

# *The Aspen*

*at The Peninsula*



114 Acre Sailing/Fishing Lake

# The Aspen

A superior, 7 bedroom detached New England style lakeside property with extensive views across a 114 acre lake, offering:

- A large wrap-around decking
- Balconies off 2 bedrooms
- Open plan kitchen/dining area
- Drawing room with vaulted ceiling
- Bespoke, fully fitted kitchen
- 5 en-suites, cloakroom and family bathroom
- Southerly facing
- Underfloor heating on ground floor

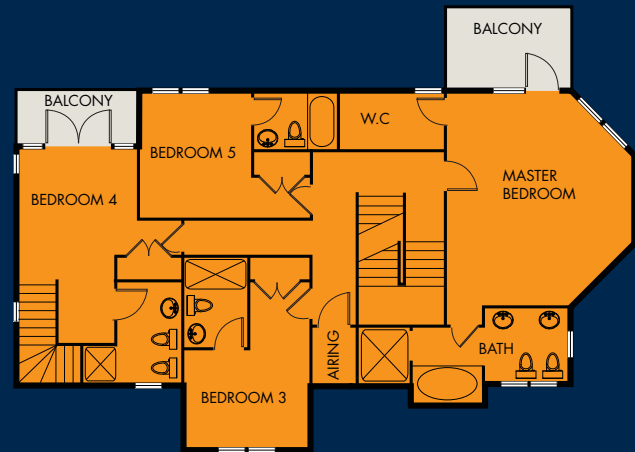


## Ground Floor

Room	Metres	Feet
Drawing Room	8.80 x 5.20	28'10" x 17'2"
Kitchen/Dining Room	7.00 x 5.00	23'0" x 16'5"
Sitting/Family Room	8.00 x 5.20	26'4" x 17'2"
Bedroom 2	3.30 x 4.30	10'10" x 14'2"

## First Floor

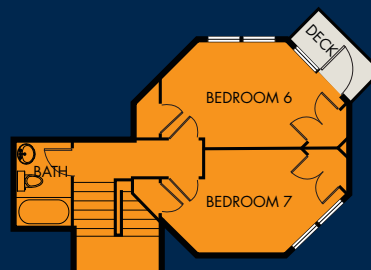
Room	Metres	Feet
Master Bedroom	5.00 x 5.70	16'5" x 18'9"
Bedroom 3	4.50 x 3.30	14'9" x 10'10"
Bedroom 4	5.30 x 3.20	17'6" x 10'6"
Bedroom 5	3.00 x 3.40	10'0" x 11'0"



## Second Floor

Room	Metres	Feet
Bedroom 6	5.00 x 2.80	16'5" x 9'60"
Bedroom 7	5.00 x 2.80	16'5" x 9'60"

Total floor area including deck 5,659 sq ft (526 sq m)  
Total deck area 1,818 sq ft (169 sq m)



\*All measurements are approximate and taken to the maximum points.

\*Please note that these layouts are subject to some internal changes - please ask a Sales Advisor for further details.