



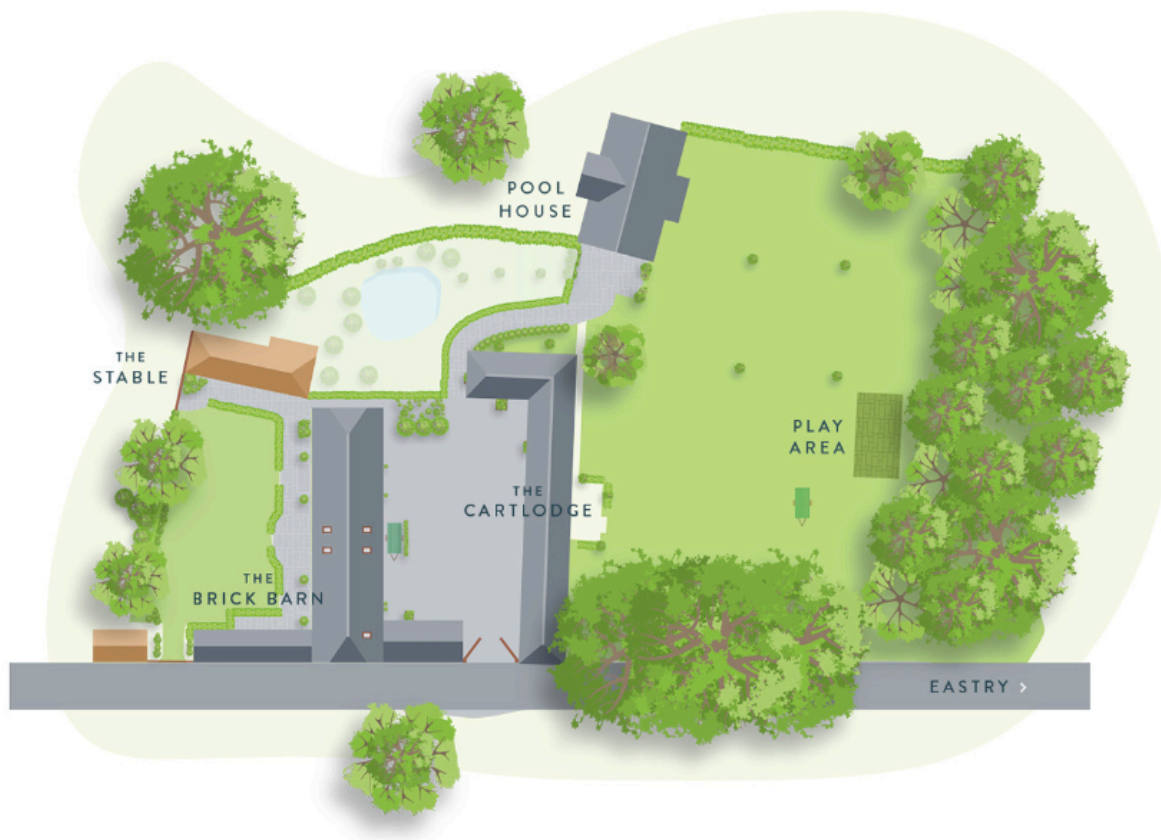
## ROOMS AT GREAT OAK FARM

Great Oak Farm consists of 3 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), 2 kitchens, multiple living, beautiful gardens and outside dining, and an incredible pool house and gym.

Four TV areas, two inside dining areas, one which can seat all 22 guests, playroom, snugs and so much more can be found at Great Oak Farm.

Many of our buildings and bedrooms have step free access, please see the Access Statement for all the details.



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

Bedroom	Beds	Sleeps	Features
Bramley (The Brick Barn)	Super-king bed	2	<p>Whites, greys and subtle touches of gold make this Super King bedroom an absolute dream.</p> <p>Coupled with a beautiful marble bathroom housing a huge standalone bath and walk-in shower.</p>
Coxes (The Brick Barn)	Double Bed	2	<p>What this beautiful room lacks in size, it makes up for in natural light.</p> <p>Double 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.</p>
Howgate (The Brick Barn)	Super-king Bed	2	<p>Blushes, pale greens and the most fabulous curtains which surround a huge window overlooking our 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>
Imogen (The Brick Barn)	Super-king bed, can be divided into two single beds	2	<p>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.</p> <p>Stunning en-suite with free standing stone bath and separate shower.</p>
Kanzi (The Brick Barn)	King size bed	2	<p>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.</p> <p>Incredible spa styled en-suite with large walk in shower and matt black fittings</p>
Kent (The Brick Barn)	Super-king bed, can be divided into two single beds	2	<p>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.</p> <p>Stunning en-suite with free standing stone bath and separate shower.</p>



Pearl (The Brick Barn)	King size bed	2	<p>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.</p> <p>Incredible spa styled ensuite with large walk in shower and matt black fittings</p>
Bonica (The Cartlodge)	King size bed	2	<p>A compact, beautifully designed room with a king size bed, just a stones throw from the pool.</p> <p>The bedrooms Bonica and Aspoll share the large family bathroom.</p>
Avon (The Cartlodge)	Super-king 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>
Aspoll (The Cartlodge)	Super-king bed, can be divided into two single beds	2	<p>The largest of the Cartlodge bedrooms, Aspoll has ample storage space and a plush mustard sofa.</p>
Pippin (The Stables)	Super-king 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>	

3 additional guest beds (z-beds) available at additional cost (each z-bed is charged at £110 per short stay and £175 for a week).

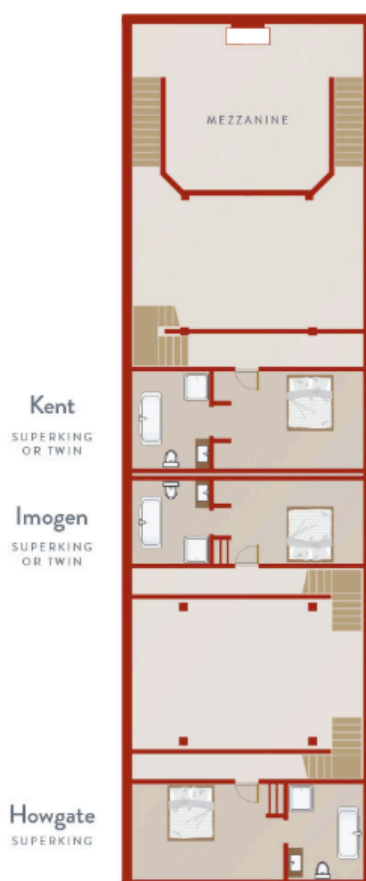


## FLOOR PLANS

### THE BRICK BARN GROUND FLOORPLAN



### THE BRICK BARN UPPER FLOORPLAN

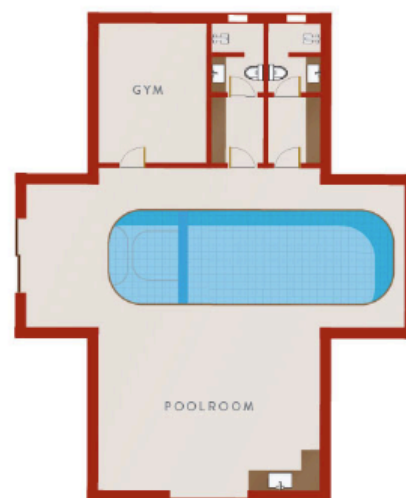


BIG HOUSE EXPERIENCE

# THE CARTLODGE FLOORPLAN



# THE STABLES & POOLHOUSE FLOORPLANS



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