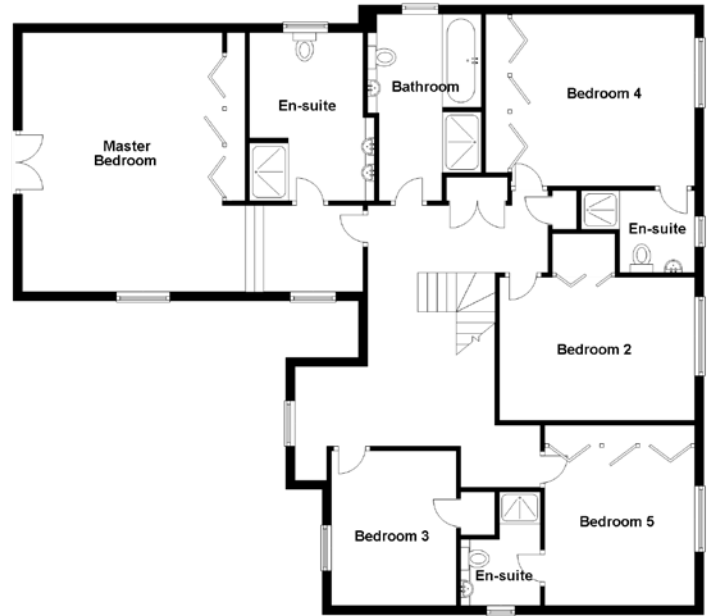


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Ground Floor	
Living Room	6.00m (19'8") x 4.55m (14'11")
Dining Room	4.30m (14'1") x 3.75m (12'4")
Kitchen/Family Room	7.20m (23'7") x 5.10m (16'9")
Utility	3.10m (10'2") x 2.10m (6'11")
WC	2.50m (8'2") x 2.15m (7'1")
Study	2.90m (9'6") x 2.90m (9'6")
Garage	5.45m (17'11") x 5.30m (17'5")

First Floor	
Master Bedroom	7.65m (25'1") x 5.70m (18'8")
En-suite	3.70m (12'2") x 2.70m (8'10")
Bedroom 2	4.30m (14'1") x 3.15m (10'4")
Bedroom 3	3.40m (11'2") x 2.60m (8'6")
Bedroom 4	4.60m (15'1") x 3.25m (10'8")
En-suite	2.50m (8'2") x 1.80m (5'11")
Bedroom 5	3.80m (12'6") x 3.30m (10'10")
En-suite	2.50m (8'2") x 1.75m (5'9")
Bathroom	3.89m (12'9") x 2.50m (8'2")

Gross internal floor area (m²): 261m² | EPC Rating: B

Extras (Included in the sale): Furniture may be available by separate negotiation.

