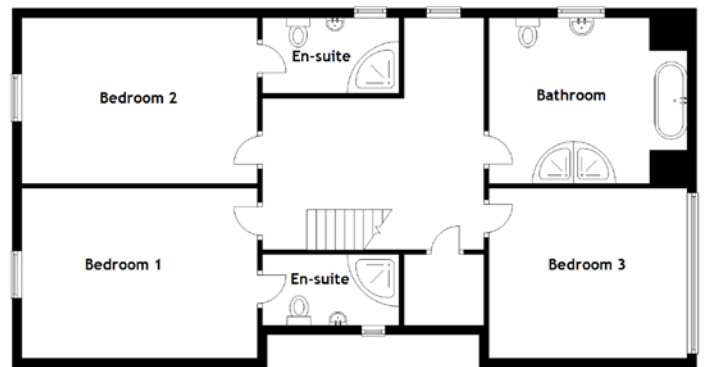
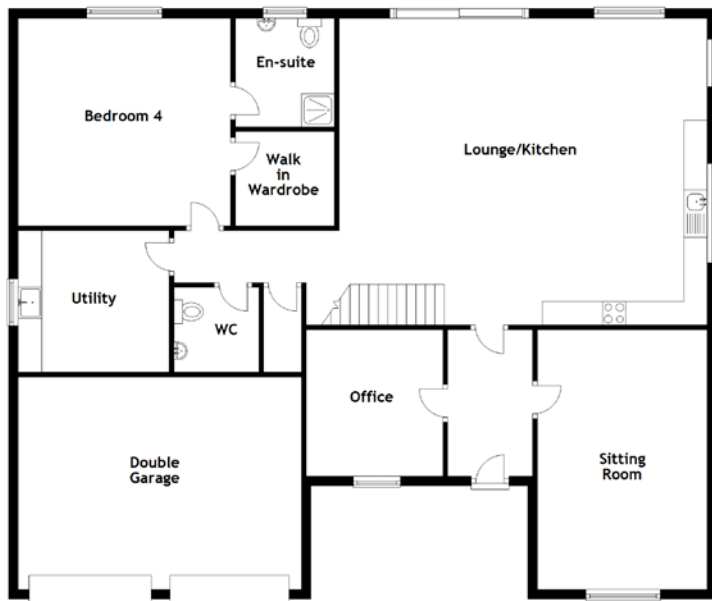


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge/Kitchen	8.50m (27'11") x 6.50m (21'4")
Utility	3.00m (9'10") x 3.00m (9'10")
WC	1.80m (5'11") x 1.80m (5'11")
Sitting Room	5.50m (18'1") x 3.60m (11'10")
Office	3.10m (10'2") x 2.90m (9'6")
Bedroom 4	4.50m (14'9") x 4.40m (14'5")
En-suite	2.30m (7'7") x 2.10m (6'11")
Walk-in Wardrobe	2.10m (6'11") x 1.90m (6'3")

First Floor

Bedroom 1	5.00m (16'5") x 3.60m (11'10")
En-suite	2.90m (9'6") x 1.60m (5'3")
Bedroom 2	5.00m (16'5") x 3.20m (10'6")
En-suite	2.90m (9'6") x 1.60m (5'3")
Bedroom 3	4.20m (13'9") x 3.60m (11'10")
Bathroom	4.20m (13'9") x 3.50m (11'6")

Gross internal floor area (m²):234m²

EPC Rating: C

