



Indicative CGI image of The Coach House

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**THE COACH HOUSE**

Plot 3- Paddock View





## PADDOCK VIEW

BLAGDON | NORTH SOMERSET

## THE COACH HOUSE

Plot 3 - Paddock View

### Option 1 - Room Dimensions

#### Ground Floor

Study/snug	5.05 x 3.61m
Kitchen/Dining	5.45 x 8.93 m
Bedroom 2	5.05 x 3.32m
En-suite 2	2.55 x 1.80m
Walk-in wardrobe	2.40 x 1.80m
WC	1.51 x 2.90m
Utility	2.43 x 1.80m

#### First Floor

Bedroom 1	4.70 x 5.38m
En-suite 1	1.89 x 2.29m
Bedroom 3	6.52 x 3.75m
En-suite 3	2.49 x 2.15m
Bedroom 4	5.05 x 3.85m
Lounge	5.28 x 5.58m
Study	2.22 x 3.30m

#### Second Floor

Bedroom 5/Study	4.95 x 3.72m
Store	1.63 x 3.72m

**Total Exc. garage** 279 Sq m/3,003 Sq ft

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

### Option 1 - Floor plan



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.



## PADDOCK VIEW

BLAGDON | NORTH SOMERSET

## THE COACH HOUSE

Plot 3 - Paddock View

### Option 2 - Room Dimensions

#### Ground Floor

Study/snug	5.05 x 3.12m
Kitchen/Dining	5.45 x 8.93 m
Lounge	5.05 x 5.71m
WC	1.51 x 2.90m
Utility	2.43 x 1.80m

#### First Floor

Bedroom 1	5.05 x 4.58m
En-suite 1	2.46 x 3.30m
Bedroom 2	4.70 x 4.58m
En-suite 2	1.89 x 1.60m
Bedroom 3	6.50 x 4.15m
En-suite 3	2.47 x 2.15m
Bedroom 4	5.05 x 4.00m
Bathroom	2.25 x 3.30m

#### Second Floor

Bedroom 5	4.95 x 3.77m
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**Total Exc. garage** 279 Sq m/3,003 Sq ft

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### Option 2 - Floor plan



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# THE PADDOCKS

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BLAGDON | NORTH SOMERSET

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HOMES

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