

## The Montague: Plot 209

(See Site Plan for location)

The Montague is a 5 bedroom detached home situated close by a lovely traditional village green of nearly an acre with a south facing rear garden. This family home has a fully fitted dining kitchen with access to the sun room; utility; living room with a patio door to a private garden; separate dining room or 5th bedroom.

A large master bedroom with built-in wardrobe and bright characterful en-suite; three further large bedrooms again with wardrobes; family bathroom. The home has gas central heating.



Are you interested in this development? Enquire now.

T: 01721 540488

E: [mail@hudsonhirsell.com](mailto:mail@hudsonhirsell.com)

W: [hudsonhirsell.com](http://hudsonhirsell.com)

- Estate style living
- Kitchen/Dining Room
- Sun Room
- Living Room
- 5 Bedrooms most with fitted wardrobes
- Master bedroom with En-suite
- 1.5 car detached Garage and Outside Parking for 2 cars
- Good sized south facing garden

Hudson Hirsell LLP give notice that this plan is for illustrative purposes only and does not form part of any contract or constitute any representation or warranty. Any information shown is given in good faith but should not be relied on by the purchaser as a statement of fact. Any areas, measurements (including room sizes) are approximate and may vary. The text, plans and images are for guidance only and not necessarily comprehensive. These images were prepared from preliminary plans and specifications prior to completion of the design and the properties and intended as a guide only. Hudson Hirsell LLP reserves the right to amend the specification as necessary without prior notice.

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### Ground Floor

Living Room:	3.50 x 6.00m
Kitchen/Dining:	4.20 x 6.00m
Utility:	2.00 x 2.40m
WC:	2.30 x 1.30m
Sun Room:	4.50 x 3.00m
Dining/Bed 5:	3.50 x 3.50m
Vestibule:	1.80 x 1.45m

### First Floor

Master Bedroom:	4.25 x 3.60m
En-suite:	3.00 x 1.60m
Bedroom 2:	3.50 x 3.50m
Bedroom 3:	3.50 x 3.10m
Bedroom 4:	3.50 x 3.10m
Bathroom:	2.30 x 2.40m

