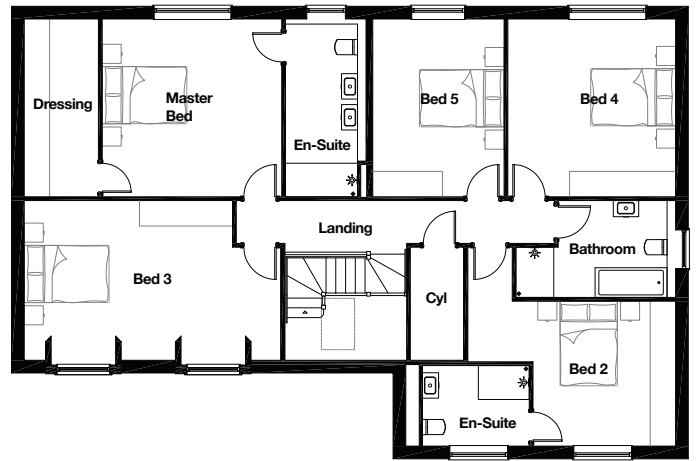
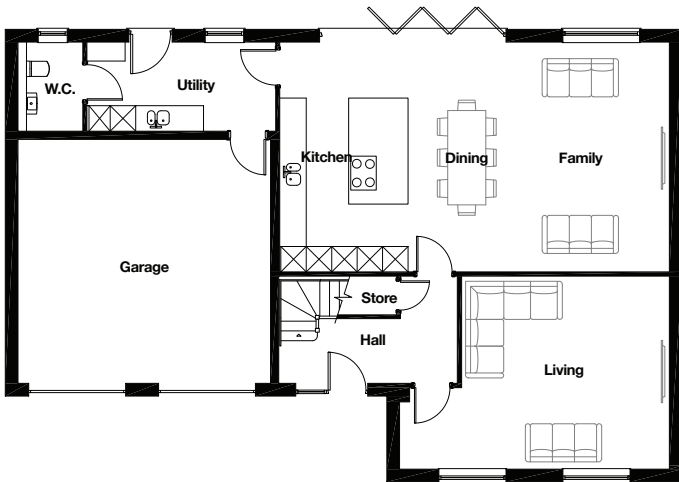


# SMITHY BARN

## 5 BEDROOM DETACHED HOME



### GROUND FLOOR

Living	6.315m*	x	4.505m	20' 9"	x	14' 9"
Kitchen / Dining / Family	9.165m	x	5.370m	30' 1"	x	17' 7"
Utility	4.460m	x	2.050m	14' 8"	x	6' 9"
W.C.	1.510m	x	2.050m	4' 11"	x	6' 9"
Garage	5.955m	x	5.755m	19' 6"	x	18' 11"

### FIRST FLOOR

Master Bedroom	4.235m	x	4.170m	13' 11"	x	13' 8"
Dressing	1.725m	x	4.170m	5' 8"	x	13' 8"
En-Suite	1.900m	x	4.170m*	6' 3"	x	13' 8"
Bedroom 2	4.850m*	x	3.395m	15' 11"	x	11' 2"
En-Suite	2.515m	x	1.875m	8' 3"	x	6' 2"
Bedroom 3	6.050m*	x	3.740m	19' 10"	x	12' 3"
Bedroom 4	3.930m	x	4.170m	12' 11"	x	13' 8"
Bedroom 5	3.095m	x	4.170m	10' 2"	x	13' 8"
Bathroom	3.740m*	x	2.285m	12' 3"	x	7' 6"

\*Denotes maximum dimension

Whilst every care is taken in the preparation of the information and artist impression on this leaflet, they are for guidance only. External details and finishes may vary on individual plots and from one development to another. Local authority requirements and our policy of continuous improvement may cause details to be varied. Therefore these details do not constitute any part of an offer or a contract and all dimensions are approximate. 4/26