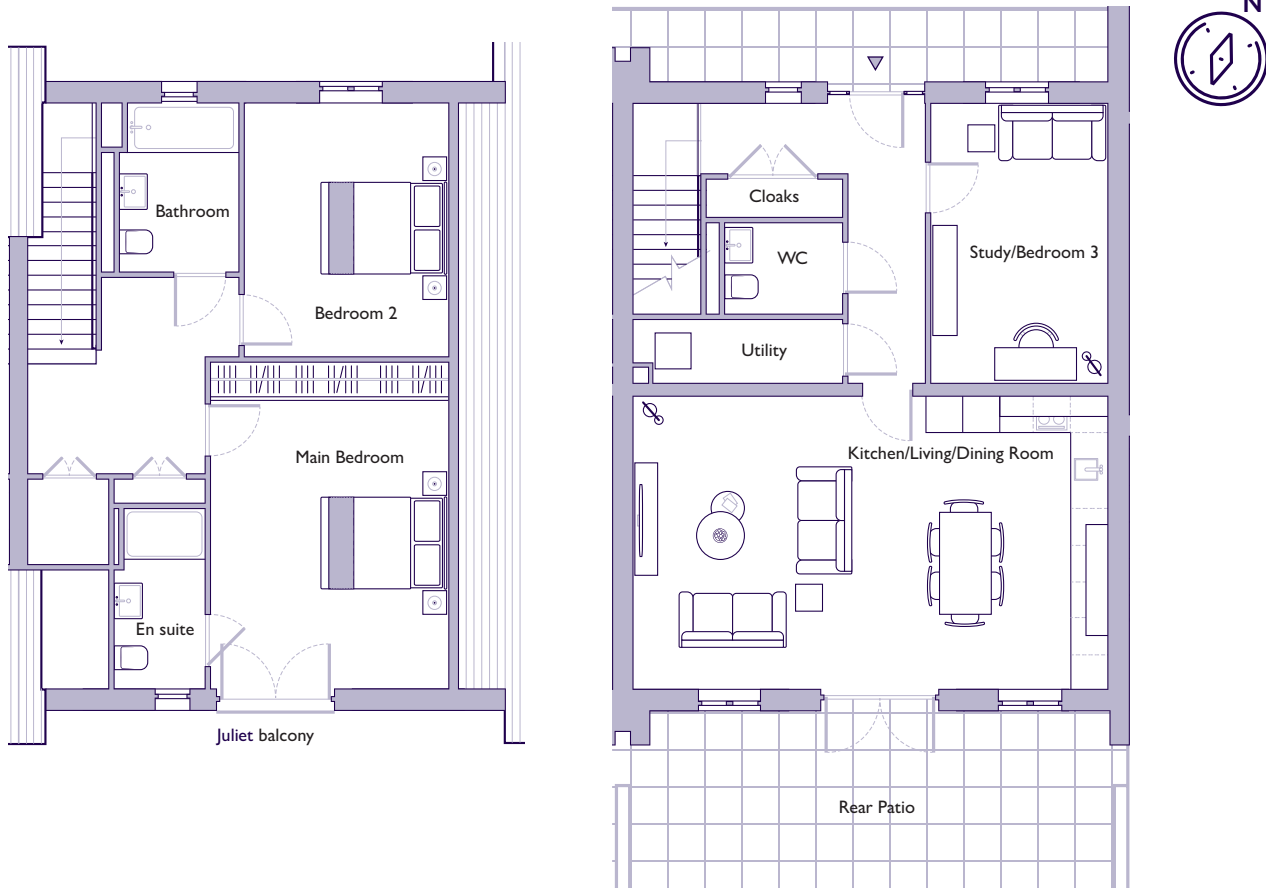
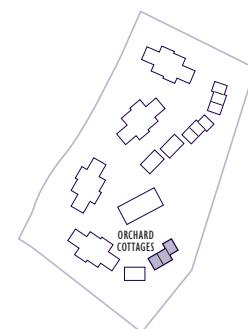


THE LAYOUT

**40 Orchard Cottage. Audley Shiplake Meadows,
Meadow Chase, Reading Road, Henley-on-Thames RG9 3JN**



| Internal Measurements | Metric (m) | Imperial (ft) |
|----------------------------|-------------|----------------|
| Ground level | | |
| Kitchen/Living/Dining Room | 7.81 x 4.76 | 25'7" x 15'7" |
| Study/Bedroom 3 | 4.56 x 2.89 | 14'11" x 9'6" |
| Utility | 3.41 x 1.00 | 11'3" x 3'3" |
| Upper level | | |
| Main Bedroom | 5.30 x 3.92 | 17'4" x 12'10" |
| Bedroom 2 | 4.13 x 3.37 | 13'6" x 11'0" |



These floor plans are illustrative and for marketing purposes only. Maximum measurements are shown with longer dimension quoted first. Dimensions are quoted for the main area of the room only. Built-in wardrobes not included in the overall room dimensions. Furniture shown to illustrate possible room layouts and not included in sale. Designs vary according to plot. All details should be checked at the Sales Office. July 2024.