

# THE ROOK

4 BEDROOM HOUSE  
PLOTS 4 & 40



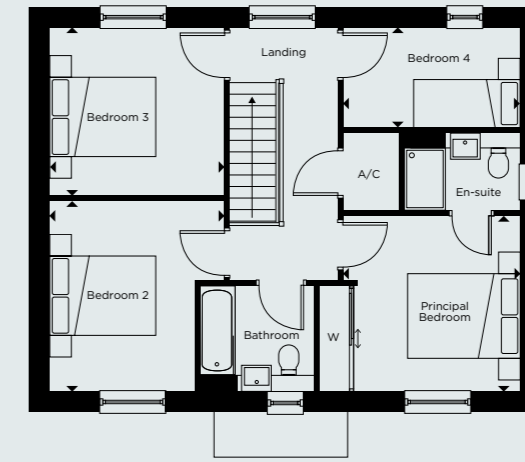
## GROUND FLOOR

Kitchen/Dining	3.40m x 9.45m	11'1" x 31'0"
Living Room	3.25m x 5.10m	10'7" x 16'8"
Snug	4.15m x 3.20m	13'7" x 10'5"
Study	3.25m x 1.65m	10'7" x 5'4"
Garage	3.55m x 6.85m <sup>†</sup>	11'7" x 22'5"

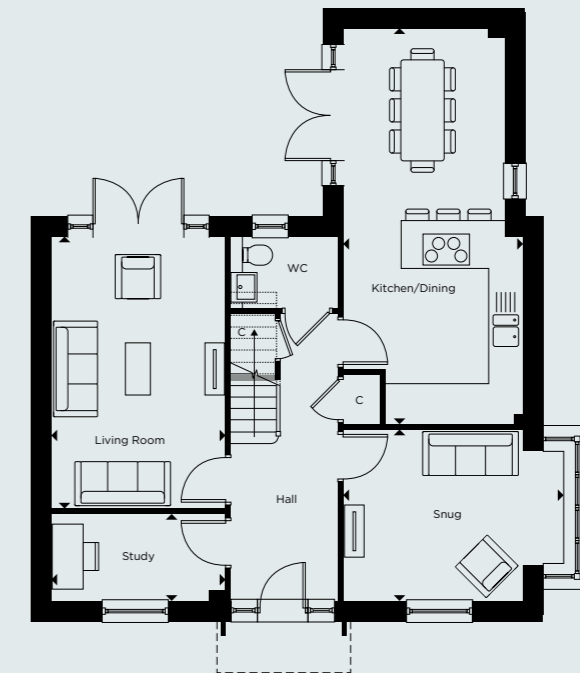
## FIRST FLOOR

Principal Bedroom	3.35m x 3.30m	10'11" x 10'9"
Bedroom 2	3.30m x 3.60m	10'9" x 11'9"
Bedroom 3	3.30m x 3.15m	10'9" x 10'4"
Bedroom 4	3.35m x 2.15m	10'11" x 7'0"

<sup>†</sup>Plot 4 has garage length of 6m.



FIRST FLOOR



GROUND FLOOR

C - CUPBOARD W - WARDROBE A/C - AIRING CUPBOARD [ ] - INDICATIVE WARDROBE POSITION

Floorplan layouts are not to scale. House layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurements 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 convenience of the intending purchaser, the information herein is a preliminary guide only.