



# The Annan

## Estuary

Main Floor Area <sup>1</sup>	80.76 m <sup>2</sup>	868 sq.ft.
Upper Floor Area <sup>1</sup>	33.77 m <sup>2</sup>	363 sq.ft.
Overall Floor Area <sup>1</sup>	114.53 m <sup>2</sup>	1,231 sq.ft.



### A Spacious 3 Bedroom Chalet Villa

The ANNAN has very traditional massing while still looking very contemporary. On the lower floor, the Living/Dining have full vaulted ceilings making for very a spacious airy area, bright with light flooding in from the glazed feature wall. A well equipped Kitchen includes an island unit, allowing a very social work area. At the rear of the ground floor, with standard ceiling heights, are two spacious double Bedrooms and a Shower-room. The Annan has great storage with both Bedrooms having fitted wardrobes; an understair cupboard, and a closet in the entrance vestibule.

Upstairs, the Master Bedroom suite consists of a very spacious Bedroom, an En-Suite with Bath & Shower, plus a good sized storage closet.

Shown above in its Larch cladding format, we also show below the same home but with alternative cladding formats. In truth, there is an infinite amount of options/alternatives available.

Room	metres		Ft / inches	
Living	4.85	x 3.90	15'11"	x 12'9"
Dining	3.47	x 3.42	11'4"	x 11'2"
Kitchen	3.47	x 2.55	11'4"	x 8'4"
Bedroom	2.64	x 2.46	8'8"	x 8'0"
Bedroom	3.00	x 2.72	9'10"	x 8'11"
Shwr-Room	2.11	x 1.71	6'11"	x 5'7"
Mstr Bedroom	5.09	x 3.43	16'8"	x 11'3"
Mstr Bathroom	3.01	x 2.31	9'10"	x 7'6"
Frontage <sup>2</sup>	9.76 m		32'0"	

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Design Can Be Mirrored

<sup>1</sup> Gross FA. To External Of Structural Frame.

<sup>2</sup> Includes Entry Porch. Timber Clad; 50mm cavity.

Sizes shown are indicative only, and no warranty is given to their specific accuracy.

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**Western Red  
Cedar**

**Render**



**Siberian Larch  
With Masonry Base**

**Masonry**

