

# Harburyfields

## plot 44

A unique design on Phase 2, this impressive gabled four bedroom detached family home, constructed in Cotswold natural stone, benefits from a living room (with brick inglenook style feature fireplace and multi-fuel burning stove), dining room, separate study, a fully fitted kitchen/breakfast room with separate utility room, cloakroom and a double garage.

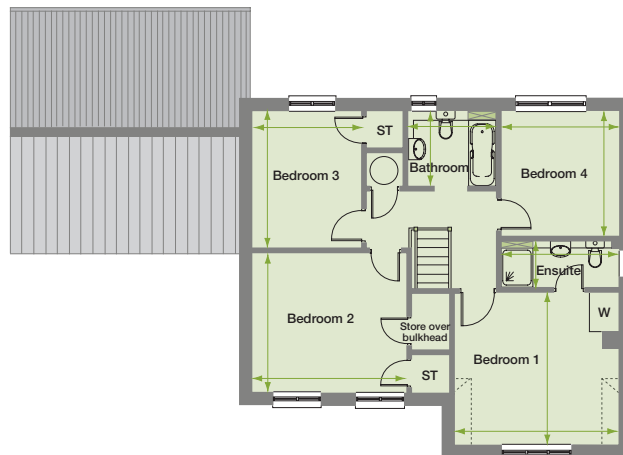
Upstairs the master bedroom has an ensuite and fitted wardrobes. A family bathroom and three further bedrooms complete the layout, with bedrooms 2 and 3 having additional storage.

Computer generated image

### plot 44 first floor

<b>Bedroom 1*</b>	
4.20m x 3.86m	(13'9" x 12'8")
<b>Ensuite shower room</b>	
3.00m x 1.23m	(9'10" x 4'0")
<b>Bedroom 2</b>	
3.99m x 3.55m	(13'1" x 11'8")
<b>Bedroom 3</b>	
3.47m x 2.82m	(11'5" x 9'3")
<b>Bedroom 4</b>	
3.16m x 3.00m	(10'5" x 9'10")
<b>Bathroom</b>	
2.24m x 1.91m	(7'4" x 6'3")

\* part reduced eaves



### plot 44 ground floor

<b>Living Room</b>	
5.32m x 4.20m	(17'6" x 13'9")
<b>Dining Room</b>	
4.20m x 3.04m	(13'9" x 10'0")
<b>Kitchen</b>	
5.05m x 3.23m	(16'7" x 10'7")
<b>Utility Room</b>	
2.01m x 1.63m	(6'7" x 5'4")
<b>Cloakroom</b>	
1.63m x 0.90m	(5'4" x 3'0")
<b>Study</b>	
2.71m x 2.05m	(8'11" x 6'9")
<b>Double garage</b>	



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