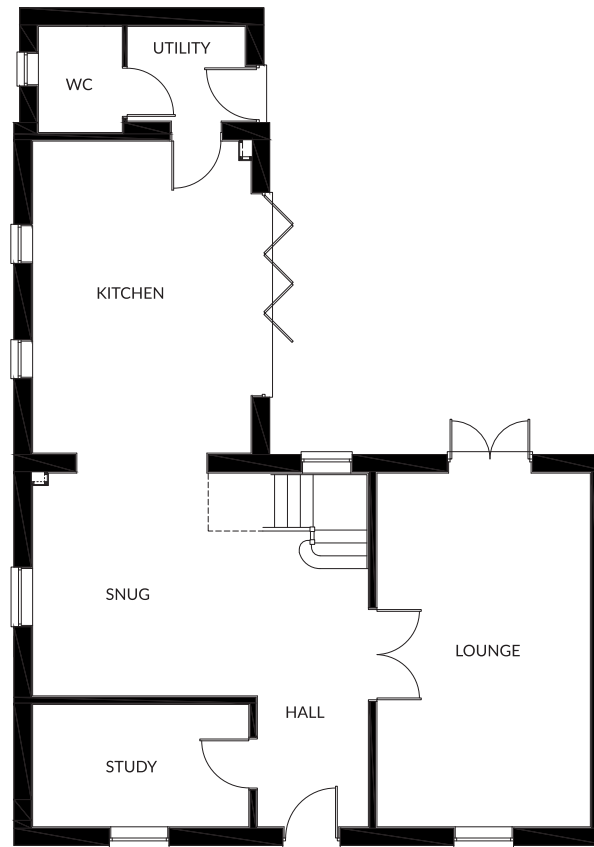


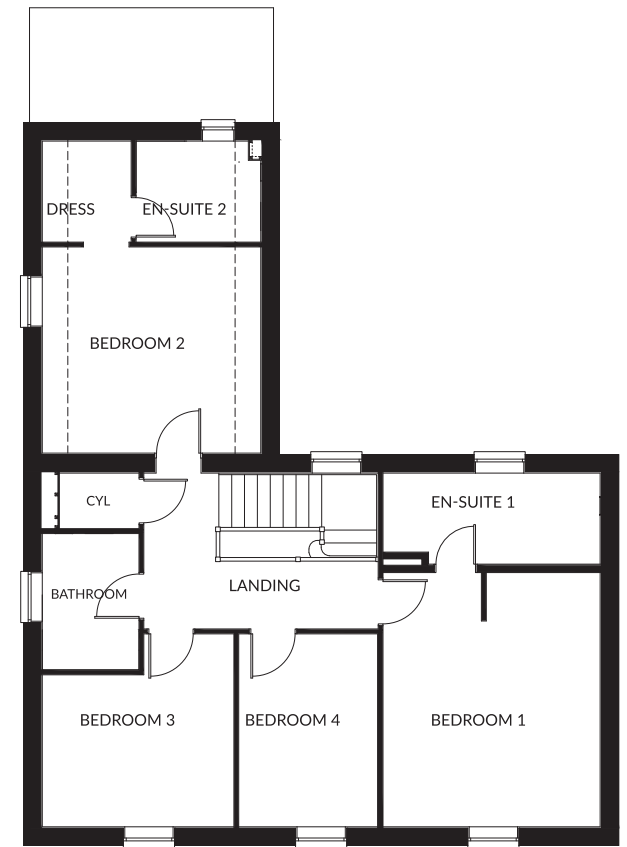
# THE SAPPHIRE

## A 4 BEDROOM HOUSE



GROUND FLOOR

LOUNGE	3750 X 6217	12'3" X 20'4"
KITCHEN	3840 X 5484	12'7" X 17'11"
SNUG	3950 X 3917	12'11" X 12'10"
STUDY	3800 X 2150	12'5" X 7'0"
UTILITY	2075 X 1664	6'9" X 5'5"
WC	1475 X 1865	4'10" X 6'1"



FIRST FLOOR

BEDROOM 1	3814 X 4469(MAX)	12'6" X 14'7"
EN-SUITE 1	3814 X 1600(MAX)	12'6" X 5'2"
BEDROOM 2	3840 X 3623	12'7" X 11'10"
EN-SUITE 2	2192 X 1775	7'2" X 5'9"
DRESSING ROOM	1563 X 1775	5'1" X 5'9"
BEDROOM 3	3367 X 2660(MIN)	11'0" X 8'8"
BEDROOM 4	2427 X 3392	7'11" X 11'1"
BATHROOM	1700 X 2398	5'6" X 7'10"



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Protection for new-build home buyers