

**Approximate Dimensions  
(Taken from the widest point)**

**Ground Floor**

Entrance Hall	6.66m (21'10") x 4.90m (16'1")
Family Room/Study/Bedroom 5	6.00m (19'8") x 4.80m (15'9")
Lounge	7.20m (23'7") x 4.90m (16'1")
Dining Area	7.30m (23'11") x 6.00m (19'8")
Kitchen/Diner	9.40m (30'10") x 4.46m (14'8")
Orangery	8.00m (26'3") x 3.40m (11'2")
Orangery	8.00m (26'3") x 3.40m (11'2")
Utility	3.40m (11'2") x 2.60m (8'6")
Workshop	4.50m (14'9") x 3.80m (12'6")
Boot Room	4.00m (13'2") x 2.60m (8'6")
Bathroom	2.30m (7'7") x 2.00m (6'7")
Gun Room	2.98m (9'9") x 2.30m (7'7")
Store	4.50m (14'9") x 1.95m (6'5")

**First Floor**

Master Bedroom	4.80m (15'9") x 4.30m (14'1")
Dressing Room/Bedroom 4	4.80m (15'9") x 3.20m (10'6")
Bedroom 2	4.80m (15'9") x 4.40m (14'5")
En-suite	2.90m (9'6") x 2.80m (9'2")
Bedroom 3	5.40m (17'8") x 5.00m (16'5")
En-suite	3.20m (10'6") x 3.10m (10'2")
Bathroom	3.50m (11'6") x 3.40m (11'2")

**Attic Level**

Room 1	4.70m (15'5") x 3.60m (11'10")
Room 2	3.00m (9'10") x 2.80m (9'2")
Room 3	3.90m (12'10") x 3.30m (10'10")
Room 4	3.90m (12'10") x 3.30m (10'10")
Room 5	3.50m (11'6") x 2.70m (8'10")
Bathroom	3.30m (10'10") x 1.90m (6'3")
WC	2.50m (8'2") x 2.30m (7'7")

**Basement**

Wine Cellar	3.80m (12'6") x 2.30m (7'7")
Cellar	4.20m (13'9") x 3.80m (12'6")

Gross internal floor area (m<sup>2</sup>): **439m<sup>2</sup>**

EPC Rating: **F**

**GROUND FLOOR**



**BASEMENT**

**FIRST FLOOR**



**ATTIC LEVEL**

