garden. A separate dining room, useful guest cloakroom and a storage cupboard complete the ground floor layout. The en suite master bedroom is found on the first floor, along with three further double bedrooms and a family bathroom.

TOTAL 1,530 sq. ft

GROUND FLOOR



Lounge	4.56m x 4.49m	15' 0" x 14' 9"
Kitchen/Family	6.82m x 3.44m	22' 5" x 11' 3"
Dining room	3.41m x 3.05m	11' 2" x 10' 0"

FIRST FLOOR



Bedroom 1 (max)	6.07m x 3.44m	19' 11" x 11' 3"
Bedroom 2 (min)	4.56m x 3.08m	15' 0" x 10' 1"
Bedroom 3 (min)	3.05m x 2.98m	10' 0" x 9' 8"
Bedroom 4 (max)	3.48m x 2.68m	11' 5" x 8' 10"



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THE OAKHAM

4 BEDROOM HOME



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THE OAKHAM

With three floors of versatile living accommodation, the 4 bedroom Oakham will appeal to growing families or couples in need of extra space. The entrance hallway leads to a kitchen/dining room with French doors to the garden. On the first-floor, there's a light and airy lounge with Juliet balcony, plus a main bathroom and a bedroom which could alternatively be used as a study or nursery. Meanwhile, the top floor landing leads to a master bedroom and two further bedrooms.

TOTAL 1,244 sq. ft

GROUND FLOOR



Kitchen/Dining 4.78m x 3.63m 15' 8" x 11' 11"

FIRST FLOOR



Lounge 4.78m x 3.69m 15' 8" x 12' 2"

Bedroom 3 3.07m x 2.56m 10' 1" x 8' 5"

SECOND FLOOR



Bedroom 1 3.75m x 2.92m 12' 4" x 9' 7"

Bedroom 2 3.66m x 2.55m 12' 0" x 8' 5"

Bedroom 4 3.66m x 2.14m 12' 0" x 7' 0"



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THE LYDFORD

4 BEDROOM HOME



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THE LYDFORD

The four bedroom Lydford is well suited to those stepping up the property ladder. Located off the entrance hallway is a kitchen/dining room, that leads through French doors to the garden. There is also a living room, a guest cloakroom and a utility room. The en suite master bedroom features plenty of space and a second double bedroom, two further well proportioned children's bedrooms and a main bathroom complete the accommodation.

TOTAL 1,099 sq. ft

GROUND FLOOR



Lounge	4.49m × 3.27m	14' 9" × 10' 9"
Kitchen/Dining	5.36m × 3.38m	17' 7" × 11' 1"

FIRST FLOOR



Bedroom 1	3.79m × 3.17m	12' 5" × 10' 5"
Bedroom 2	3.35m × 3.17m	11' 0" × 10' 5"
Bedroom 3 (max)	3.30m × 2.10m	10' 10" × 6' 11"
Bedroom 4	2.23m × 2.10m	7' 4" × 6' 11"



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THE KENTDALE

4 BEDROOM HOME



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THE KENTDALE

The four bedroom Kentdale is ideal for growing families in search of extra space. A spacious kitchen/dining room complete with utility area forms the hub of the house, while a dual aspect living room opens through French doors to the garden, and a cloakroom is found by the entrance. Upstairs, an en suite master bedroom can be found alongside two further double bedrooms, a fourth bedroom and a family bathroom.

TOTAL 1,222 sq. ft

GROUND FLOOR



Lounge	6.02m × 3.45m	19' 9" × 11' 4"
Kitchen	3.58m × 2.86m	11' 9" × 9' 5"
Dining room	3.14m × 2.77m	10' 4" × 9' 1"

FIRST FLOOR



Bedroom 1 (max)	3.51m × 3.40m	11' 7" × 11' 2"
Bedroom 2	3.64m × 2.98m	11' 11" × 9' 10"
Bedroom 3 (max)	3.05m × 2.95m	10' 0" × 9' 8"
Bedroom 4 (max)	3.09m × 2.53m	10' 2" × 8' 4"



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THE ESKDALE

4 BEDROOM HOME



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THE ESKDALE

There's a wealth of space to cater for family lifestyles in the four bedroom Eskdale. Downstairs, a large kitchen/dining room with utility area provides access to outside, while a spacious living room has French doors out to the garden. A guest cloakroom and storage closet complete the ground floor. Upstairs are three double bedrooms, including the master with en suite facilities, plus an additional bedroom and main bathroom.

TOTAL 1,222 sq. ft

GROUND FLOOR



Lounge	6.02m x 3.45m	19' 9" x 11' 4"
Kitchen	3.58m x 2.86m	11' 9" x 9' 5"
Dining room	3.14m x 2.77m	10' 4" x 9' 1"

FIRST FLOOR



Bedroom 1 (max)	3.51m x 3.40m	11' 7" x 11' 2"
Bedroom 2	3.64m x 2.98m	11' 11" x 9' 10"
Bedroom 3 (max)	3.05m x 2.95m	10' 0" x 9' 8"
Bedroom 4 (max)	3.09m x 2.53m	10' 2" x 8' 4"



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THE TILDALE

3 BEDROOM HOME



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THE TILDALE

With an appealing L-shaped layout, the three bedroom Tildale has plenty of space for families. The kitchen/dining room and living room both lead through French doors to the garden, while a guest cloakroom and under stairs storage closet provide handy storage. Upstairs, the landing leads to the en suite master bedroom, a further double bedroom, a bathroom, and a third bedroom which could alternatively be used as a study or nursery.

TOTAL 1,128 sq. ft

GROUND FLOOR



Lounge	5.36m x 3.60m	17' 7" x 11' 10"
Kitchen/Dining	4.74m x 3.60m	15' 7" x 11' 10"

FIRST FLOOR



Bedroom 1 (min)	3.60m x 3.41m	11' 10" x 11' 2"
Bedroom 2 (min)	3.60m x 2.63m	11' 10" x 8' 8"
Bedroom 3	2.64m x 2.25m	8' 8" x 7' 5"



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THE GOSFORD

3 BEDROOM HOME

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THE GOSFORD

The three bedroom Gosford will appeal to first-time buyers and families looking for a little extra space. The entrance opens through to the living room, following through to a guest cloakroom and a large kitchen/dining room which has French doors out to the garden. The first floor comprises the en suite master bedroom, a main bathroom, a further double bedroom and a bedroom which could be ideal as a study or nursery.

TOTAL 866 sq. ft

GROUND FLOOR



Lounge (max)	4.26m × 3.69m	14' 0" × 12' 1"
Kitchen/Dining	4.72m × 2.87m	15' 6" × 9' 5"

FIRST FLOOR



Bedroom 1 (min)	2.96m × 2.83m	9' 9" × 9' 4"
Bedroom 2	3.30m × 2.63m	10' 10" × 8' 8"
Bedroom 3 (max)	3.55m × 2.00m	11' 8" × 6' 7"



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THE YEWDALDE

3 BEDROOM HOME

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THE YEWDALE

The three bedroom Yewdale is a family size property with plenty of space for contemporary living. The entrance hallway leads to a dual aspect living room with French doors out to the garden, as well as a light and airy kitchen/dining room and guest cloakroom. The en suite master bedroom is found upstairs, along with two further well proportioned bedrooms and a family bathroom.

TOTAL 931 sq. ft

GROUND FLOOR



Lounge 3.02m x 5.10m 9' 11" x 16' 9"

Kitchen/Dining 3.02m x 5.10m 9' 11" x 16' 9"

FIRST FLOOR



Bedroom 1 3.08m x 3.78m 10' 1" x 12' 5"

Bedroom 2 (min) 3.02m x 2.86m 9' 11" x 9' 5"

Bedroom 3 (min) 3.02m x 2.15m 9' 11" x 7' 1"



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THE ROSEDALE

3 BEDROOM HOME



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THE ROSEDALE

With three bedrooms and spacious living accommodation, the Rosedale has been designed to appeal to couples or young families. Both the spacious kitchen/dining room and living room open out to the private rear garden, and there's also a handy guest cloakroom downstairs. The en suite master bedroom is found on the first floor, along with two further bedrooms and a main bathroom.

TOTAL 876 sq. ft

GROUND FLOOR



Lounge	4.85m x 3.01m	15' 11" x 9' 11"
Kitchen/Dining (max)	4.85m x 3.19m	15' 11" x 10' 6"

FIRST FLOOR



Bedroom 1 (max)	3.54m x 3.07m	11' 8" x 10' 1"
Bedroom 2 (max)	3.54m x 2.37m	11' 8" x 7' 9"
Bedroom 3 (min)	2.39m x 2.03m	7' 10" x 6' 8"



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THE EDALE

2 BEDROOM HOME



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THE EDALE

Ideal for couples, first time buyers or those looking to downsize is the two-bedroom Edale coach house. This first floor accommodation includes an airy living/kitchen/dining room, an en suite master bedroom, a further double room and a main bathroom.

TOTAL 720 sq. ft

GROUND FLOOR



FIRST FLOOR



Lounge/Dining/Kitchen	5.35m × 3.80m	17' 7" × 12' 6"
Bedroom 1 (min)	3.84m × 3.15m	12' 7" × 10' 4"
Bedroom 2 (min)	3.01m × 2.45m	9' 11" × 8' 1"



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THE CANFORD

2 BEDROOM HOME



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THE CANFORD

The two bedroom Canford home is ideal for first time buyers and downsizers. A living/dining room opens out to the garden through French doors and has a convenient under stairs cupboard. A contemporary fitted kitchen and guest cloakroom are also located off the entrance hallway. The first floor has a master bedroom with en suite shower room, alongside a main bathroom and guest bedroom with generous storage space.

TOTAL 689 sq. ft

GROUND FLOOR



Lounge/Dining (<i>max</i>)	4.73m × 3.98m	15' 6" × 13' 1"
Kitchen	3.02m × 1.85m	9' 11" × 6' 1"

FIRST FLOOR



Bedroom 1	3.08m × 2.97m	10' 1" × 9' 9"
Bedroom 2 (<i>min</i>)	3.98m × 2.56m	9' 6" × 8' 5"



* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. TWSM 52678/April 2019

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THE ALTON

3 BEDROOM HOME



Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

THE ALTON

The Alton is a three bedroom townhouse designed for flexible living. Downstairs, an open plan kitchen/dining room leads through to a living room with French doors to the garden, while there is also a guest cloakroom. Upstairs, a spacious double bedroom can be found along with a bathroom and further bedroom, while another staircase leads up to the second floor master suite, featuring high galleried ceilings and en suite shower room

TOTAL 1,085 sq. ft

GROUND FLOOR



Lounge	4.23m x 3.49m	13' 11" x 11' 6"
Kitchen/Dining (max)	5.26m x 3.20m	17' 3" x 10' 6"

FIRST FLOOR



Bedroom 2 (max)	4.23m x 3.49m	13' 11" x 11' 6"
Bedroom 3	3.28m x 2.17m	10' 9" x 7' 2"

SECOND FLOOR



Bedroom 1 (max ex. dormer)	6.70m x 3.11m	22' 0" x 10' 3"
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THE MILLDALE

3 BEDROOM HOME

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THE MILLDALE

Classic style and a generous layout make the three bedroom Milldale a perfect home for couples and families. The ground floor features a large living room opening through French doors to the garden, as well as a separate kitchen/dining room and a guest cloakroom. Upstairs, the landing leads to two double bedrooms, including one with an en suite shower room. There is also a bathroom and a further bedroom.

TOTAL 860 sq. ft

GROUND FLOOR



Lounge	4.62m x 3.34m	15' 2" x 10' 11"
Kitchen/Dining	4.62m x 2.96m	15' 2" x 9' 9"

FIRST FLOOR



Bedroom 1	3.33m x 2.83m	10' 11" x 9' 3"
Bedroom 2	3.03m x 2.61m	9' 11" x 8' 4"
Bedroom 3	3.03m x 1.97m	9' 11" x 6' 3"



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The Taylor Wimpey logo is positioned in the top right corner of the image. It consists of the words "Taylor" and "Wimpey" stacked vertically in a dark purple, serif font. The background of the entire image is a photograph of a modern, three-story apartment building with a mix of white, grey, and brick finishes, set against a blue sky with light clouds. The building has multiple windows with white frames and some have decorative lintels. The foreground shows a green lawn and a black metal fence.

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THE SUMATRAN

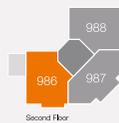
2 BEDROOM APARTMENTS

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THE SUMATRAN

The carefully planned layout of this two bedroom apartment makes it perfect for first time buyers and downsizers. An open plan living/kitchen/dining room is the home's focal point and provides the ideal space for unwinding or entertaining guests. A spacious master bedroom with en suite shower room, a further double bedroom and a main bathroom are also located off the landing.

PLOTS 980 | 983 | 986



Kitchen	2.73m x 2.40m	8' 11" x 7' 11"
Lounge/dining (max)	4.60m x 4.08m	15' 1" x 13' 5"
Bedroom 1	4.46m x 2.84m	14' 8" x 9' 4"
Bedroom 2 (min)	3.18m x 2.55m	10' 5" x 8' 4"

PLOTS 981 | 984 | 987



Kitchen	3.54m x 2.14m	11' 7" x 7' 0"
Lounge/dining (min)	4.05m x 3.97m	13' 3" x 13' 0"
Bedroom 1 (min)	3.34m x 2.81m	10' 11" x 9' 3"
Bedroom 2 (max)	3.57m x 3.14m	11' 9" x 10' 4"

PLOTS 982 | 985 | 988



Kitchen	2.73m x 2.40m	8' 11" x 7' 11"
Lounge/dining (max)	4.60m x 4.05m	15' 1" x 13' 4"
Bedroom 1	4.43m x 2.84m	14' 6" x 9' 4"
Bedroom 2 (min)	3.18m x 2.55m	10' 5" x 8' 4"



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The logo for Taylor Wimpey, with 'Taylor' stacked above 'Wimpey' in a dark blue, serif font.

THE BARBARY

1 & 2 BEDROOM APARTMENTS



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THE BARBARY

Ideal for first time buyers and downsizers with a carefully planned layout. An open plan living/kitchen/dining room is the home's focal point and provides the ideal space for unwinding or entertaining guests. A spacious master bedroom and a main bathroom are located off the landing. Selected plots also feature a guest bedroom.

PLOT 960



Kitchen/Dining/Living room	5.02m x 5.62m	16' 5" x 18' 5"
Bedroom 1	4.79m x 2.75m	15' 9" x 9' 0"

PLOTS 961 | 962



Kitchen	2.76m x 2.61m	9' 0" x 8' 7"
Dining/Living room	5.02m x 4.17m	16' 5" x 13' 8"
Bedroom 1	3.89m x 3.69m	12' 9" x 12' 1"
Bedroom 2	3.70m x 2.95m	12' 1" x 9' 8"



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