

Eastfields Green

SONNING BERKSHIRE



THE SWINLEY

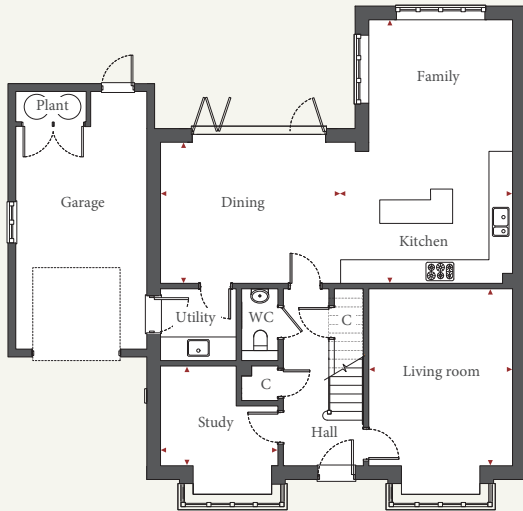
— PLOT ONE —

A thoughtfully planned five-bedroom family home arranged over three floors. The ground floor offers an open-plan kitchen / family / dining space, living room with bay-window, private study, utility, WC and attached garage. The first floor features a luxurious master bedroom with vaulted ceiling, dressing room and en suite, three further bedrooms and a family bathroom. The second floor provides an additional bedroom, bathroom and versatile bonus room, ideal as a guest suite, home office or cinema.



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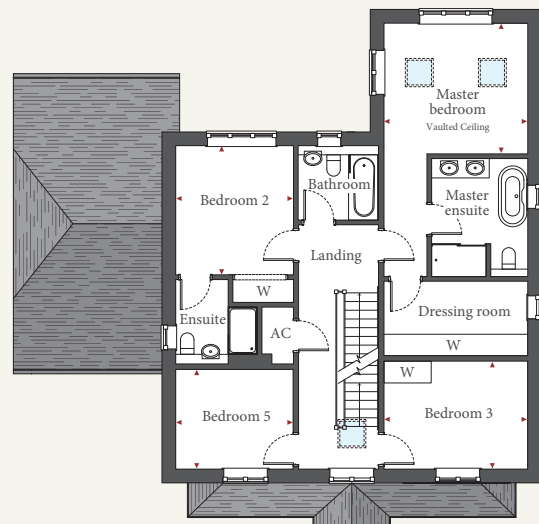


< GROUND FLOOR

Family	3.96 x 3.37	12' 11" x 11' 0"
Kitchen	4.96 x 3.88	16' 3" x 12' 8"
Dining	4.79 x 3.88	15' 8" x 12' 8"
Living room	3.96 x 4.87	12' 11" x 15' 11"
Study	3.23 x 2.75	10' 7" x 9' 0"

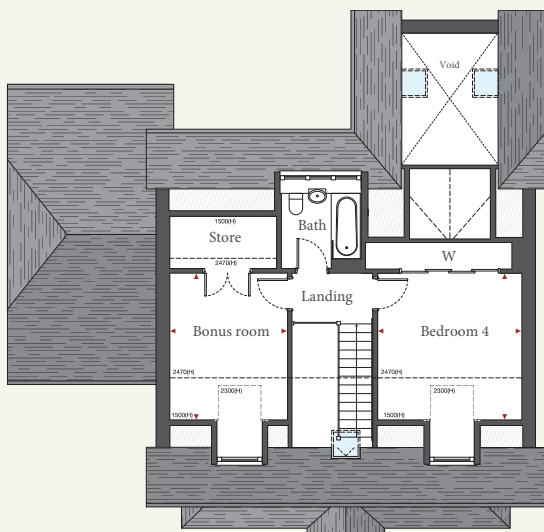
FIRST FLOOR >

Master bedroom	3.96 x 3.60	12' 11" x 11' 9"
Bedroom 2	3.25 x 3.56	10' 7" x 11' 8"
Bedroom 3	3.96 x 2.98	12' 11" x 9' 9"
Bedroom 5	3.24 x 2.75	10' 7" x 9' 0"



< SECOND FLOOR

Bedroom 4	3.97 x 4.04	13' 00" x 13' 3"
Bonus room	3.25 x 4.04	10' 7" x 13' 3"



Total area — 265m² 2,855ft²

C - Cupboard W - Wardrobe AC - Airing cupboard