

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Kitchen/Dining/Living Room	9.22m (30'3") x 5.05m (16'7")
Utility	2.88m (9'5") x 2.55m (8'4")
Family Room	4.36m (14'4") x 3.51m (11'6")
Master Bedroom	3.35m (11') x 3.20m (10'6")
En-suite	3.35m (11') x 1.15m (3'9")
Dressing Room	3.35m (11') x 2.11m (6'11")
WC	1.88m (6'2") x 1.10m (3'7")
Study	2.28m (7'6") x 1.72m (5'8")
Bedroom 2	5.22m (17'1") x 3.51m (11'6")

Bedroom 3	3.57m (11'8") x 3.51m (11'6")
Bedroom 4	3.20m (10'6") x 3.08m (10'1")
Shower Room	3.20m (10'6") x 2.36m (7'9")
Garage	3.09m (10'2") x 2.14m (7')
Garage	4.84m (15'11") x 2.71m (8'11")

Gross internal floor area (m²): 176m²

EPC Rating: C

Extras: The Jacuzzi J-375 hot tub and the surround sound system are available by separate negotiation.

