



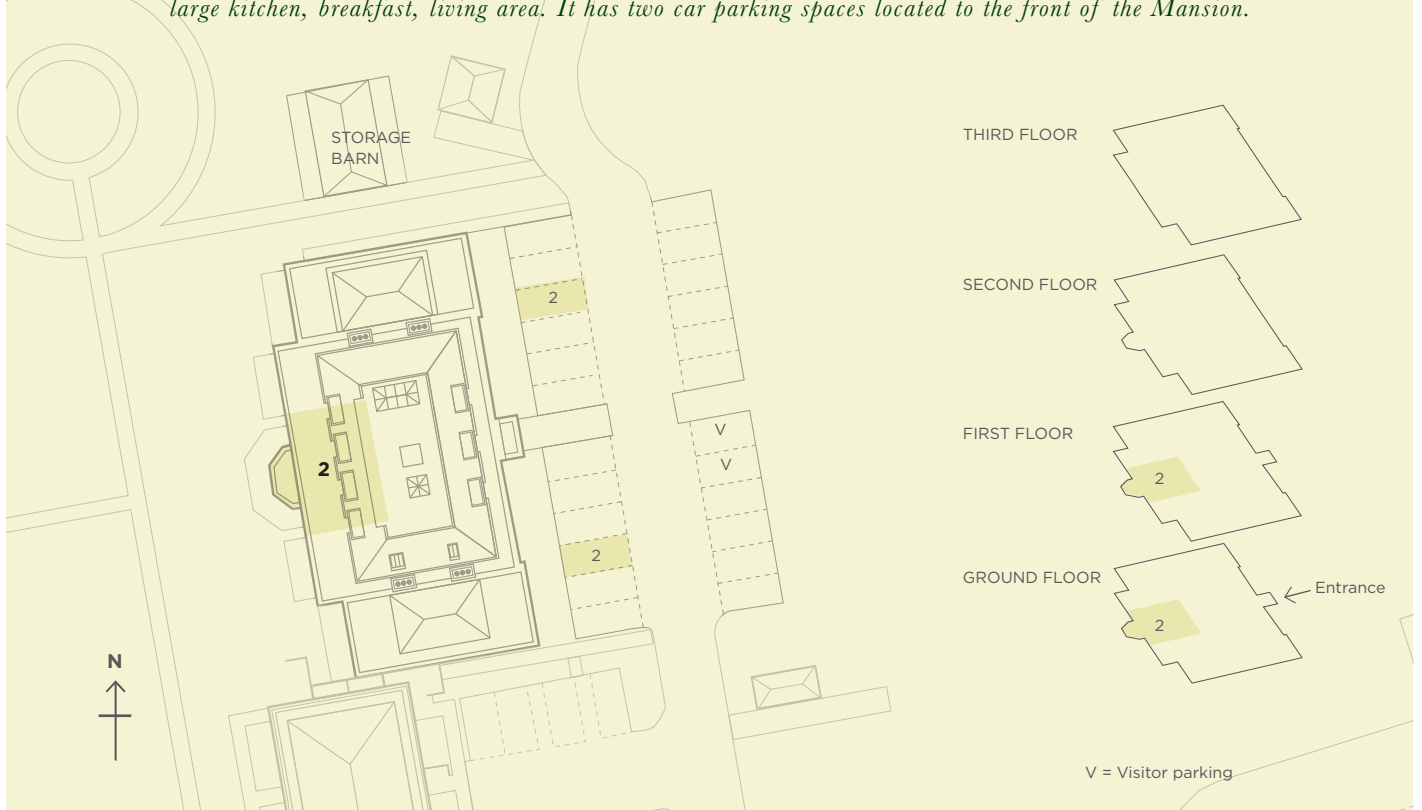
# FRITH PARK

## MANSION HOUSE

NO. 2  
TWO BEDROOM DUPLEX APARTMENT



*No. 2 is a stunning apartment arranged over two floors at the rear of the Mansion House with south west facing views over the adjoining woodland and surrounding countryside. It features a ground floor terrace accessed via the large kitchen, breakfast, living area. It has two car parking spaces located to the front of the Mansion.*

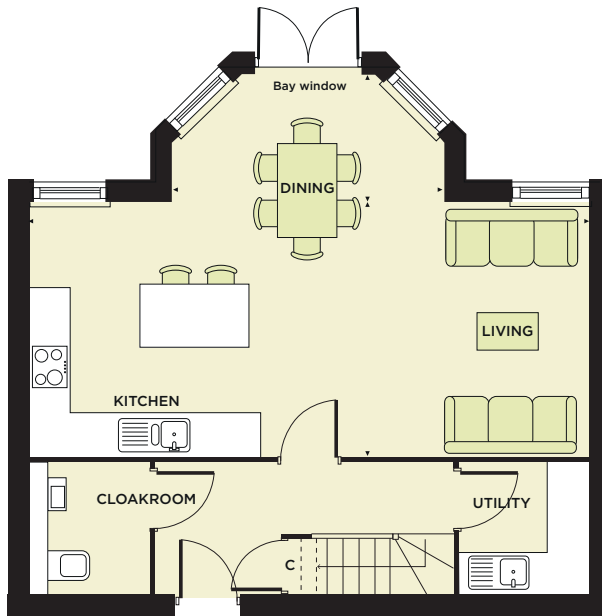


## 2 MANSION HOUSE TWO BEDROOM DUPLEX APARTMENT

### INTERIOR DECOR

Heather

Located across two storeys on the ground and first floors, No.2 Mansion House offers 1,153 ft<sup>2</sup> of generous accommodation. There is a spacious open plan kitchen, dining and living room with a stunning projecting bay window with double doors to the terrace and formal gardens. This offers a perfect spot to soak up the afternoon and evening sun and enjoy the spectacular setting. A cloakroom and utility room complete the lower ground floor accommodation. Upstairs the master bedroom is more of a suite with its generous size and again, makes the most of the huge bay window with its triple aspect views. In addition to a well-equipped ensuite shower room, there are also built-in wardrobes. Bedroom two is a good-sized double room and there is also a separate bathroom. Storage is a key feature as it comes with an understairs and a service cupboard, a utility room and its own handy secure store room within the Storage Barn for bicycles, golf clubs and other items.



#### GROUND FLOOR

|                                |                  |   |                    |
|--------------------------------|------------------|---|--------------------|
| Kitchen, dining<br>living room | 3.72m<br>12' 02" | x | 8.20m<br>x 26' 11" |
| Bay window                     | 1.84m<br>6' 00"  | x | 3.92m<br>x 12' 10" |

#### FIRST FLOOR

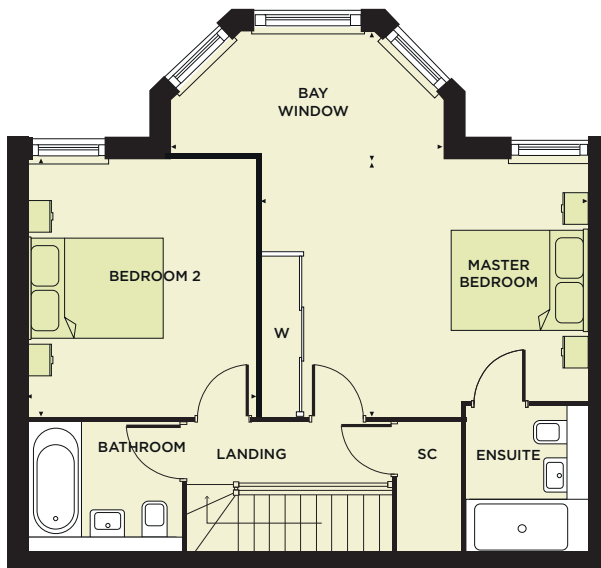
|                |                  |   |                    |
|----------------|------------------|---|--------------------|
| Master Bedroom | 3.75m<br>12' 03" | x | 4.51m<br>x 14' 09" |
| Bay window     | 1.84m<br>6' 00"  | x | 3.92m<br>x 12' 10" |
| Bedroom Two    | 3.72m<br>12' 02" | x | 3.56m<br>x 11' 08" |

#### TOTAL FLOOR AREA

107m<sup>2</sup>      1,153 ft<sup>2</sup>

#### PARKING

Two allocated parking spaces



**KEY:** C Cupboard      W Fitted wardrobe      SC Service cupboard

This information is for guidance only. The dimensions given are subject to minor variations (+ or - 5%) and are not intended to be used for carpets sizes, appliance sizes or items of furniture. Furniture shown is not included and are shown as indicative only. Details contained here may change and should not be relied upon as statements of fact or representation and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty.