



Approximate Dimensions (Taken from the widest point)

THE NEW COTTAGE

Living Room	5.45m (17'10") x 4.41m (14'6")
Sitting Room	6.00m (19'8") x 3.57m (11'8")
Kitchen/Diner	7.26m (23'10") x 4.16m (13'8")
Utility	2.73m (8'11") x 1.14m (3'9")
Bedroom 1	4.87m (16') x 3.44m (11'3")
En-suite	2.44m (8') x 1.37m (4'6")
Bedroom 2	3.75m (12'4") x 3.57m (11'8")
Dressing Area	.48m (11'5") x 1.78m (5'10")
Shower Room	3.78m (12'5") x 1.78m (5'10")
Gym	3.32m (10'11") x 2.74m (9')

THE OLD COTTAGE

Living Room	4.43m (14'6") x 4.22m (13'10")
Kitchen	4.71m (15'5") x 4.52m (14'10")
Bedroom 1	4.43m (14'6") x 3.88m (12'9")
Bedroom 2	3.71m (12'2") x 3.35m (11')
Bathroom	3.51m (11'6") x 2.19m (7'2")

Garage	5.20m (17'1") x 3.48m (11'5")
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Gross internal floor area (m²): 271m²

EPC Rating: E