



On entering the home, a striking shuttered concrete effect wall set behind a low bench sit next to a work-of-art in the form of an A-frame wood and metal shelving unit.

DISCREET CONTEMPORARY STYLING

Gorgeous European designed bedroom furniture and stylish header walls punctuate every room with its own theme.

Flowing into the lounge a large family friendly corner sofa suite - and "uber-modern" grey swivel chair - beckons you to recline in front of the floating two-tone grey and oak media unit.

A modern pebble effect electric wall fire between an LED-lit wall hung bookcase and another concrete effect feature wall adds to the sleek and refined finish.



The open plan kitchen and dining area holds the same contemporary feel with a beautiful oak lined dinking table top on grey tapered legs and push dining chairs.

From beginning to end, the Geneva's discreet mellow contrasts and modern accents create a truly inspirational and peaceful setting to relax and enjoy a hard-earned rest with family and friends.



ROOM DIMENSIONS - metres (max)

	2 BEDROOM (40X20)	3 BEDROOM (42X20)
ENTRANCE	2.03 x 1.40	1.73 x 1.40
LOUNGE	6.85 x 3.09	6.55 x 3.11
DINING AREA	2.69 x 2.83	2.71 x 2.81
KITCHEN	3.01 x 2.83	2.99 x 2.81
MASTER BEDROOM	3.35 x 4.43	2.90 x 3.26
MASTER EN SUITE	2.38 x 1.40	1.20 x 2.07
BEDROOM 2	3.28 x 2.96	3.10 x 2.86
BEDROOM 3	-	3.33 x 2.86
BATHROOM	2.16 x 1.94	2.13 x 1.94
CUPBOARD	0.80 x 0.45	-

Built in accordance with BS3632:2015.

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GENEVA

FASHIONABLE FLAIR

Situated at the southern tip of Lake Geneva surrounded by the Alps and Jura mountains, the city of Geneva captures the tradition of discretion found in Switzerland's most admired buildings.

Here you will find the breadth and variety of quality in design that extends from the mountains to the plains and urban centres.

It is an open-air museum - enriched and enlivened by the visionary designers and architects who have shaped its heritage. These features have been captured in our Geneva luxury lodge.



MASTER BEDROOM

- Recessed ceiling spotlights
- Wall mounted tv aerial and power point
- Window with "superior" fabric roman blind outside of the recess
- Freestanding double 2 tone (wood and grey paint) wardrobe with mirrored door
- 2 tone (wood and grey paint) drawer chest
- King-size divan bed with feature high fabric headboard
- Memory foam + pocket sprung king-size mattress with luxury sheets + covers
- Feature wallpaper on the main wall
- 2 x 2 tone (wood and grey paint) bedside cabinets with wall lights over
- Luxury deep pile carpet



SECOND BEDROOM

- Recessed ceiling spotlights
- Wall mounted tv aerial and power point
- Window with "superior" fabric roman blind outside of the recess
- Freestanding double 2 tone (wood and grey paint) wardrobe with mirrored door
- Double divan bed with feature high fabric headboard
- Memory foam + pocket sprung double mattress with luxury sheets + covers
- Feature wallpaper on the main wall
- 2 x 2 tone (wood and grey paint) bedside cabinets with wall lights over
- Luxury deep pile carpet



EN-SUITE

- Large walk-in shower enclosure with sliding door & square shower head
- Wall hung vanity unit
- Mirrored cabinet over vanity
- Laminate flooring
- Tiling around the shower & tiled splashback above the sink
- Toilet with soft close seat
- Chrome towel heater
- Flush white ceiling spotlight
- Robe hook on the back of the door
- Shaver point by the sink



BATHROOM

- Fitted bath with fixed screen, bath tap & shower above.
- Wall hung vanity unit
- Mirrored cabinet over vanity
- Laminate flooring
- Tiling around the bath & tiled splashback above the sink
- Toilet with soft close seat
- Chrome towel heater
- Flush white ceiling spotlight
- Robe hook on the back of the door
- Shaver point by the sink



THIRD BEDROOM

- Recessed ceiling spotlights
- Wall mounted tv aerial and power point
- Main window with "superior" fabric roman blind outside of the recess & letterbox window with wooden venetian blind inside of the recess
- Freestanding double 2 tone (wood and grey paint) wardrobe with mirrored door
- 2 x single divan beds with fabric headboards
- 2 x memory foam + pocket sprung single mattresses with luxury sheets + covers
- 2 tone (wood and grey paint) bedside cabinet with wall lights over
- Luxury deep pile carpet



LOUNGE

- Vaulted ceiling with exposed timber ridge beam
- Recessed ceiling spotlights
- 2 x combi frame French doors with "superior" fabric curtains
- Windows with feature roller blinds inside of the recess
- Large corner sofa with scatter cushions & accent chair
- 2 tone (wood and grey paint) coffee table
- Luxury deep pile carpet
- Feature wall panelling above media cabinet & wall mounted fire
- 2 tone (wood and grey paint) media unit & TV point above
- 2 tone (wood and grey paint) display unit



KITCHEN & DINING AREA

- Vaulted ceiling with exposed timber ridge beam
- Recessed ceiling spotlights
- Two-tone light grey and white cupboard doors
- Integrated appliances in stainless steel: 5 burner hob, island extractor, single oven, microwave, dishwasher, 70/30 fridge/freezer, washing machine
- 1.5 bowl stainless steel sink
- Stone effect worktop & tiled splashback
- Kitchen Island with breakfast bar & 2 bar stools
- Feature pendant over the dining table
- Window with feature roller blinds inside of the recess
- 2 tone (wood and grey paint) dining table + 6 fabric dining chairs
- Laminate flooring



EXTERIOR

- Paint coated chassis
- Pitched roof with overhang to front gable and dormer over main entrance door
- Horizontal 9" Ced R Vue Canexcel around the lodge (optional extra)
- UPVC guttering + downpipes (colour options available)
- UPVC Anthracite windows & doors (optional extra)
- Up + down outside wall lights
- Double glazed low-e glass uPVC windows and doors (colour options available)



ENTRANCE

- Recessed ceiling spotlights
- 2 tone (wood and grey paint) bench with feature panelling & shelves above
- Coat hooks over the bench
- Laminate flooring
- Feature shelved dividing wall between lounge & entrance

