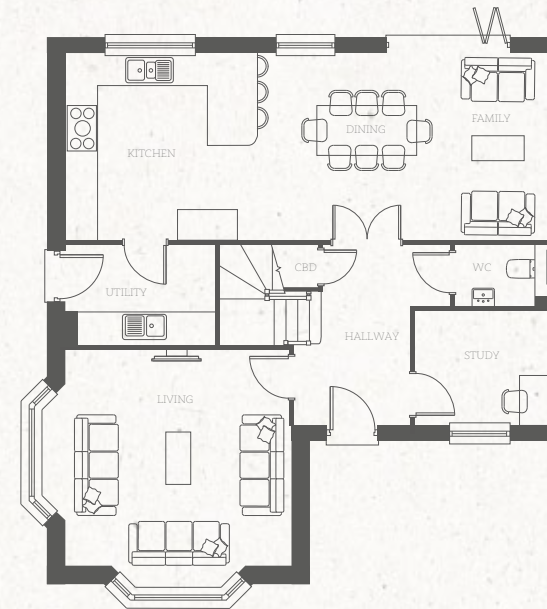


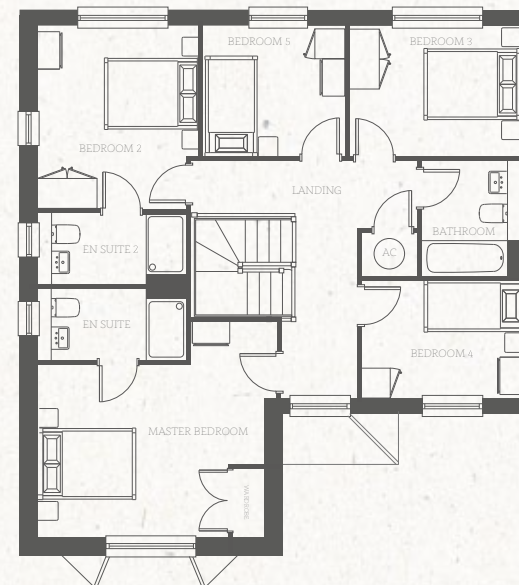


GROUND FLOOR



FIRST FLOOR

WINDOW AVAILABLE ON PLOTS 31,71,72,116



The Granary is a stunning detached family home with a traditional design.

To the left of the entrance hall is a cosy living room bathed in natural light from the large bay window overlooking the front garden. To the right of the hallway is a dedicated study, ideal for home study or work.

To the rear of the house is a spacious open plan kitchen/dining and family area offering access to the rear garden through stylish bi-fold doors.

On the first floor there are five bedrooms, giving plenty of space for a growing family or guests. The master bedroom features fitted wardrobes and an en suite shower room, whilst a second en suite can be found in bedroom two.

Three additional bedrooms and a main bathroom complete the first floor of the Granary.

GROUND FLOOR

Living	4.4m x 4.3m / 14'7" x 14'0"
Kitchen	3.8m x 3.7m / 12'6" x 12'1"
Dining/Family	5.8m x 3.7m / 19'1" x 12'1"
Study	2.2m x 2.6m / 7'4" x 8'8"
Utility	2.0m x 3.0m / 6'6" x 9'8"
WC	1.2m x 1.8m / 3'11" x 6'0"

FIRST FLOOR

Master Bedroom	3.4m x 4.4m / 11'2" x 14'7"
Bedroom 2	3.6m x 3.2m / 11'10" x 10'6"
Bedroom 3	2.5m x 3.4m / 8'4" x 11'2"
Bedroom 4	2.3m x 3.2m / 7'6" x 10'4"
Bedroom 5	2.5m x 2.8m / 8'4" x 9'1"
Bathroom	2.3m x 2.0m / 7'5" x 6'5"
En-suite	1.4m x 3.0m / 4'7" x 9'8"
En-suite 2	1.4m x 3.0m / 4'7" x 9'8"

Total Internal Area = 167.37 sq/m and 1801 sq/ft



THE GRANARY
PHASE 1

Information shown is for guidance only. These particulars should not be relied upon to accurately describe any aspect of the property. Although every care has been taken to ensure that information is correct, floor layout, dimensions and specification details shown are indicative only and may have been updated since this was printed. Contents of this do not constitute a contract, part of a contract or warranty. Please check site plan for plot handings and speak to a sales advisor to review full working drawings.