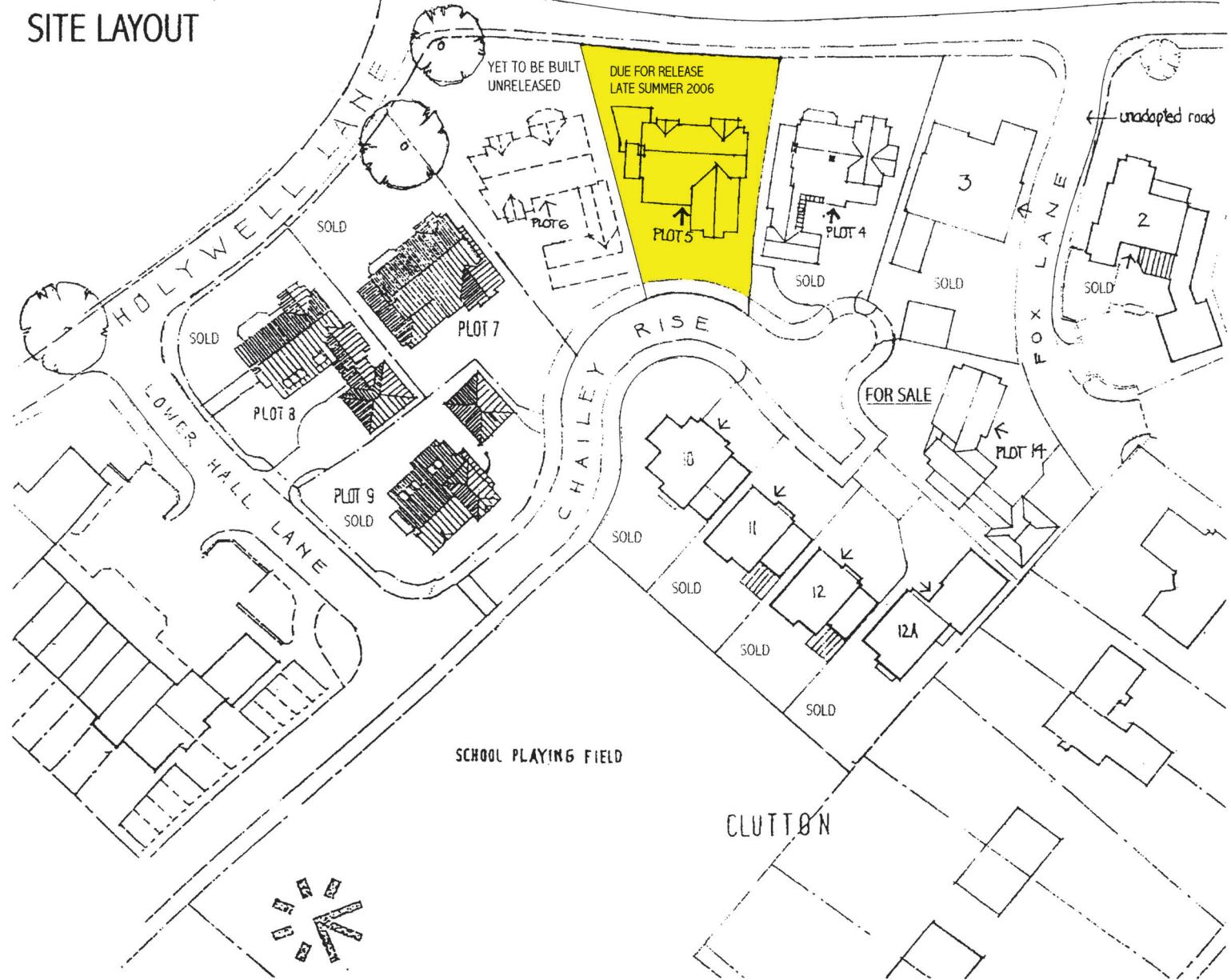




CHAILEY RISE, CLUTTON SITE LAYOUT





Plot 5, Chailey Rise, Clutton, Cheshire CH3 9SL

*A five bedroom detached property
with superb views over open countryside*

Due for release late Summer 2006

Ground floor comprises

- ◆ Large open plan kitchen family room with Scan wood burning stove
- ◆ Dining Room
- ◆ Ground floor bedroom with en suite shower room
- ◆ Study
- ◆ Cloakroom
- ◆ Utility
- ◆ Integral Double Garage

First floor comprises

- ◆ Vaulted ceiling living room with Scan wood burning fire
- ◆ Balcony off living room
- ◆ Master bedroom with en suite shower room
- ◆ Family bathroom
- ◆ Three bedrooms

Second floor comprises

- ◆ Attic bedroom

External finishes include

- ◆ Block paved driveway leading to double garage
- ◆ Enclosed front courtyard
- ◆ Landscaped rear garden with paved patio area

- ◆ Oil fired central heating (hot water underfloor heating to ground floor)
- ◆ NHBC 10 year Buildmark cover
- ◆ Mains drainage

If you wish to receive further updates on the release of this property please contact Berry-Smith Developments on 01829 782490

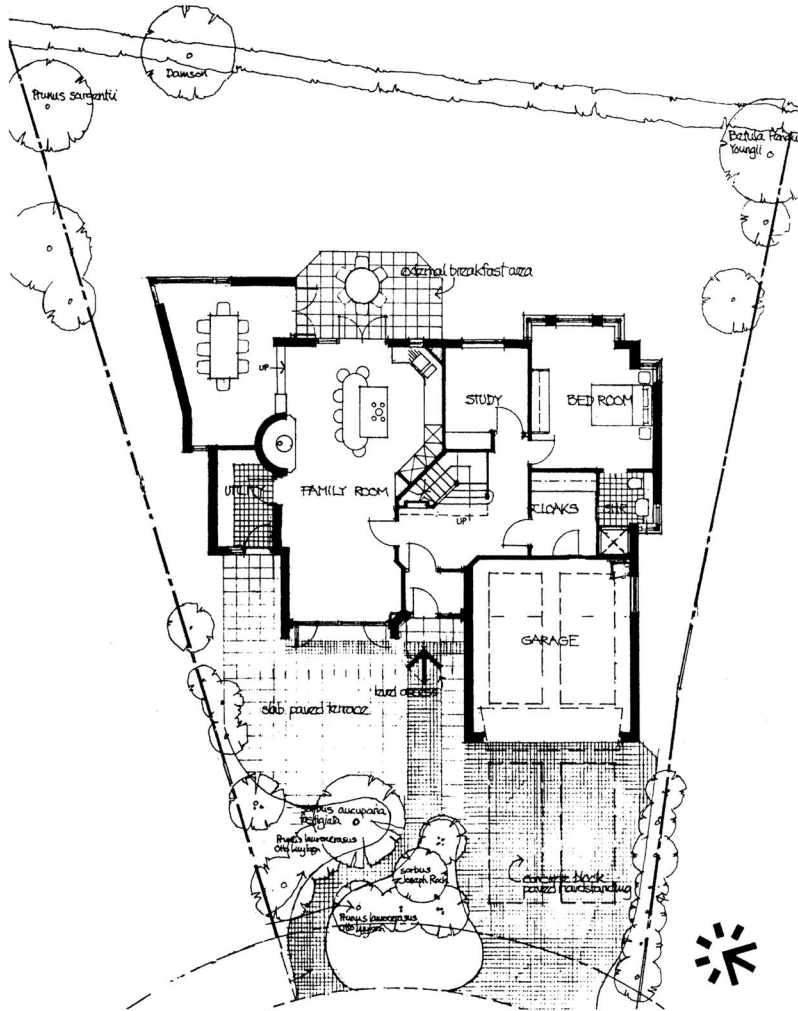


Front elevation



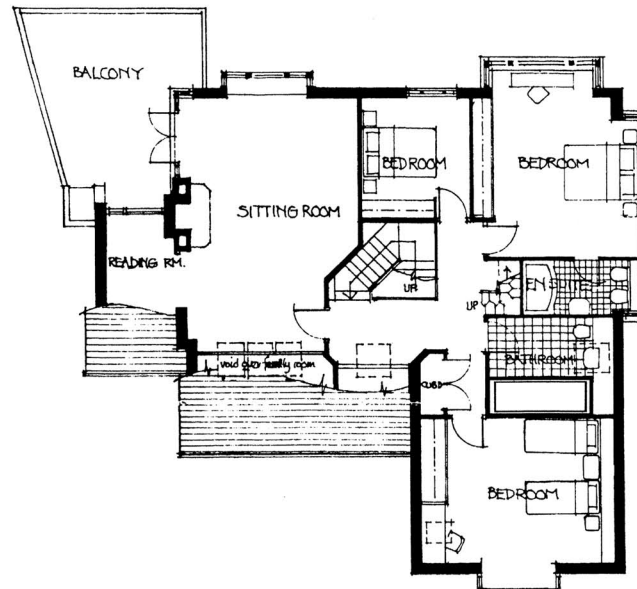
Rear elevation

Plot 5, Chailey Rise, Clutton, Cheshire CH3 9SL



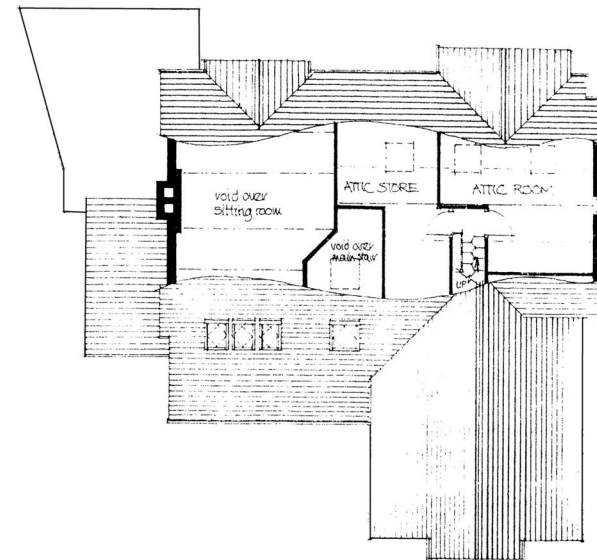
Ground floor

Entrance	1.38 x 1.89 metres	Study	3.18 x 2.81 metres
Hallway	3.73 x 4.25 metres	Bedroom	4.66 x 3.75 metres
Kitchen/family	8.80 x 5.10 metres	En suite	2.57 x 1.70 metres
Dining room	4.80 x 4.00 metres	Cloakroom	2.57 x 1.95 metres
Utility	3.28 x 1.70 metres	Garage	5.50 x 5.10 metres



First floor

Landing	3.73 x 4.30 metres
Sitting room	6.39 x 4.52 metres
Reading room	3.30 x 1.70 metres
Main bedroom	5.05 x 4.46 metres
En suite	1.32 x 3.04 metres
Bathroom	2.23 x 3.19 metres
Bedroom	3.76 x 5.09 metres
Bedroom	3.18 x 2.84 metres



Second floor

Bedroom	4.00 x 4.50 metres
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