

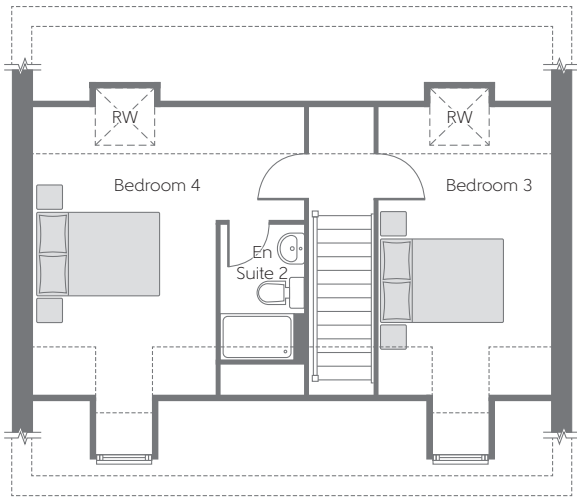
# The Witney

FOUR BEDROOM HOME



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**Bellway**

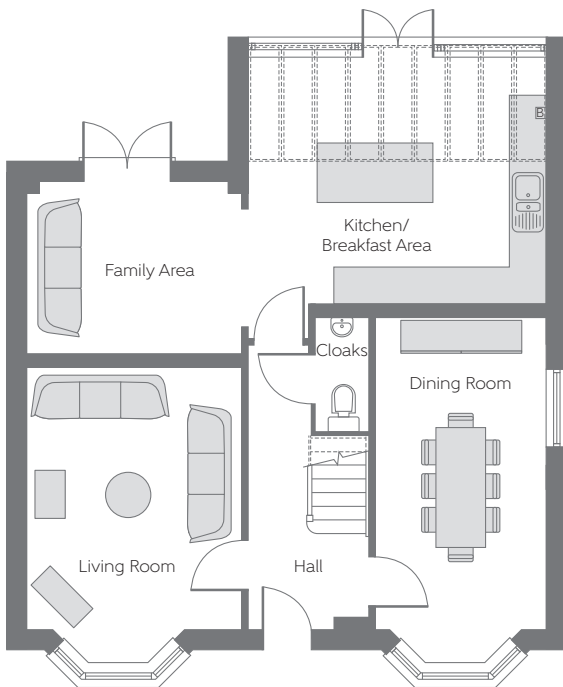
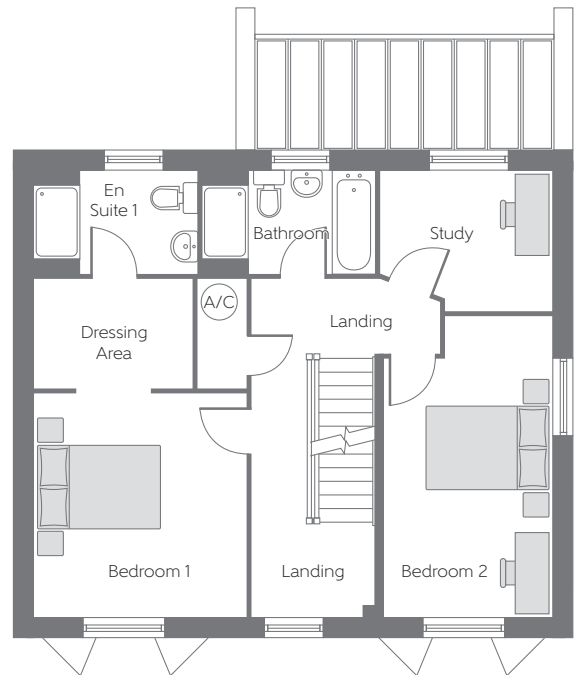


## Second Floor

Bedroom 3	4.740m x 8.847m (max) (max)	15'6" x 9'4" (max) (max)
Bedroom 4	4.740m x 3.006m (max) (min)	15'6" x 9'10" (max) (min)

## First Floor

Bedroom 1	3.678m x 3.490m	12'0" x 11'5"
Bedroom 2	4.961m x 2.790m (max) (max)	16'3" x 9'1" (max) (max)
Study	2.847m x 2.310m (max) (max)	9'4" x 7'7" (max) (max)



## Ground Floor

Kitchen/ Breakfast Area	4.887m x 4.003m (max)	16'0" x 13'1" (max)
Living Room	4.300m x 3.522m	14'1" x 11'6"
Dining Room	5.180m x 2.790m	16'11" x 9'1"
Family Area	3.522m x 2.883m	11'6" x 9'5"

B - Boiler  
 A/C - Airing Cupboard  
 Cloaks - Cloakroom  
 RW - Roof Window  
 - - - - - Reduced Head Height

**Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.**

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.