

# THE DOWNHAM

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VILLA  
COLLECTION

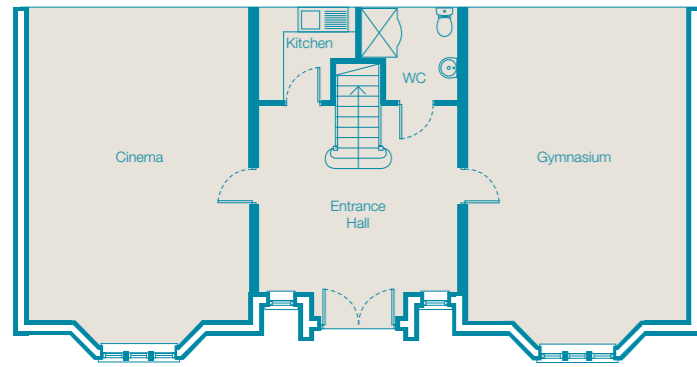


LYTHAM QUAYS



FLOOR PLANS & SPECIFICATIONS



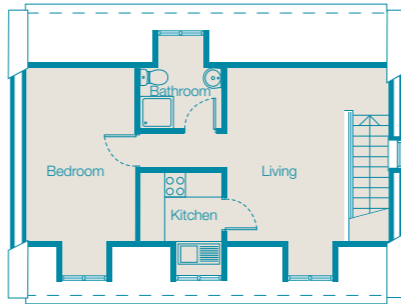
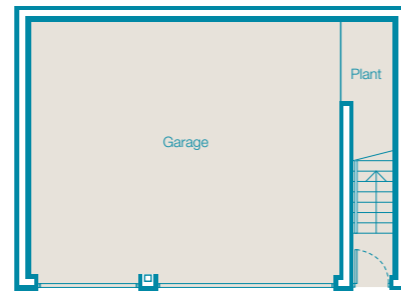


## The Downham Villa Lower Ground Floor

Entrance Hall	15' 9" x 14' 10"	(4815 x 4535)
Home Cinema	24' 10" x 17' 6"	(7570 x 5330)
Gymnasium	24' 10" x 17' 6"	(7570 x 5330)
Kitchen	7' 9" x 7' 5"	(2358 x 2260)
WC	7' 9" x 7' 5"	(2358 x 2260)

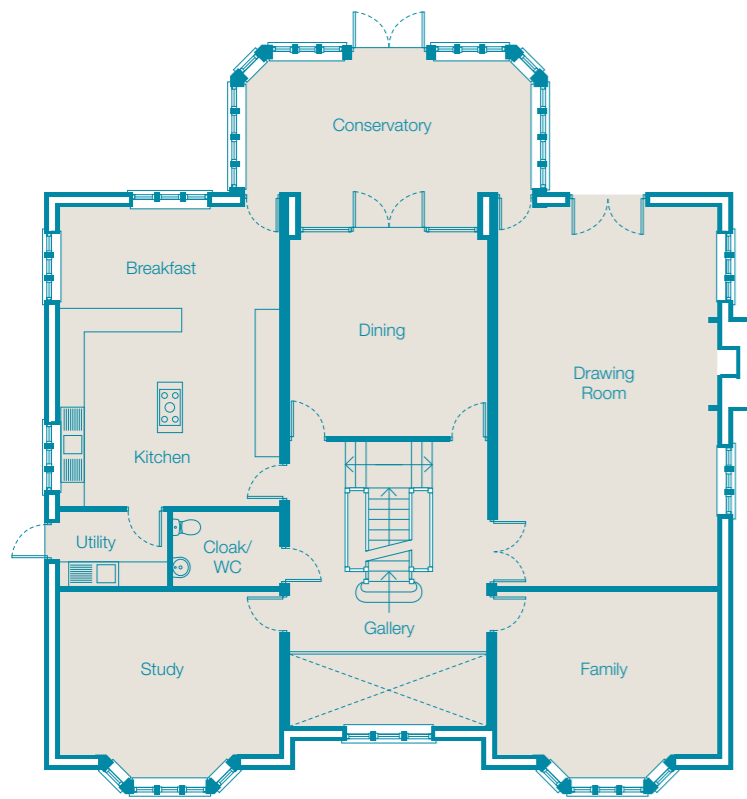
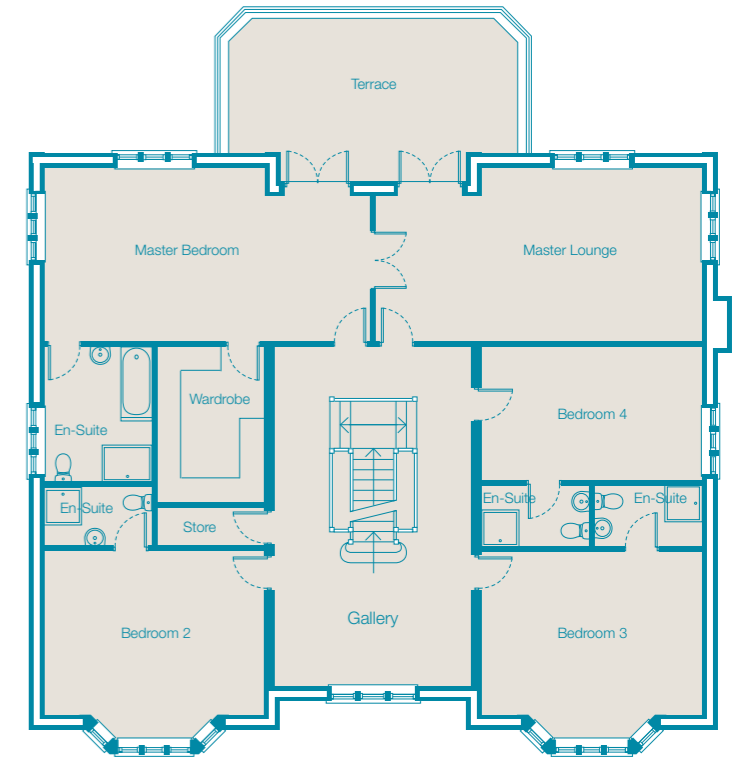
## Annexe

Garage	24' 6" x 20' 3"	(7495 x 6158)
Plant Area	8' 0" x 3' 3"	(2400 x 983)
Lounge	16' 6** x 12' 9"	(5045* x 3895)
Bedroom	16' 6** x 7' 5"	(5045* x 2660)
Kitchen	6' 5" x 5' 6"	(1980 x 1672)
Bathroom	7' 6** x 6' 6"	(2265* x 1990)



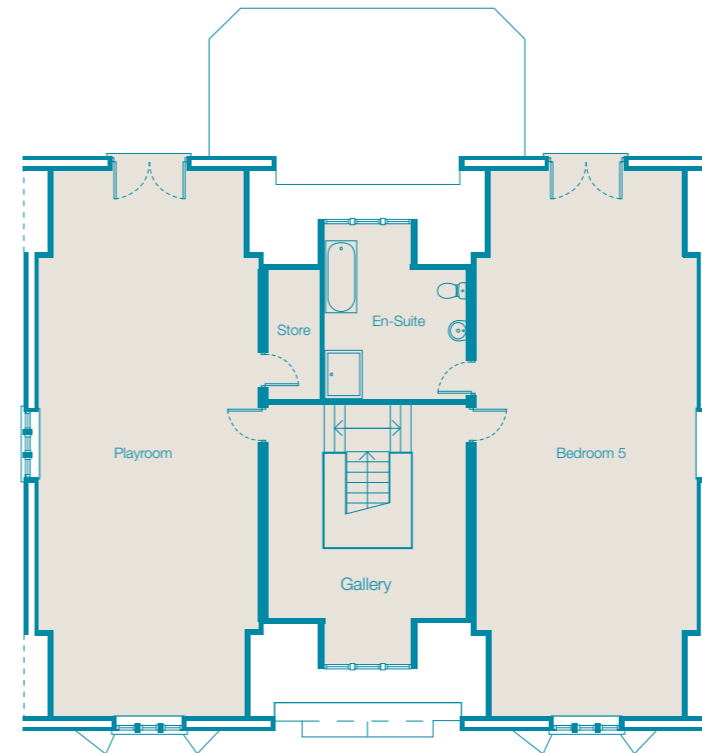
## First Floor

Master Bedroom	25' 11" x 13' 10"	(7902 x 4210)
Master Lounge	25' 11" x 13' 10"	(7902 x 4210)
En-Suite	10' 10" x 8' 8"	(3300 x 2655)
Dressing	12' 5" x 8' 7"	(3790 x 2615)
Bedroom 2	17' 6" x 14' 10**	(5330 x 4545*)
En-Suite	8' 9" x 4' 9"	(2655 x 1450)
Bedroom 3	17' 6" x 14' 10**	(5330 x 4545*)
En-Suite	8' 8" x 4' 10"	(2615 x 1500)
Bedroom 4	17' 6" x 10' 7"	(5330 x 3250)
En-Suite	8' 8" x 4' 10"	(2615 x 1500)
Linen	8' 8" x 3' 2"	(2615 x 960)



## Upper Ground Floor

Drawing Room	30' 0" x 17' 6"	(9160 x 5330)
Family Room	17' 6" x 14' 10**	(5330 x 4545*)
Dining Room	16' 3" x 15' 9"	(4960 x 4815)
Study	17' 6" x 14' 10**	(5330 x 4545*)
Kitchen/Breakfast	23' 9" x 17' 6"	(7230 x 5330)
Utility	8' 9" x 6' 0"	(2665 x 1830)
Cloaks/WC	8' 8" x 6' 0"	(2615 x 1830)
Conservatory	22' 10" x 13' 4**	(6985 x 4078*)



## Attic Floor

Bedroom 5	43' 4" x 17' 6"	(13205 x 5330)
En-Suite	13' 10" x 11' 4"	(4255 x 3453)
Playroom	43' 4" x 17' 6"	(13205 x 5330)
Store	10' 4" x 4' 2"	(3158 x 1258)

Measurements are specified in both imperial and metric sizes. \*All dimensions are maximum.

