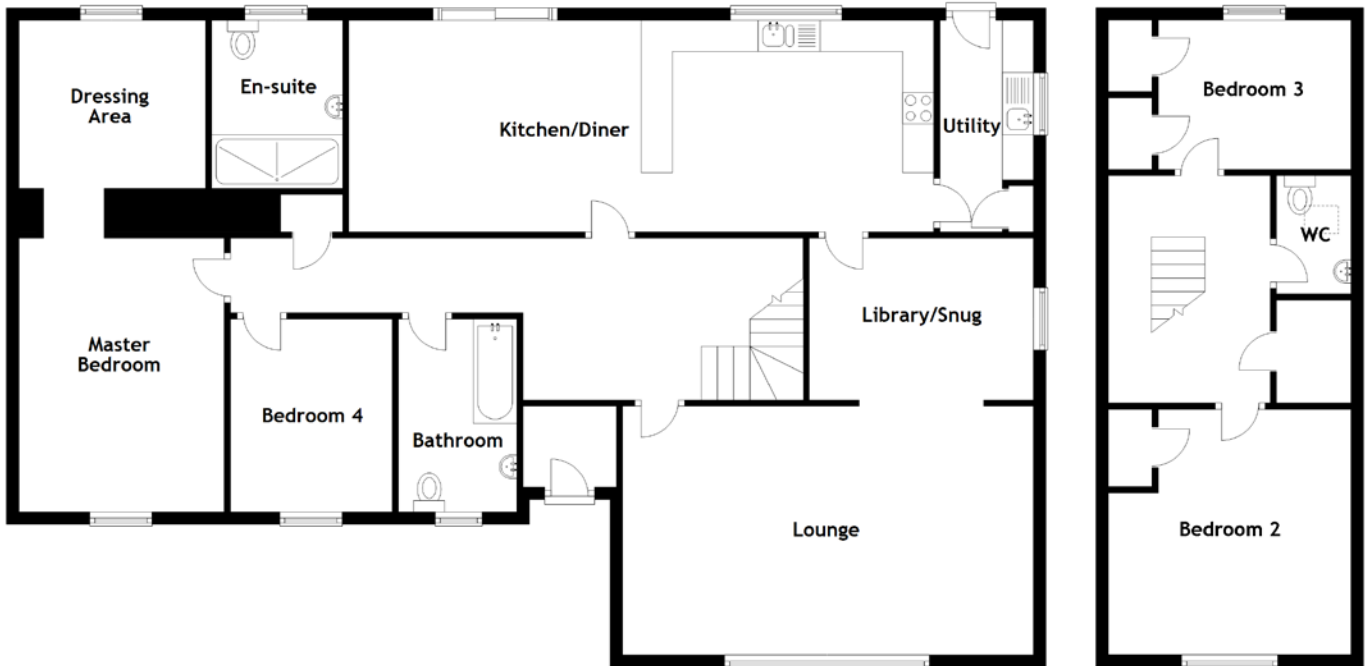


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge	6.60m (21'8") x 4.00m (13'1")
Library/Snug	3.60m (11'10") x 2.60m (8'6")
Kitchen/Diner	9.40m (30'10") x 3.40m (11'2")
Utility	3.40m (11'2") x 1.50m (4'11")
Master Bedroom	4.40m (14'5") x 3.30m (10'10")
En-suite	2.70m (8'10") x 2.10m (6'11")

Dressing Area	3.00m (9'10") x 2.70m (8'10")
Bedroom 2	3.95m (12'11") x 3.90m (12'10")
Bedroom 3	3.10m (10'2") x 2.40m (7'11")
Bedroom 4	3.10m (10'2") x 2.60m (8'6")
Bathroom	3.10m (10'2") x 1.90m (6'3")
WC	1.90m (6'3") x 1.20m (3'11")

Gross internal floor area (m<sup>2</sup>): 182m<sup>2</sup>  
EPC Rating: D

