

# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Vestibule	5.00m (16'5") x 2.10m (6'11")
Lounge	10.00m (32'10") x 4.10m (13'5")
Mezzanine	4.40m (14'5") x 4.10m (13'5")
Bedroom 6	4.10m (13'5") x 3.50m (11'6")
En-suite	
Orangery	10.60m (34'9") x 3.00m (9'10")
Dining Room	4.40m (14'5") x 4.10m (13'5")

Kitchen	5.00m (16'5") x 5.00m (16'5")
Master Bedroom	5.60m (18'4") x 5.00m (16'5")
Bedroom 2	3.40m (11'2") x 3.10m (10'2")
Bedroom 3	4.30m (14'1") x 3.90m (12'10")
Bedroom 4	4.20m (13'9") x 3.60m (11'10")
Bedroom 5	3.40m (11'2") x 3.10m (10'2")
Bathroom	3.20m (10'6") x 3.10m (10'2")

Gross internal floor area (m<sup>2</sup>): 275m<sup>2</sup>  
EPC Rating: D

