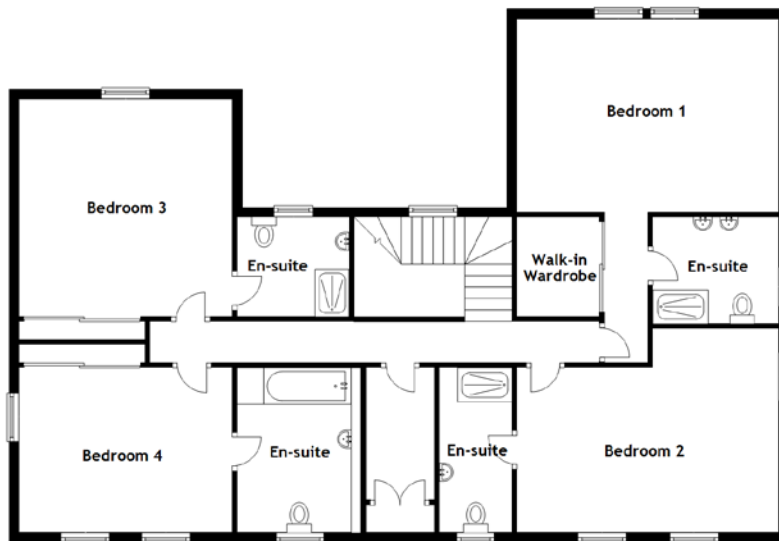
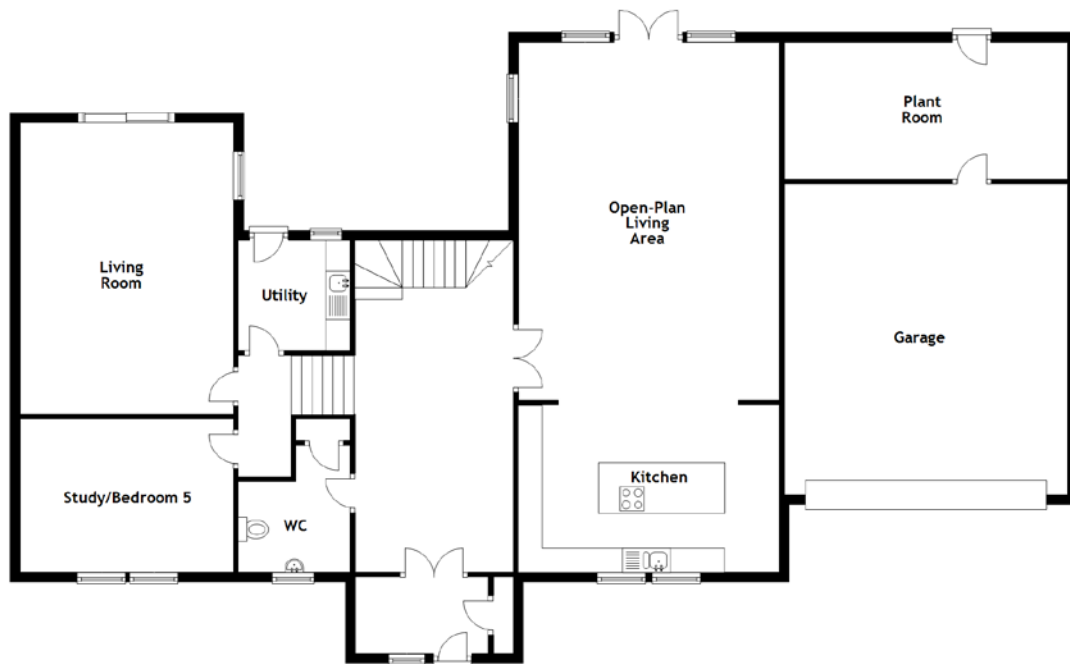


# FLOOR PLAN & DIMENSIONS



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Approximate Dimensions (Taken from the widest point)

Open-Plan Living Area	7.41m (24'4") x 5.40m (17'9")
Kitchen	5.40m (17'9") x 3.45m (11'4")
Living Room	6.04m (19'10") x 4.41m (14'6")
Study/Bedroom	5 4.41m (14'6") x 3.16m (10'4")
Utility	2.31m (7'7") x 2.29m (7'6")
WC	2.62m (8'7") x 2.31m (7'7")
Bedroom 1	7.11m (23'4") x 5.40m (17'9")
Walk-in Wardrobe	2.21m (7'3") x 1.71m (5'7")
En-suite	2.59m (8'6") x 2.21m (7'3")

Bedroom 2	5.40m (17'9") x 4.21m (13'10")
En-suite	3.40m (11'2") x 1.51m (4'11")
Bedroom 3	4.49m (14'9") x 4.41m (14'6")
En-suite	2.31m (7'7") x 2.06m (6'9")
Bedroom 4	4.41m (14'6") x 3.40m (11'2")
En-suite	3.40m (11'2") x 2.56m (8'5")
Plant Room	5.85m (19'2") x 2.83m (9'3")
Garage	6.43m (21'1") x 5.85m (19'2")

Gross internal floor area (m<sup>2</sup>): 290m<sup>2</sup>  
EPC Rating: C