

# Oak Tree House

(Plot 3)

Pre launch draft

*The Shires*  
Barkham



Ground Floor	(In metres)
Drawing Room	5.05 x 6.20
Kitchen	2.85 x 3.50
Breakfast/Living Area	3.90 x 4.80
Study	2.00 x 2.75
Dining Room	4.10 x 4.00
Utility Room	2.60 x 1.75



First Floor	(In metres)
Bedroom One	3.20 x 6.20
Dressing Room	2.60 x 2.35 (max.)
Bedroom Two	4.00 x 3.75
Bedroom Three	2.65 x 3.85
Bedroom Four	2.50 x 2.70

All Enquiries to:



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Total Living Space approximately 2312 sq.ft. (Gross internal area)



WESTBUILD HOMES  
HOUSES DESIGNED TO BE HOMES

Please note that the floor layouts are indicative only; the furniture and flooring shown is not included, and presented for illustrative purposes of how the house could be finished by a homeowner. The kitchen layouts do not show wall units, and bathrooms do not show vanity units (where applicable). All measurements are given in metres  $\pm 50$ mm. The company reserves the right to alter any part of the development, specification or floor layout at any time to complete the works. Designs vary a little according to the plot and details should be checked with the estate agent. The contents shall not form any part of a contract or be a representation inducing any such contract. The properties are offered subject to availability. Agents note: These particulars are believed to be correct but do not form part of any contract; it is recommended that prospective purchasers make independent enquiries and seek specialist advice.