

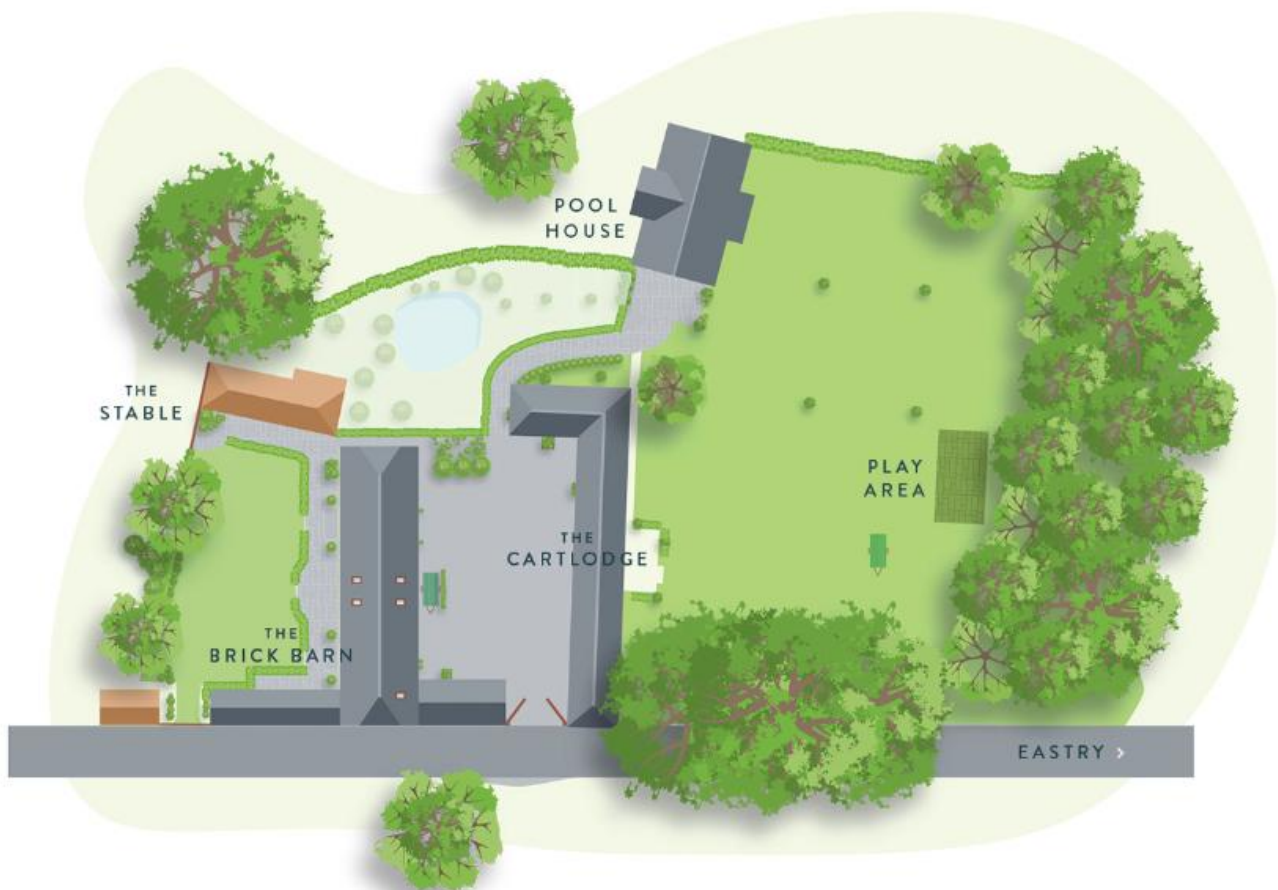


## ROOMS & FLOOR PLANS AT GREAT OAK FARM

Great Oak Farm consists of three separate buildings: The Brick Barn, The Cartlodge and The Stable.

All are within metres of each other and have their own unique style. In total there are 11 bedrooms (9 ensuite, 1 family bathroom), two kitchens, multiple living spaces, three TV areas, two inside dining areas (one of which can seat all 22 guests), playroom, snugs, beautiful gardens, outside dining, an incredible pool house and gym and so much more.

Many of the buildings and bedrooms have step free access (please ask for details).



## BEDROOMS – sleeps 22 (+3) in 11 bedrooms

● indicates a choice of bed configuration

| Bedroom                                    | Beds                                                       | Sleeps | Features                                                                                                                                                                                                                                                                  |
|--------------------------------------------|------------------------------------------------------------|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Bramley<br>(The Brick Barn – ground floor) | Super king size bed                                        | 2      | Whites, greys and subtle touches of gold make this super king bedroom an absolute dream.<br><br>Coupled with a beautiful marble bathroom housing a huge standalone bath and walk-in shower.                                                                               |
| Coxes<br>(The Brick Barn – ground floor)   | Queen size bed                                             | 2      | What this beautiful room lacks in size, it makes up for in natural light.<br><br>Queen sized bed with direct access onto the walled garden and windows running the length of the room. En-suite shower room with a sumptuous shower and exposed brick wall.               |
| Kanzi<br>(The Brick Barn – ground floor)   | King size bed                                              | 2      | King size room with high level window bringing in light from the walled garden. Set between the main kitchen and living areas, soundproofing means you'd never know.<br><br>Incredible spa styled en-suite with large walk-in shower and matt black fittings.             |
| Pearl<br>(The Brick Barn – ground floor)   | King size bed                                              | 2      | King size room with vibrant black and white styling. Set between the main kitchen and living areas, soundproofing means once the door is shut, you'll be in a world of your own.<br><br>Incredible spa styled en-suite with large walk-in shower and matt black fittings. |
| Kent<br>(The Brick Barn – first floor)     | Super king size bed, can be divided into two single beds ● | 2      | Situated off its own galleried landing above the dining room. With oak floors, exposed brick wall and original Crittall window, this super king is both stylish and calming.<br><br>Stunning en-suite with freestanding stone bath and separate shower.                   |
| Imogen<br>(The Brick Barn – first floor)   | Super king size bed, can be divided into two single beds ● | 2      | Found along a galleried landing above the main sitting room. With oak floors, exposed brick wall and heritage roof lights, this super king is the perfect mix between modern and rustic.<br><br>Stunning en-suite with freestanding stone bath and separate shower.       |



| Bedroom                                   | Beds                                                       | Sleeps    | Features                                                                                                                                                                                                                                                                                                 |
|-------------------------------------------|------------------------------------------------------------|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Howgate<br>(The Brick Barn – first floor) | Super king size bed                                        | 2         | <p>Blushes, pale greens and the most fabulous curtains which surround a huge window overlooking the neighbouring fields, make sure that Howgate is the absolute cream of the crop.</p> <p>Stunning en-suite with freestanding stone bath and separate shower complete this glorious super king room.</p> |
| Aspall<br>(The Cartlodge – ground floor)  | Super king size bed, can be divided into two single beds ● | 2         | <p>The largest of the Cartlodge bedrooms, Aspall has ample storage space and a plush mustard sofa.</p> <p>The bedrooms Aspall and Bonica share the large family bathroom.</p>                                                                                                                            |
| Bonica<br>(The Cartlodge – ground floor)  | King size bed                                              | 2         | <p>A compact, beautifully designed room with a king size bed, just a stone's throw from the pool.</p> <p>The bedrooms Bonica and Aspall share the large family bathroom.</p>                                                                                                                             |
| Avon<br>(The Cartlodge – ground floor)    | Super king size bed, can be divided into two single beds ● | 2         | <p>Soft colours give this room a real sense of serenity and the aquamarine tiles in the en-suite are just bliss!</p>                                                                                                                                                                                     |
| Pippin<br>(The Stables – ground floor)    | Super king size bed, can be divided into two single beds ● | 2         | <p>Light and airy large super king room with its own entry if you want to avoid the playroom.</p> <p>Coloured in light blues, with industrial touches as a nod to its past. A huge bathroom with separate bath and shower.</p>                                                                           |
| <b>Total</b>                              |                                                            | <b>22</b> |                                                                                                                                                                                                                                                                                                          |

There are 3 additional guest beds (z-beds) available for an additional cost (each z-bed is charged at £160 per short stay and £190 for a week). These z-beds can only be added to the following rooms: Bramley (The Brick Barn), Aspall (The Cartlodge), Pippin (The Stables) or the sitting room in The Stables.



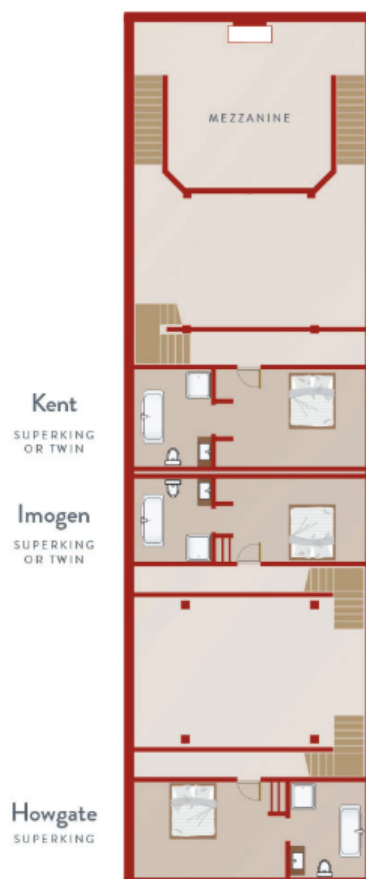
## FLOOR PLANS

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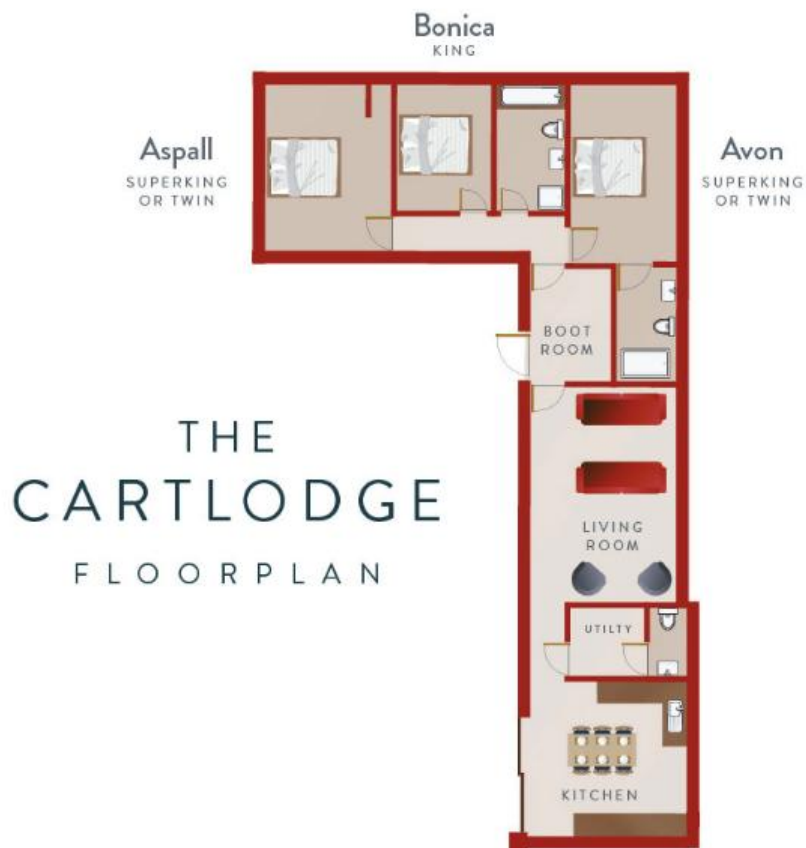
### THE BRICK BARN GROUND FLOOR PLAN



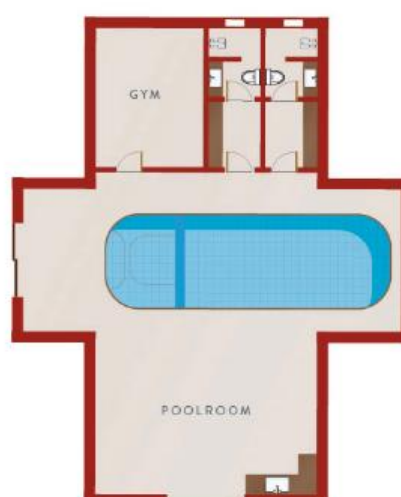
### THE BRICK BARN UPPER FLOOR PLAN



BIG HOUSE EXPERIENCE



**THE  
STABLES &  
POOLHOUSE  
FLOORPLANS**



**BIG HOUSE EXPERIENCE**