

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Entrance Hall	3.40m (11'2") x 3.08m (10'1")
Lounge/Diner	8.06m (26'5") x 7.04m (23'1")
Kitchen/Diner	6.63m (21'9") x 3.38m (11'1")
Master Bedroom	4.60m (15'1") x 3.39m (11'1")
En-suite	2.70m (8'10") x 2.15m (7'1")
Study	3.42m (11'3") x 1.95m (6'5")

Utility	4.39m (14'5") x 2.13m (7")
WC	1.37m (4'6") x 1.34m (4'5")
Bedroom 2	4.91m (16'1") x 3.40m (11'2")
En-suite	3.36m (11') x 1.64m (5'5")
Bedroom 3	4.92m (16'2") x 3.42m (11'3")
En-suite	3.36m (11') x 1.64m (5'5")
Double Garage	6.88m (22'7") x 6.12m (20'1")

Gross internal floor area (m²): 215m² | EPC Rating: D

