

# THE SAGE

5 BEDROOM HOUSE  
PLOTS 2, 3, 9\*, 11, 15 & 34



External material to homes vary. Computer generated image is indicative only and represents Plot 2.

## GROUND FLOOR

Kitchen/Dining/Family	4.72 m x 11.04 m	15' 5" x 36' 3"
Living Room	3.97 m x 4.84 m	13' 0" x 15' 11"
Study	3.97 m x 2.50 m	13' 0" x 8' 2"
Utility Room	1.85 m x 2.40 m	6' 1" x 7' 10"
Double Garage	6.08 m x 6.87 m	19' 9" x 22' 7"

## FIRST FLOOR

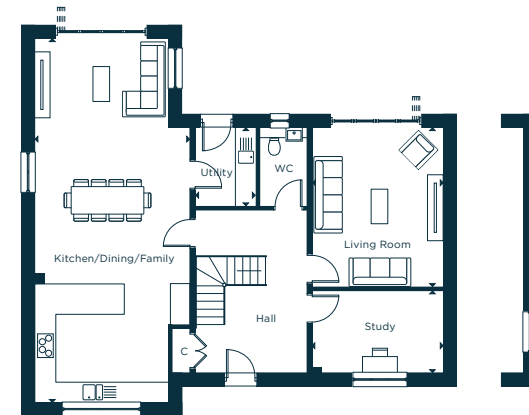
Principal Bedroom	4.07 m x 3.40 m	13' 4" x 11' 2"
Bedroom 2	3.44 m x 3.79 m	11' 3" x 12' 5"
Bedroom 3 (Plots 2, 3, 9 & 15)	3.68 m x 3.62 m	12' 1" x 11' 9"
Bedroom 3 (Plots 11 & 34)	3.68 m x 4.19 m	12' 1" x 13' 9"
Bedroom 4	3.37 m x 3.55 m	11' 0" x 11' 8"
Bedroom 5	2.37 m x 3.79 m	7' 8" x 12' 4"

\*Handed to floorplan shown. Brick to Plot 9, Chalk render to Plots 2, 3 & 15, Cream render to Plots 11 & 34. Garage variation applies, windows to Plot 34. Chimney designs and positions vary.



Bedroom 3 overhang  
difference to Plots 11 & 34 only

## FIRST FLOOR



Additional study window  
to Plots 2 & 9 only

## GROUND FLOOR

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

All floorplans 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.