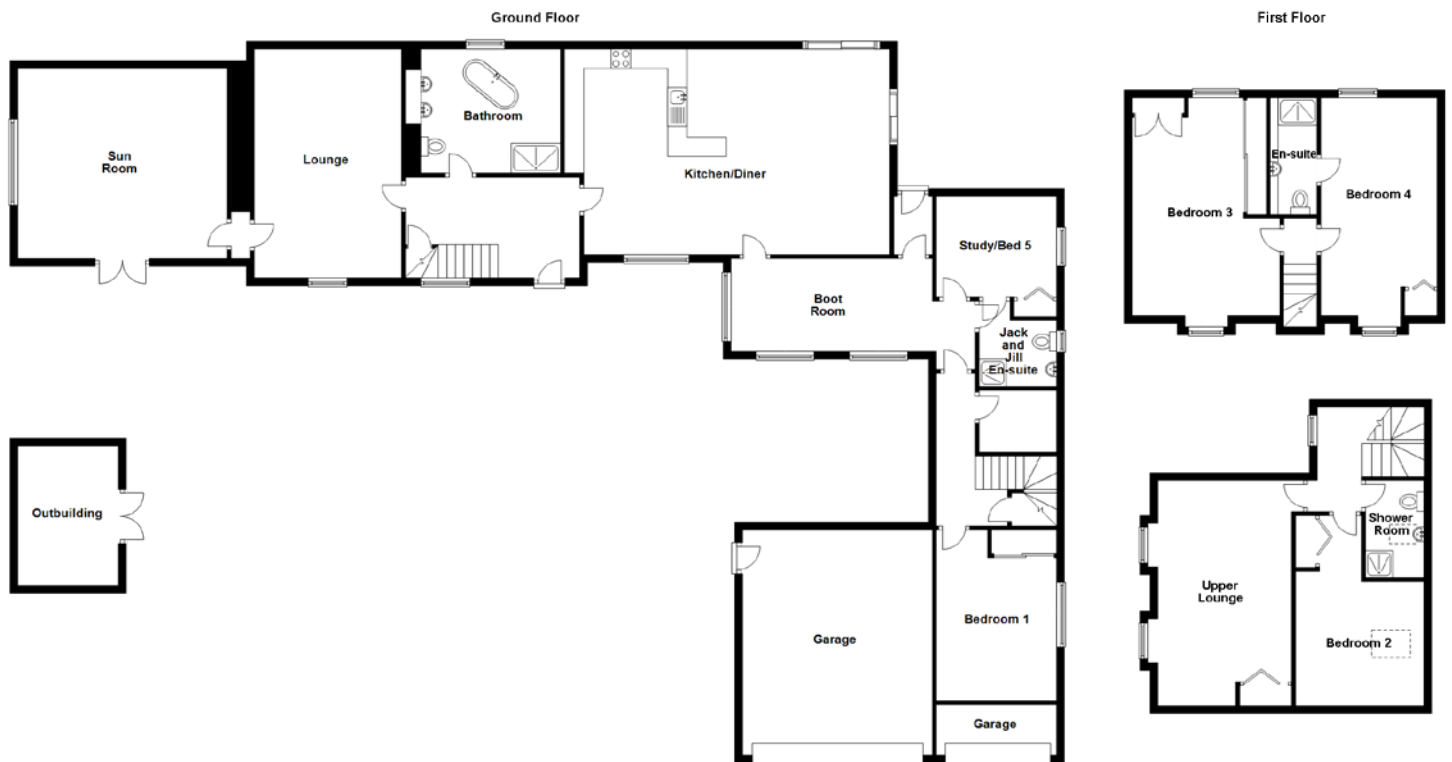


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.90m (19'4") x 3.80m (12'6")
Bathroom	3.70m (12'2") x 3.10m (10'2")
Kitchen/Diner	7.90m (25'11") x 5.30m (17'5")
Boot Room	5.20m (17'1") x 2.40m (7'10")
Study/Bed 5	3.10m (10'2") x 2.60m (8'6")
Jack and Jill En-suite	2.20m (7'3") x 2.00m (6'7")
Bedroom 1	4.40m (14'5") x 3.00m (9'10")
Garage	5.80m (19') x 4.90m (16'1")
Garage	3.10m (10'2") x 1.30m (4'3")
Sun Room	5.40m (17'9") x 4.90m (16'1")

Outbuilding

3.60m (11'10") x 2.60m (8'6")

First Floor

Bedroom 2	4.90m (16'1") x 3.30m (10'10")
Bedroom 3	5.60m (18'5") x 3.70m (12'2")
Bedroom 4	6.00m (19'8") x 3.00m (9'10")
En-suite	3.00m (9'10") x 1.20m (3'11")
Shower Room	2.50m (8'3") x 1.50m (4'11")
Upper Lounge	5.90m (19'4") x 3.90m (12'10")

Gross internal floor area (m²): 226m²

EPC Rating: C

DIRECTIONS; Please note: All viewers travelling on the B9128 must take the route between the 2 vehicle chevrons which affords access to the rear garden.

