



Indicative CGI image of The Saddlery

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THE SADDLERY

Plot 3 - Paddock Rise



PADDOCK RISE

BLAGDON | NORTH SOMERSET

THE SADDLERY

Plot 3 - Paddock Rise

Option 1 - Room Dimensions

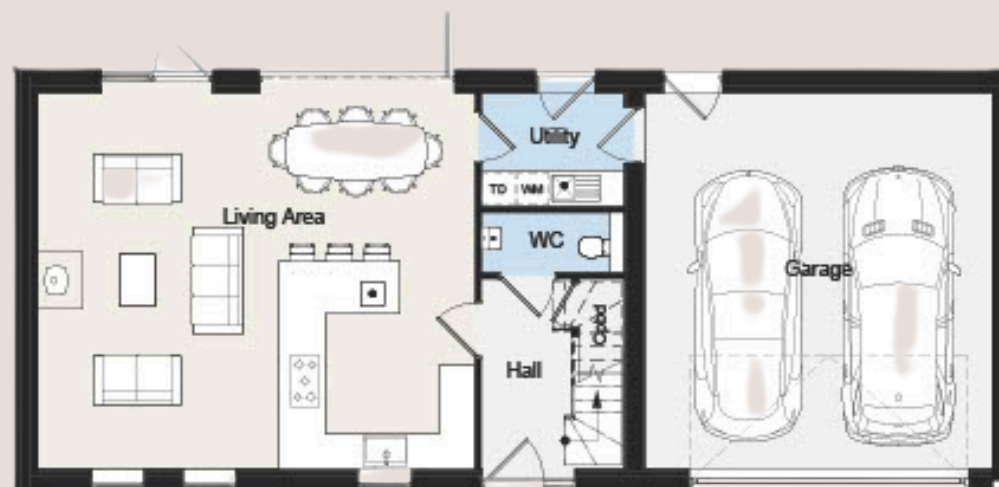
Ground Floor

Kitchen/Living/Diner	7.61 x 6.55m
Utility	2.49 x 2.00m
WC	2.49 x 1.05m
Garage	6.03 x 6.55m

First Floor

Bedroom 1	4.20 x 3.98m
Dressing Room	2.50 x 2.48m
En-suite 1	1.60 x 2.48m
Bedroom 2	6.40 x 3.21m
En-suite 2	1.60 x 2.11m
Bedroom 3	5.23 x 3.24m
Bedroom 4	3.29 x 2.48m
Study	3.29 x 2.73m
Bathroom	3.43 x 2.13m
Total Exc. garage	169 Sq m/1,819 Sq ft

Option 1 - Floor plan



The floorplans shown here are example floor plans that have been devised to maximise space and layout. Should an alternative layout be required, these can be tailored to suit your specific requirements

DISCLAIMER: The dimensions given are maximum and approximate, taken from the widest part of each room and scaled down from the architects plans. These dimensions may vary based on the internal finish. Furniture measurements should only be taken from the completed property. These details are believed to be correct however neither the developer or the agent accept any liability whatsoever for any misrepresentation made either in these details or orally. Furniture is shown for indicative purposes only. Fitted wardrobes are not included. The images used throughout this brochure are for illustrative purposes only and may not reflect the actual style, layout and finish of the completed properties.



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Option 2 - Room Dimensions

Ground Floor

Living Room	4.23m x 6.55m
Kitchen/Dining	5.88 x 6.55m
Utility	2.44 x 1.85m
WC	1.15 x 1.85m
Garage	3.53 x 6.55m

First Floor

Bedroom 1	4.23 x 3.79m
Dressing Room	2.50 x 2.67m
En-suite 1	1.63 x 2.67m
Bedroom 2	6.18 x 3.21m
En-suite 2	1.60 x 2.11m
Bedroom 3	4.58 x 3.24m
Bedroom 4	3.38 x 2.67m
Bedroom 5/Study	3.29 x 2.59m
Bathroom	3.43 x 2.13m

Total Exc. garage 187 Sq m/2,012 Sq ft

Option 2 - Floor plan



The floorplans shown here are example floor plans that have been devised to maximise space and layout. Should an alternative layout be required, these can be tailored to suit your specific requirements

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THE PADDOCKS

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