

**Barton
& Wyatt**

**The Mansion
Ottershaw Park
Surrey**



Sole Agents:

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Established 1869

Barton & Wyatt

Chartered Surveyors Valuers Auctioneers and Estate Agents

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THE MANSION
OTTERS Shaw PARK.
CHOBHAM ROAD.
OTTERS Shaw. SURREY

This is a fine Heavy Palladian style mansion, built in about 1910 by Messrs: Trollope & Colls, with elevations in Bath Stone, beneath a slated Mansard roof and was designed by the Architects, Messrs. Niven & Wrigglesworth, reputedly along the lines of the Krupp mansion in Essen. The mansion is now listed as being of special architectural interest. The property was built for Baron Fredrick Eckstein and is reputed to have cost a quarter of a million pounds, which in to-day's terms would be many millions of pounds.

Ottershaw Park lies between the village of Ottershaw and the old world Hamlet of Chobham, being about four miles from Woking Town centre, with its multiple shopping precincts and main line Railway Station, London(Waterloo) in 25 minutes. Just a few minutes drive leads one to access for the M25. M3 and very soon to the M4. so that Heathrow can be reached in only 15 mins and central London in about 40 minutes.

The area is well served with sporting facilities with a handful of well known Golf Clubs, including Fox Hills and Wentworth, whilst for those interested in Horse Riding the wild acres of Chobham are literally just down the road, for those interested in leisure flying there is of course, Fair Oaks Air Field, and next to the Estate is a well stocked fishing lake, where permits can be purchased.

The Mansion occupies a magnificent setting with distant views over the surrounding countryside, and stands in superb Italian style gardens which will be for communal enjoyment, except that the ground floor apartments each have exclusive use of the garden and terraces in front of their property, although naturally, no fences or other divisions, except suitable ornamental tubs can be used. Beyond the Mirror Pond and past the ornamental Temples, is a fine croquet lawn, whilst at the side of the Italian gardens grassy slopes lead down to a series of Tennis Courts, and the whole forms a superb parkland setting.

Permission has now been obtained for the property to be converted into individual apartments of high calibre and are to be offered with the basic conversion works carried out by the Developers, leaving individual purchasers to carry out their own modernization internally

The flats are being offered at very realistic prices, and even allowing for modernization to a high standard, there is a massive discount on the prices being achieved on similar conversions in the area.

Branches at Bagshot Sunningdale Virginia Water Englefield Green Hampton Teddington Twickenham

Note While every care has been taken to ensure the accuracy of these particulars, their correctness is not guaranteed and they do not constitute an offer or a contract

The Developers are carrying out the basic conversion of the building, with redecoration of the marble entrance hall and other common areas. installation of refuse chute, provision of all main services to each flat, provision of T V Points and entry 'Phones, physical separation of all flats (Walls will only be plastered in the common areas) Maintenance of the grounds and provision of car parking areas. A single garage has to be purchased at £2.500 and an additional garage space is included.

It is anticipated that the Developers' works will be completed in 1983, during which time individual refurbishment can commence and individual flat owners will complete their own main works by the end of 1984, during which period a Builder's hoist will be available for use in the lift shaft.

The upper seven flat owners can decide to insert a lift after building works are completed, subject to a majority agreement.

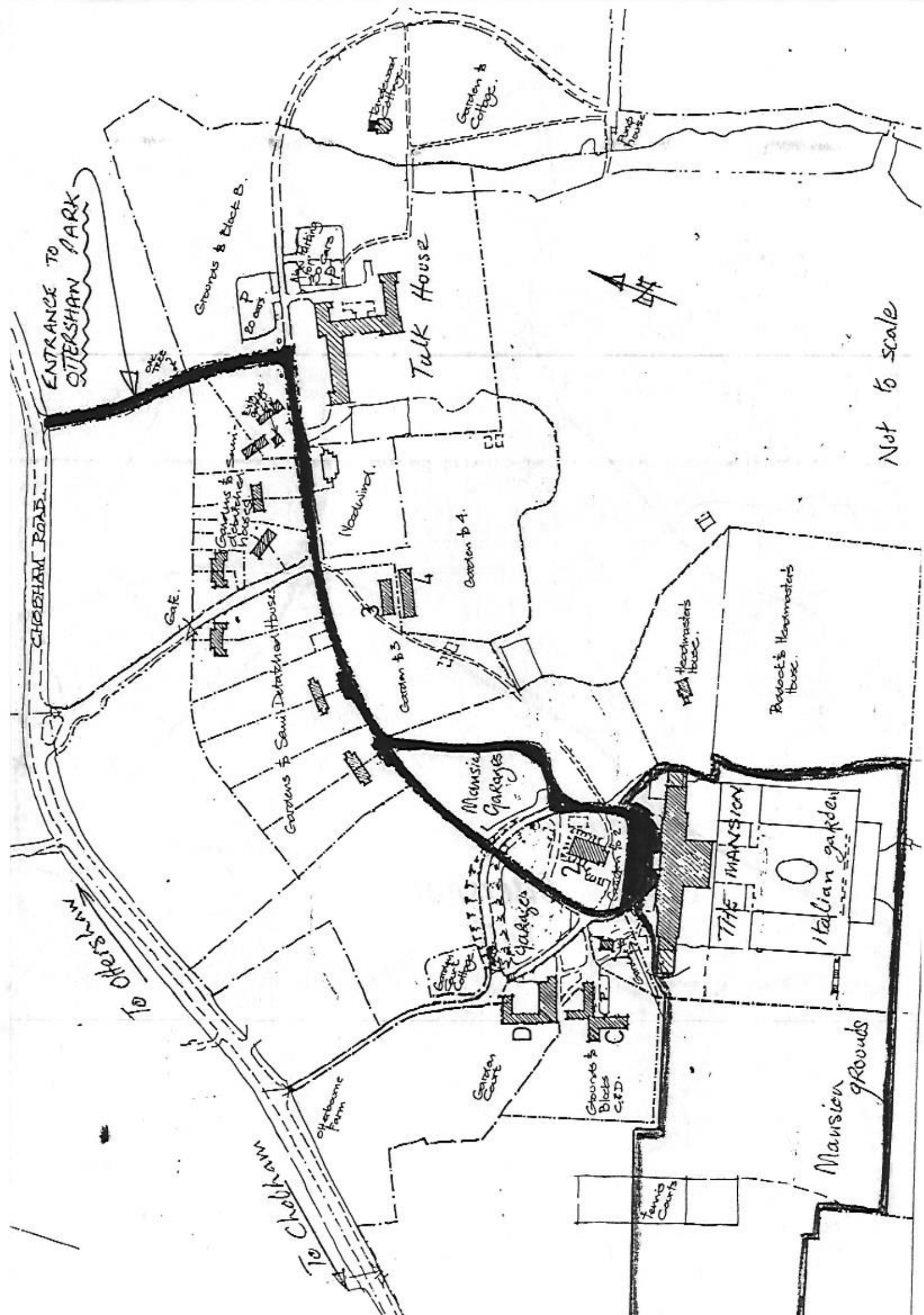
All flats are to be sold with 999 year leases, with Ground Rents of £25. per annum and maintenance of the common parts, exterior and grounds will be carried out by a Residents' Association, with each occupier contributing towards the cost. In addition, because the property is on the exclusive Ottershaw Park Estate, there is currently a levy of £100 per annum payable to Ottershaw Park Estate Company, for maintenance of the private roads, street lighting, drainage, etc.

Enclosed are separate details of each apartment, outlining suggested conversions.

Minor revisions of these plans are possible, but major alterations are unlikely to be possible, particularly in relation to drainage for bathrooms and kitchens, heating etc.

The overall scheme provides for eleven houses and thirteen flats. The houses, of course, have their own front doors, but the flats are approached through a very impressive portico entrance - Porte-cochere, from whence bronze front doors open into the marble lined Entrance Hall. A very fine Oak stairway rises gently up to the flats. There is also a secondary staircase and facility for a lift to be installed for the upper flats.

On the ground floor is an area allocated for communal use which can provide storage space, and leads through to the indoor swimming pool area. This communal area is for the exclusive enjoyment of the residents of the Mansion, but will not be refurbished by the Developers. It is envisaged that the residents will decide by a majority vote, whether or not, to renovate and improve the facilities in this area. The Developers consider that the present pool being too large, it would be sensible to create a much smaller pool with a large adjoining games room, which could be used for Billiards, Table Tennis, etc and there is ample space for other facilities. e.g. jacuzzi, sauna, etc. to be installed. From the swimming pool the residents are able to obtain direct access to the gardens. The cost of providing the completely renovated area obviously depends on quite what facilities were installed, but certainly for £1.500 per property a very fine facility could be created.



Not to scale

Established 1869

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THE MANSION
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CHOBHAM ROAD. OTTERS Shaw SURREY

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Ground Floor.	M.1. Mirror Pond Suite.	£45.000.	
	M.2. The Garden Suite.	£49.500.	
Terrace Floor.	M.3. The Library Suite.	£57.500.	
	M.4. The Terrace Suite.	£65.000.	Sale agreed.
First Floor.	M.5. The Marble Suite.	£70.000	
	M.6. The Mezzanine Suite.	£32.500.	
	M.7. The Parkland Suite.	£75.000	
	M.8. The Octagonal Suite.	£67.500.	Sale agreed.
	M.9. The Barons Suite.	£79.500.	
Second Floor.	M.10. The Niven Suite.	£62.500.	
	M.11. The Balcony Suite.	£65.000	
	M.12. The Browning Suite.	£55.000	
	M.13. Penthouse Suite.	£55.000	

LEASEHOLD

Leases 999 years.

Ground Rent £25. p. annum

Maintenance charge 5% approximately £800 per annum (3 $\frac{1}{3}$ % for M.6)

Estate Maintenance charge £100 per annum

Correct as at 23.3. 1983.

Branches at Bagshot Sunningdale Virginia Water Englefield Green Hampton Teddington Twickenham

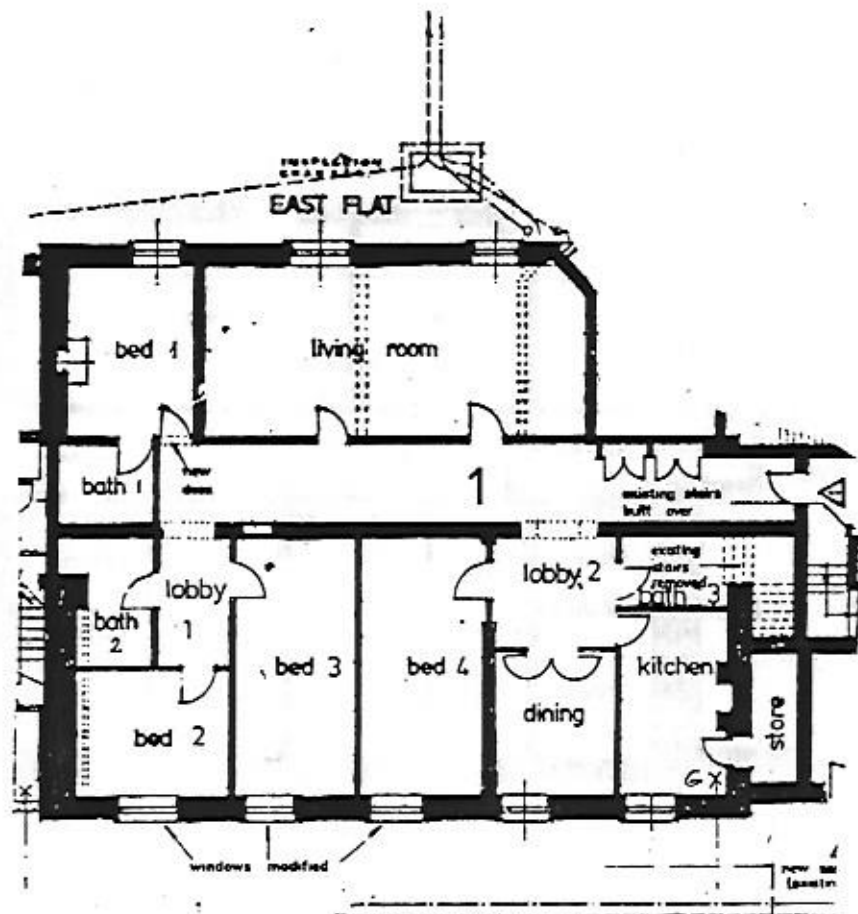
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MIRROR POND SUITE. (Unit M. 1.)

The Mirror Pond suite is on the ground floor and takes its name from the Mirror Pond in the Italian garden, which is so designed to reflect the sunlight into the Mansion. The apartment will enjoy the exclusive use of the garden and terrace in front of the flat, having paved paths and sitting areas, lawns and ornamental shrubs. The Architect's suggested conversion plan provides the following accommodation

ENTRANCE HALL built in cupboards. TWO RECEPTION ROOMS (1) about 15'3 x 12'11 wood block floor (2) about 13'3 x 15'1, wood block floor. These two rooms plus adjoining store, can be made to form one excellent room about 31' x 15'. DINING ROOM about 15' x 11'. KITCHEN about 22' x 9'. Bolection Section fireplace with iron grate, built in dresser and cupboard, deep walk in storage areas. BEDROOM 1. about 15'2 x 11'5 overlooking the garden, wood block floor, marble fireplace, space for BATHROOM en suite THREE FURTHER BEDROOMS and BATHROOM 2 space, will be created, walls will be unplastered. BEDROOM 2 about 12'9 x 11'. BEDROOM 3 about 22' x 10'9' BEDROOM 4. about 22' x 9'7

OUTSIDE. SINGLE GARAGE and space for second garage

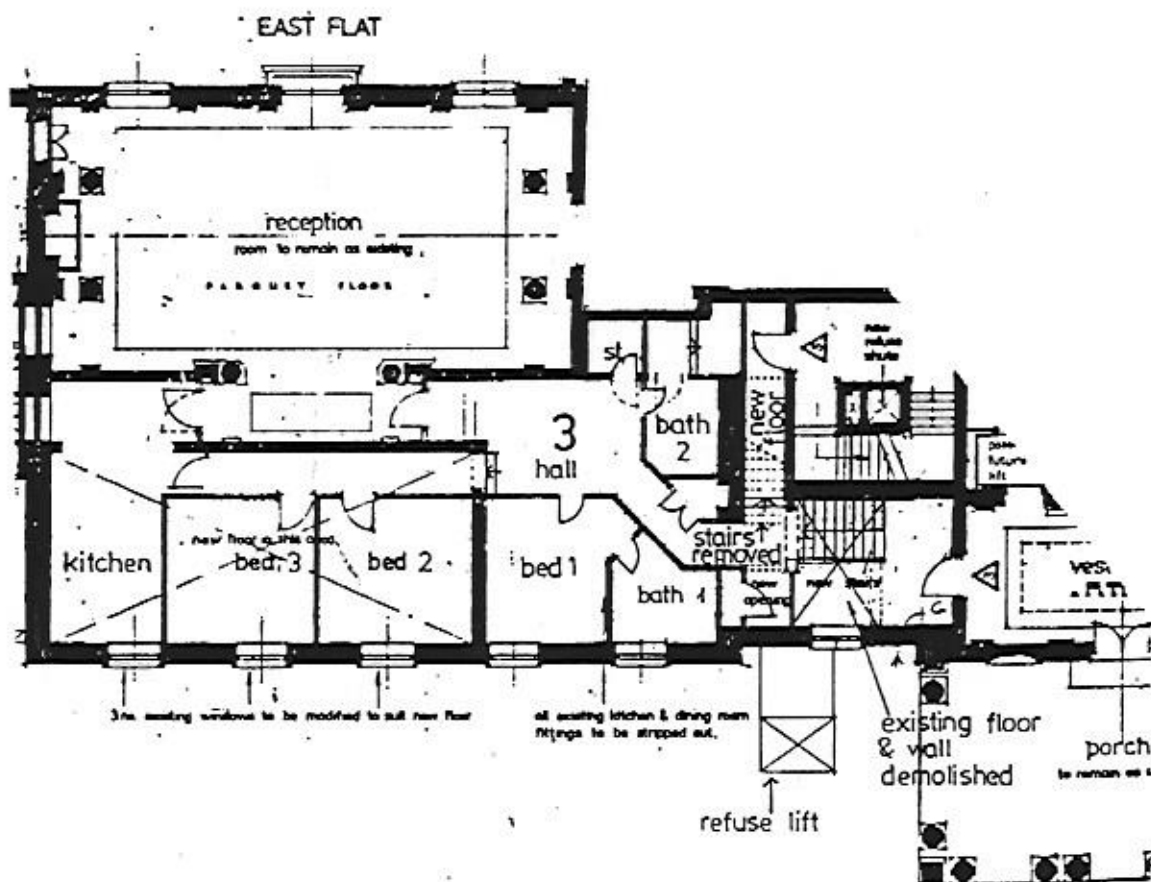


THE LIBRARY SUITE. (Unit M3.)

The Library suite is on the terrace level, with its own entrance hall leading from the marble lined main Hall on the ground floor. The Architect's suggested conversion plans allow the following accommodation

ENTRANCE HALL with stairs to UPPER FOYER. The RECEPTION ROOM is the original Library of the Mansion and measures about 44'5 x 21'9. The Library has a fine moulded ceiling, with carved Oak panelling to the walls and it is thought that the panelling is a little older than the house and was brought to Ottershaw for the re-building in 1910. The Reception room has three massive windows overlooking the grounds and the central window rises from floor to ceiling and the lower sash rises to reveal a false balcony. KITCHEN about 21'9 x 9'6. BEDROOM 1. about 10'3 x 12'. Space for BATHROOM en suite. BEDROOM 2. about 12' x 13'. BEDROOM 3. about 12' x 13'. SPACE FOR BATHROOM 2.

OUTSIDE. SINGLE GARAGE and space for second garage.



THE TERRACE SUITE. (Unit M. 4.)

The Terrace Suite is on the terrace and garden levels, approached through the marble lined Entrance Hall and up a short flight of marble stairs. The apartment is named because it enjoys the York Stone flagged terrace which is over 90' long and also two loggias to the east and west. The apartment incorporates three of the original Salons with all their magnificent embellishment with marble columns and pilasters, wonderful stone and marble fireplaces, ornamental plaster work of the highest standard. etc. The Architect's suggested conversion plan provides:

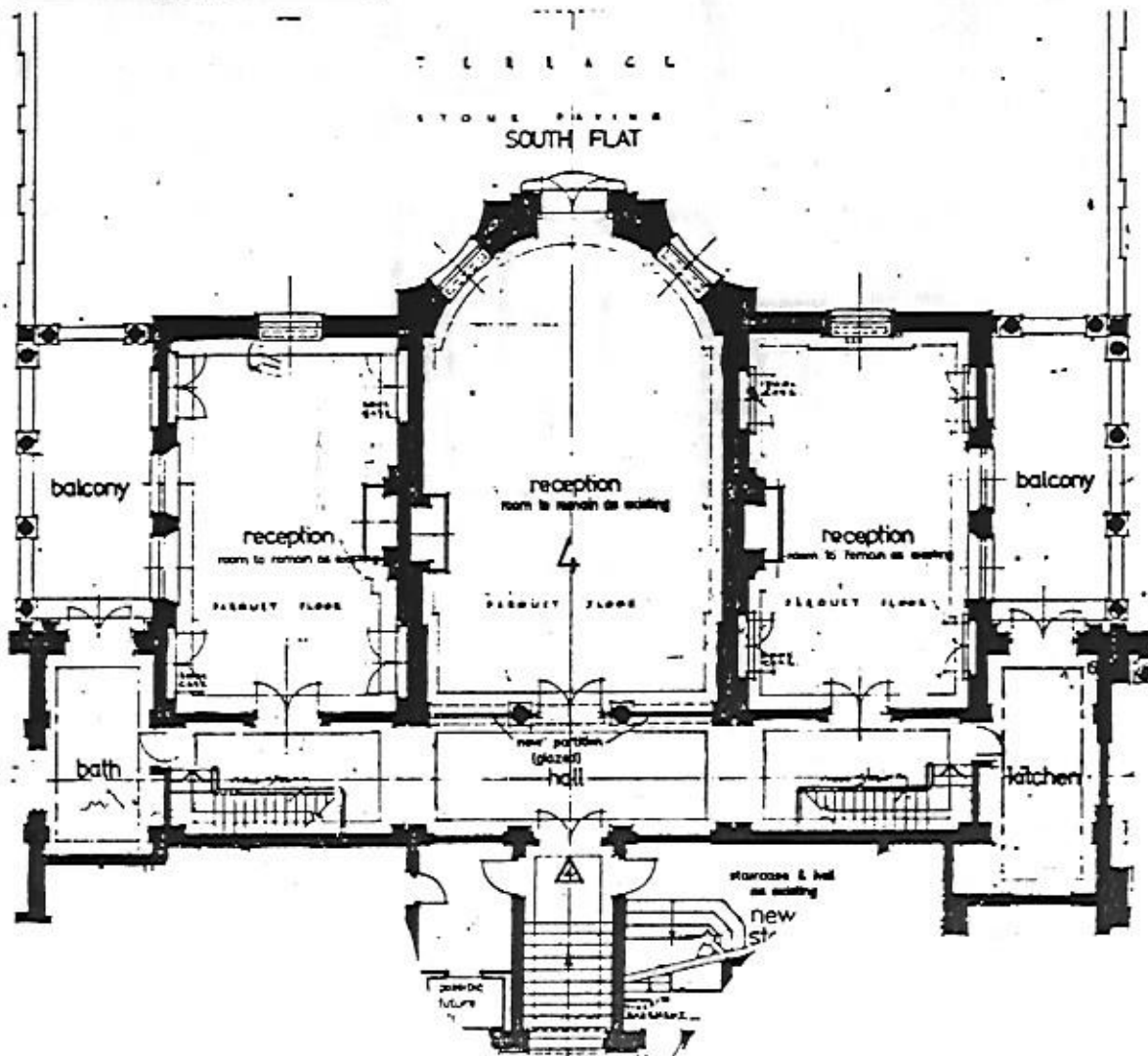
Terrace Level.

DRAWING ROOM about 43' x 26' French doors to terrace and garden. Carved stone fireplace with superb dog grate and iron fire back, parquet floor. Magnificent ornamental plaster ceiling and cornice. MORNING ROOM about 31'7 x 19'1 panelled walls, Acanthus decorated cornice, marble fireplace, iron grate, parquet floor. SITTING ROOM about 31' 10 x 19'1, parquet floor, marble fireplace, panelled walls, decorated cornice, built in bookcases. The Salons are approached from Marble pillared Hall, giving space for KITCHEN and BATHROOM, both with access to Loggia and terrace

Ground floor

The Apartment has two bedroom areas, which can be used as one unit, but is also suitable for separation to provide Guest or Staff suite within the apartment. The Architect's suggested plan provides A MAIN SUITE of BEDROOM, DRESSING ROOM and BATHROOM 3.

OUTSIDE. SINGLE GARAGE and space for Second garage

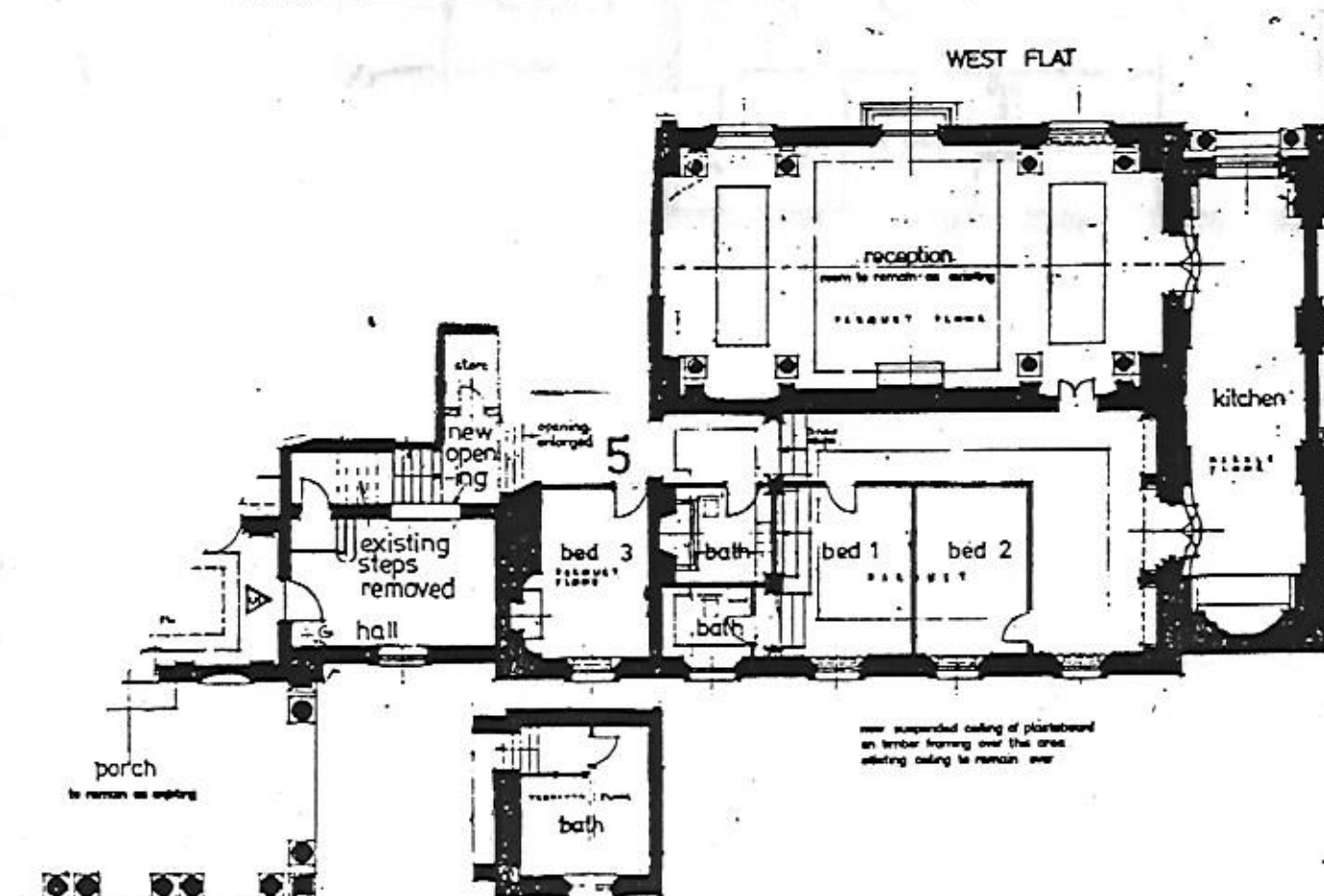


THE MARBLE SUITE. (Unit M.5)

The Marble Suite is approached from the ground floor, although the principal accommodation is on the terrace level. The Architect's suggested conversion plans provide a most impressive and interesting apartment, enjoying many of the original features of the property and having accommodation arranged as follows:

From the communal Marble Entrance Hall this flat has its own front door to HALL about 18'8 x 10'8, mosaic tiled floor, Marble stairway to upper level. BATHROOM OR UTILITY area about 10'7 x 12'2. DRAWING ROOM about 44'7 x 20'6, magnificent room with eight marble and gold leaf decorated pillars, panelled walls, deep shuttered windows, superbly decorated plaster cornice and ceiling, finely carved marble fireplace, parquet flooring, door to DINING ROOM opening to KITCHEN and measuring some 41' x 10'4, marble floor, deep window overlooking garden, vaulted ceiling. BEDROOM about 14'6 x 10'4, enchanting, panelled, barrel vaulted room, double aspect, carved fireplace with marble slips, parquet flooring. TWO FURTHER BEDROOMS and BATHROOMS or additional accommodation can be created from the original Billiards Room, measuring about 44' x 21'6, Fine Walnut dado and wall panelling, shutters etc. The Architect's suggested plan provides PRINCIPAL BEDROOM some 15' x 12' space for BATHROOM en suite SECOND BEDROOM about 15' x 12' and space for BATHROOM No. 2.

OUTSIDE. SINGLE GARAGE and space for second garage.

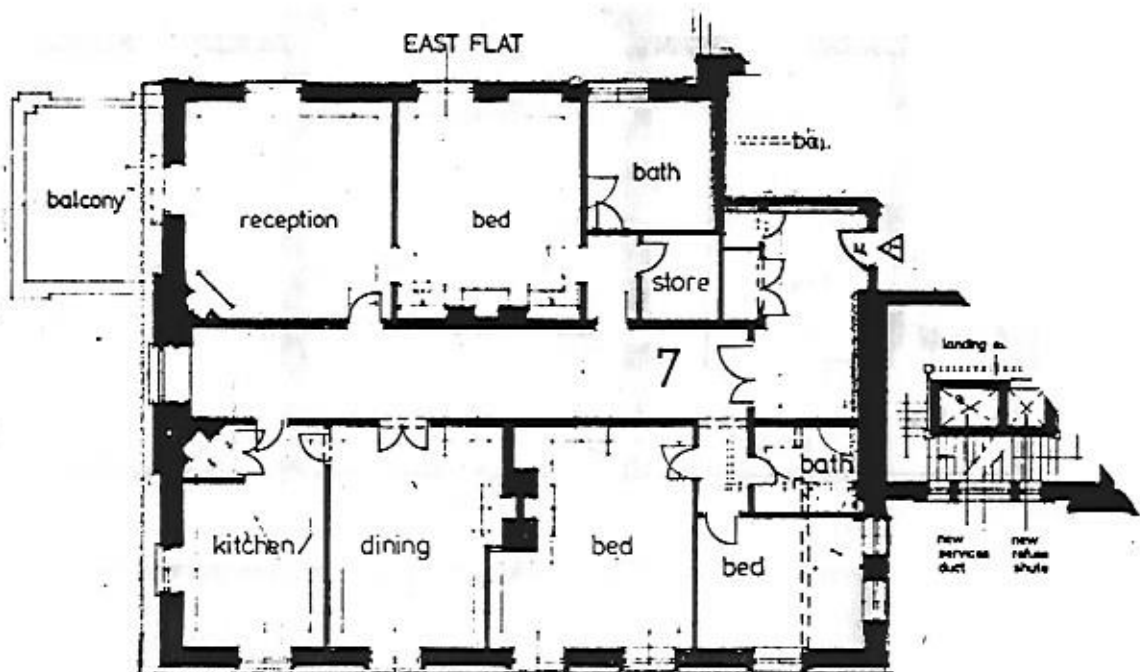


THE PARKLAND SUITE (Unit M.7)

The Parkland Suite is on the first floor, enjoying views to the south and east and has its own PRIVATE BALCONY. This is one of the most easily modernized units, enjoying many of the original superb fittings and the accommodation comprises

ENTRANCE HALL with dado panelling, Acanthus leaf decorated cornice, wood block floor. A truly Majestic Hallway, setting the tone for the whole of this suite and measuring some 56'8 x 7'5, with window overlooking the grounds. DRAWING ROOM about 18'3 x 17'9, double aspect, polished wood carved dado, carved Adam style fireplace with marble slips, tiled sides and iron grate, moulded cornice, door to BALCONY about 15'7 x 12'2, enjoying breath taking views over the Italian garden to the hills beyond. KITCHEN about 18'4 x 11'11 double aspect room, carved wood fireplace with marble slips and hearth and iron grate, decorated plaster cornice, wood block floor. DINING ROOM about 18'4 x 14'11, carved wood fireplace, inset marble slips and hearth and ornamental iron grate, decorative plaster frieze and cornice. PRINCIPAL SUITE of MASTER BEDROOM about 15'4 x 17', magnificent carved marble fireplace, inset decorative iron grate, flanked by two built in cupboards enclosed by mirror fronted doors, carved dado rail, ornamental plaster cornice, wood block floor. DRESSING ROOM with range of built in wardrobes. BATHROOM SPACE en suite about 10'10 square with ornamental fibrous plaster domed ceiling. BEDROOM 2 about 18'2 x 17'6 max, wood block floor, carved timber fireplace with inset marble slips and hearth with iron grate. Decorated plaster frieze and cornice, built in cupboard. Space for BATHROOM2. BEDROOM 3 about 13'7 x 10'

OUTSIDE. SINGLE GARAGE and space for second garage.

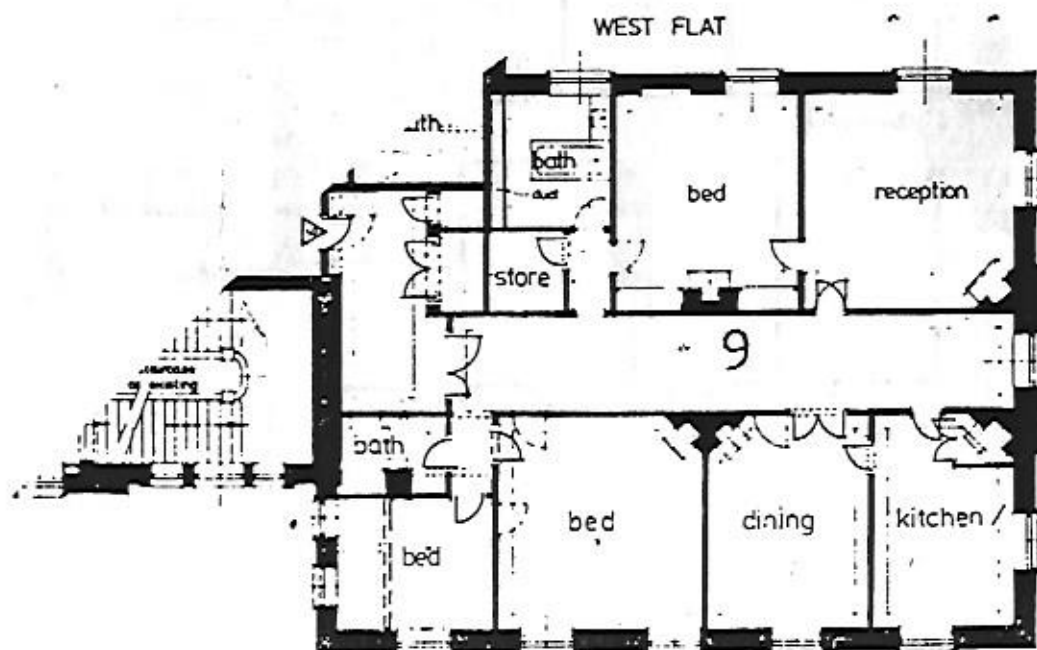


THE BARONS SUITE. (Unit M. 9)

The Barons Suite is on the first floor, and is named after the original owner. We believe it was his private suite within the Mansion. The apartment has some truly remarkable features, with some outstanding decorative plaster work. Very valuable carved marble fireplaces and a quite incredible marble panelled bathroom, complete with marble surround to bath. The accommodation is arranged as follows:

ENTRANCE HALL. Wood block floor, ornamental dado, Acanthus leaf decorated cornice. A most impressive Hall with window overlooking the grounds, and measuring some 57'4 x 7'5. DRAWING ROOM about 17'9 x 17'11, panelled walls, ornamental plaster cornice and ceiling. Carved marble fireplace, raised iron grate, wood block floor, double aspect. Door to BALCONY about 35' x 10'6. DOUBLE ASPECT KITCHEN about 18' x 12', dado rail, white painted Adam style fireplace, ornamental plaster ceiling, wood block floor. DINING ROOM about 17'11 x 13'3, carved timber fireplace with marble slips and hearth and iron grate with classical figures in relief. Ornamental plaster frieze and cornice, wood block floor. PRINCIPAL SUITE of MASTER BEDROOM about 15'11 x 16'8, magnificent carved marble fireplace, inset decorative iron grate, flanked by pair of built in cupboards, enclosed by mirrored doors, Carved dado rail, ornamental plaster cornice and wood block floor. DRESSING ROOM with masses of built in wardrobes. MARBLE BATHROOM about 10'9 square, walls mainly lined with white marble, mosaic floor, central original bath with marble surround, ornamental plaster frieze, part domed ceiling. BEDROOM 2. about 17'11 x 17'6, carved Adam style fireplace with marble slips, decorated iron grate, ornamental plaster frieze and cornice, wood block floor. BEDROOM 3. about 13'9 x 11'. BATHROOM SPACE No. 2.

OUTSIDE. SINGLE GARAGE and space for second garage



THE BALCONY SUITE. (Unit M. 11)

The Balcony Suite is on the second floor and has a south facing Balcony overlooking the Italian garden, with distant views beyond. The flat has many of the magnificent original fittings, with superb decorative plaster work, fine Adam style fireplaces, Mahogany panelled doors, etc.

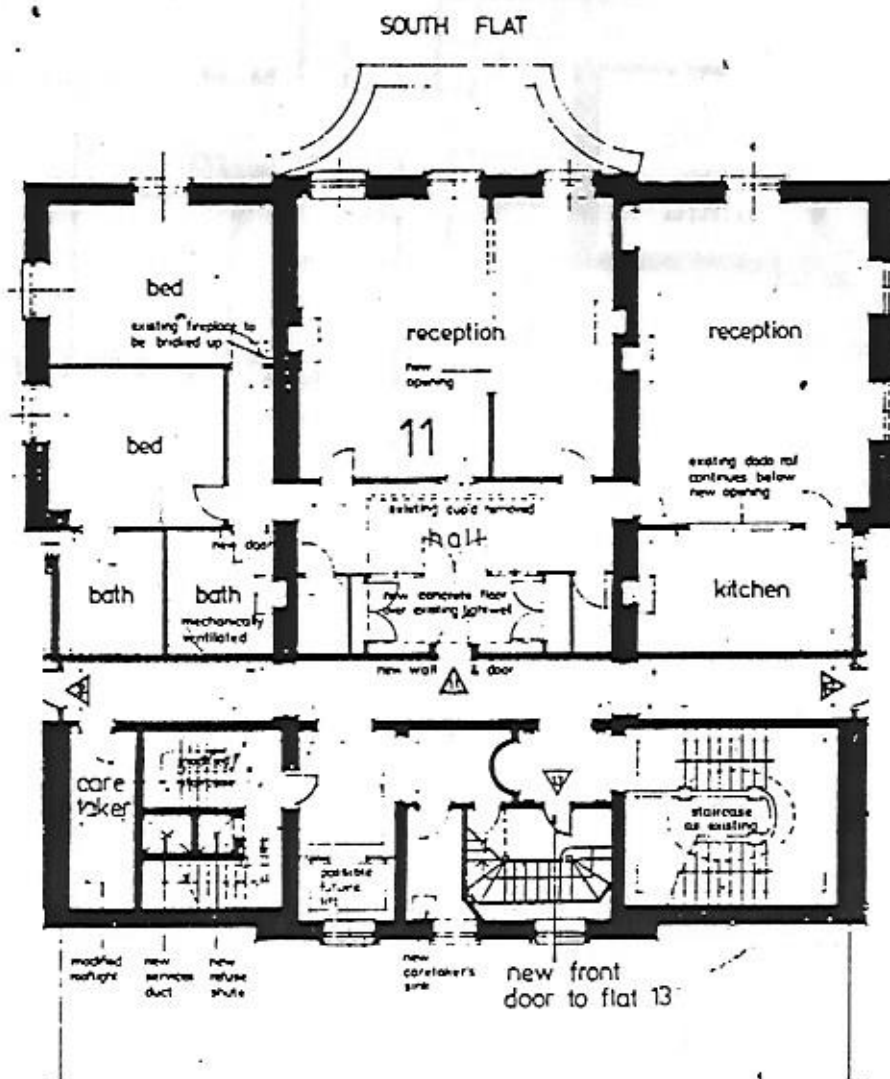
The Architect's suggested conversion plan provides the following:

Front door to ENTRANCE HALL about 27' x 14' overall, finely moulded cornice to part, dado panelling to some walls, wood block floor. NOTE This area is shown on the plan as divided into Lobby, built in cupboards, storage and Hall.

THREE RECEPTION ROOMS (1) about 23'4 x 16'5, panelled walls, finely decorated cornice, ornamental plaster ceiling, Adam style carved fireplace, marble slips and iron grate, wood block floor, built in cupboard, door to south facing BALCONY about 18' x 7'9 useable area. (2) about 23'3 x 10', panelled walls, Adam style fireplace with marble slips and hearth, finely decorated cornice, wood block floor, door to Reception Room No. 1. NOTE these two rooms can be combined to form one massive Reception Room about 23'4 x 26'6. (3) about 26'8 x 19'7, delightful double aspect room, dado panelled walls, carved Adam style fireplace with marble slips and iron grate, finely decorated plaster cornice with ornamental plaster ceiling, wood block floor. KITCHEN about 18'4 x 10'2, carved timber fireplace, inset marble slips and hearth with iron grate, ornamental dado rail, finely decorated plaster cornice.

TWO BEDROOMS about 19'6 x 13' and 15' x 13', presently one room about 26'5 x 19'6 with panelled dado, highly decorated cornice and ceiling, wood block floor, carved wood fireplace inset marble slips and hearth with iron grate. Double aspect room. Space for TWO BATHROOMS, one en suite.

OUTSIDE. SINGLE GARAGE and space for second garage



PENTHOUSE SUITE. (Unit M. 13)

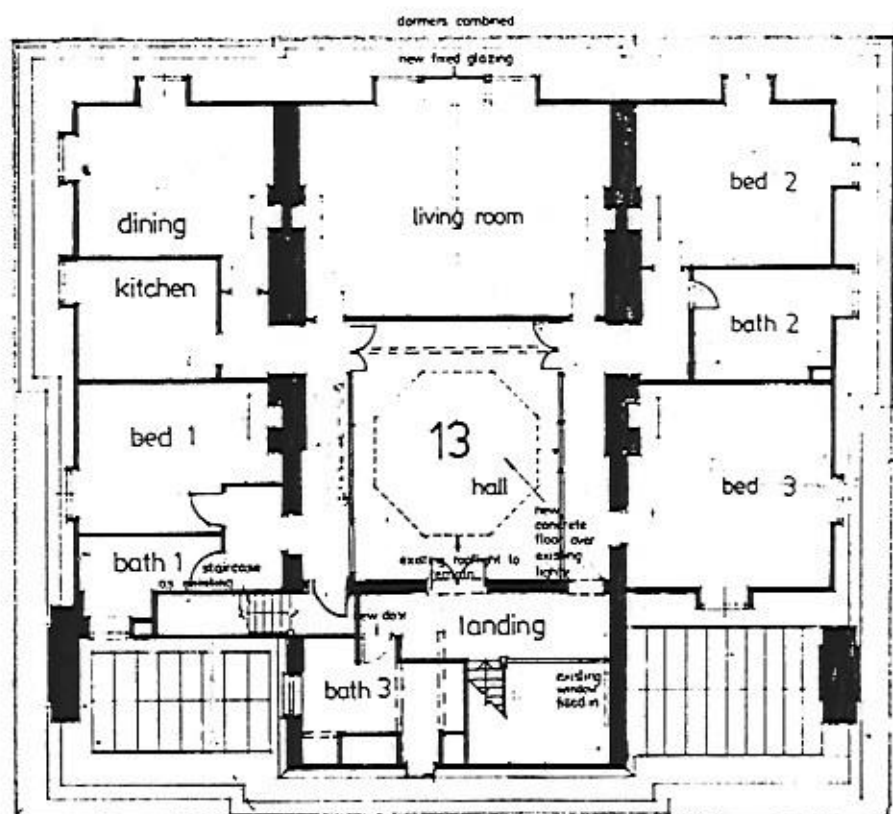
The Penthouse suite is the whole of the top floor of the Mansion and has stunning views to the south, east and west, access can also be gained to the flat roof and on a clear day you can actually see The Crystal Palace to the east, The North Downs to the south and way beyond Chobham Ridges to the west.

The Architect's suggested conversion plans provide a very spacious Penthouse home of immense character with truly magnificent rooms. On completion of the refurbishment this must be one of the FINEST PENTHOUSE SUITES ANYWHERE IN BRITAIN.

SECOND FLOOR. Entrance Hall, stairs to

TOP FLOOR. ENTRANCE HALL about 14'10 x 13'8. INNER HALL about 27' x 19'7 with central dome. TWO RECEPTION ROOMS (1) about 18'6 x 12'7 with tiled fireplace (2) 18'6 x 12'6 with tiled fireplace and built in cupboard. NOTE these two rooms can be combined to form one very large living area about 25' x 18'6. Permission has been granted to remove the balustrading to the front windows and insert an additional window, so that even better views can be enjoyed. DINING ROOM about 16'8 x 12'7, double aspect room, tiled fireplace. KITCHEN about 11'11 x 10'4. PRINCIPAL BEDROOM SUITE (presently one large room) about 20' x 17'4 max, shown as Bedroom and bathroom en suite. BEDROOM 2. about 17'9 x 13'3, double aspect room, tiled fireplace. BEDROOM 3. about 17'7 x 15'4 double aspect. BATHROOM 2 about 12' x 9'9. BATHROOM 3 about 11'11 x 8'6

OUTSIDE. SINGLE GARAGE and space for second garage.

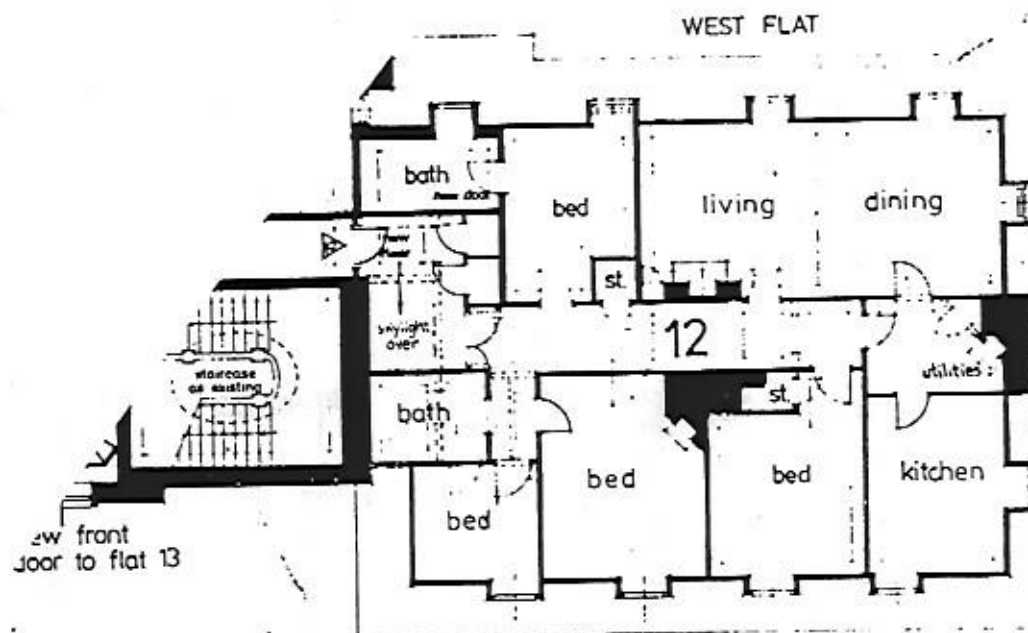


THE BROWNING SUITE. (Unit M. 12)

The Browning Suite is on the second floor and enjoys views to the south and west. The apartment is remarkably spacious and provides fine accommodation arranged as follows:

ENTRANCE HALL wood block floor, moulded cornice, built in cupboard.
LOUNGE/DINING ROOM about 30'5 x 14'6, delightful double aspect room enjoying distant views, wood block floor, moulded cornice, Timber panelled fireplace with inset marble slips. KITCHEN/LAUNDRY about 22'7 x 11'2, double aspect, timber fireplace with marble slips, wood block floor, moulded cornice. PRINCIPAL BEDROOM SUITE of BEDROOM about 17' x 11'1 overall, door to BATHROOM space en suite about 11'7 x 8'7 into window, finely decorated cornice, wood block floor. BEDROOM 2 about 12'10 x 13'2, wood block floor, built in cupboards, moulded cornice. BEDROOM 3 about 16' x 16'10, moulded cornice. BEDROOM 4. about 10'6 x 9'6, moulded cornice with space for BATHROOM 2.

OUTSIDE. SINGLE GARAGE and space for second garage.

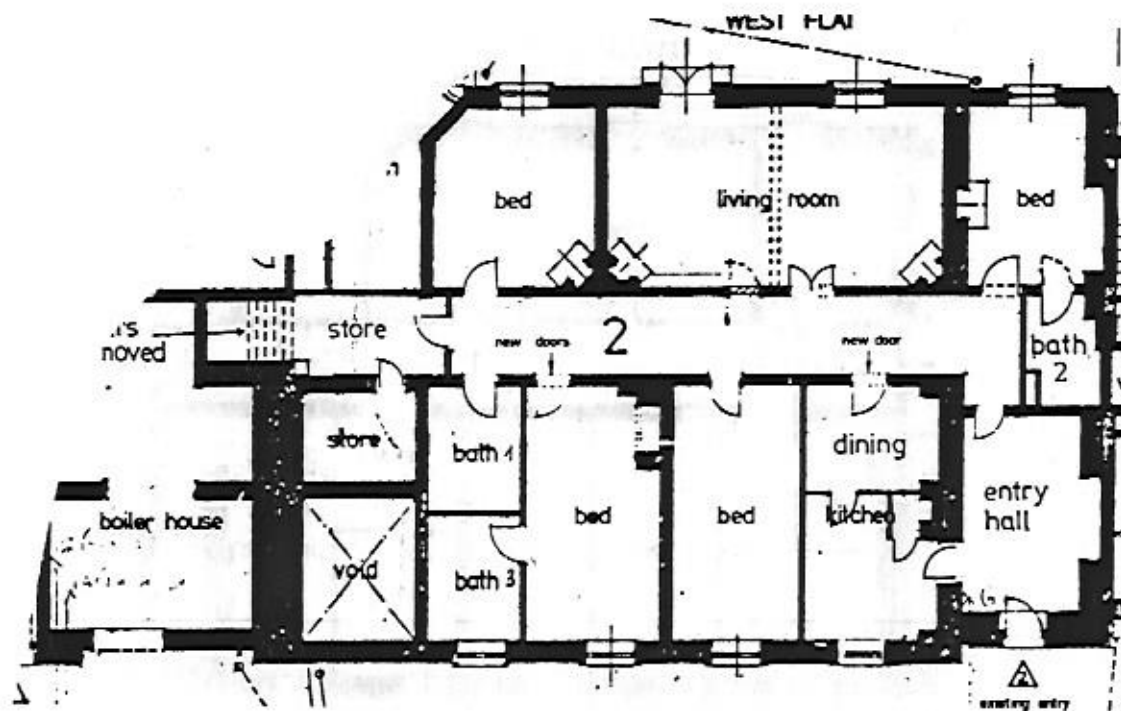


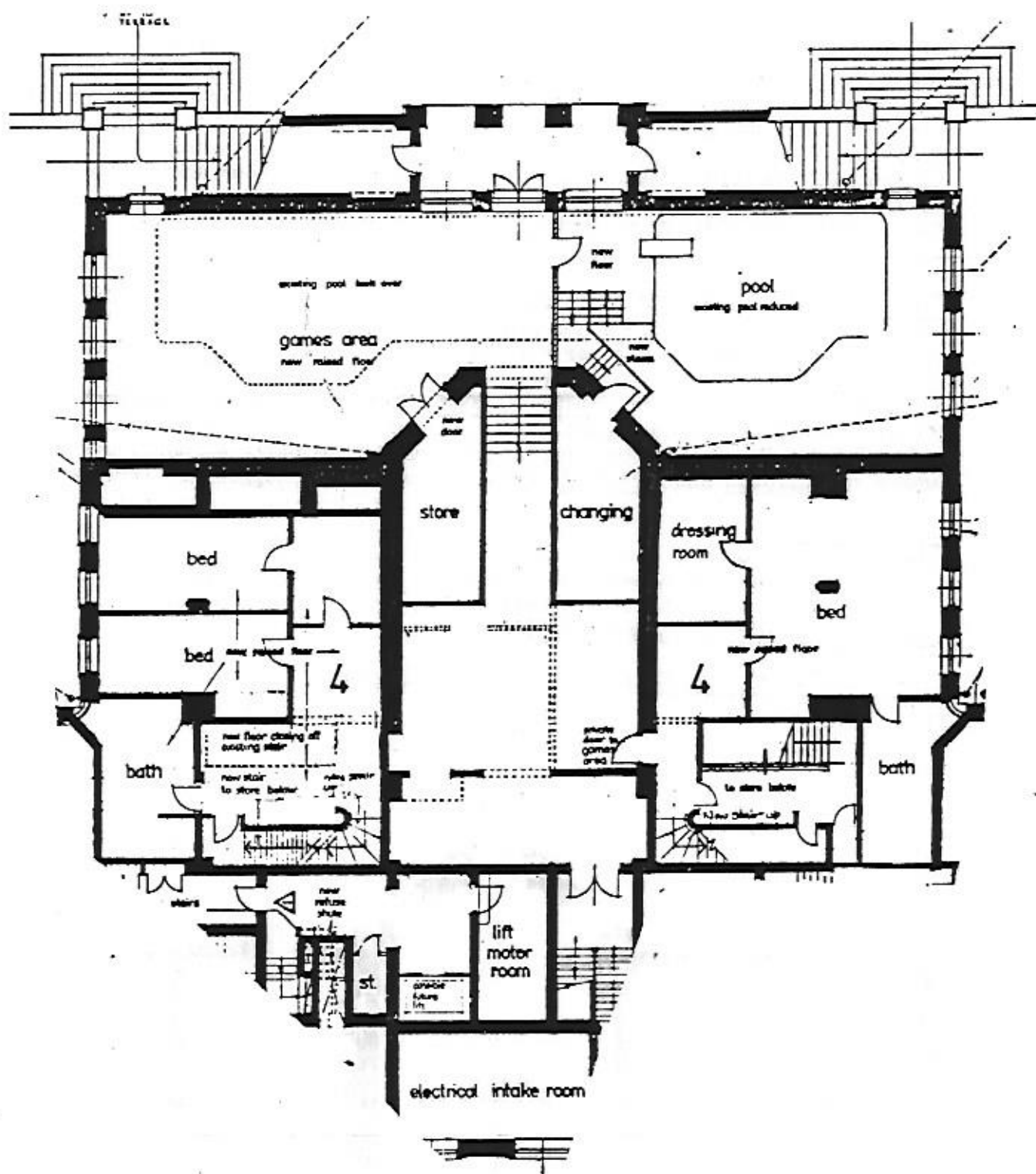
THE GARDEN SUITE. (Unit M. 2.)

The garden suite is on the ground floor with its own private garden and has its own Entrance Hall and front door directly from the Driveway. The Architect's suggested conversion plans provide:

This flat has its own front door to HALL about 16'9 x 12'. BROAD INNER HALL with capacious storage areas. TWO RECEPTION ROOMS (1) about 15'1 x 14'6 polished wood carved dado, carved wood fireplace, marble slips and hearth, wood block floor. French doors to York Stone Terrace and garden. Moulded cornice (2) about 15' square, wood block floor, moulded cornice, marble fireplace. These two rooms can be combined to make one large reception area about 29' x 15'. KITCHEN/BREAKFAST ROOM about 21'6 x 12'2, marble fireplace, wood block floor. BEDROOM 1. about 21'6 x 11' wood block floor. BEDROOM 2 about 21'6 x 12', space for BATHROOM en suite. Space for BATHROOM 2. BEDROOM 3 about 14'4 x 15', marble fireplace BEDROOM 4 about 14'4 x 10'7, marble fireplace, iron grate. Range of dresser and drawer unit, enclosed by glazed doors, cupboards and drawers beneath. Space for BATHROOM 3.

OUTSIDE. SINGLE GARAGE and space for second garage.
PRIVATE GARDEN with York stone terrace, lawns and flower beds.



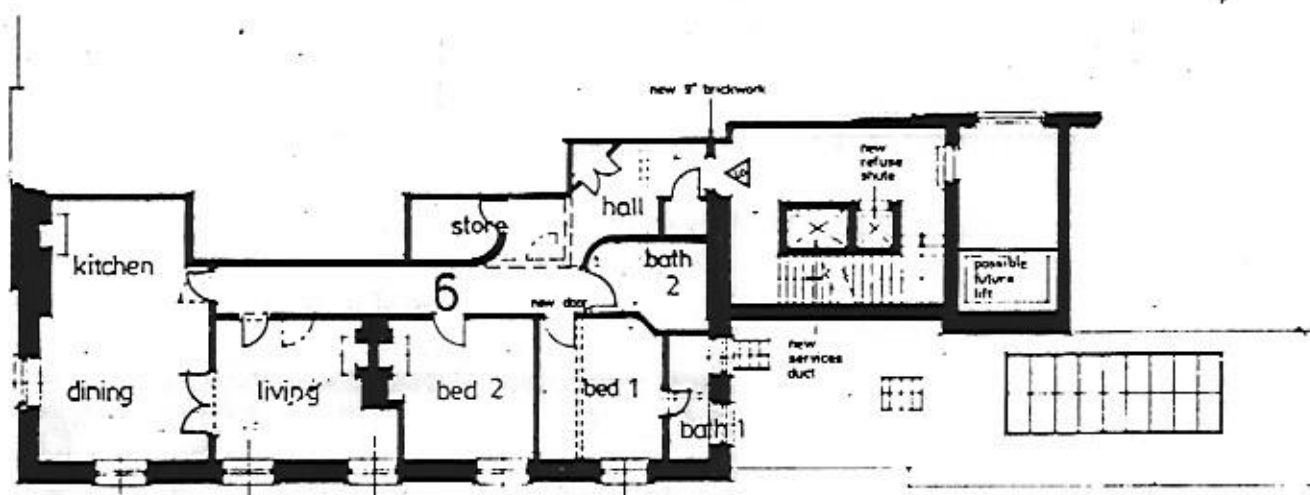


THE MEZZANINE SUITE (Unit M.6)

A rather smaller apartment, but only by Ottershaw Park standards. The Mezzanine is on the first floor and has well proportioned accommodation and the Architect's suggested plans provide for:

ENTRANCE HALL with walk in storage. KITCHEN/DINING ROOM about 22'3" x 14'6", carved wood fireplace with iron grate. LOUNGE about 15'9" x 12', carved wood fireplace, marble slips and iron grate. BEDROOM 1. about 12' x 12', carved wood fireplace, marble slips and iron grate, moulded plaster cornice. BEDROOM 2. about 11'11" x 10' with space for SHOWER ROOM en suite. Space for BATHROOM.

OUTSIDE. SINGLE GARAGE and space for second garage

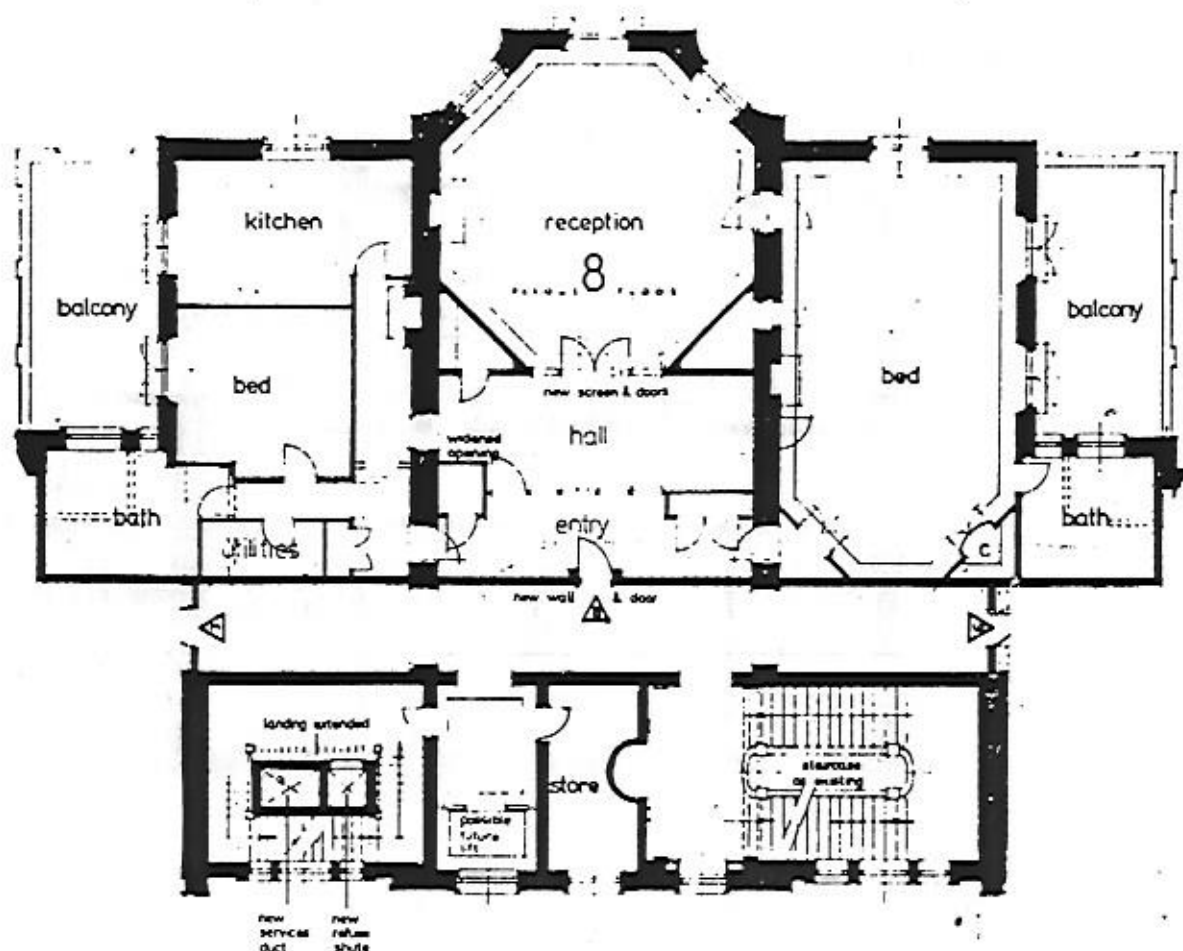


THE OCTAGONAL SUITE. (Unit M.8)

The Octagonal Suite gets its name from the truly remarkable OCTAGONAL DRAWING ROOM and enjoys many of the original features and fittings. The Architect's suggested conversion plans provide the following magnificent accommodation:

ENTRANCE HALL about 27' x 17' wood block floor, part dado panelling, part ornamental cornice, built in cupboard. OCTAGONAL DRAWING ROOM about 27' x 26'9, triple aspect with deep shuttered windows overlooking the grounds. Magnificent carved marble fireplace with brass canopied grate, carved dado panelling, plaster frieze and cornice and decorated ceiling. Door to BEDROOM 1. about 34'10 x 19'6, splendid double aspect room, wood block floor, finely carved marble fireplace, built in cupboard. A pair of bow fronted display cabinets, enclosed by half glazed doors, ornamental plaster frieze, cornice and ceiling. Door to BATHROOM space. Two pairs of French doors to BALCONY about 23'8 x 11'3. Other accommodation is created from a magnificent room some 27' x 19'4, double aspect, carved marble fireplace, carved dado, ornamental frieze and cornice, wood block floor. Two pairs of glazed doors to SECOND BALCONY. Suggested plan would provide KITCHEN about 19'4 x 12', double aspect and having French door to Balcony about 22'9 x 11'3 and BEDROOM 2. about 15' square with French door to Balcony. Space for BATHROOM 2. and Utility room.

OUTSIDE. SINGLE GARAGE and space for second garage



THE NIVEN SUITE. (Unit M. 10)

The Niven Suite is on the second floor, enjoying superb views to the south and east. The Architect's suggested conversion plan readily provides a splendid apartment with some attractive moulded and decorated cornices, wood block floors, finely panelled doors, hardwood fireplaces, Delft style tiling with iron grates etc.

The accommodation provides:

ENTRANCE HALL built in cupboard, wood block floor. LOUNGE about 18'7 x 17'1, double aspect, Delft style tiled fireplace, wood block floor. KITCHEN/UTILITY ROOM about 21'2 x 12'11, double aspect, Delft style tiled fireplace, excellent range of built in floor to ceiling cupboards, drawer units etc. DINING ROOM about 18'5 x 11'2, Delft style tiled fireplace, wood block floor, built in cupboard. BEDROOM 1. about 15'11 x 14' modern tiled fireplace, wood block floor. BEDROOM 2 about 10'11 x 16' max. BEDROOM 3. about 18'6 x 14' max, Delft style tiled fireplace, built in cupboard, wood block floor. BEDROOM 4. about 10' x 10'5. SPACE FOR BATHROOM about 11'3 x 9' into bay, decorated cornice, wood block floor. SPACE FOR SECOND BATHROOM.

OUTSIDE. SINGLE GARAGE and space for second garage

