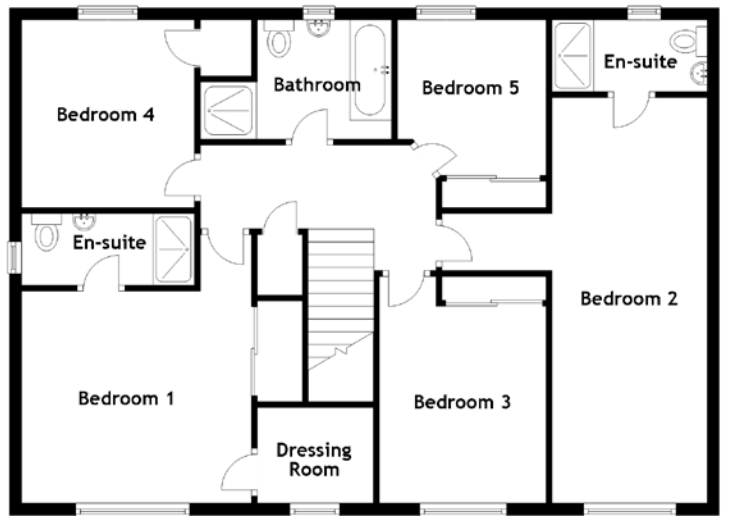
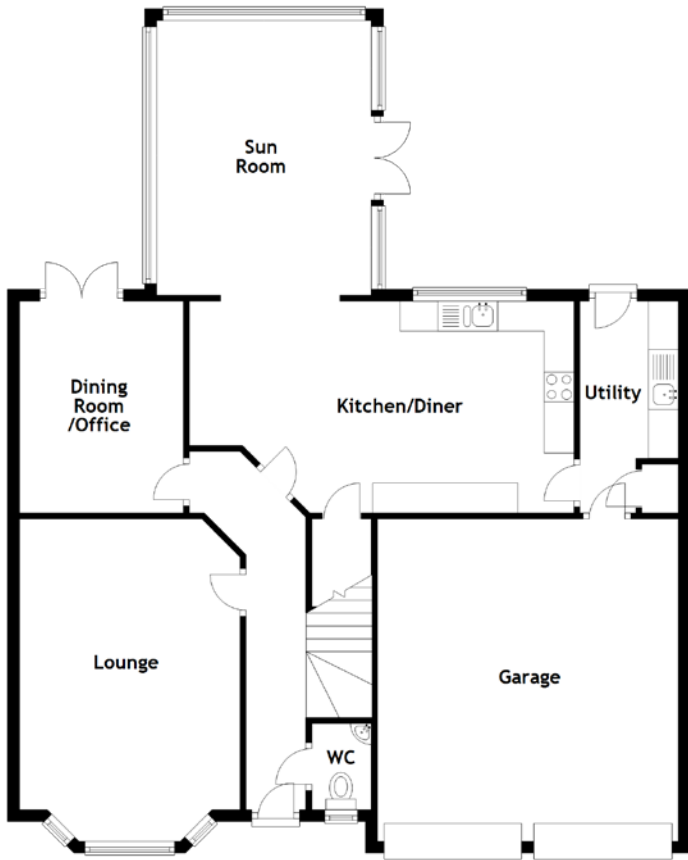


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge	5.40m (17'9") x 3.70m (12'2")
Kitchen/Diner	6.45m (21'2") x 3.55m (11'8")
Utility	3.55m (11'8") x 1.65m (5'5")
Sun Room	4.60m (15'1") x 3.60m (11'10")
Dining Room/Office	3.55m (11'8") x 2.75m (9')
WC	1.45m (4'9") x 1.00m (3'3")
Bedroom 1	4.50m (14'9") x 3.86m (12'8")
En-suite	2.90m (9'6") x 1.20m (3'11")

Dressing Room	1.95m (6'5") x 1.60m (5'3")
Bedroom 2	6.80m (22'4") x 4.45m (14'7")
En-suite	2.60m (8'7") x 1.20m (3'11")
Bedroom 3	3.80m (12'6") x 2.80m (9'2")
Bedroom 4	3.15m (10'4") x 2.90m (9'6")
Bedroom 5	2.90m (9'6") max x 2.50m (8'2")
Bathroom	3.21m (10'6") x 2.00m (6'7")
Garage	5.50m (18'1") x 5.40m (17'9")

Gross internal floor area (m<sup>2</sup>): 174m<sup>2</sup>  
EPC Rating: C

