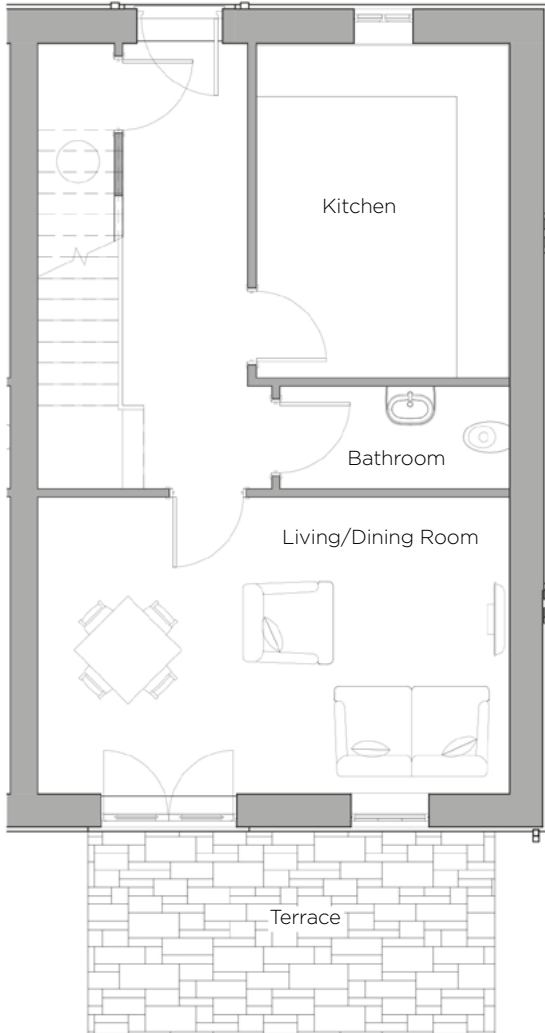
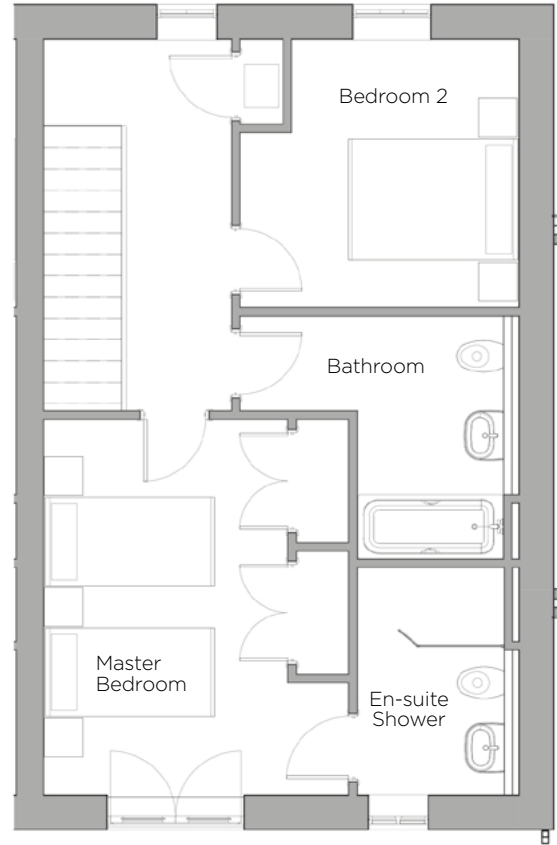


# Audley St Elphin's Park

18 Pollard Way  
Cottage  
Plot 145



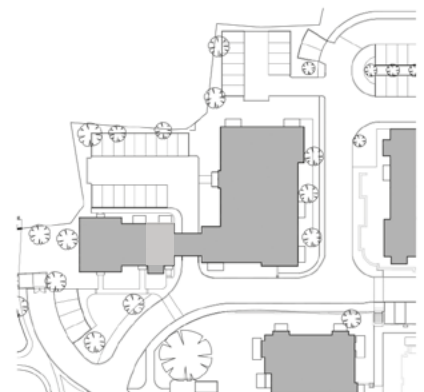
**Ground Floor**



**First Floor**



Internal Measurements	Metric (m)	Imperial (ft)
Living/Dining Room	5.57m x 3.51m	18'3" x 11'6"
Kitchen	3.95m x 2.99m	12'11" x 9'10"
Master Bedroom	4.4m x 2.86m	14'5" x 9'5"
Bedroom 2	3.27m x 3.15m	10'9" x 10'4"
Terrace (approx)	4.8m x 2.4m	15'9" x 7'10"



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Built-in wardrobes in bedrooms have not been included in the overall dimensions.  
Maximum measurements shown. These pages are intended for marketing purposes only.  
Designs vary according to plot and all details should be checked at the Sales Office.  
January 2017



GOOD MOVE

# Audley St Elphin's Park

18 Pollard Way  
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Plot 145



## 2 bedroom cottage

This stunning two bedroom dual aspect cottage is set across two floors and enjoys superb views of the surrounding countryside. Downstairs comprises of a beautiful living/dining room that has patio doors leading out onto the south-west facing terrace, a large kitchen with hillside views and a w/c. Upstairs has a spacious master bedroom with a Juliette balcony and an en-suite shower room, a second double bedroom and a luxury bathroom.

Property specifications:

- Set across two floors with excellent positioning
- Large living/dining room opens out onto a terrace
- Good size Siematic kitchen with beautiful views
- Spacious master bedroom with a Villeroy & Boch walk-in shower en-suite
- Villeroy & Boch second bathroom
- Second double bedroom with hillside views

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