



The Villas. Design E (1.5)
4 Bedrooms.

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This is the only one of its kind at Radbrook Village; offering space and flexibility for families to live over three storeys, with a mezzanine floor which adds something undeniably novel to this stunning Villa.

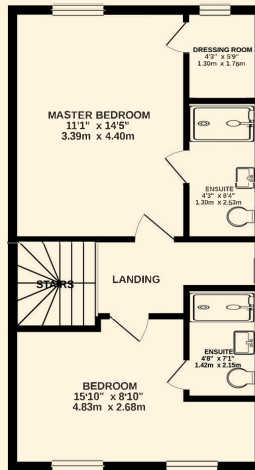
On the ground floor, you are met with volume and double-height glazed windows, offering natural light in a spacious open plan kitchen, living/dining area designed for busy family life, with separate utility, downstairs guest cloakroom and a further family room to the front of the property. Access to the private garden can be gained through the sliding doors.

The first floor has a stunning mezzanine area that can be used as a study/office or simply a "sanctuary" for relaxing, along with two bedrooms, family bathroom and two storage areas. On the second floor, you will find the spacious master bedroom with en-suite and dressing room along with a further en-suite bedroom.

We take every care in preparing our sales details and endeavour to make sure that details are correct at the point of going to print, however they are pre construction and may be subject to changes and prospective purchasers should satisfy themselves as to the correctness before purchase and take legal advice. Photographs and illustrations are a guide and do not represent items included in the sale. Room sizes are approximate; do not use them to buy carpets or furniture. Floor plans are for guidance only. You must take advice from your legal representative who should make local enquiries and searches. These details do not form any part of a contract.

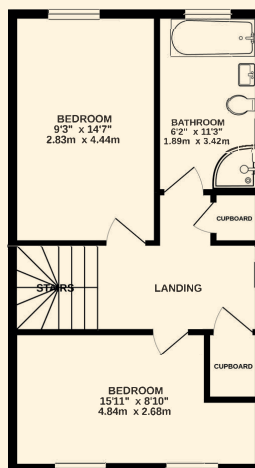
Gross Internal Area

Level	Area	
Ground Floor	65.3 m ²	703 ft ²
First Floor	53.3 m ²	574 ft ²
Second Floor	42.8 m ²	461 ft ²
	161.4 m ²	1738 ft ²



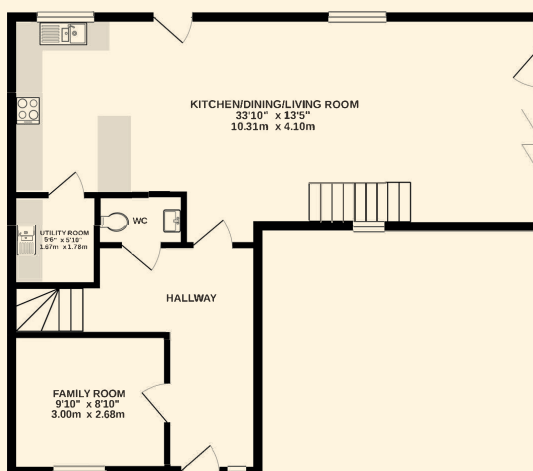
Second Floor Plan

Master Bedroom	3.39m x 4.40m	11'1" x 14'5"
Bedroom	4.83m x 2.68m	15'10" x 8'10"



First Floor Plan

Bedroom	2.83m x 4.44m	9'3" x 14'7"
Bedroom	4.84m x 2.68m	15'11" x 8'10"
Bathroom	1.98m x 3.42m	6'2" x 11'3"
Mezzanine	2.56m x 4.12m	8'5" x 13'6"



Ground Floor Plan

Kitchen/Dining/Living	10.31m x 4.10m	33'10" x 13'5"
Family Room	3m x 2.68m	9'10" x 8'10"

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