

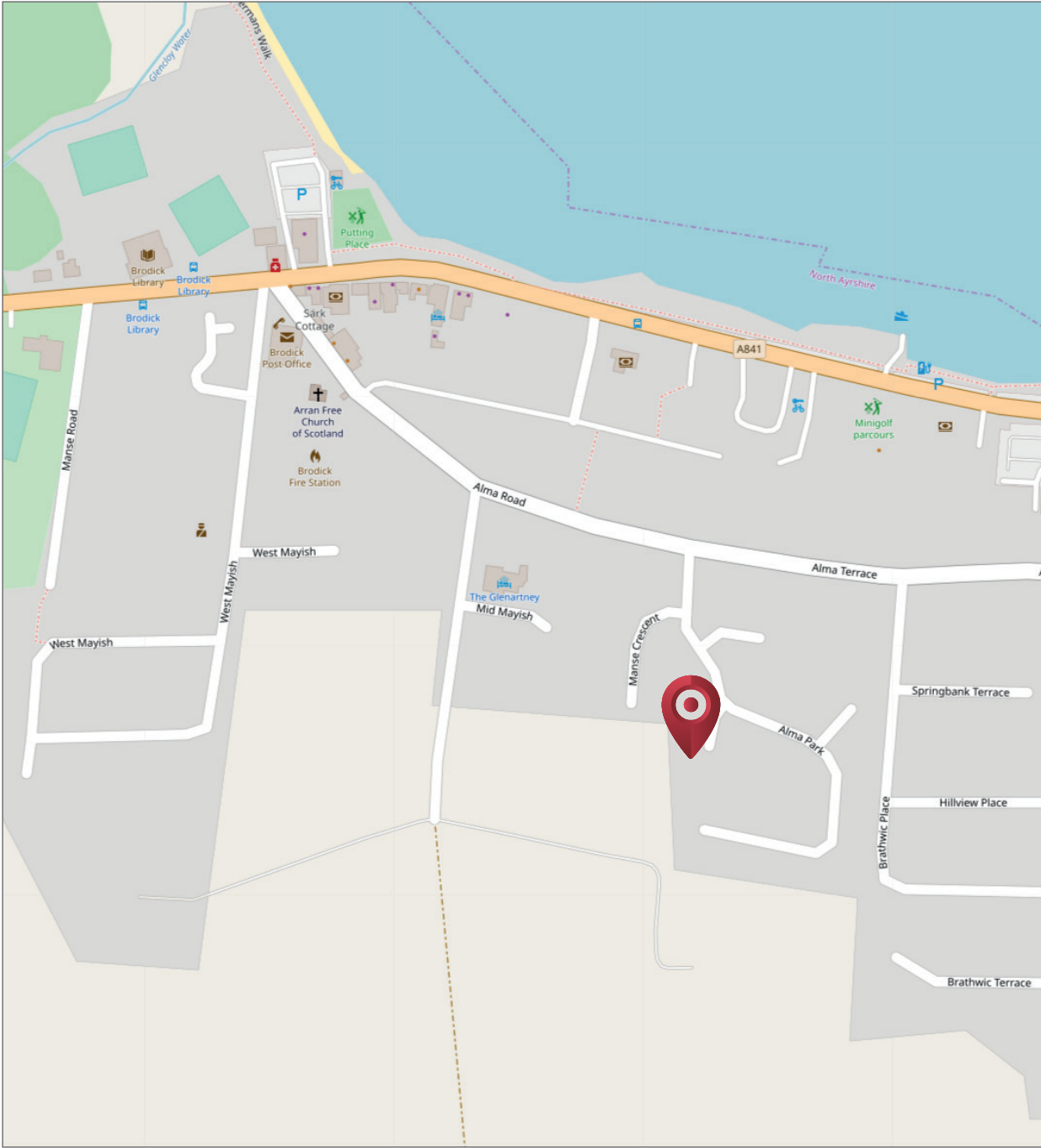


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>

Approximate Dimensions (Taken from the widest point)

MAIN PROPERTY

LOWER LEVEL

Master Bedroom	3.50m (11'6") x 3.50m (11'6")
En-suite	2.20m (7'3") x 1.50m (4'11")
Bedroom 2	3.50m (11'6") x 3.40m (11'2")
Bedroom 3	2.50m (8'2") x 2.30m (7'7")
Bathroom	2.20m (7'3") x 1.90m (6'3")

MID LEVEL

Conservatory	3.30m (10'10") x 3.20m (10'6")
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UPPER LEVEL

Lounge	6.10m (20') x 3.50m (11'6")
Dining Area	3.50m (11'6") x 3.00m (9'10")
Kitchen	3.50m (11'6") x 3.00m (9'10")
WC	2.40m (7'10") x 0.90m (2'11")

THE ANNEXE

LOWER LEVEL

Lounge/Study	3.60m (11'10") x 3.50m (11'6")
Kitchen/Diner	3.60m (11'10") x 3.50m (11'6")

UPPER LEVEL

Master Bedroom/Studio	7.10m (23'4") x 3.60m (11'10")
En-suite	2.40m (7'10") x 1.60m (5'3")

Gross internal floor area (m²): 180m²

EPC Rating: E

