

# The Birchover

## 4 Bedroom Detached Family Home



Beautiful family home with ample space and open-plan layout in a naturally light kitchen and dining area. Includes a large lounge and master bedroom inclusive of secluded ensuite.

- Open-plan living area featuring a breakfast bar in Symphony style kitchen - perfect for entertaining
- French doors showcased in dining area leading to garden that further open up space
- Generous entrance hall with W/C and plentiful storage space
- Large master bedroom and 3 further double bedrooms with family bathroom containing 3-piece suite

Site Plan Reference Code

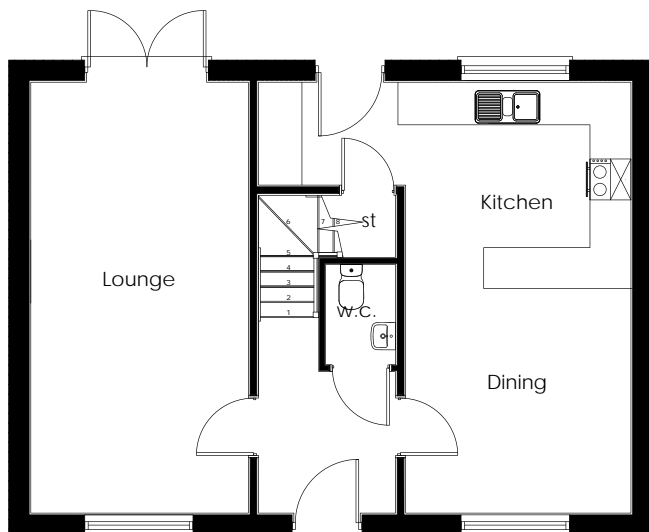


The elevation drawing, floor plans and other photographs shown in this leaflet depict a typical treatment of this house design found on a Redmile Homes developments. For the exact specification, details of external and internal finishes, dimensions and floor plan differences, please consult your Sales Executive.

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### Ground Floor

Room	(mm)	(feet/inches)
Lounge	3185 x 6315	10'5" x 20'7"
W/C	1025 x 1470	3'4" x 4'8"
Hall	2865 x 2005	9'4" x 6'6"
Kitchen/Dining Area	6315 x 5455	20'7" x 17'9"
Store	1665 x 950	5'4" x 3'11"



### First Floor

Room	(mm)	(feet/inches)
Master Bedroom	3225 x 3400	10'6" x 11'2"
Ensuite	2010 x 1545	6'6" x 5'1"
Bedroom 2	3120 x 3355	10'2" x 11'
Bedroom 3	3310 x 2930	10'9" x 9'6"
Bedroom 4	2815 x 3240	9'2" x 10'6"
Bathroom	2040 x 2050	6'7" x 6'73"
Landing	1070 x 4070	3'5" x 13'4"
Store	880 x 780	2'8" x 2'5"

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