



Indicative CGI image of The Lodge

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**THE LODGE**  
Plot 1 - Paddock View





## PADDOCK VIEW

BLAGDON | NORTH SOMERSET

### THE LODGE

Plot 1 - Paddock View

#### Option 1 - Room Dimensions

##### Ground Floor

Living Room	3.92 x 7.44m
Kitchen/Dining	4.03 x 7.44 m
Utility	2.10 x 1.87m
WC	1.05 x 1.51m

##### First Floor

Bedroom 2	4.02 x 3.45m
En-suite 2	2.33 x 1.46m
Bedroom 3	3.80 x 2.93m
Bedroom 4	2.92 x 3.90m
Bathroom	3.20 x 2.08m
Snug	4.03 x 4.42m

##### Second Floor

Bedroom 1	7.21 x 7.21m
Dressing Room	4.02 x 3.95m
En-suite 1	2.98 x 3.06m

**Total Exc. garage** 215 Sq m/2,314 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 LODGE

Plot 1 - Paddock View

#### Option 2 - Room Dimensions

##### Ground Floor

Living Room	3.92 x 7.44m
Kitchen/Dining	4.03 x 7.44m
Utility	2.10 x 1.87m
WC	1.05 x 1.51m

##### First Floor

Bedroom 2	4.02 x 3.45m
En-suite 2	2.33 x 1.46m
Bedroom 3	4.03 x 4.42m
Bedroom 4	3.80 x 2.93m
Bedroom 5/Study	2.92 x 3.90m
Bathroom	3.20 x 2.08m

##### Second Floor

Bedroom 1	7.21 x 7.21m
Dressing Room	4.02 x 3.95m
En-suite 1	2.98 x 3.06m

**Total Exc. garage** 215 Sq m/2,314 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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COLN  
*Signature*  
HOMES

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