

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	6.37m (20'11") x 4.12m (13'6")
Dining Room	4.59m (15'1") x 4.30m (14'1")
Library	4.47m (14'8") x 3.97m (13')
Kitchen	5.43m (17'10") x 4.19m (13'9")
Utility	2.91m (9'7") x 2.88m (9'5")
Office	6.03m (19'9") x 2.01m (6'7")
Tool Room	3.77m (12'4") x 3.54m (11'7")
Drying Room	4.43m (14'6") x 3.03m (9'11")
Shower Room	2.24m (7'4") x 1.87m (6'2")
Master Bedroom	5.39m (17'8") x 4.24m (13'11")

En-suite	4.24m (13'11") x 1.70m (5'7")
Dressing Room	3.50m (11'6") x 3.00m (9'10")
Bedroom 2	4.22m (13'10") x 3.02m (9'11")
Bedroom 3	4.22m (13'10") x 2.24m (7'4")
Bedroom 4	4.20m (13'9") x 3.15m (10'4")
Bedroom 5	3.15m (10'4") x 3.12m (10'3")
Bathroom	2.94m (9'8") x 2.00m (6'7")

Gross internal floor area (m²): 293m² | EPC Rating: E

Extras (Included in the sale): Floor coverings, light fittings, blinds and window dressings.

