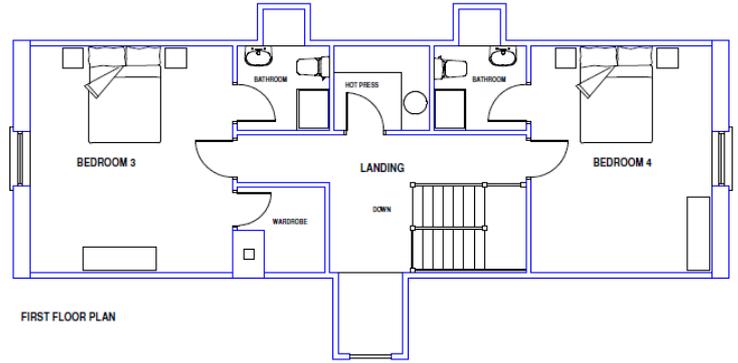


GROUND FLOOR PLAN



FIRST FLOOR PLAN



FRONT ELEVATION

Design: 97. Design Name: **Hermitage**

Floor Area: **233.30**

Frontage: **15.57**

Overall Height: **7.05**

**Description:** Attractive dormer style house with natural stone features on the front elevation. The windows have vertical emphasis and the roof is finished with slates. The accommodation is well laid out incorporating two bedrooms on the ground floor. Pocket doors connect the kitchen dining room with the sitting room. The split staircase forms an unusual detail in the entrance hall.

**Dimensions:**

**Ground floor**

Kitchen/dining room	8.10	M	x	4.50	M
Utility room	3.40	M	x	2.60	M
Sitting room	5.80	M	x	5.00	M
Hall & stairs	3.00	W	-		
Study	2.75	M	x	2.60	M
Bedroom 1	4.00	M	x	3.95	M
Bedroom 2	4.00	M	x	3.95	M
Bathroom	2.65	M	x	2.40	M

**First floor**

*Bedroom 3	5.00	M	x	4.42	M
Bathroom ensuite	2.00	M	x	1.85	M
Bedroom 4	5.00	M	x	3.95	M
Bathroom ensuite	2.00	M	x	1.85	M
Open landing with walk-in hotpress.					

**Notes**

\*Excluding wardrobe.