

FACILITIES & ROOMS OVERVIEW

Beautifully renovated to the highest standards of comfort in a countryside setting, Duke's Lodge combines all the modern-day must-haves with a characterful nod to the property's farming heritage. Full fibre Wifi is available throughout the property.

GROUND FLOOR

ROOM	FACILITIES
The East Living Room	With wood burner, 60 inch Smart TV with Netflix & entertainment package
The West Living Room	With wood burner, 60 inch Smart TV with Netflix & entertainment package
Kitchen/ Dining Room	<p>Rangemaster Professional cooker with gas hob & electric ovens. Combi microwave/oven/grill. Larder fridge, American-style fridge/freezer &, wine fridge. 2 dishwashers. 2 coffee machines.</p> <p>Dining table to seat 16. High chair available. Comfy corner with 2 armchairs.</p> <p>Patio doors leading to the lower outside west and al fresco dining terraces</p>
Utility Room (Boot Room)	With washer/dryer, dog beds. Dog towels. Warm dog wash facility outside the door.
Games Room	With electronic keyboard, snooker, table tennis & air hockey table, table football, TV with Wii & selection of Wii games and board games.
Toilet & Shower Room	Walk-in shower, toilet & handbasin
The Stable (adapted bedroom)	<p>En-suite bedroom - sleeps 2 in electric twin beds Walk-in shower, grab rail, shower seat, comfort-height toilet, heated towel rail.</p> <p>Smart TV with Netflix & entertainment package.</p>
Hall	With access to 2 staircases to upstairs corridor landing
Porch	With access to the Sunken Garden Terrace & internal hallway

FIRST FLOOR (all accessed by 2 independent staircases)

En-suite bedrooms have **Super King-size 'zip & link' 6ft beds**, so can be prepared as twin rooms on request.

ROOMS	FACILITIES
1 Double/ Twin with Bath: The Dog House	En-suite includes bath, walk-in shower, toilet, heated towel rail Smart TV with Netflix & entertainment package
3 Doubles/ Twins with Shower: The Gun Room; The Hen House; The Tool Shed	En-suite includes walk-in shower, toilet, heated towel rail Smart TV with Netflix & entertainment package
2 Family Rooms with Shower: The Cow Shed; The Pig Sty	Sleeps 3 in 1 double / twin & 1 single bed, with room for travel cot. En-suite includes walk-in shower, toilet, heated towel rail. Smart TV with Netflix & entertainment package

OUTDOORS

Please note that there are steps to some garden areas including to the upper hot tub terrace.

AREA	FACILITIES
The Sunken Garden Terrace	South-facing terrace ideal for al fresco dining, accessible directly from the kitchen/dining room. Built-in barbecue & pizza oven, table & chairs, small water feature.
The Upper Terrace & Hot Tub	7 person hot tub with sun canopy, designed with privacy in mind. Terrace with garden furniture.
The Lower Terrace	South-east-facing terrace with garden furniture & firepit, accessible from the kitchen/dining room.
Bike Store	Lockable bike storage area in an adjacent outbuilding.
Dog Exercise Area	Large, fully fenced area where dogs can free range.
Mature Gardens, Front & Side Driveway/ Courtyard	Large lawned garden with mature trees & shrubs, plus fenced pond. Areas ideal for outdoor games, including permanent table tennis table. Parking for up to 7 cars.