

THE WINCHESTER

PLOT 1



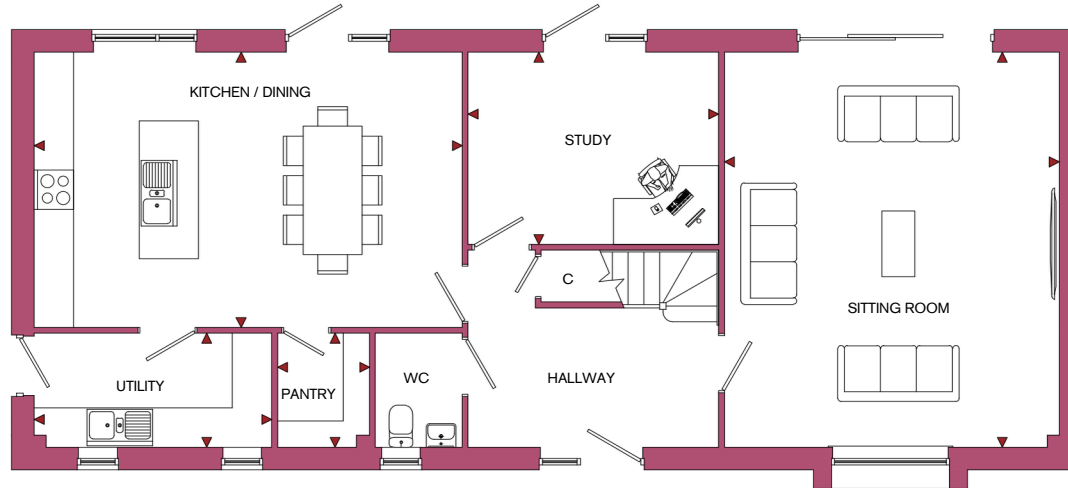
- 4 Spacious Double Bedrooms
- Large Open Plan Kitchen / Dining with Pantry
- Large Separate Sitting Room
- Separate Utility & Study
- Family Bathroom & Downstairs W/C
- En-suite to Bedroom 1 & 2
- Dressing Room to Bedroom 1
- Single Garage & Off-Road Parking
- Energy Efficient Materials Throughout



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FLOOR PLAN

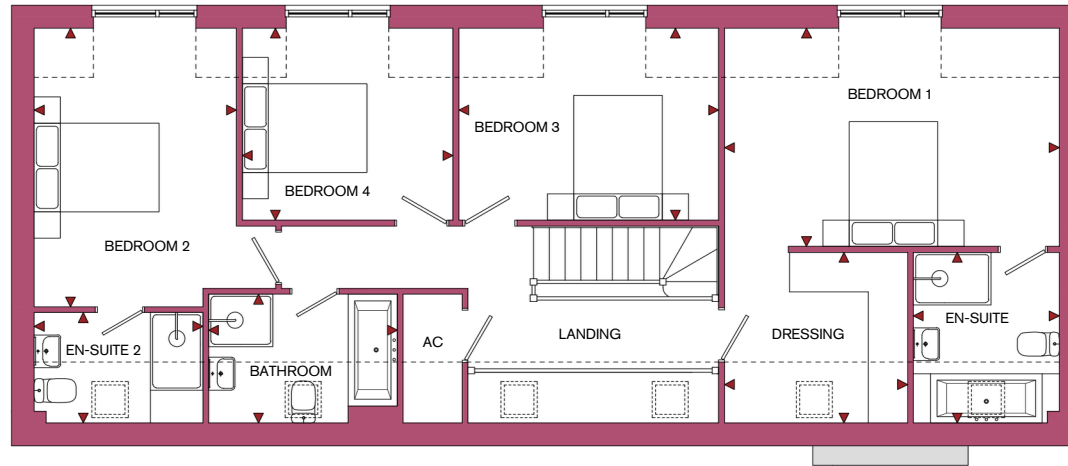
GROUND FLOOR



ROOM	IMPERIAL / "	METRIC / mm
Sitting Room	16' 9" x 19' 9"	5097 x 6010mm
Kitchen / Dining	21' 5" x 13' 9"	6519 x 4187mm
Study	12' 6" x 9' 7"	3817 x 2924mm
Utility	11' 11" x 5' 8"	3618 x 1735mm
Pantry	4' 7" x 5' 8"	1401 x 1734mm

TOTAL FLOOR AREA
2015ft² / 187.2m²

FIRST FLOOR



ROOM	IMPERIAL / "	METRIC / mm
Bedroom 1	16' 9" x 10' 11"	5097 x 3324mm
Bedroom 2	10' 1" x 13' 11"	3079 x 4242mm
Bedroom 3	13' 0" x 9' 7"	3960 x 2924mm
Bedroom 4	10' 7" x 9' 7"	3210 x 2924mm
Bathroom	9' 5" x 6' 5"	2875 x 1960mm
En-Suite	7' 4" x 8' 6"	2221 x 2598mm
Dressing	9' 2" x 8' 6"	2788 x 2597mm
En-Suite 2	8' 5" x 5' 6"	2567 x 1680mm