



LIST OF ROOMS & FLOOR PLANS AT CAMPDEN RETREAT

Campden Retreat may look like a typical Cotswold cottage from the outside, but inside it's a super-modern country retreat that has been modernised to the highest possible standard.

Here's a list of all the main rooms in the house:

LIVING & ENTERTAINMENT SPACES

- **Living Room:** Stylish and elegant, the living room has a large wood-burning stove, flagstone flooring, decadent rugs and two sumptuous sofas. There's also a baby grand piano.
- **Pool Room:** The lower ground floor is dedicated to recreation with an indoor heated swim jet pool, small selection of free weights and a relaxation area, with a sculptured ceramic feature wall.
- **Sauna:** The large cedar sauna has beech seating with rainbow LED lighting and there's an adjacent cloakroom with marble mosaic tiling and drench shower.
- **Cinema Room:** With an 86" Smart TV and comfy seating (please use your own log-in to access streaming services such as Netflix).
- **Study/Reading Room:** On the ground floor, with a Shagreen campaign desk and bookcase.

KITCHEN & DINING

- **Kitchen:** The stylish Loxleys oak kitchen is the heart of the house and perfect for luxury self-catering. With beams and limestone flooring, it features granite worktops, a seven-ring gas range with griddle, two large ovens (one with the facility for pizza/bread baking), a combination oven, microwave, dishwasher and American-style fridge freezer. The large solid-timber table seats up to 10 and is ideal for breakfast, lunch or informal suppers.
- **Dining Room:** For more formal dining, the elegant dining room features a beautiful oval dining table which seats 10. A Tondo mirror in oxidised silver, a nickel chandelier and a luxurious carpet, lamps and chairs complete the indulgent look.



BEDROOMS – sleeps 10 in 5 bedrooms

All bedrooms are on the first floor, off a galleried landing (see floor plans on page 5).

● indicates a choice of bed configuration

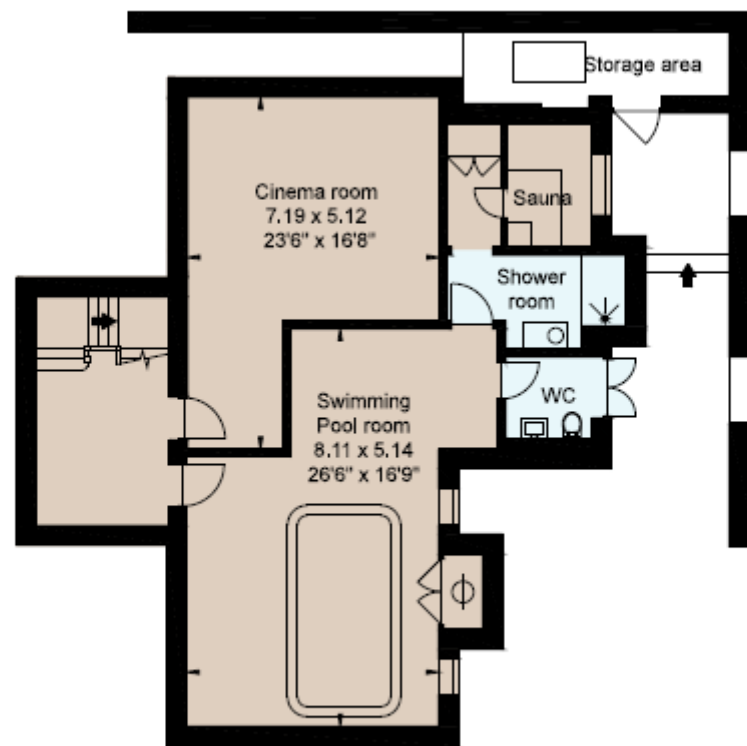
Bedroom	Beds	Sleeps	Features
Bedroom 1 (Master Suite)	Four poster super king size bed	2	Ensuite shower room with double drench shower plus in-room raised free-standing mineral cast oval-shaped bath in a perfect spot for gazing out over spectacular countryside views.
Bedroom 2	Super king size bed	2	Ensuite shower room with superior fittings from Grohe and Duravit.
Bedroom 3	Super king size bed (can be divided into two single beds) ●	2	Ensuite shower room with superior fittings from Grohe and Duravit.
Bedroom 4	Super king size bed (can be divided into two single beds) ●	2	Ensuite shower room with superior fittings from Grohe and Duravit.
Bedroom 5	Double bed	2	Separate bathroom next door with bath and separate shower cubicle, with superior fittings from Grohe and Duravit.
Total		10	

Overall capacity:

- If each guest wants a private bedroom, the total capacity is 5.
- If each guest would like their own bed, the total capacity is 7.



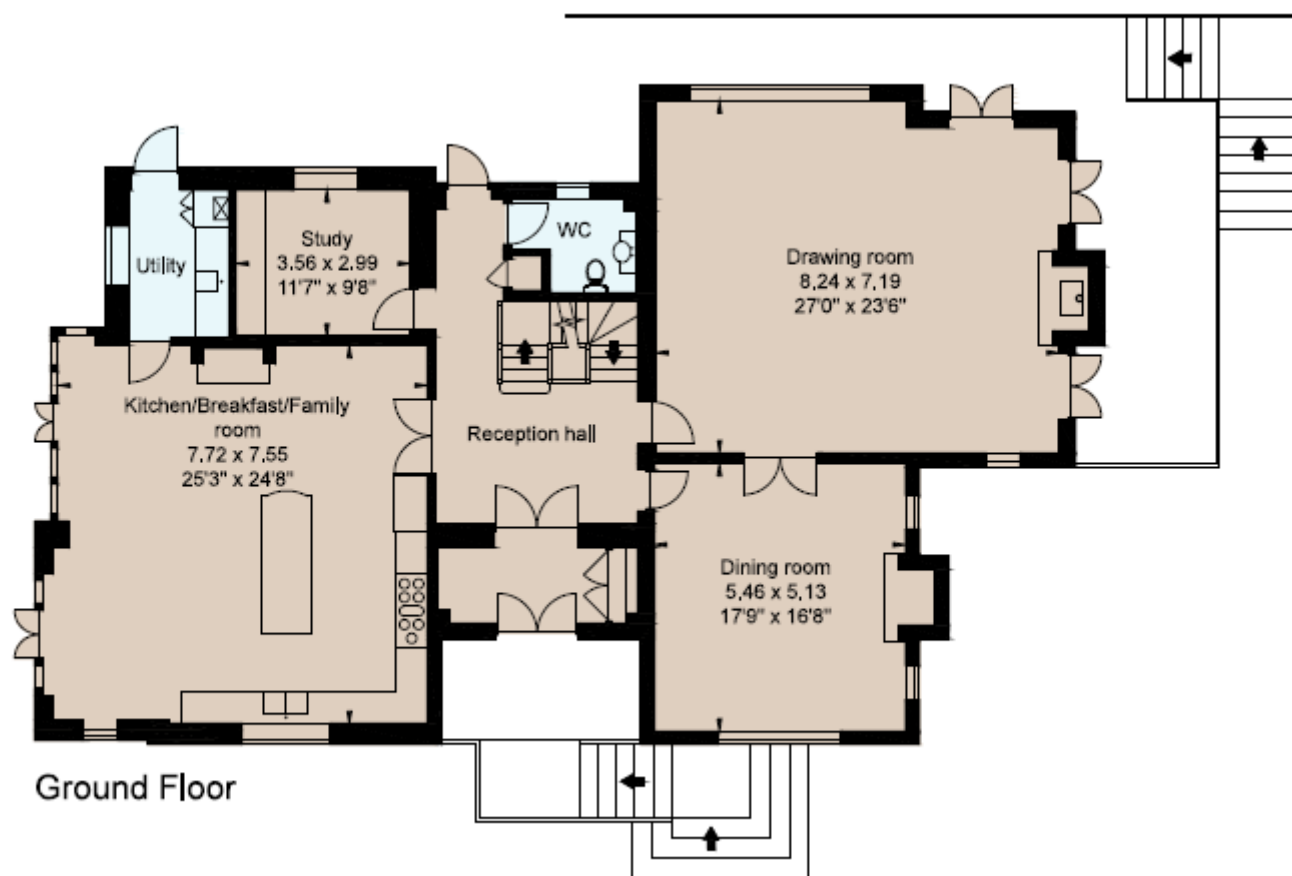
FLOOR PLANS – lower ground floor



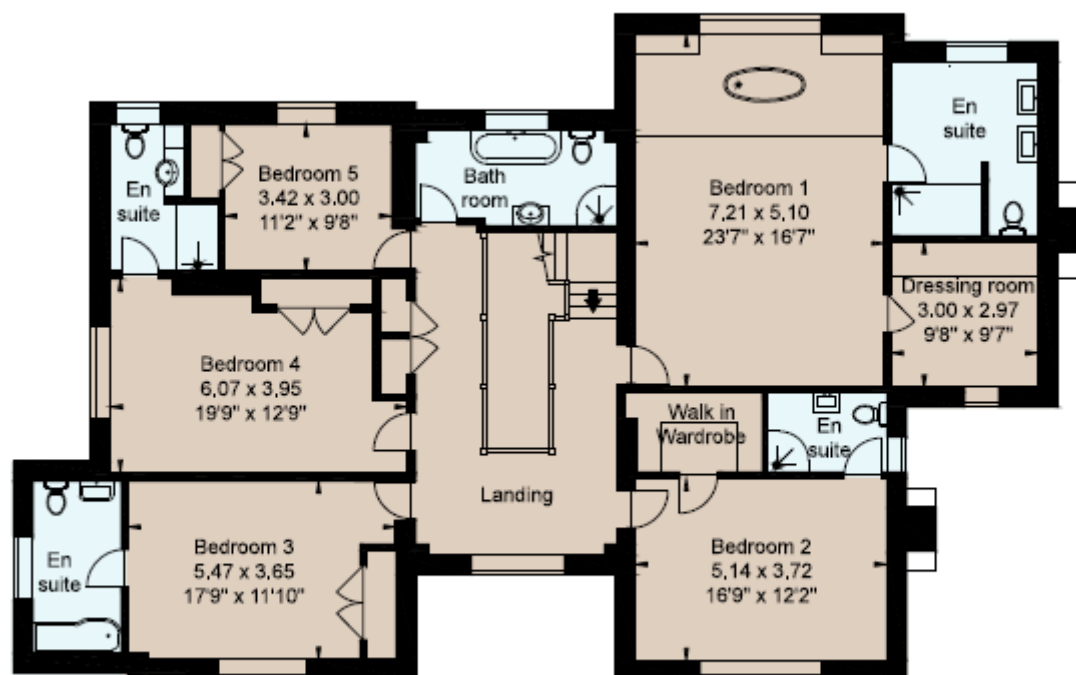
Lower Ground Floor



FLOOR PLANS – ground floor



FLOOR PLANS – first floor



First Floor

