

# BEAREHILL - Plot 67

## GLEN CASSLEY 5 Bedroom Villa



### Room Sizes

#### Ground Floor

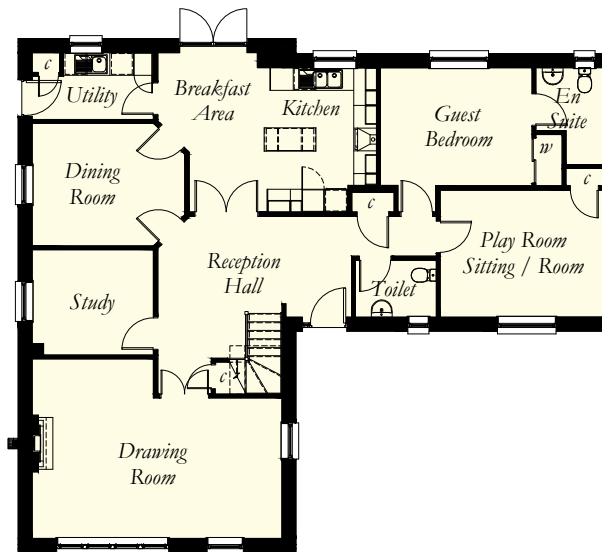
Drawing Room	6600 x 3710	(21'7" x 12'2")	Plus Bay Window plus Recess
Kitchen / Breakfast Area	5775 x 4215	(18'11" x 13'9")	Maximum Sizes
Dining Room	4030 x 3245	(13'2" x 10'7")	Maximum Sizes
Study	3200 x 2780	(10'5" x 9'1")	
Sitting / Play Room	4315 x 3355	(14'1" x 11'0")	
Guest Bedroom	4005 x 3120	(13'1" x 10'2")	
Guest En-Suite	1790 x 1670	(5'10" x 5'5")	Plus Shower Recess
Utility Room	3200 x 1720	(10'5" x 5'9")	
Toilet	2145 x 1510	(7'0" x 4'11")	
Reception Hall	5110 x 4700	(16'9" x 15'5")	Maximum Sizes
Garage	6741 x 5595	(22'1" x 18'4")	

#### First Floor

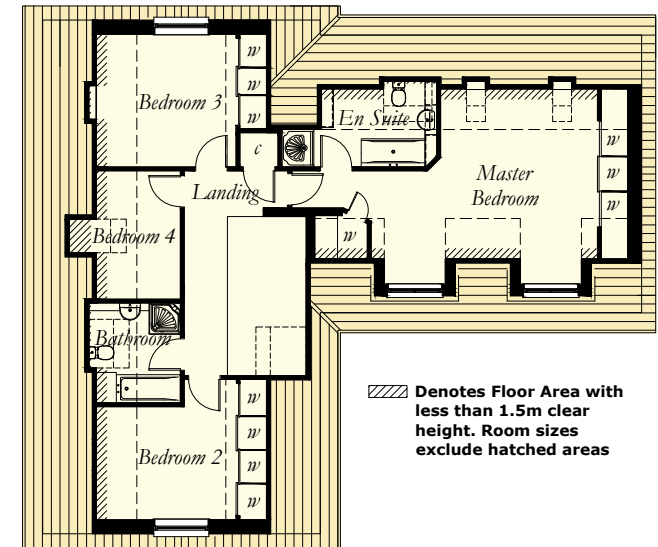
Master Bedroom	4140 x 3955	(13'6" x 12'11")	Plus Dormer Windows & Entrance Recess
Master En Suite	3050 x 1795	(10'0" x 5'10")	Plus Shower Recess
Bedroom 2	3425 x 2995	(11'2" x 9'9")	Plus Entrance Recess
Bedroom 3	3425 x 3515	(11'2" x 11'6")	
Bedroom 4	1950 x 3395	(6'4" x 11'1")	
Bathroom	1950 x 2640	(6'4" x 8'7")	

N.B. Room Sizes Exclude Wardrobes

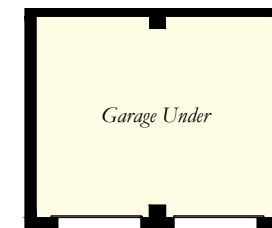
**Gross Floor Area 255.96 sq m 2755 sq ft**



Ground Floor Plan



First Floor Plan



Lower Ground Floor