

# SHELBOURNE

— ESTATES —



## The Downley

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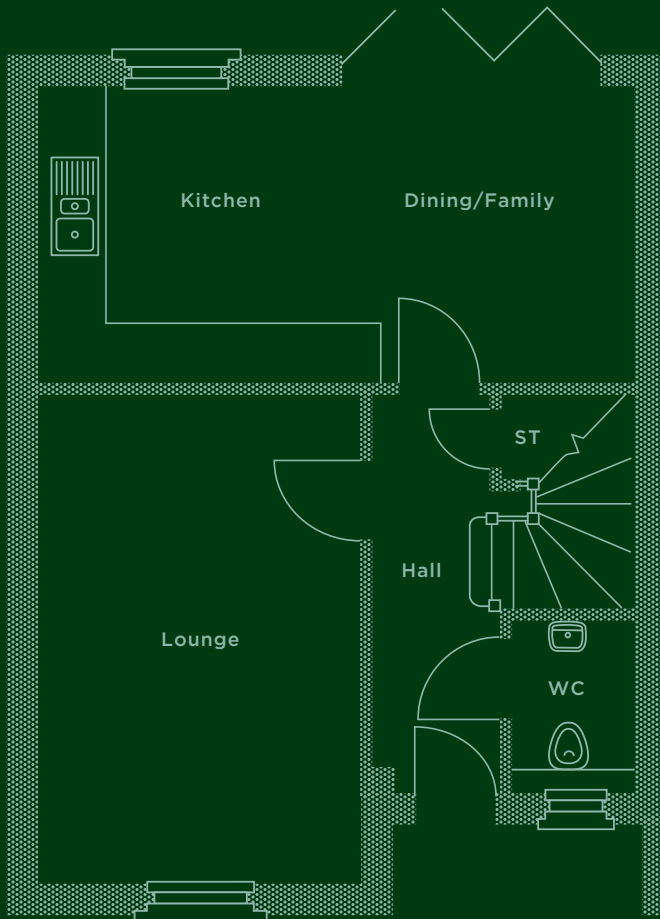
A traditional home complimented by a contemporary interior and high specification,  
The Downley is a delightful property anyone would be proud to call their own.

### 2 Bedroom Home and Study

948 TOTAL SQ FT

## Downstairs

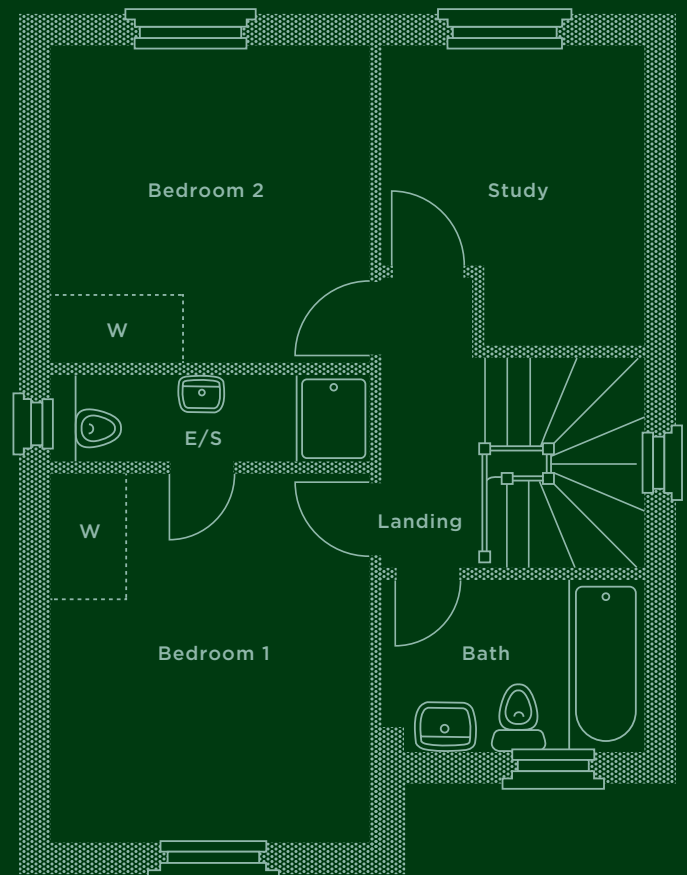
Lounge	3150 x 4810mm 10'4" x 15'9"
Kitchen/Dining	5825 x 2890mm 19'1" x 9'6"
Cloaks/WC	1150 x 1700mm 3'9" x 5'7"



## Upstairs

Bedroom 1	3150 x 3650mm 10'4" x 12'0"
En-suite	3150 x 895mm 10'4" x 2'11"
Bedroom 2	3150 x 3130mm 10'4" x 10'3"
Study	2585* x 2950*mm 8'6"* x 9'8"*
Bathroom	2585 x 1700mm 8'6" x 5'7"

\*Denotes maximum room dimensions.



This is a computer generated image of The Downley, 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.