

BIRCH HOUSE

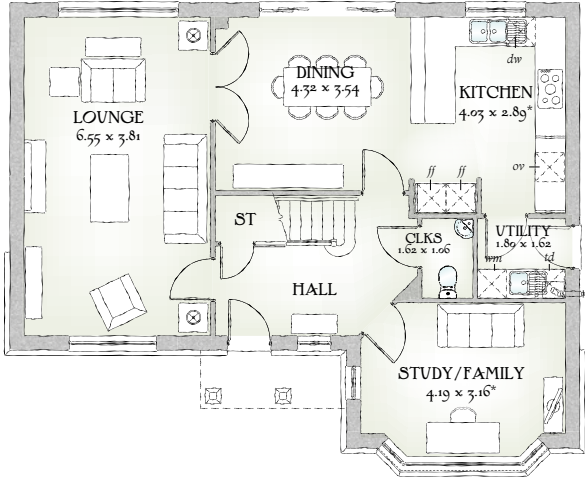
1807 SQ FT | FOUR BEDROOM HOME



Arriving at the portico covered entrance, rich in the design details of a bygone age of craftsmanship and quality. Yet it remains as contemporary today as it would have been at the peak of the arts and crafts movement that inspired its design.

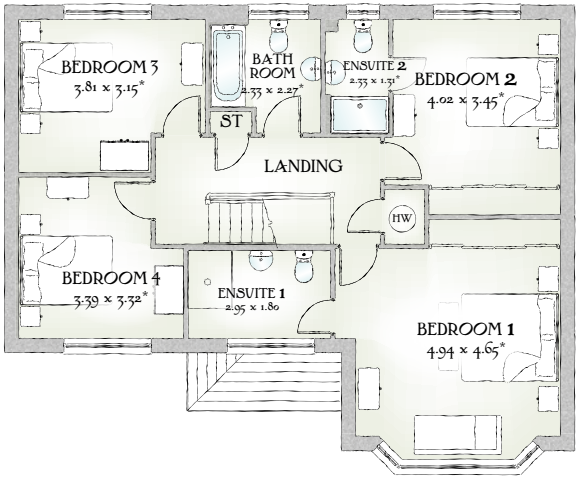
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






GROUND FLOOR

Lounge	21'6" x 12'6"	6.55 x 3.81 m
Kitchen	13'3" x 9'6"	4.03 x 2.89 m
Dining	14'2" x 11'7"	4.32 x 3.54 m
Cloaks	5'4" x 3'6"	1.62 x 1.06 m
Utility	5'11" x 5'4"	1.80 x 1.62 m
Study / Family	13'9" x 10'4"	4.19 x 3.16 m



FIRST FLOOR

Bedroom 1	16'2" x 15'3"	4.94 x 4.65 m
EnSuite 1	9'8" x 5'11"	2.95 x 1.80 m
Bedroom 2	13'2" x 11'4"	4.02 x 3.45 m
EnSuite 2	7'8" x 4'4"	2.33 x 1.31 m
Bedroom 3	12'6" x 10'4"	3.81 x 3.15 m
Bedroom 4	11'1" x 10'11"	3.39 x 3.32 m
Bathroom	7'8" x 7'5"	2.33 x 2.27 m

KEY  Hob  ov Oven  ff Fridge/freezer  wm Washing machine space  dw Dishwasher space  op Optional wardrobe**  td Tumble dryer space  hw Hot Water Cylinder *Max dimensions
Note: Bedroom dimensions taken into wardrobe recess