

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	6.40m (21') x 4.40m (14'5")
Study	3.80m (12'6") x 3.10m (10'2")
Kitchen	3.80m (12'6") x 3.70m (12'2")
Pantry	1.90m (6'3") x 1.30m (4'3")
Utility	3.70m (12'2") x 3.00m (9'10")
Dining Room	3.80m (12'6") x 2.90m (9'6")
Sun Room	3.50m (11'6") x 3.30m (10'10")

First Floor

Bedroom 1	6.40m (21') x 4.40m (14'5")
Bedroom 2	3.80m (12'6") x 3.80m (12'6")
Bedroom 3	3.80m (12'6") x 2.99m (9'10")
Bedroom 4	3.20m (10'6") x 2.40m (7'10")
Bathroom	2.70m (8'10") x 1.30m (4'3")
Garage	10.10m (33'2") x 3.60m (11'10")
Shed	4.50m (14'9") x 2.80m (9'2")

Gross internal floor area (m²): 209m² | EPC Rating: G

