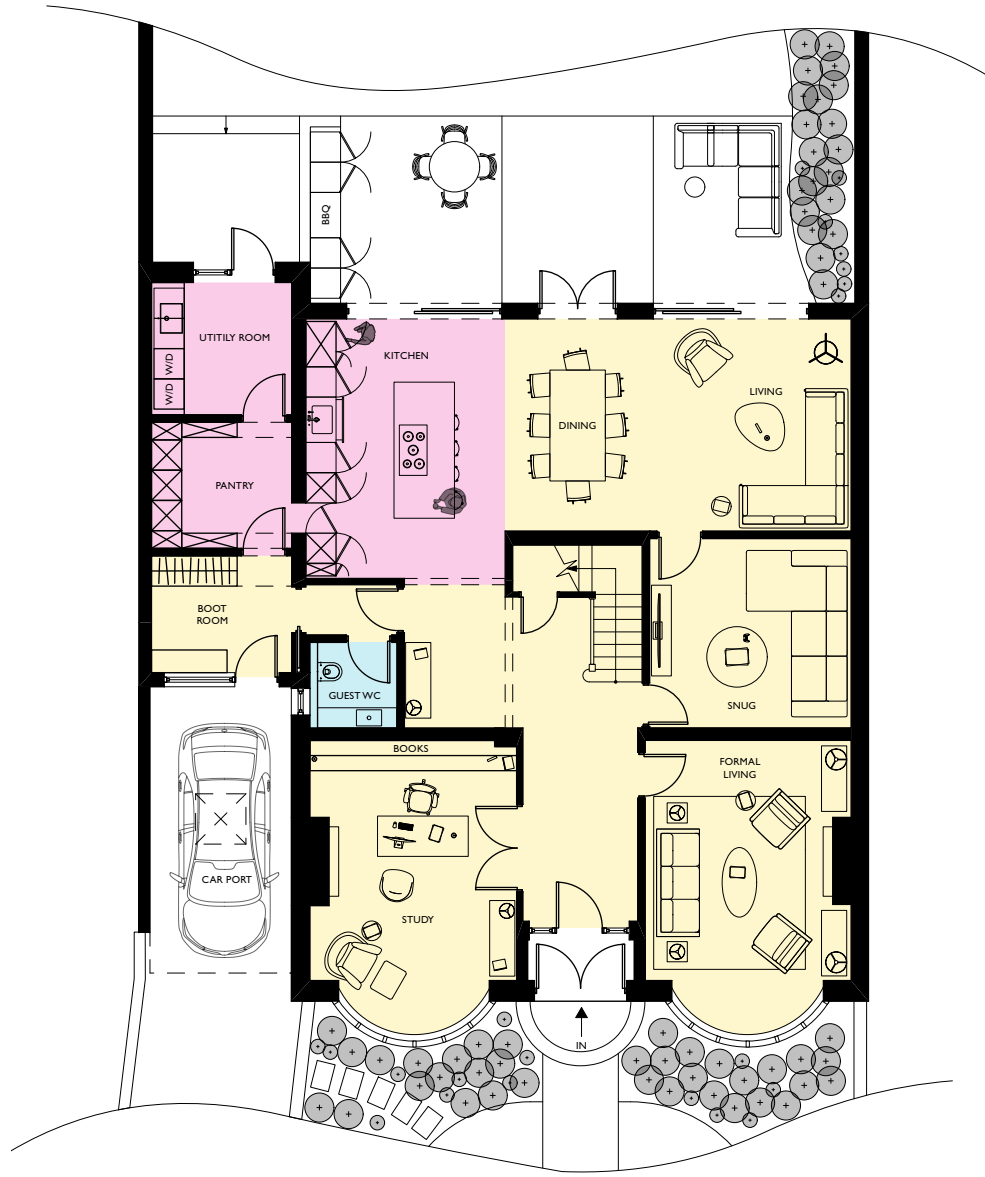


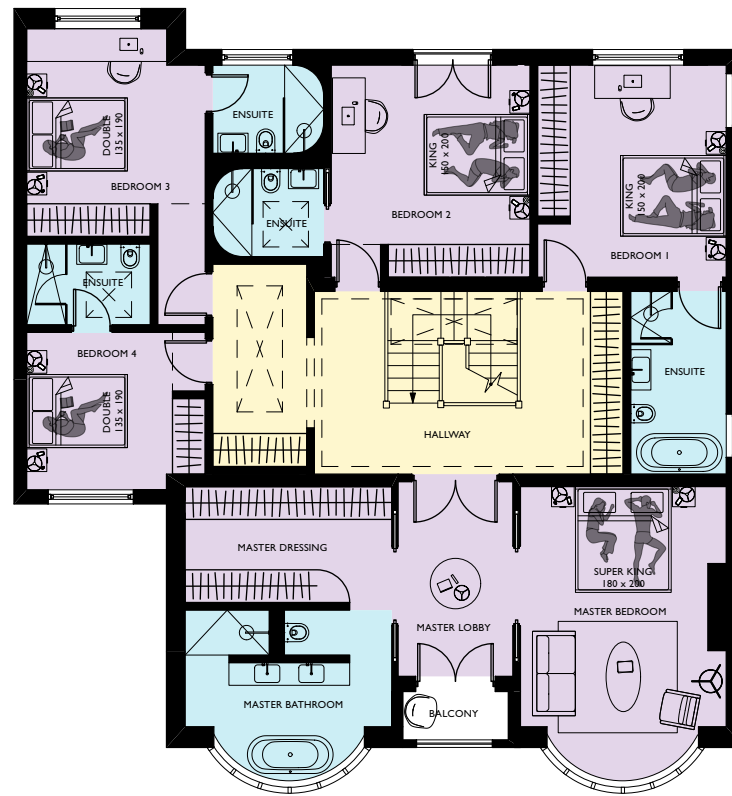
KEY NOTES

- All layouts are shown have been produced from the sales plan an accurate measured survey might be slightly different.
- All works are subject to planning permission and other consents and cannot be guaranteed.
- All works are subject to Building Regulations sign-off.
- All boundary conditions and positions to be confirmed.
- These layouts are the opinion of O/R Studio however any purchaser must make their own assessment and come to their own conclusions.



GROUND FLOOR PLAN OPTION 1

- Front rooms reconfigured to formal living and study
- Rear of house opened up to create open plan living space with new windows and doors.
- 'Back of house' spaces 'hidden' on side of the house
- Snug created in middle of house as this is only space without natural light
- Due to the house being 2 storeys the kitchen can be open to the hallway (subject to window sizes being confirmed on the 1st floor)



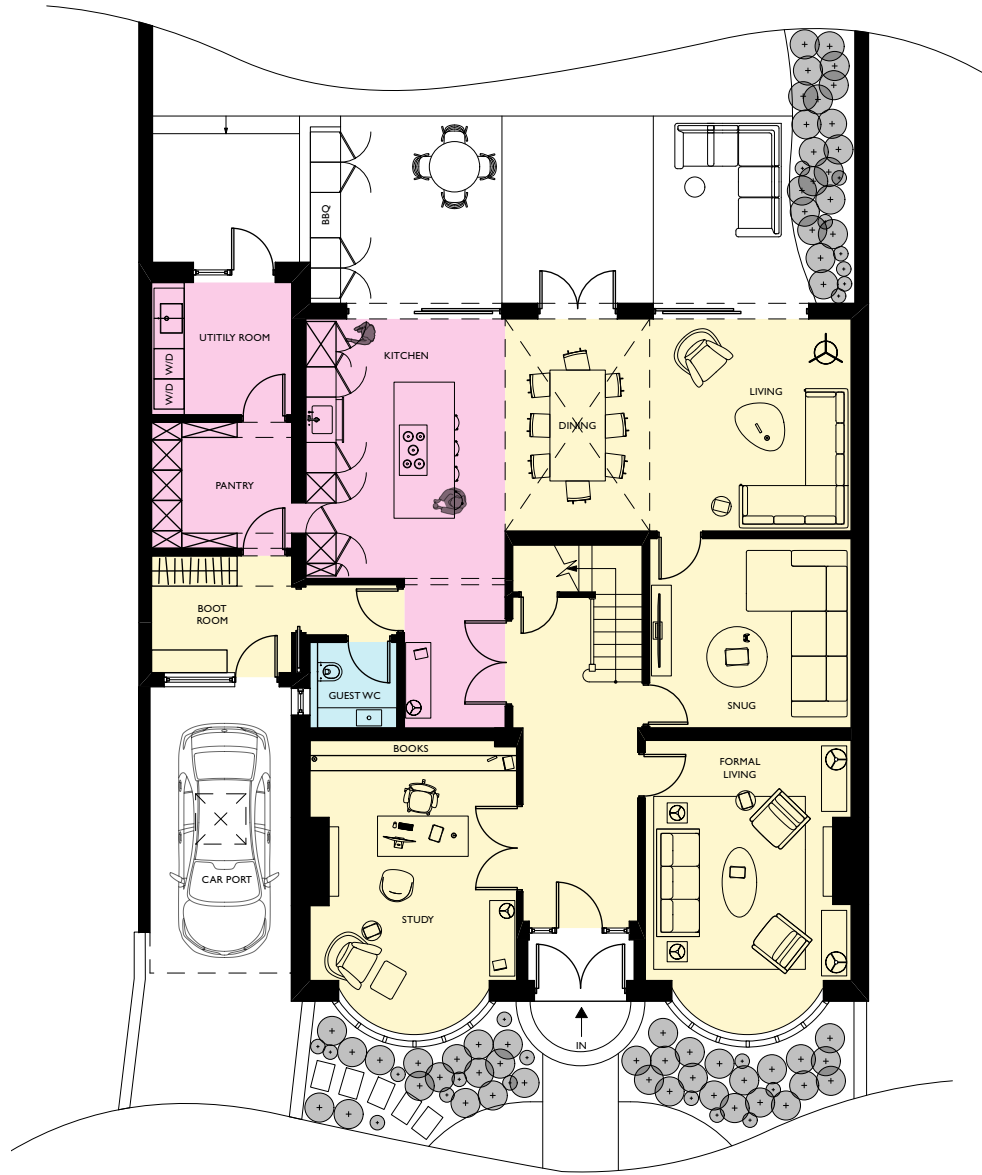
FIRST FLOOR PLAN OPTION 1

- Hallway and staircase opened up to create a 'square' space
- Front rooms reconfigured to substantial Master Suite
- The floor is reconfigured to 4 additional bedrooms with ensuites
- Balcony restored at the front of the house
- The ensuites to Bedroom 2 and Bedroom 3 could be reconfigured to create a family bathroom.



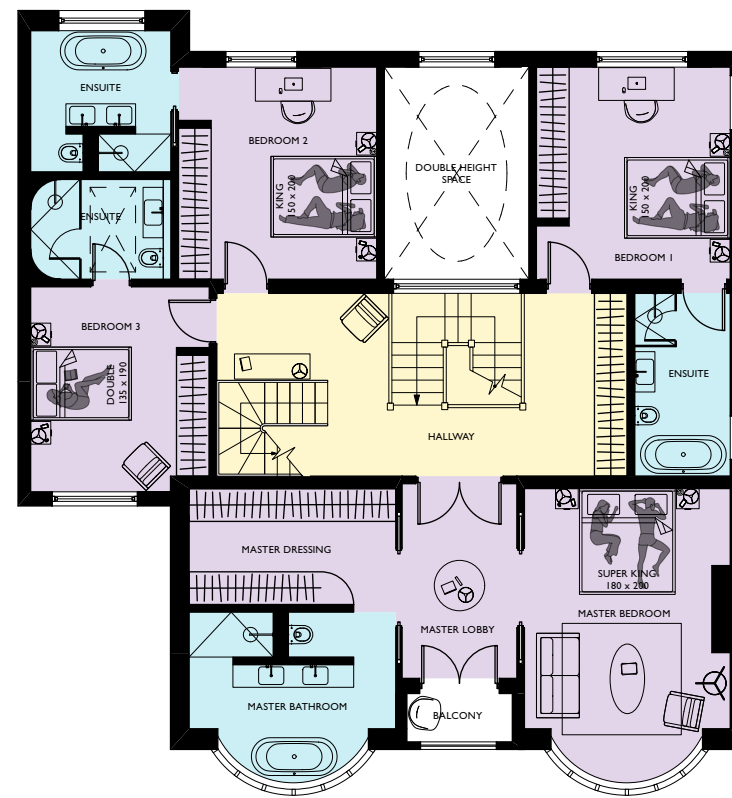
KEY NOTES

- All layouts are shown have been produced from the sales plan an accurate measured survey might be slightly different.
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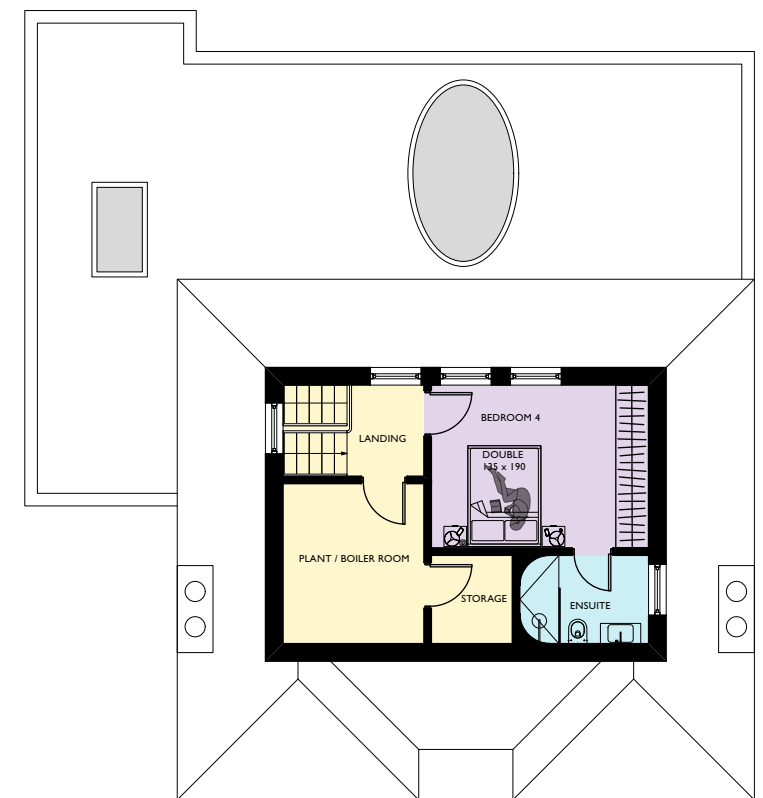
GROUND FLOOR PLAN OPTION 2

- Front rooms reconfigured to formal living and study
- Rear of house opened up to create open plan living space with new windows and doors.
- Double height space created over dining area
- 'Back of house' spaces 'hidden' on side of the house
- Snug created in middle of house as this is only space without natural light
- Due to the extra storey the kitchen has to be seperated from the staircase



FIRST FLOOR PLAN OPTION 2

- Hallway and staircase opened up to create a 'square' space
- Front rooms reconfigured to substantial Master Suite
- The floor is reconfigured to 3 additional bedrooms with ensuites
- Balcony restored at the front of the house
- Glass internal window from landing onto double height space with a large roof light above
- Additional staircase on hallway to new second floor in the roof



SECOND FLOOR PLAN OPTION 2

- New second floor created in an expanded roof
- One bedroom and bathroom created in roof space
- Plant room and storage created in the area of the roof that cannot have roof lights
- Roof lights created in pitched roof
- Note** - This is an estimate and roof space must be confirmed by a measured survey

