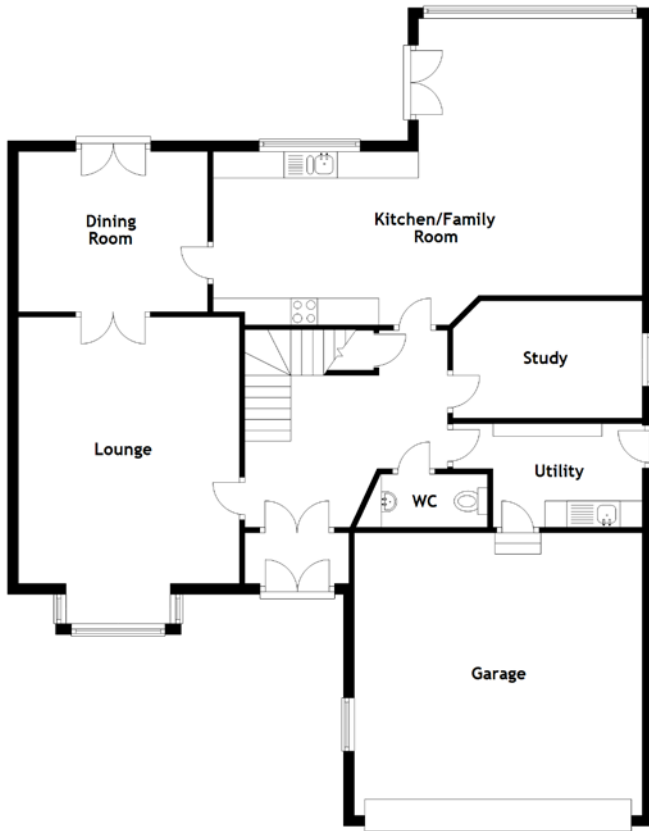


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.75m (18'11") x 4.15m (13'7")
Dining Room	3.55m (11'8") x 3.00m (9'10")
Kitchen/Family Room	8.05m (26'5") x 5.75m (18'10")
Utility	3.55m (11'8") x 1.95m (6'5")
Study	3.55m (11'8") x 2.20m (7'3")
WC	2.50m (8'2") x 1.00m (3'3")
Bathroom	2.90m (9'6") x 2.45m (8'1")
Bedroom 1	5.00m (16'5") x 4.15m (13'7")
En-suite	3.00m (9'10") x 1.80m (5'11")

Dressing Room	3.00m (9'10") x 2.25m (7'5")
Bedroom 2	6.15m (20'2") x 3.65m (12')
En-suite	1.65m (5'5") x 1.60m (5'3")
Bedroom 3	4.41m (14'6") x 4.00m (13'1")
Bedroom 4	3.70m (12'2") x 3.30m (10'10")
Garage	5.40m (17'9") x 5.30m (17'5")

Gross internal floor area (m<sup>2</sup>): 233m<sup>2</sup> | EPC Rating: B

Extras: Freestanding appliances may be available by separate negotiation.

