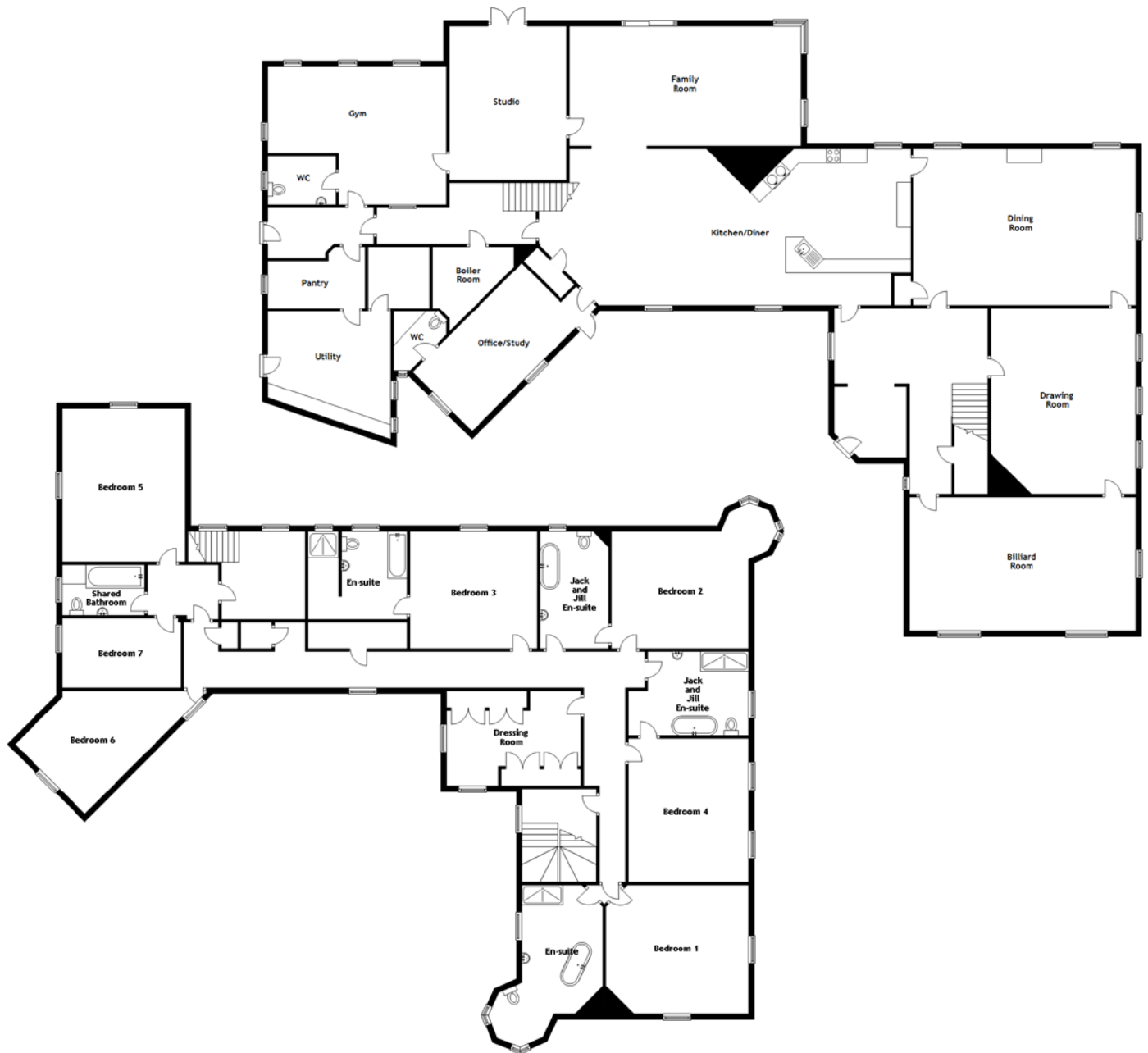


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Ground Floor

Dining Room	7.95m (26'11") x 5.60m (18'4")
Drawing Room	6.65m (21'10") x 5.20m (17'1")
Billiard Room	8.10m (26'7") x 4.80m (15'9")
Kitchen/Diner	13.30m (43'8") x 5.60m (18'4")
Office/Study	6.30m (20'8") x 3.00m (9'10")
WC	2.40m (7'10") x 1.75m (5'9")
Gym	
Studio	5.50m (18'1") x 4.20m (13'9")
Family Room	8.20m (26'11") x 4.20m (13'9")
Pantry	3.50m (11'6") x 2.20m (7'3")
WC	2.10m (6'11") x 1.40m (4'7")
Utility	4.40m (14'5") x 3.84m (12'7")

First Floor

Bedroom 1	5.10m (16'9") x 4.90m (16'1")
En-suite	4.90m (16'1") x 2.90m (9'6")
Bedroom 2	4.90m (16'1") x 4.20m (13'9")
Jack and Jill En-suite	4.20m (13'9") x 2.45m (8'1")
Bedroom 3	4.55m (14'11") x 4.20m (13'9")
En-suite	3.55m (11'8") x 3.15m (10'4")
Bedroom 4	5.15m (16'11") x 4.30m (14'1")
Jack and Jill En-suite	4.30m (14'1") x 3.00m (9'10")
Dressing Room	4.80m (15'9") x 3.40m (11'2")
Bedroom 5	5.40m (17'9") x 4.40m (14'5")
Bedroom 6	6.60m (21'8") x 3.95m (13')
Bedroom 7	4.25m (13'11") x 2.50m (8'2")
Shared Bathroom	2.95m (9'8") x 1.80m (5'11")

Gross internal floor area (m²): 647m² | EPC Rating: G