

# The Oak

DETACHED HOUSE

4 BEDROOM

PLOTS: 157\*, 159



Ground floor

**Kitchen/Living/Dining**  
9.10m x 4.85m | 29'8" x 15'9"

**Living Room**  
4.15m x 3.50m | 13'6" x 11'5"

**Study/Dining Room**  
3.30m x 3.25m | 10'8" x 10'6"

First floor

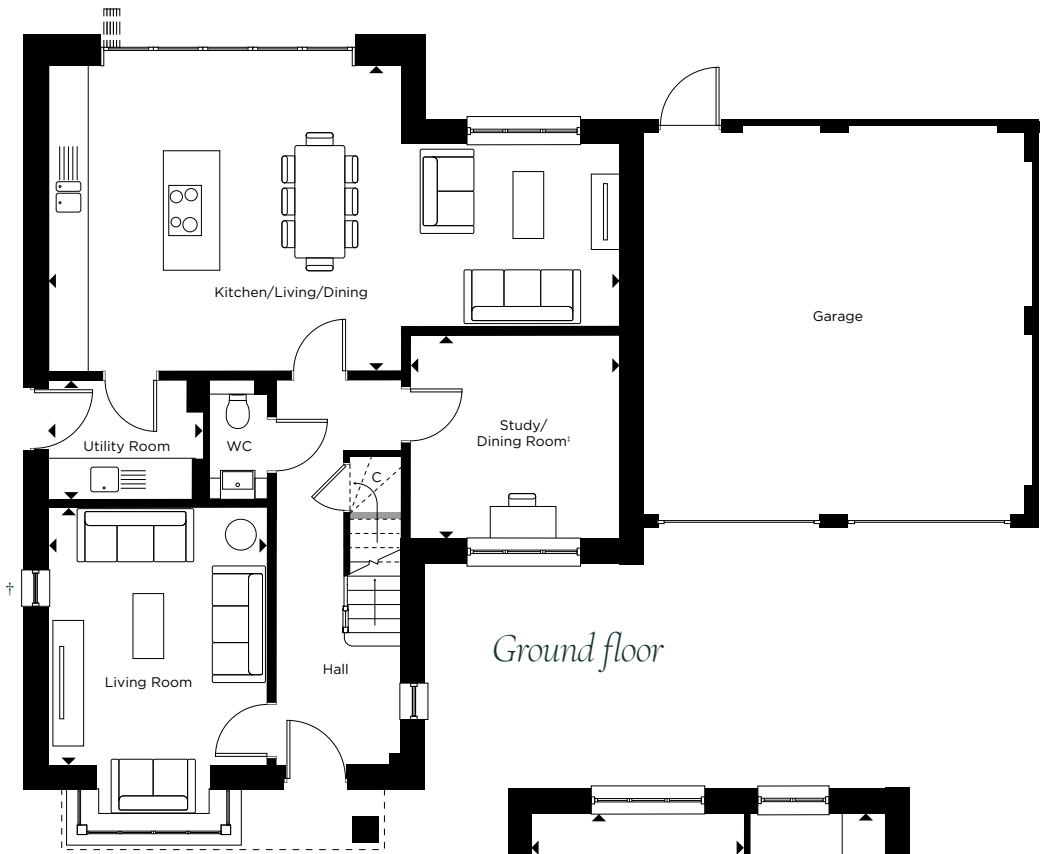
**Principal Bedroom**  
4.85m x 3.35m | 15'9" x 10'9"

**Bedroom 2**  
3.95m x 3.35m | 12'11" x 10'9"

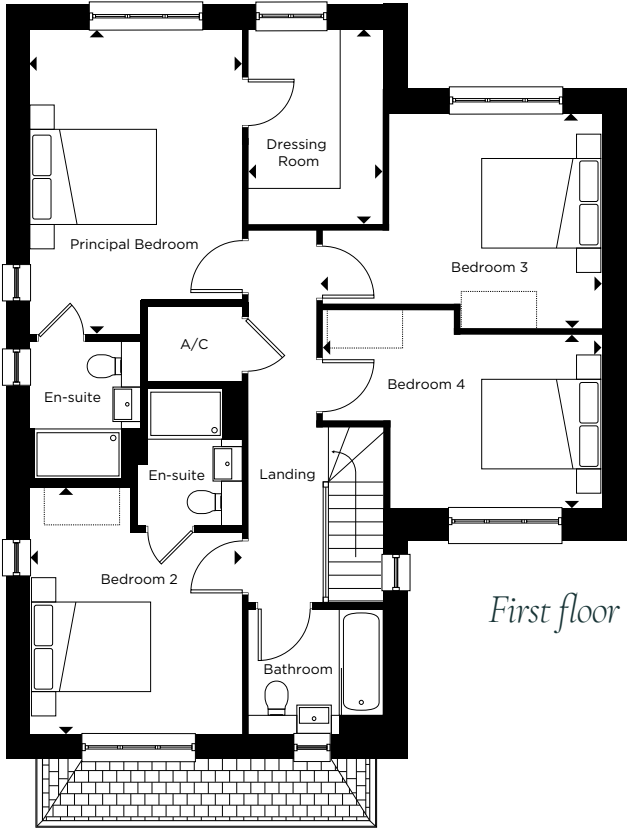
**Bedroom 3**  
4.45m x 3.40m | 14'6" x 11'1"

**Bedroom 4**  
4.45m x 2.75m | 14'6" x 9'0"

**Dressing Room**  
3.13m x 2.15m | 10'3" x 7'0"



Ground floor



First floor

A/C = Airing Cupboard | C = Cupboard | W = Wardrobe  
----- = Indicative porch position | □ = Indicative wardrobe position

\*Denotes handed plot. †Window does not apply to plot 159. \*Dining room is dressed as a study for illustrative purposes. Partial tiles to exterior applies to plot 159. All floorplans are not to scale. Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.