

SHELBOURNE

— ESTATES —



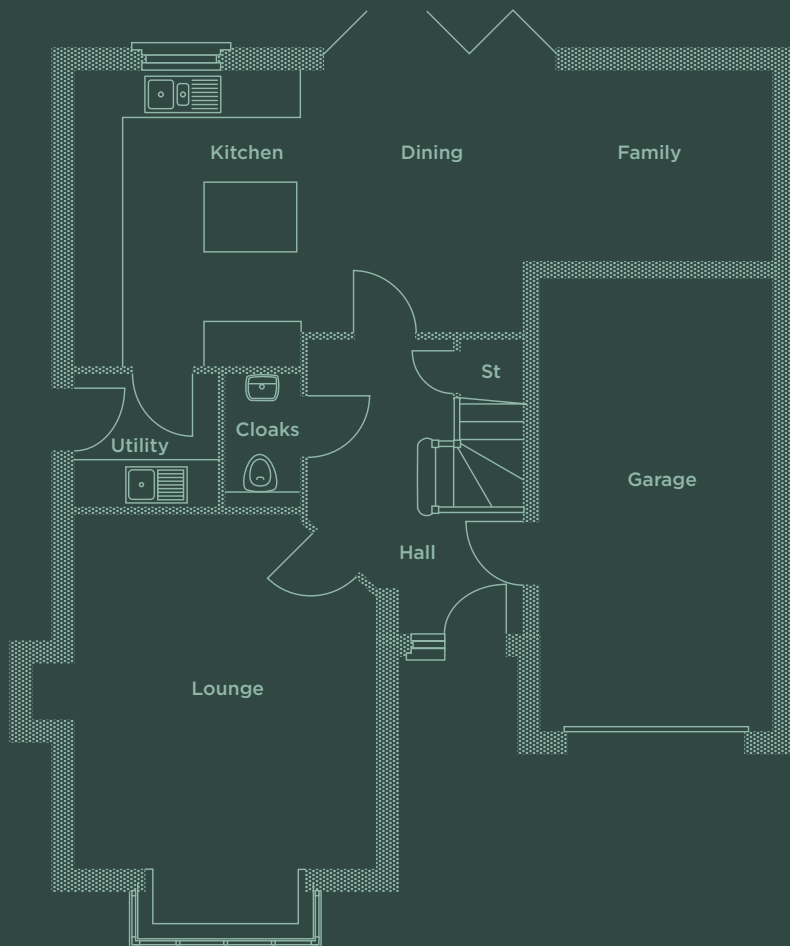
The Bodenham

Enhanced by architectural detailing on a traditional design heritage, the Bodenham offers substantial living space bathed in natural light. An integral garage and a practical utility room complete this superior home.

Upstairs there are 4 spacious bedrooms, with the master bedroom having its own elegant ensuite.

4 Bedrooms

1,552 TOTAL SQ FT



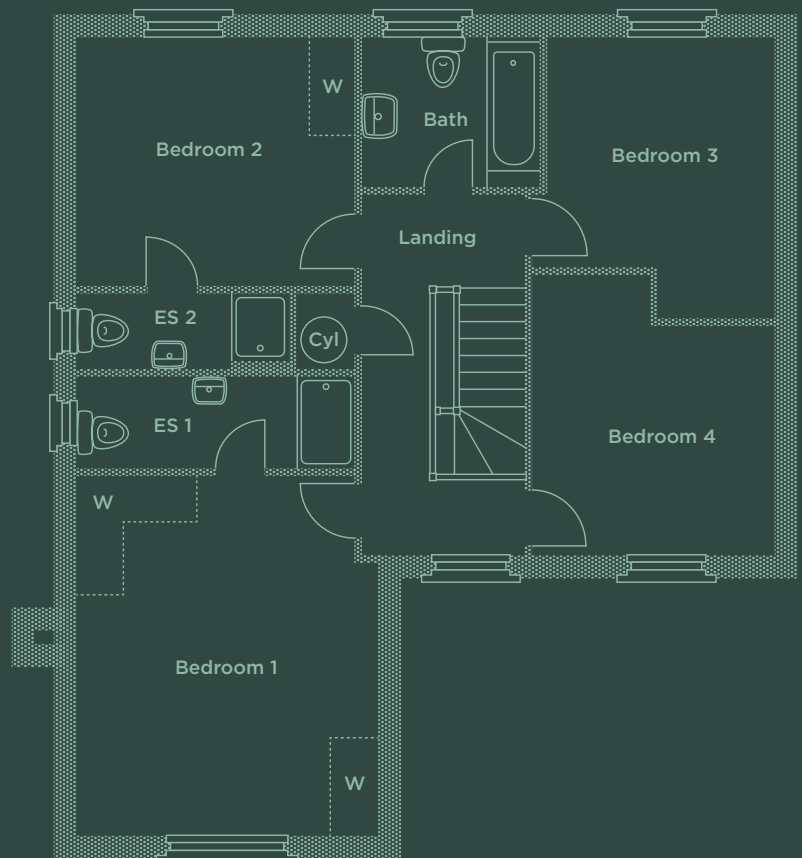
Downstairs

Lounge	3935 x 5360*mm 12'11" x 17'7"*
Kitchen/Family/ Breakfast	9165* x 3870*mm 30'1"* x 12'8"*
Utility	1860 x 1700mm 6'1" x 5'7"
WC/Cloaks	960 x 1700mm 3'2" x 5'7"
Garage	3065 x 6000mm 10'1" x 19'8"

Upstairs

Room	Size
Bedroom 1	3935* x 4730*mm 12'11" x 15'6"*
En-suite 1	3650 x 1210mm 12'0" x 4'0"
Bedroom 2	3650 x 3265mm 12'0" x 10'9"
En-suite 2	2785* x 990*mm 9'2"* x 3'3"*
Bedroom 3	3175* x 3700*mm 10'5"* x 12'2"*
Bedroom 4	3175 x 3710*mm 10'5" x 12'2"*
Bathroom	2355 x 1960mm 7'9" x 6'5"

*Denotes maximum room dimensions.



This is a computer generated image of The Bodenham, elevation treatment may vary. All internal images are indicative of a Shelbourne house type. Room sizes are approximate and floorplans are not to scale. Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details. Speak to our Sales Advisor for individual parking configurations.