

The Montana

at The Peninsula



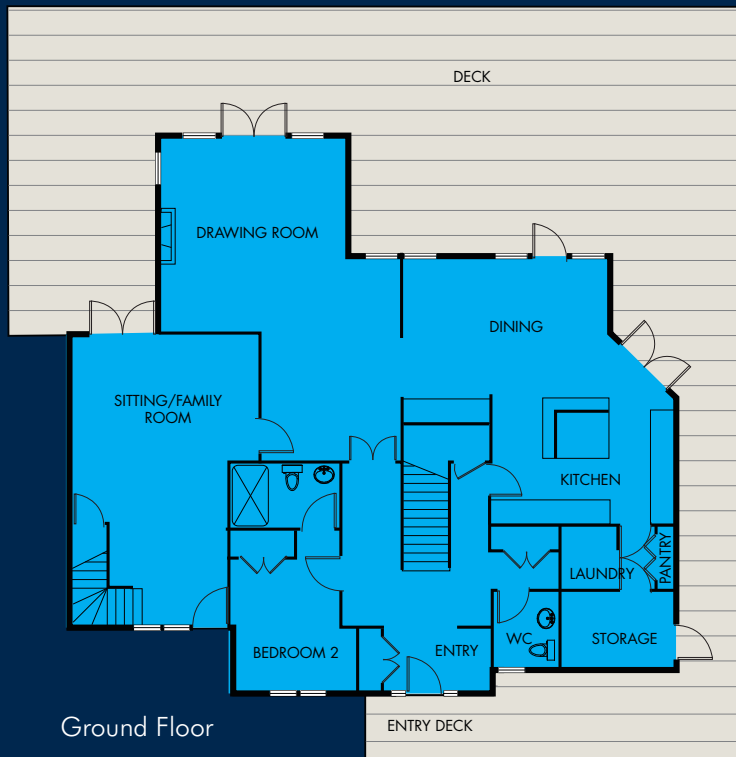
114 Acre Sailing/Fishing Lake


Watermark
The Cotswolds

The Montana

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

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



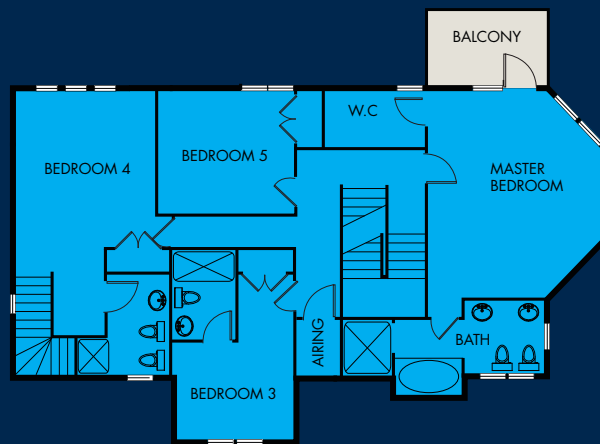
Ground Floor

Ground Floor

Room	Metres	Feet
Drawing Room	4.75 x 8.50	15'6" x 28'0"
Kitchen/Dining Room	7.00 x 5.00	23'0" x 15'5"
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

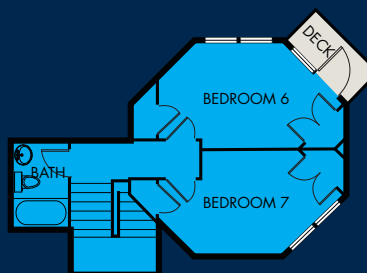
Room	Metres	Feet
Master Bedroom	5.00 x 5.70	16'5" x 18'9"
Bedroom 3	4.50 x 3.30	14'9" x 10'10"
Bedroom 4	6.80 x 3.90	22'4" x 12'9"
Bedroom 5	3.90 x 3.40	12'9" x 11'0"



First Floor

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"



Second Floor

Total floor area including deck 5,746 sq ft (534 sq m)
Total deck area 1,776 sq ft (165 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.