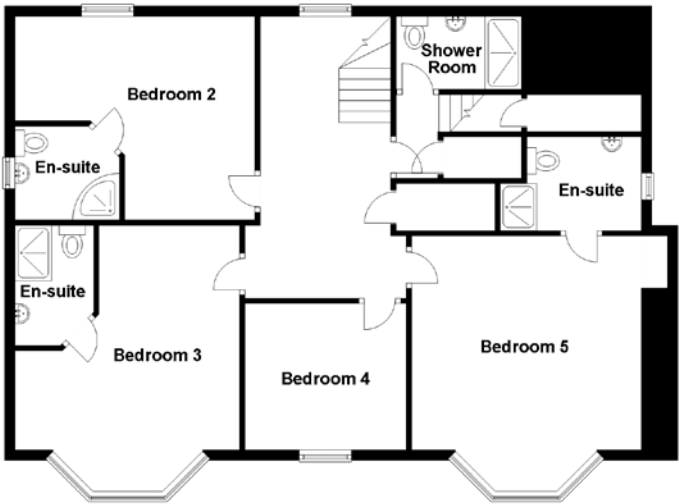


FLOOR PLAN, DIMENSIONS & MAP

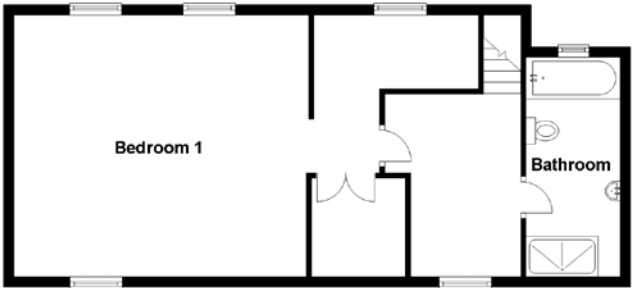
Ground Floor



First Floor



Second Floor



Approximate Dimensions
(Taken from the widest point)

Ground Floor

Lounge	4.70m (15'5") x 4.30m (14'1")
Kitchen	4.70m (15'5") x 3.90m (12'10")
Utility	2.50m (8'2") x 2.50m (8'2")
WC	1.60m (5'3") x 0.80m (2'7")
Bedroom 6	3.90m (12'10") x 3.50m (11'6")
En-suite	2.50m (8'2") x 1.00m (3'3")
Bedroom 7	5.00m (16'5") x 4.30m (14'1")
Bedroom 8	4.40m (14'5") x 3.70m (12'2")
En-suite	2.60m (8'6") x 1.10m (3'7")
Bedroom 9	4.50m (14'9") x 3.70m (12'2")
En-suite	2.60m (8'6") x 1.10m (3'7")

First Floor

Shower Room	2.40m (7'11") x 1.40m (4'7")
Bedroom 2	4.60m (15'1") x 3.90m (12'10")
En-suite	2.00m (6'7") x 1.80m (5'11")
Bedroom 3	4.40m (14'5") x 4.30m (14'1")
En-suite	2.30m (7'7") x 1.50m (4'11")
Bedroom 4	3.10m (10'2") x 2.80m (9'2")
Bedroom 5	4.40m (14'5") x 4.10m (13'5")
En-suite	2.00m (6'7") x 1.80m (5'11")

Second Floor

Bedroom 1	7.00m (23') x 5.00m (16'5")
En-suite	4.20m (13'10") x 1.80m (5'11")

Gross internal floor area (m²): 295m²
EPC Rating: D