

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	6.60m (21'8") x 4.50m (14'9")
Sun Room	5.40m (17'9") x 4.10m (13'5")
Kitchen/Diner	6.60m (21'8") x 4.00m (13'1")
Utility	3.40m (11'2") x 1.80m (5'11")
WC	1.80m (5'11") x 1.40m (4'7")
Dining Room	5.30m (17'5") x 2.90m (9'6")
Bedroom 4	4.00m (13'1") x 3.60m (11'10")
Shower Room	2.60m (8'6") x 1.20m (3'11")
Bedroom 1	4.80m (15'9") x 4.10m (13'5")

En-suite	2.30m (7'7") x 1.70m (5'7")
Bedroom 2	4.80m (15'9") x 3.90m (12'10")
En-suite	1.90m (6'3") x 1.80m (5'11")
Bedroom 3	4.80m (15'9") x 4.10m (13'5")
Bedroom 5 /Office	2.40m (7'10") x 1.90m (6'3")
Bathroom	2.70m (8'10") x 2.30m (7'7")

Garage	5.90m (19'4") x 5.50m (18'1")
Upper Garage	4.70m (15'5") x 4.09m (13'5")

Gross internal floor area (m²): 206m²
EPC Rating: C

