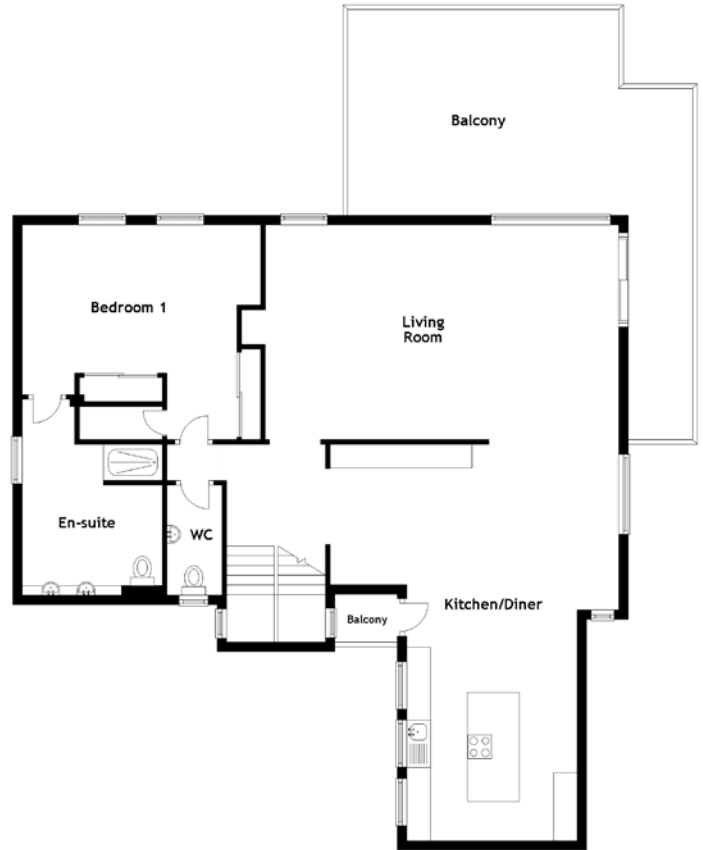


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Ground Floor	
Bedroom 2	4.97m (16'4") x 4.49m (14'9")
En-suite	2.28m (7'6") x 1.17m (3'10")
Bedroom 3	4.64m (15'3") x 3.44m (11'3")
Bedroom 4/Gym	4.46m (14'8") x 3.77m (12'4")
Study	4.49m (14'9") x 2.26m (7'5")
Sun Room	4.88m (16") x 4.46m (14'8")
Bathroom	3.28m (10'9") x 1.75m (5'9")
Utility	3.28m (10'9") x 2.39m (7'10")

First Floor	
Kitchen/Diner	8.40m (27'7") x 6.04m (19'10")
Living Room	7.99m (26'3") x 4.48m (14'8")
Master Bedroom	4.78m (15'8") x 4.28m (14'1")
En-suite	4.15m (13'7") x 2.97m (9'9")
WC	2.33m (7'8") x 0.98m (3'3")
Garage	9.15m (30') x 4.49m (14'9")

Gross internal floor area (m²): 267m²
EPC Rating: D

