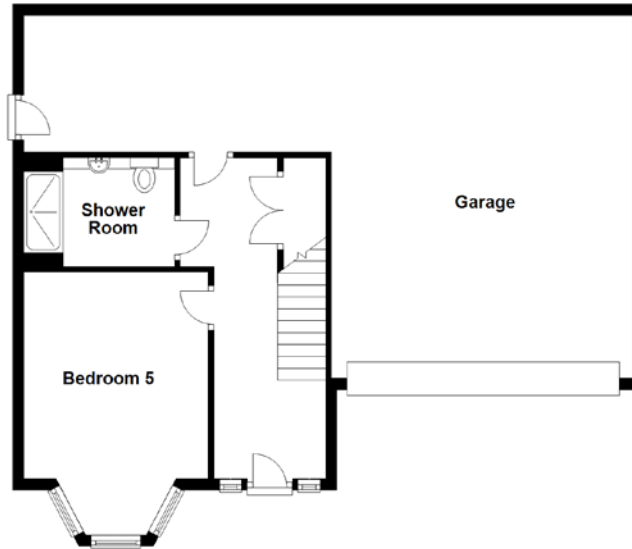
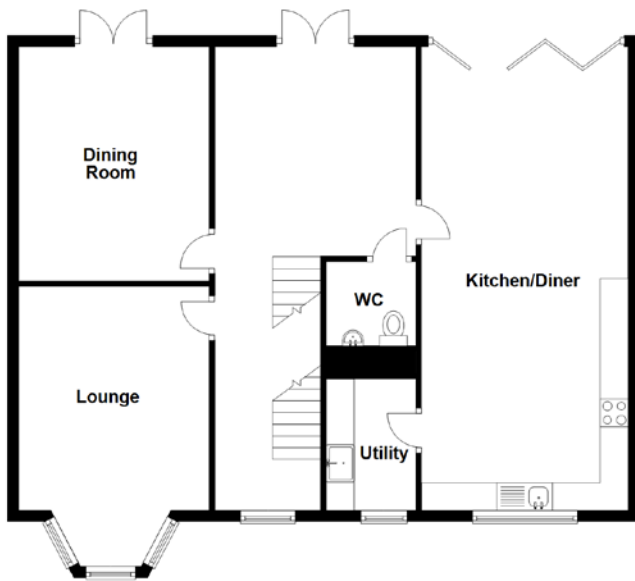


FLOOR PLAN & DIMENSIONS

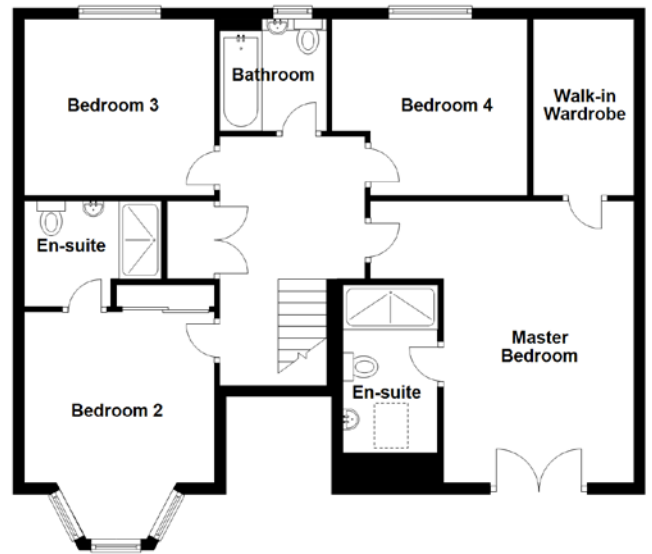
Ground Floor



First Floor



Second Floor



Approximate Dimensions
(Taken from the widest point)

| | |
|---------------|--------------------------------|
| Ground Floor | |
| Bedroom 5 | 4.70m (15'5") x 3.30m (10'10") |
| Shower Room | 2.70m (8'10") x 1.95m (6'5") |
| Garage | 10.90m (35'9") x 6.50m (21'4") |
| First Floor | |
| Lounge | 5.30m (17'5") x 3.40m (11'2") |
| Dining Room | 4.20m (13'9") x 3.40m (11'2") |
| Kitchen/Diner | 8.30m (27'3") x 3.70m (12'2") |
| Utility | 2.35m (7'9") x 1.60m (5'3") |
| WC | 1.60m (5'3") x 1.50m (4'11") |

| | |
|------------------|-------------------------------|
| Second Floor | |
| Master Bedroom | 4.80m (15'9") x 4.70m (15'5") |
| En-suite | 3.55m (11'8") x 1.70m (5'7") |
| Walk-in Wardrobe | 3.15m (10'4") x 1.80m (5'11") |
| Bedroom 2 | 4.15m (13'7") x 3.40m (11'2") |
| En-suite | 2.45m (8'1") x 1.90m (6'3") |
| Bedroom 3 | 3.40m (11'2") x 3.15m (10'4") |
| Bedroom 4 | 3.50m (11'6") x 3.15m (10'4") |
| Bathroom | 2.00m (6'7") x 1.90m (6'3") |

Gross internal floor area (m²): 239m² | EPC Rating: B

Extras: Floor coverings, light fittings, blinds, window dressings and integrated appliances.