

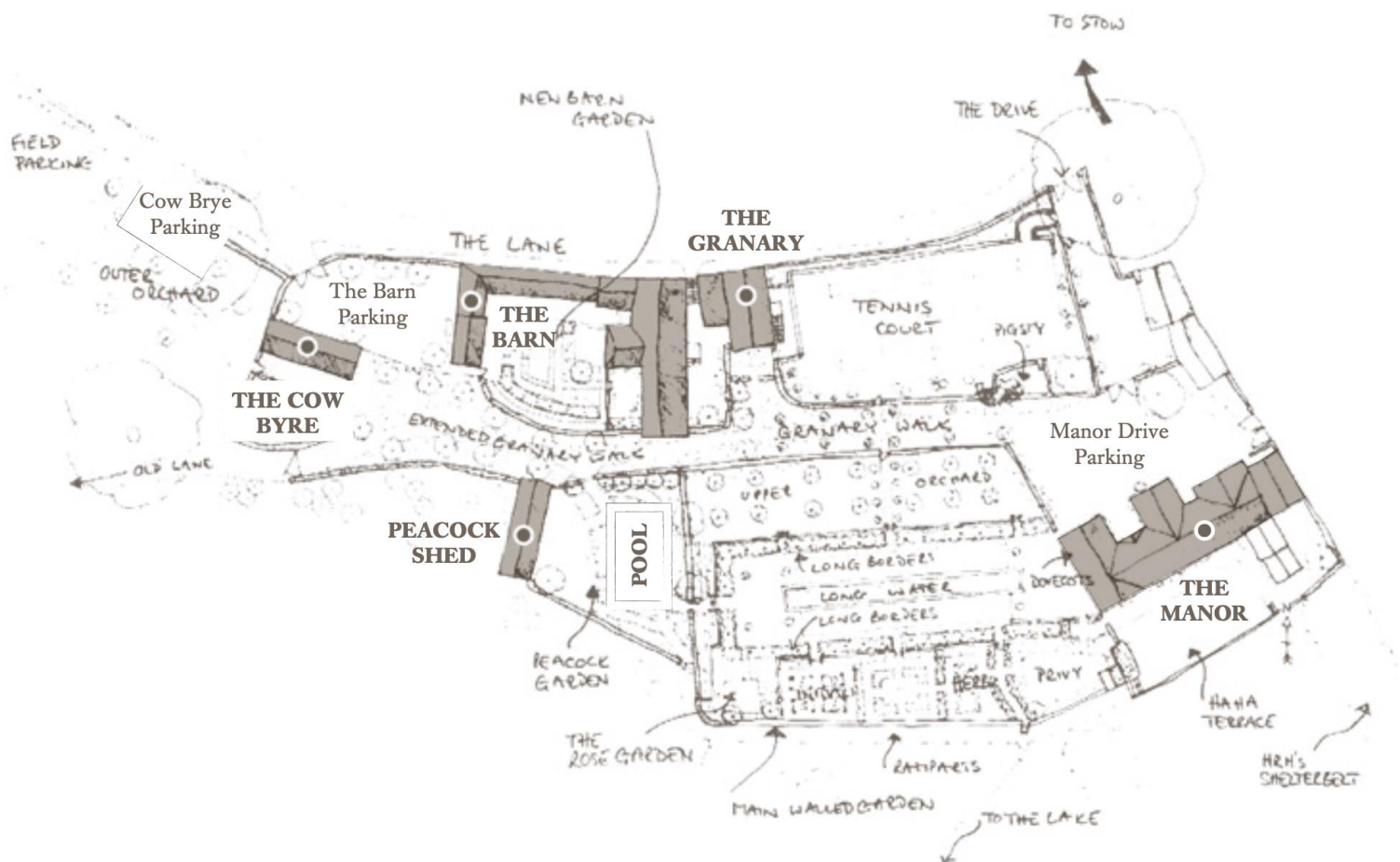


LIST OF ROOMS & FLOOR PLANS AT WINDRUSH HYDE ESTATE

The layout of Windrush Hyde Estate makes it perfect for family gatherings or for friends to get together and enjoy each other's company while allowing those who want to retain their private space.

Windrush Hyde Estate is made up of:

- **The Manor** Sleeps 10 in 5 bedrooms (plus a 'snug' for 2 children)
- **The Barn** Sleeps 10 in 5 bedrooms
- **The Granary** Sleeps 6 in 3 bedrooms
- **The Cow Byre** Sleeps 2 in 1 bedroom
- **The Peacock Shed** Sleeps 2 in 1 bedroom
- **Total** Sleeps 32 (plus an extra 4 children on day beds)



THE MANOR – sleeps 10 in 5 bedrooms (plus 2 children in a ‘snug’)

LIVING AND ENTERTAINING ROOMS

- **Two formal lounges:** Each with an open fire, sumptuous sofas and chairs, oak wood beams and arch stone windows.
- **TV room/snug:** Equipped with LCD TV, Sky & DVD player (DVD library included), Xbox, surround music system with Spotify and board games.
- **Secret dovecote cinema:** Private screening room for up to 12 guests. State of the art movie system with surround sound, large collection of latest and classic movies, Sky, Xbox, fibre optic Wi-Fi connection to laptops.

COOKING AND DINING ROOMS

- **Main dining (and billiards) room:** A full-sized billiards table cleverly doubles up as a wonderful banqueting table for up to 32 guests.
- **Dining room/hallway:** With a dining table that seats 12.
- **Kitchen:** Fully equipped with Miele appliances; microwave, fridge, freezer, plate warmer, wine cooler and dishwasher plus a Nespresso coffee machine.
- **Laundry room:** Equipped with washing machine and tumble dryer (located in a separate building on the estate).

MANOR BEDROOMS

- indicates a choice of bed configuration

Bedroom	Beds	Sleeps	Features
Provence Bedroom (First floor)	Super king size bed, can be divided into two single beds ●	2	En-suite with bath.
The Bentley Bedroom (First floor)	Four-poster king size bed	2	En-suite with bath and walk-in shower.



Bedroom	Beds	Sleeps	Features
The Windrush Bedroom (First floor)	Super king size bed, can be divided into two single beds ●	2	En-suite with large bath and walk-in shower.
Labrador Bedroom (Attic)	Super king size bed, can be divided into two single beds ●	2	Shared bathroom on landing with bath and shower. Height restrictions due to beams.
Bear Bedroom (Attic)	Super king size bed, can be divided into two single beds ●	2	Shared bathroom on landing with bath and shower. Height restrictions due to beams.
Children's Snug (Attic)	Two built in single beds (perfect for children), leading through to the Labrador Bedroom	2 children	Shared bathroom on landing with bath and shower. Height restrictions due to beams.
Total		10 + 2 children	

THE BARN – sleeps 10 (plus 2 children) in 5 bedrooms

- **Living room:** Equipped with Sky TV, movie system, movie library, music system, board games and Xbox.
- **Kitchen and dining room:** A modern Corian design equipped with a table seating 14, 2x dishwashers, 2x ovens, 5 burner gas hob, American fridge/freezer, Nespresso coffee machine and state of the art surround sound music system.
- **Utility:** Washing machine / tumble dryer, additional fridge, coat hooks, storage.
- **Mezzanine gallery/study:** With a desk, Wi-Fi and jukebox.
- **Cloakroom**



BARN BEDROOMS

● indicates a choice of bed configuration

Bedroom	Beds	Sleeps	Features
Gold Bedroom (Ground floor)	Super king size bed	2	En-suite wet room.
Blue Bedroom (Ground floor)	Super king size bed, can be divided into two single beds ● plus single day bed	2 + 1 child	En-suite wet room. Day bed can be used for a child under 12 years old.
African Bedroom (Ground floor)	Super king size bed, can be divided into two single beds ●	2	En-suite with roll top bath.
White Bedroom (First floor)	Super king size bed, can be divided into two single beds ●	2	En-suite with roll top bath.
Pink Bedroom (First floor)	Super king size bed, can be divided into two single beds ● plus single day bed	2 + 1 child	En-suite with bath. Day bed can be used for a child under 12 years old. Note this bedroom has restricted height.
Total		10 + 2 children	

THE GRANARY – sleeps 6 in 3 bedrooms

- **Kitchen, dining and living space:** A chic, contemporary kitchen seating 6. Dishwasher, oven, fridge, induction hob, Sky TV, DVD player and DVDs, Bose iPod dock and board games.
- **Cloakroom:** Downstairs WC.
- **Hallway:** With combination washer/tumble dryer.



GRANARY BEDROOMS

- indicates a choice of bed configuration

Bedroom	Beds	Sleeps	Features
Master Bedroom (First floor)	Super king size bed, can be divided into two single beds ●	2	En-suite with bath and shower.
Smaller Bedroom (First floor)	King size bed	2	Private shower room next door. This is a small, cosy room which can sleep 2 adults or is perfect for children with additional hanging space in the corridor.
Bedroom (Second floor)	Super king size bed, can be divided into two single beds ●	2	En-suite with roll top bath and shower.
Total		6	

THE COW BYRE – sleeps 2 in 1 bedroom (plus 2 children in sitting room)

A beautifully converted former cow shed, the Cow Byre is a cosy, contemporary space for those looking for a secret hideaway. The original stone walls and exposed wooden beams are perfectly complemented by the modern, open-plan kitchen and living area leading out to a quaint private garden. TV with Sky, Wi-Fi & Bose iPod dock.

Bedroom	Beds	Sleeps	Features
Master Bedroom (Ground floor)	King size bed	2	Ensuite bathroom with bath and shower over.
Sitting Room (Ground floor)	Double day bed	2 children	
Total		2 + 2 children	



PEACOCK SHED – sleeps 2 in 1 bedroom

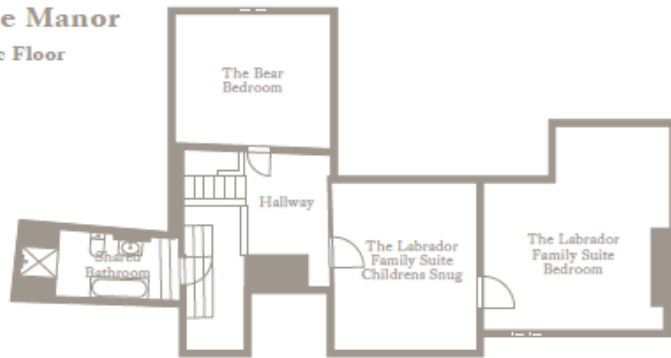
This unique, light-filled cottage overlooking a private garden is ideal for couples. Housing a luxuriously styled king size bedroom with original beams and chandelier, this exquisite space exudes a warm atmosphere with traditional furnishings and wood trimmings.

Bedroom	Beds	Sleeps	Features
Master Bedroom (Ground floor)	King size bed	2	En-suite wet room.
Total		2	

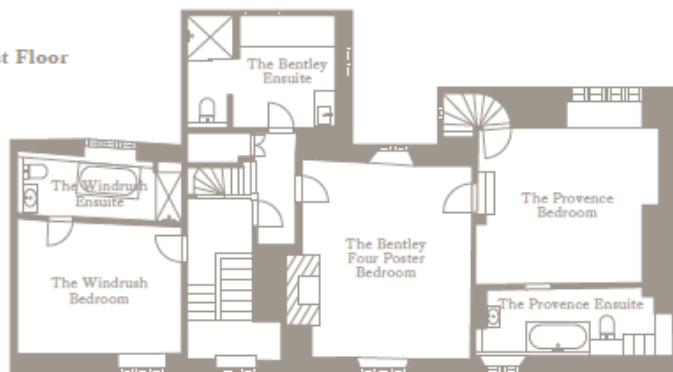


FLOOR PLANS

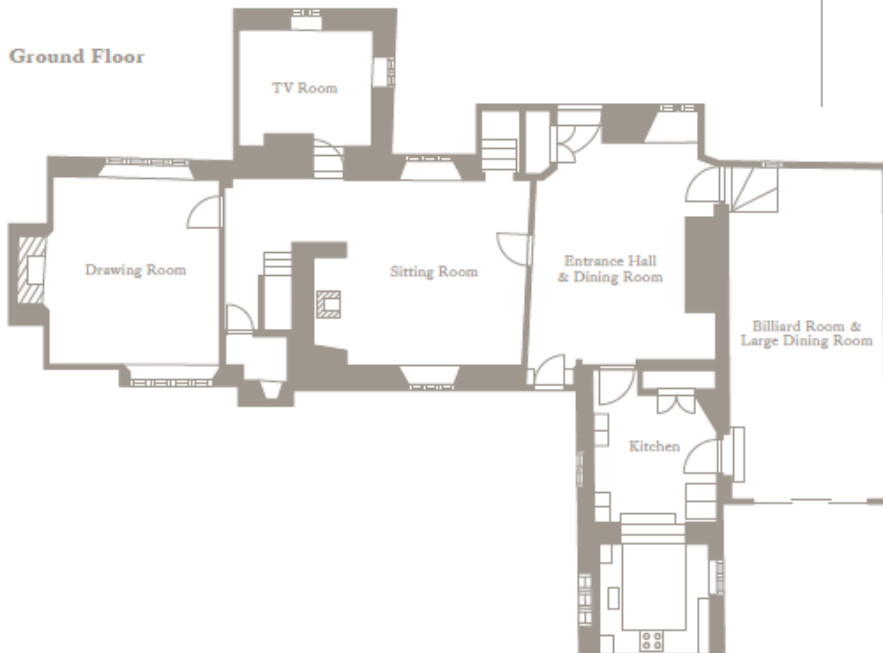
The Manor Attic Floor



First Floor



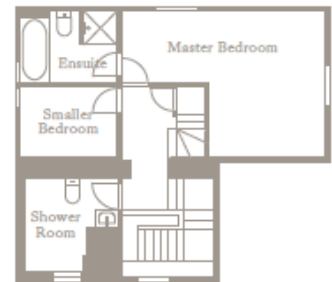
Ground Floor



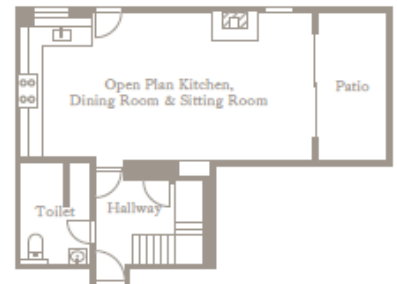
The Granary Second Floor



Second Floor

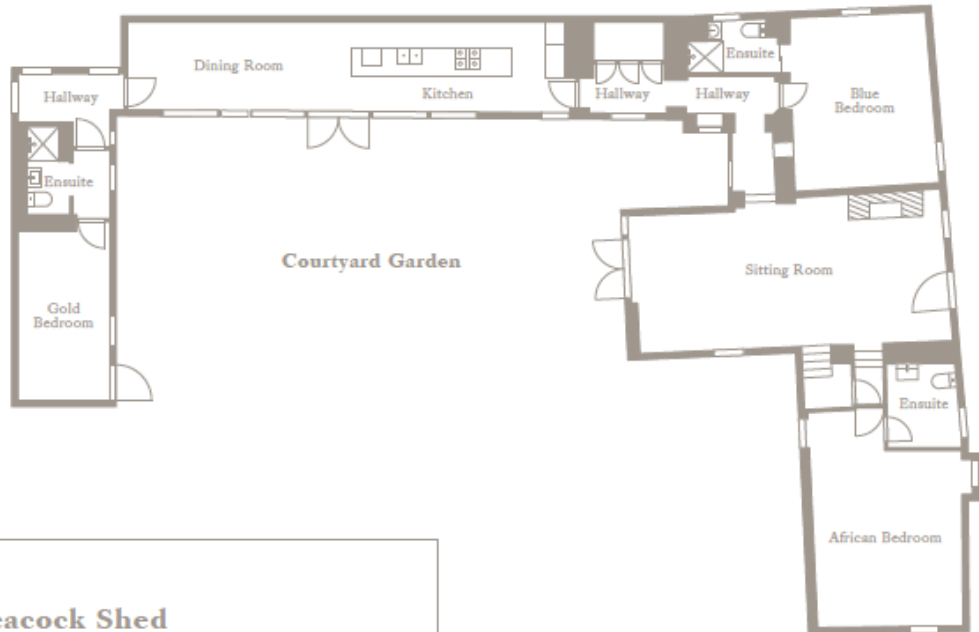


Second Floor



FLOOR PLANS

The Barn
Ground Floor



The Peacock Shed



The Cow Byre



The Barn
First Floor

