

Approximate Dimensions (Taken from the widest point)

Ground Floor

Dining Room	7.20m (23'7") x 4.20m (13'9")
Sitting Room	7.20m (23'7") x 4.60m (15'1")
Kitchen	7.00m (23') x 6.20m (20'4")
Utility	3.20m (10'6") x 2.20m (7'3")
Laundry Room	4.40m (14'5") x 1.80m (5'11")
Shower Room	2.10m (6'11") x 2.00m (6'7")

First Floor

Bedroom 1	6.04m (19'10") x 3.91m (12'10")
Sitting Area	2.73m (8'11") x 2.00m (6'7")
Bedroom 3	5.00m (16'5") x 3.90m (12'10")
Bedroom 4	5.00m (16'5") x 4.56m (15')
Jack and Jill Bathroom	3.40m (11'2") x 2.71m (8'11")
Bedroom 2	4.57m (15') x 4.39m (14'5")
Dressing Room	2.67m (8'9") x 1.15m (3'9")
En-suite Bathroom	2.67m (8'9") x 2.61m (8'7")

Second Floor

Bedroom 5	6.71m (22') x 4.50m (14'9")
Bedroom 6	6.41m (21') x 4.65m (15'3")
Bathroom	2.95m (9'8") x 2.73m (8'11")

Gross internal floor area (m²): 342m²

EPC Rating: E

