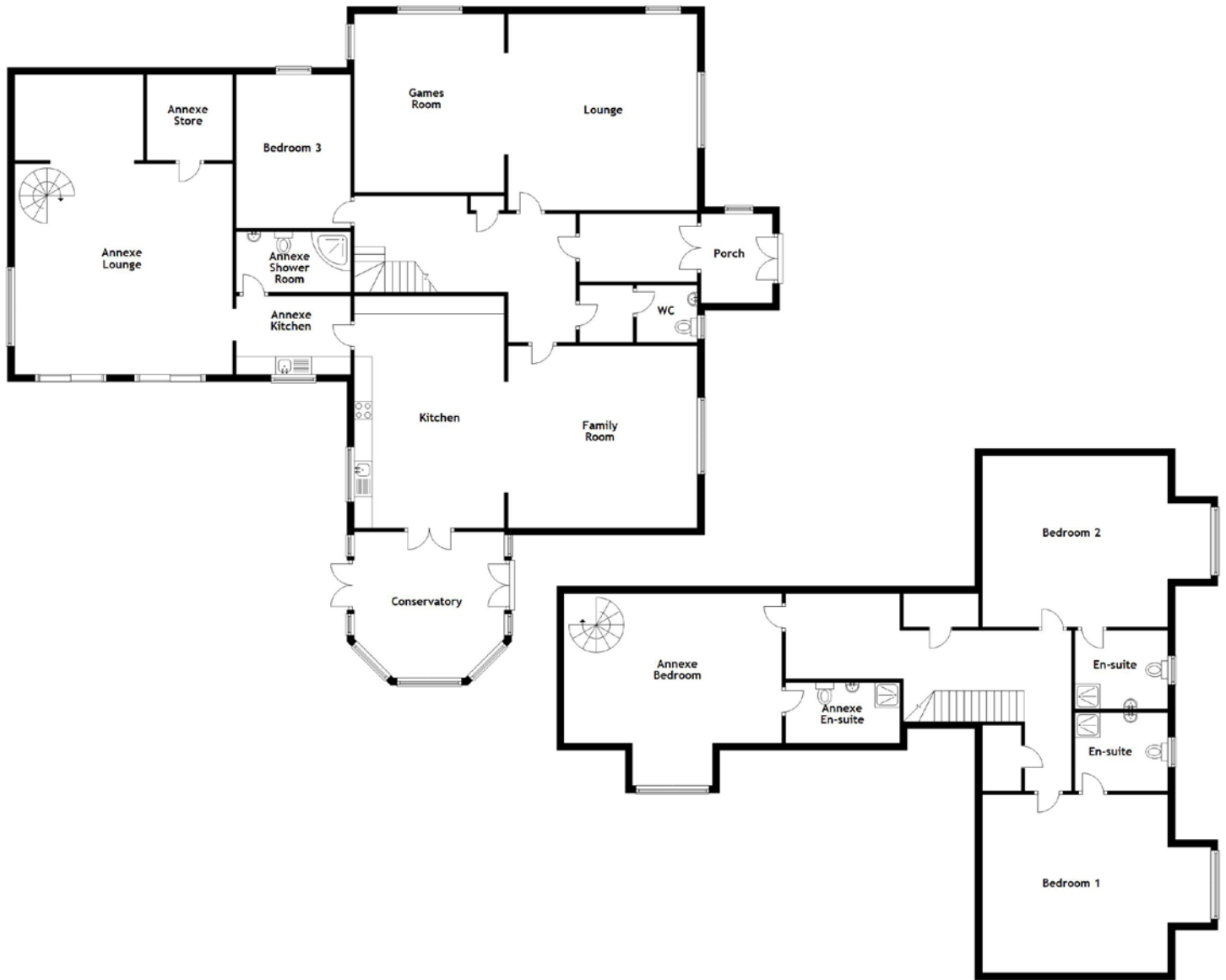


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor

Porch	2.50m (8'2") x 2.00m (6'7")
Lounge	5.50m (18'1") x 5.30m (17'5")
Games Room	5.00m (16'5") x 4.10m (13'5")
Kitchen	6.50m (21'4") x 4.00m (13'1")
Family Room	5.30m (17'5") x 5.10m (16'9")
Conservatory	4.20m (13'9") x 4.10m (13'5")
WC	1.70m (5'7") x 1.60m (5'3")
Bedroom 3	4.30m (14'1") x 3.20m (10'6")

First Floor

Bedroom 1	5.20m (17'1") x 5.00m (16'5")
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En-suite

Bedroom 2

En-suite

Annexe

Annexe Lounge

Annexe Store

Annexe Kitchen

Annexe Shower Room

Annexe Bedroom

Annexe En-suite

2.60m (8'6") x 2.20m (7'3")

5.20m (17'1") x 4.80m (15'9")

2.60m (8'6") x 2.20m (7'3")

8.40m (27'7") x 6.10m (20')

2.40m (7'10") x 2.40m (7'10")

3.20m (10'6") x 2.20m (7'3")

3.20m (10'6") x 1.70m (5'7")

6.10m (20') x 4.20m (13'9")

3.10m (10'2") x 1.70m (5'7")

Gross internal floor area (m²): 383m²

EPC Rating: D