

# Orchard House

PLOT 6

## 4 Bedroom Detached Home



The elegant proportions of this generous brick built family home, parallels its impressive front elevation with its sliding sash windows, attached garage and stout oak porch.

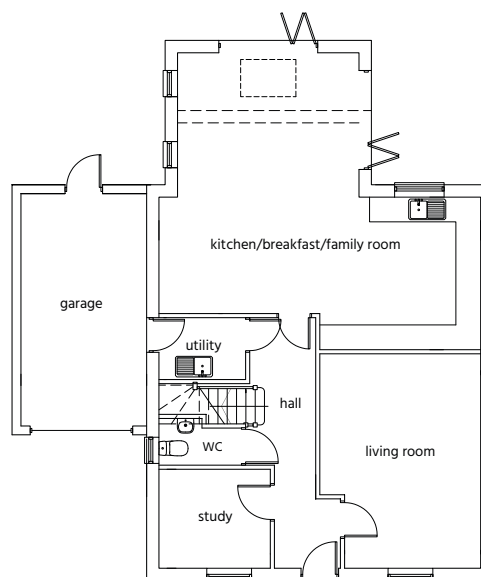
A lovely light and airy hall leads to the sitting room, study, cloakroom and the heart of the house...the massive kitchen, breakfast and family room.

An oak staircase leads to a second floor galleried landing with cylinder cupboard/useful storage cupboard. The spacious main bedroom has fitted wardrobes and a tiled en suite with walk in shower. There are three further bedrooms two of which face the front elevation and one to the rear.

The beautifully appointed family bathroom which has a bath and walk in shower, completes the second floor accommodation.

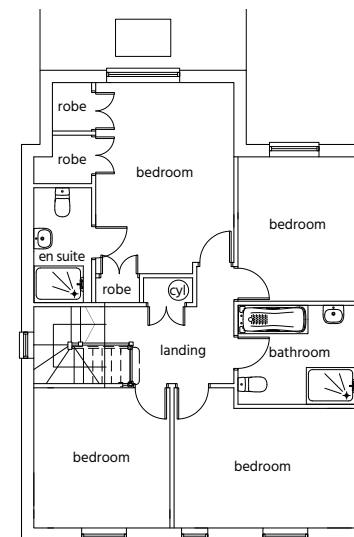
### GROUND FLOOR

| Room                   | L x W (m) | L x W (ft in)   |
|------------------------|-----------|-----------------|
| Living Room            | 5.2 x 3.7 | 17' 0" x 12' 2" |
| Kitchen/Breakfast Room | 6.8 x 6.3 | 22' 4" x 20' 7" |
| Family Room            | 4.4 x 3.5 | 14' 5" x 11' 5" |
| Study                  | 2.4 x 2.7 | 7' 9" x 8' 9"   |



### FIRST FLOOR

| Room      | L x W (m) | L x W (ft in)    |
|-----------|-----------|------------------|
| Bedroom 1 | 4.6 x 3.4 | 15' 3" x 10' 10" |
| Bedroom 2 | 3.4 x 3.3 | 11' 2" x 10' 9"  |
| Bedroom 3 | 2.9 x 4.4 | 9' 6" x 14' 5"   |
| Bedroom 4 | 3.5 x 2.9 | 11' 5" x 9' 4"   |



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