

THE SUTTON



ST. PHILIPS  
HOMES



# THE SUTTON

PLOTS 12 & 14

5 BEDROOMS

3 BATHROOMS

2 PARKING SPACES

1 DOUBLE GARAGE

1,759 FT<sup>2</sup> / 163.4 M<sup>2</sup>

< >	ROOM MEASUREMENTS
ST	STORE CUPBOARD
B	BOILER
W/M	WASHING MACHINE
T/D	TUMBLE DRIER
F/F	FRIDGE FREEZER
D/W	DISHWASHER
HWC	HOT WATER CYLINDER
LH	LOFT HATCH

CGI	PLOT 12
PLOT 14	AS SHOWN
PLOT 12	HANDED

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

GROUND FLOOR



GROUND FLOOR

METRES

FEET / INCHES

LIVING ROOM	4.59 x 3.56	15' 1" x 11' 8"
KITCHEN / FAMILY ROOM	6.40 x 3.56	21' 0" x 11' 8"
DINING	3.29 x 4.30	10' 9" x 14' 1"
STUDY	3.35 x 2.00	11' 0" x 6' 7"
CLOAKS	1.70 x 1.00	5' 7" x 3' x 3"
UTILITY	1.50 x 2.15	4' 11" x 7' x 1"

\* PLEASE SEE SALES ADVISER FOR DIMENSIONS WHERE AC ENCROACHES INTO ROOM.

FIRST FLOOR



FIRST FLOOR

METRES

FEET / INCHES

BEDROOM 1	2.66 x 3.72	8' 9" x 12' 2"
EN-SUITE	2.07 x 1.90	6' 9" x 6' 3"
BEDROOM 2	3.00 x 3.62	9' 10" x 11' 10"
EN-SUITE	1.60 x 2.00	5' 1" x 6' 7"
BEDROOM 3	3.29 x 3.66	10' 9" x 12' 0"
BEDROOM 4*	2.82 x 2.68	9' 3" x 8' 10"
BEDROOM 5	2.88 x 1.90	9' 6" x 6' 3"
BATHROOM	2.12 x 1.90	6' 11" x 6' 3"