



Number eight



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Elements

AT CERNEY ON THE WATER

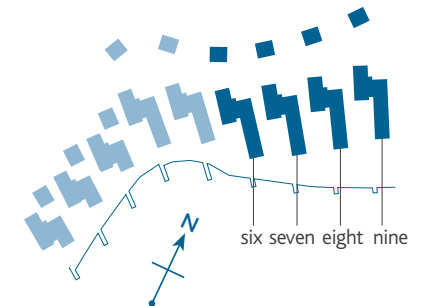
exquisite lakeside living

Numbers six, seven, eight & nine

The longest of our Elements homes and set at the eastern end of the bay, the design for these 4/5 bedroom homes is based on our original 'boathouse' concept.

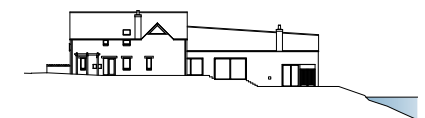
Situated at the highest point of the bank, these homes step down towards the waterside both internally and externally, using varying levels to take maximum advantage of the natural slope and the surrounding views. The resulting effect is a stunning open plan vaulted kitchen/dining/living area of almost 60ft. The rest of the property won't disappoint either. With 2 of the 5 ensuite bedrooms on the ground floor, the living space is ultimately flexible.

No.s locator



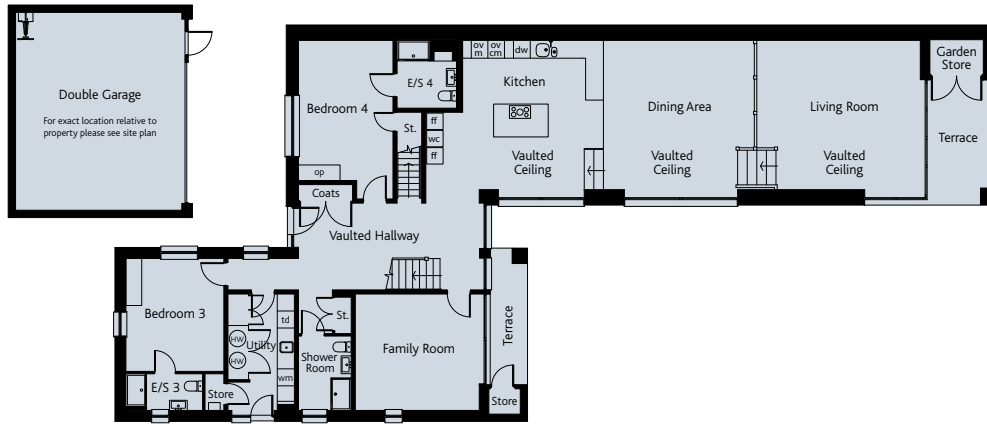
Side elevation

Each Elements home is designed to work in harmony with the natural levels of the land as it steps down to the lake.



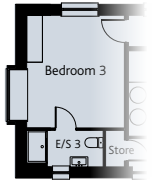
GROUND FLOOR

Extremely flexible, largely open plan living space with large format glazing / doors in all rooms with lakeside views.

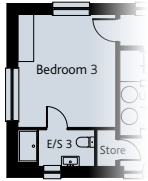


No. six

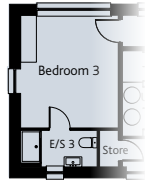
Design variations



No. seven
Contemporary bay window to north elevation



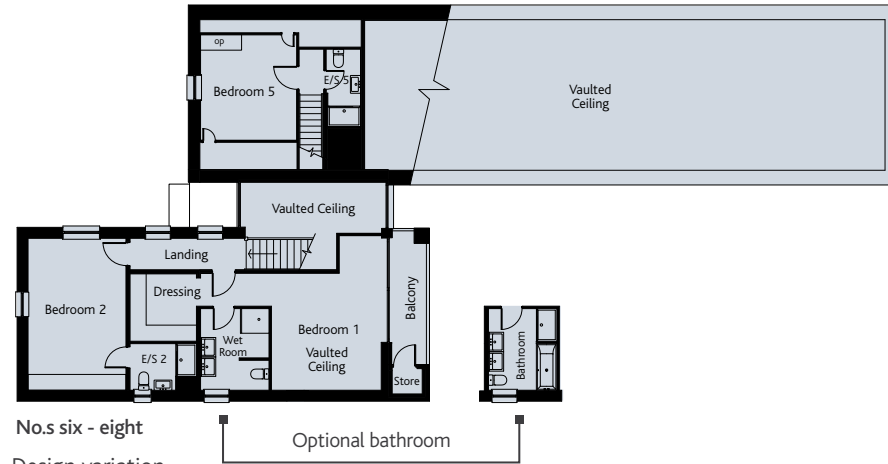
No. eight
Larger, wider window to the north elevation



No. nine
Larger, wider window to the east elevation

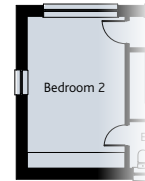
FIRST FLOOR

Featuring 3 en-suite bedrooms including master bedroom with vaulted ceiling, dressing area, wet room, large format glazing and balcony out to lakeside views.



No. six - eight

Design variation



No. nine
Larger, wider window to the east elevation

MAX. ROOM DIMENSIONS

OVERALL AREA 3244ft²

GROUND FLOOR

Kitchen	6.48 x 5.45m	21'3" x 17'10"
Dining	5.51 x 5.45m	18' x 17'10"
Living	6.06 x 5.45m	19'10" x 17'10"
Family Room	4.52 x 4.25m	14'10" x 13'11"
Bedroom 3	3.52 x 4.08m	11'6" x 13'4"
En-Suite 3	2.80 x 1.38m	9'2" x 4'6"
Bedroom 4	3.45 x 5.79m	11'3" x 18'11"
En-Suite 4	2.17 x 2.48m	7'1" x 8'1"

GROUND FLOOR

Utility	2.48 x 4.25m	8'1" x 13'11"
Coats	1.97 x 0.58m	6'4" x 1'10"
Shower room	1.93 x 2.72m	6'3" x 8'10"
Double garage	7.03 x 5.915m	63' x 19'4"

FIRST FLOOR

Bedroom 1	6.60 x 5.65m	21'7" x 18'6"
Wet Room (optional bathroom)	2.46 x 2.98m	8'0" x 9'9"
Dressing	2.48 x 2.46m	8'1" x 8'0"
Bedroom 2	3.52 x 5.55m	11'6" x 18'2"
En-Suite 2	2.48 x 1.70m	8'1" x 5'6"
Bedroom 5	3.47 x 3.85m	11'4" x 12'7"
En-Suite 5	1.25 x 2.82m	4'1" x 9'3"

KEY

OP	Optional Wardrobe	FF	Fridge / Freezer
E/S	En-Suite	WM	Washing Machine
CM	Coffee Machine	TD	Tumble Dryer
M	Microwave	HW	Hot Water Cylinder
WC	Wine Cooler		Hob
OV	Oven		