

The Vail

at The Peninsula

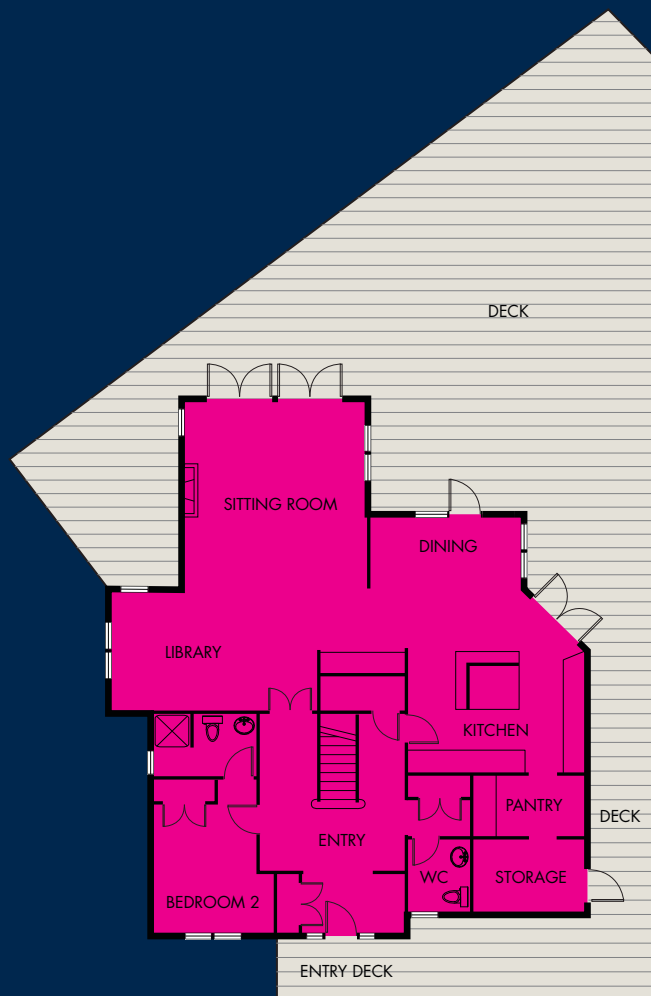


114 Acre Sailing/Fishing Lake

The Vail

An elegant, 6 bedroom detached New England style lakeside property with large decking overlooking a 114 acre lake, offering:

- Underfloor heating on ground floor
- Open plan kitchen/dining area
- Open plan sitting room & library
- Sitting room with vaulted ceiling
- Bespoke, fully fitted kitchen
- 4 en-suites, cloakroom & family bathroom
- Large decking area leading to the waters edge
- Balconies off 2 bedrooms



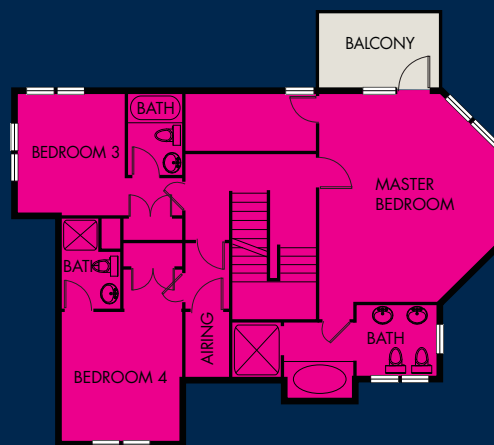
Ground Floor

Ground Floor

Room	Metres	Feet
Sitting Room/Library	8.00 x 8.75	26'0" x 28'5"
Kitchen/Dining Room	7.50 x 5.00	23'0" x 16'5"
Bedroom 2	3.30 x 4.30	10'10" x 14'2"

First Floor

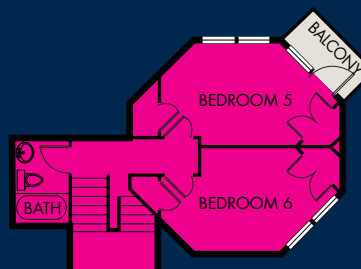
Room	Metres	Feet
Master Bedroom	5.00 x 5.70	16'5" x 18'9"
Bedroom 3	3.40 x 3.00	11'0" x 10'0"
Bedroom 4	3.60 x 3.30	12'0" x 11'0"



First Floor

Second Floor

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



Second Floor

Total floor area including deck 4,828 sq ft (448 sq m)
Total deck area 1,600 sq ft (148 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.