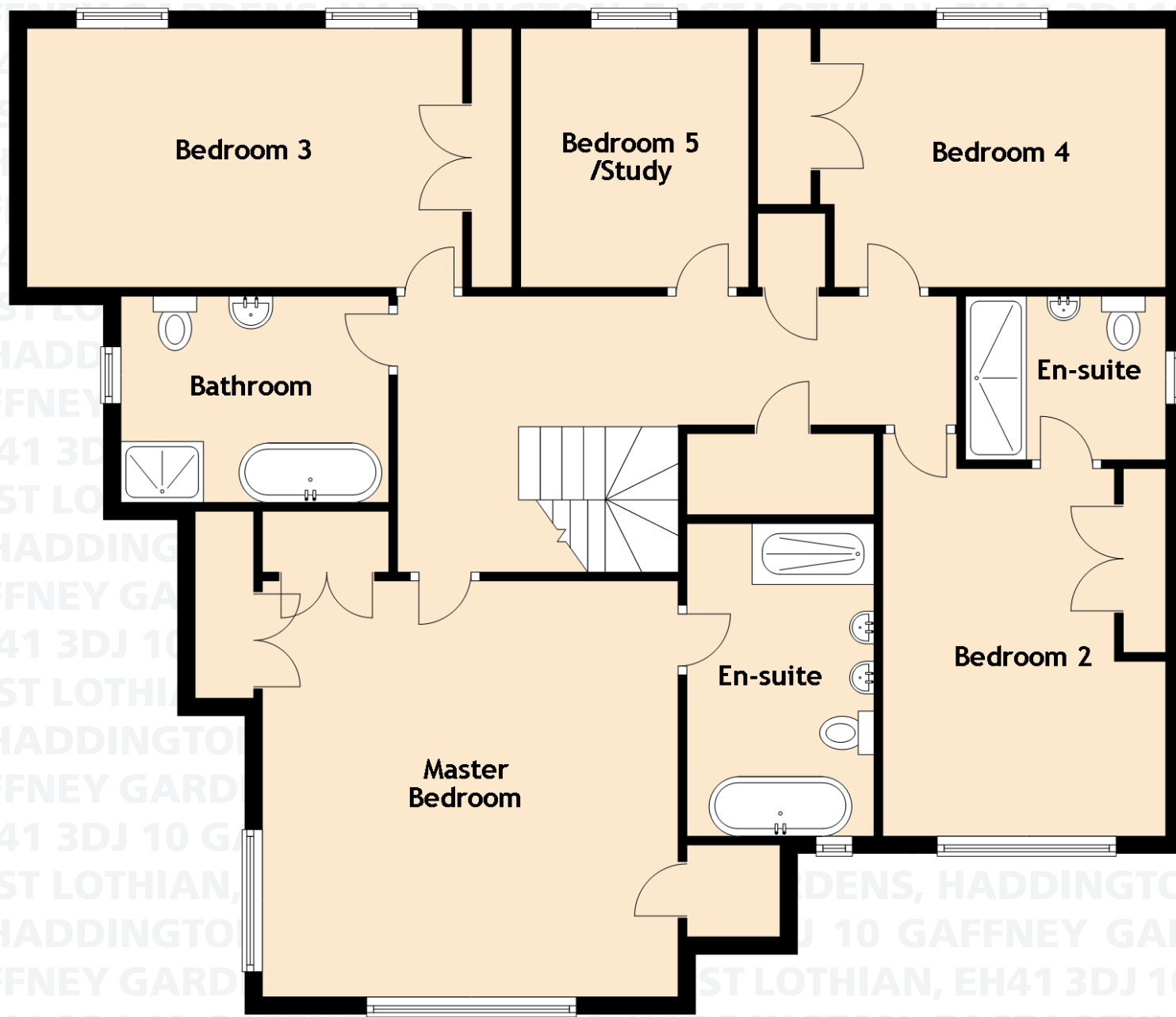
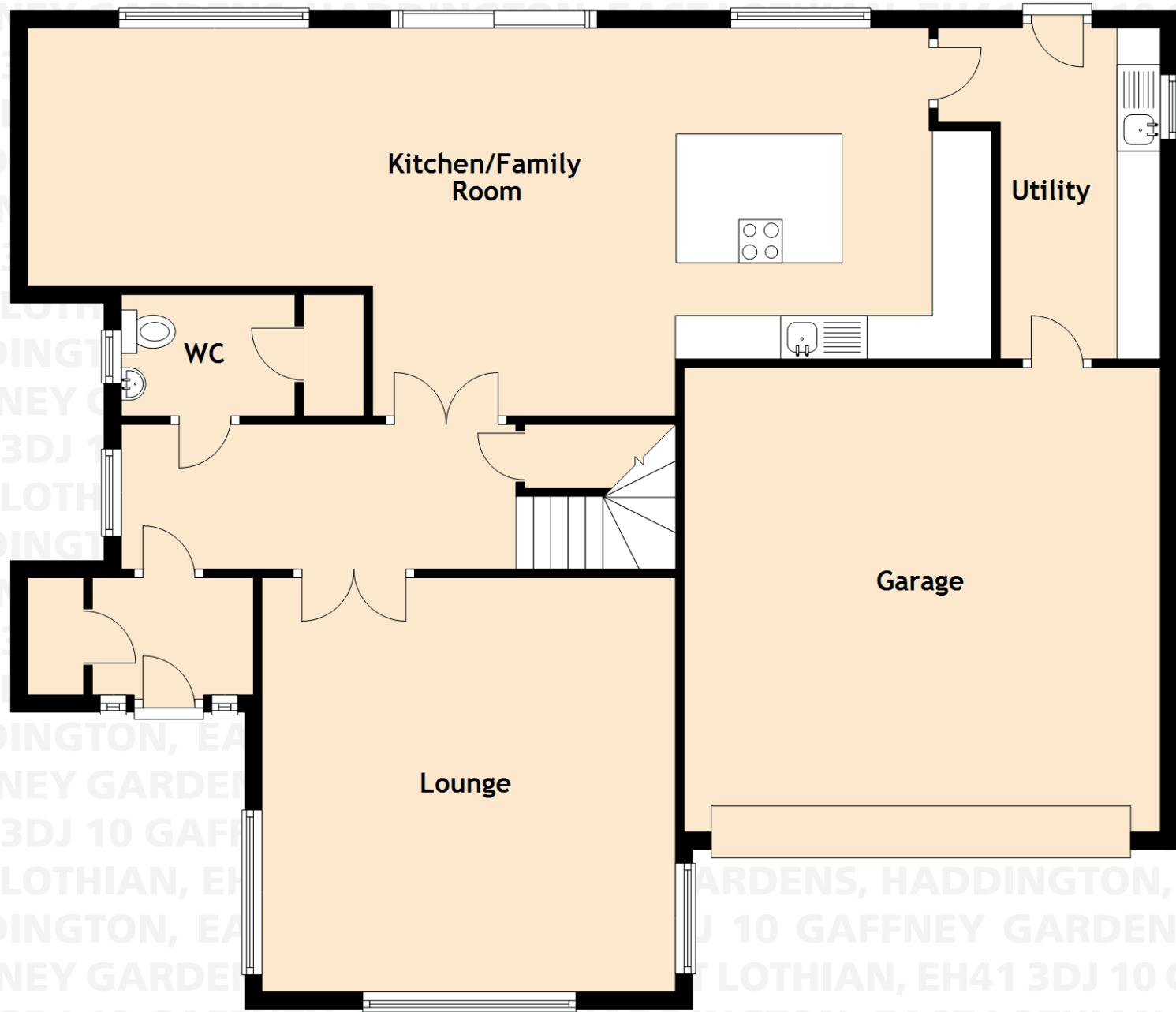




SPECIFICATIONS

FLOOR PLAN & DIMENSIONS

Approximate Dimensions (Taken from the widest point)

Ground Floor	
Lounge	4.78m (15'8") x 4.77m (15'8")
Kitchen/Family Room	10.41m (34'2") x 4.15m (13'8")
Utility	3.82m (12'6") x 2.57m (8'5")
WC	2.00m (6'7") x 1.40m (4'7")
Garage	5.50m (18'1") x 5.36m (17'7")

First Floor	
Master Bedroom	4.78m (15'8") x 4.77m (15'8")
En-suite	3.59m (11'9") x 2.68m (8'9")
Bedroom 2	5.09m (16'8") x 3.25m (10'8")
En-suite	2.66m (8'9") x 1.88m (6'2")
Bedroom 3	4.86m (15'11") x 2.97m (9'9")
Bedroom 4	3.97m (13') x 2.98m (9'9")
Bedroom 5/Study	2.98m (9'9") x 2.62m (8'7")
Bathroom	3.08m (10'1") x 2.37m (7'9")

Gross internal floor area (m²): 216m² | EPC Rating: C