

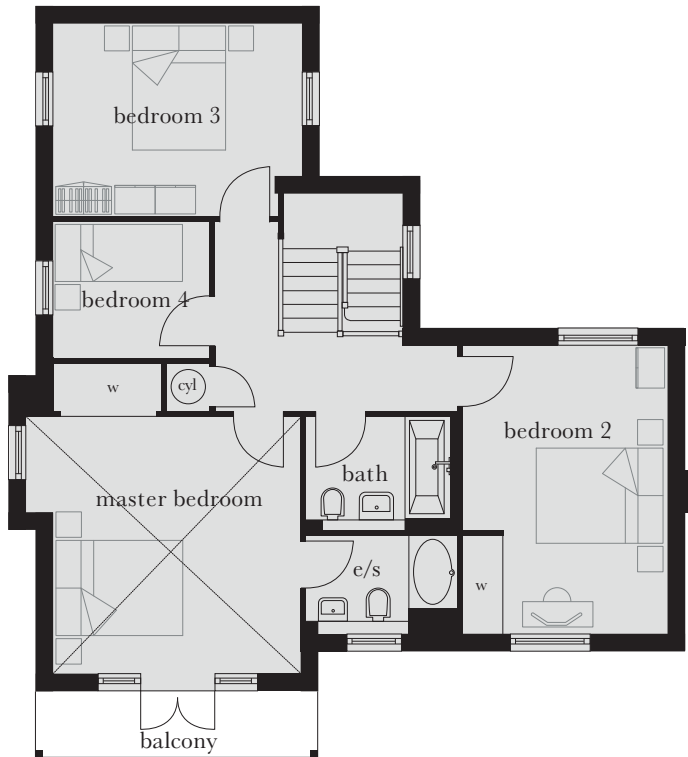
The Studley

Plots 7, 44, 53 & 59

A stunning family home with a beautiful feature window and balcony as part of the design. The property includes an open plan kitchen with dining/family area, living room and study to the ground floor. The master bedroom upstairs opens out onto the balcony, with three further bedrooms on the same floor.



Computer generated image shown above of plot 7. External finishes and landscaping may vary. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. Furniture not to scale and all positions are indicative. Wardrobes are shown to suggest position only, and are not included as standard unless otherwise stated. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

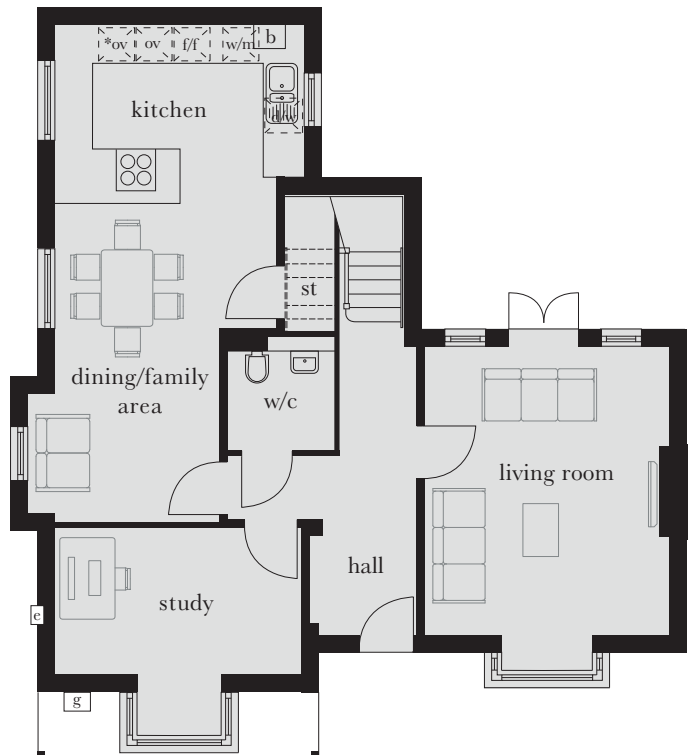


Window replaces French doors and balcony to plot 59.
Balcony size varies to plots 44 & 53

First Floor

First Floor

Master Bedroom	4.560m x 4.290m (max)	15'0" x 14'1" (max)
Bedroom 2	4.755m x 3.400m	15'7" x 11'2"
Bedroom 3	4.115m x 2.440m (min)	13'6" x 8'0" (min)
Bedroom 4	2.585m x 2.280m (min)	8'6" x 7'6" (min)



Ground Floor

Ground Floor

Kitchen	4.110m x 2.960m	13'6" x 9'9"
Dining/Family Area	5.340m x 3.180m	17'6" x 10'5"
Living Room	4.755m x 4.055m	15'7" x 13'4"
Study	4.110m x 2.450m	13'6" x 8'0"

st	cupboard	*ov	tall housing accommodating integrated single oven and microwave	w/m	integrated washing machine	b	boiler	vaulted ceiling
e/s	en suite	ov	integrated single oven	d/w	integrated dishwasher	g	gas meter	---	reduced head height
w	wardrobe	f/f	integrated fridge/freezer	(cyl)	hot water cylinder	e	electric meter		