



Indicative CGI image of The Smithy

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THE SMITHY
Plot 6 - Paddock Rise



PADDOCK RISE

BLAGDON | NORTH SOMERSET

THE SMITHY

Plot 6 - Paddock Rise

Option 1 - Room Dimensions

Ground Floor

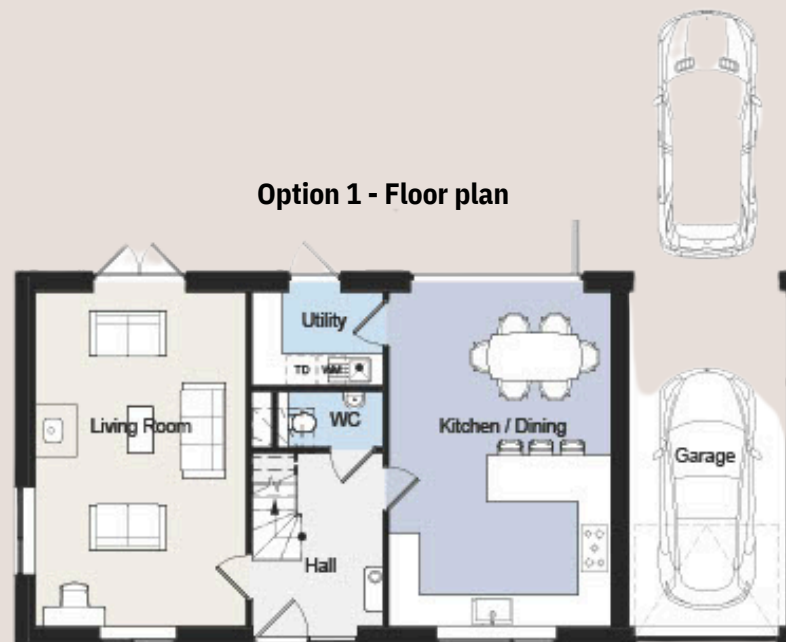
Living Room	4.10 x 6.50m
Kitchen/Dining	4.32 x 6.50m
Utility	2.06 x 1.83m
WC	2.06 x 1.10m
Garage	3.08 x 6.50m

First Floor

Bedroom 1	4.10 x 4.25m
Wardrobe	2.30 x 2.15m
En-suite 1	2.50 x 2.15m
Bedroom 2	3.53 x 3.90m
En-suite 2	1.75 x 2.50m
Bedroom 3	3.67 x 3.13m
Bedroom 4	2.40 x 3.13m
Study	2.78 x 2.15m
Bathroom	3.12 x 2.15m

Total Exc. garage 170 Sq m/1,829 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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Plot 6 - Paddock Rise

Option 2 - Room Dimensions

Ground Floor

Living/Kitchen/Diner	8.01 x 6.50m
Utility	2.47 x 1.78m
WC	1.50 x 1.10m
Garage	3.68 x 6.50m

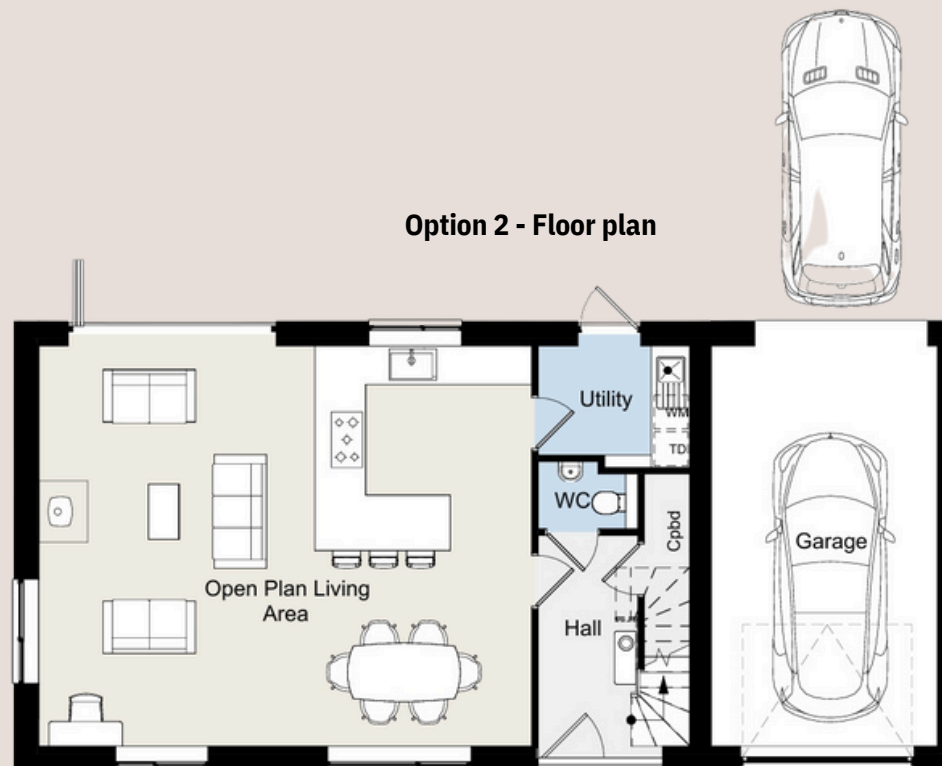
First Floor

Bedroom 1	4.49 x 4.59m
En-suite 1	4.49 x 2.45m
Bedroom 2	3.83 x 3.90m
Wardrobe 2	2.08 x 2.51m
En-suite 2	1.65 x 2.51m
Bedroom 3	3.36 x 2.45m
Bedroom 4	4.11 x 2.85m
Shower/Bathroom	2.78 x 2.15m

Total Exc. garage 170 Sq m/1,829 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 2 - Floor plan



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THE PADDOCKS

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