

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lower Ground Floor	
Office	3.70m (12'2") x 3.60m (11'10")
Shower Room	2.10m (6'10") x 1.90m (6'3")
Utility	3.50m (11'6") x 2.70m (8'10")
Ground Floor	
Dining Room	6.30m (20'8") x 4.20m (13'9")
Sitting Room	4.80m (15'9") x 3.80m (12'6")
Lounge	6.10m (20') x 4.00m (13'1")
Kitchen	5.60m (18'4") x 4.50m (14'9")

First Floor	
Bedroom 1	5.60m (18'4") x 4.60m (15'1")
Dressing Room	3.10m (10'2") x 2.40m (7'10")
En-suite	2.60m (8'6") x 1.90m (6'3")
Bedroom 2	6.10m (20') x 3.20m (10'6")
Bedroom 3	4.80m (15'9") x 3.90m (12'10")
Bedroom 4	4.20m (13'9") x 3.00m (9'10")
Bedroom 5	4.20m (13'9") x 3.20m (10'6")
Bathroom	2.60m (8'6") x 1.90m (6'3")

Gross internal floor area (m²): 264m² | EPC Rating: F

