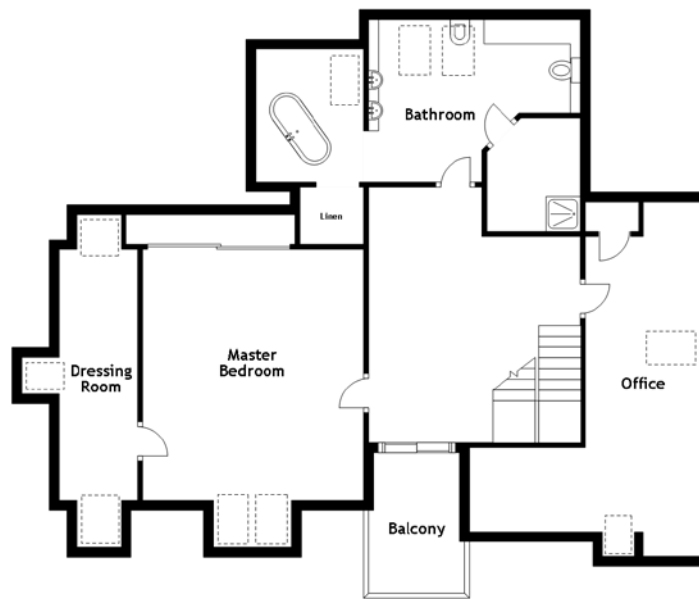
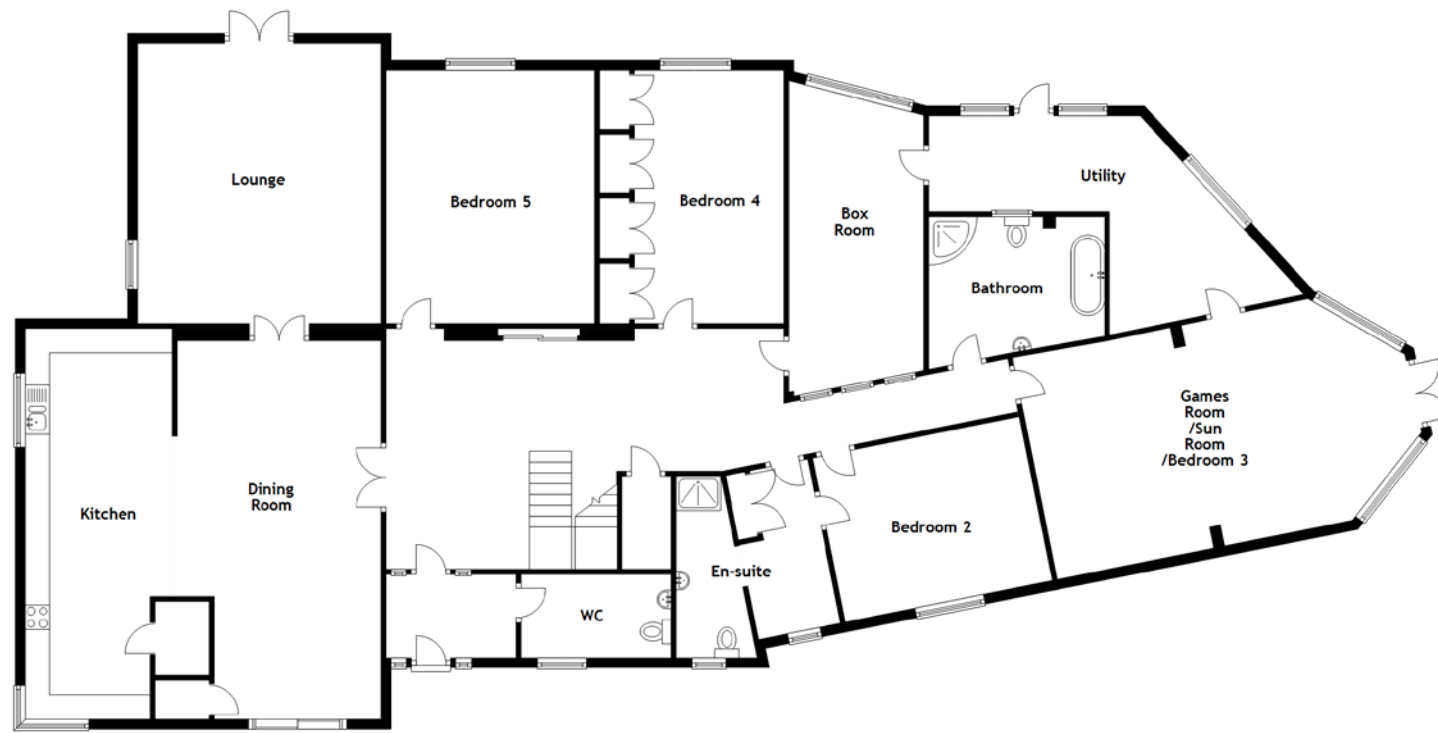


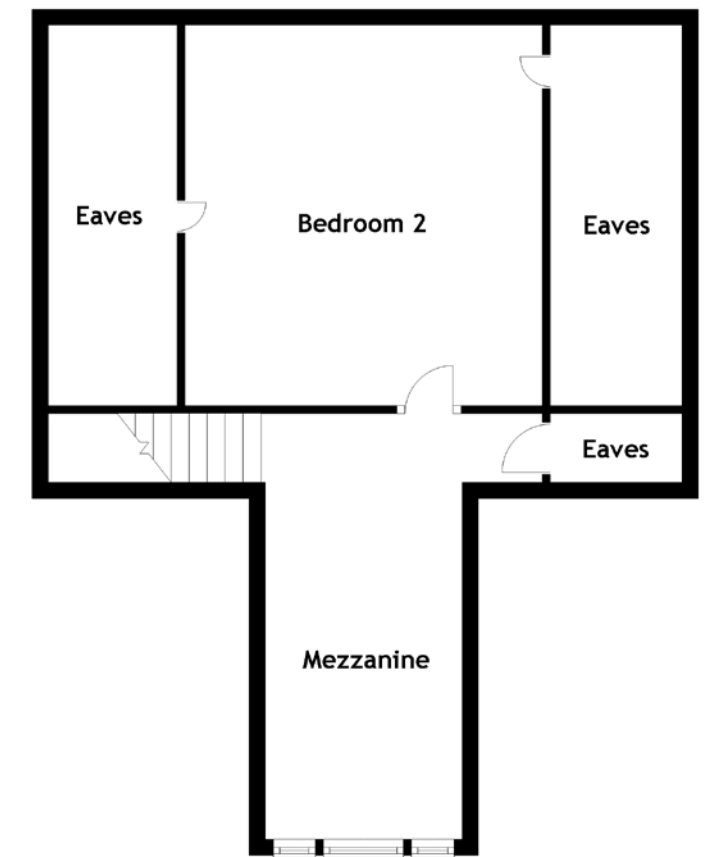
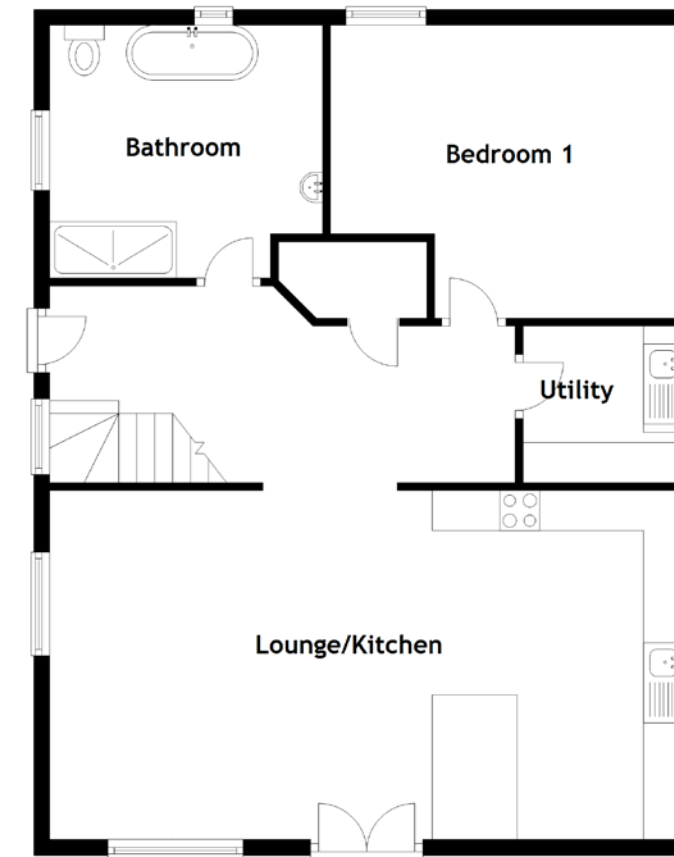
FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Ground Floor	
Kitchen	7.95m (26'1") x 3.00m (9'10")
Dining Room	7.70m (25'3") x 3.80m (12'6")
Lounge	5.70m (18'8") x 4.95m (16'3")
Bedroom 2	4.88m (16') x 2.49m (8'2")
En-suite	3.70m (12'2") x 1.70m (5'7")
Bedroom 4	5.15m (16'11") x 3.05m (10')
Bedroom 5	5.15m (16'11") x 4.25m (13'11")
WC	3.05m (10') x 1.70m (5'7")
Games/Sun Room/Bed 3	6.10m (20') x 4.58m (15')

Bathroom	3.60m (11'10") x 3.10m (10'2")
Box Room	6.45m (21'2") x 2.75m (9')
Utility	7.60m (24'11") x 4.45m (14'7")
First Floor	
Master Bedroom	5.10m (16'9") x 4.50m (14'9")
Dressing Room	6.90m (22'8") x 1.60m (5'3")
Office	7.20m (23'7") x 4.70m (15'5")
Bathroom	6.60m (21'8") x 3.30m (10'10")
Gross internal floor area (m ²):	405m ²
EPC Rating:	C



Approximate Dimensions (Taken from the widest point)

Ground Floor	
Lounge/Kitchen	7.90m (25'11") x 4.35m (14'3")
Utility	2.00m (6'7") x 1.95m (6'5")
Bedroom 1	4.40m (14'5") x 3.65m (12')

Bathroom	3.40m (11'2") x 3.15m (10'4")
First Floor	
Bedroom 2	4.50m (14'9") x 4.45m (14'7")
Mezzanine	5.65m (18'6") x 2.45m (8'1")