



Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge	7.65m (25'1") x 4.55m (14'11")
Family Room/Study	4.65m (15'3") x 4.20m (13'9")
Kitchen/Diner	10.45m (34'3") x 4.80m (15'9")
Utility	2.70m (8'10") x 2.40m (7'10")
WC	1.90m (6'3") x 1.40m (4'7")
Double Garage	5.80m (19') x 5.55m (18'3")

First Floor

Bedroom 1	4.55m (14'11") x 4.08m (13'5")
En-suite	2.40m (7'10") x 1.80m (5'11")
Bedroom 2	4.75m (15'7") x 2.90m (9'6")
En-suite	2.70m (8'10") x 1.45m (4'9")
Bedroom 4	4.55m (14'11") x 2.90m (9'6")
Bedroom 3	3.75m (12'4") x 3.60m (11'10")
En-suite	2.40m (7'10") x 1.10m (3'7")
Bedroom 5	2.60m (8'6") x 2.40m (7'10")
Bathroom	2.70m (8'10") x 2.25m (7'5")

Gross internal floor area (m²): 222m² | EPC Rating: C

Extras (Included in the sale): Floor coverings, light fittings, blinds, window dressings and integrated appliances.

