

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor	8.65m (28'5") x 6.05m (19'10")
Kitchen/Diner	4.75m (15'7") x 6.05m (19'10")
Utility	4.75m (15'7") x 4.50m (14'9")
Lounge	6.70m (22') x 5.30m (17'5")
Dining Room	5.20m (17'1") x 4.70m (15'5")
Shower Room	3.50m (11'6") x 1.70m (5'7")
Bedroom 5	5.30m (17'5") x 3.30m (10'10")
Bedroom 6	5.20m (17'1") x 3.30m (10'10")

First Floor	5.31m (17'5") x 4.85m (15'11")
Bedroom 1	5.31m (17'5") x 4.85m (15'11")
En-suite	3.30m (10'10") x 1.40m (4'7")
Bedroom 2	5.20m (17'1") x 4.70m (15'5")
En-suite	3.30m (10'10") x 1.20m (3'11")

Bedroom 3	5.05m (16'7") x 3.30m (10'10")
Bedroom 4	4.00m (13'1") x 3.35m (11')
Bathroom	2.65m (8'8") x 2.40m (7'11")

Second Floor	4.90m (16'1") x 4.70m (15'5")
Attic Room 1	4.90m (16'1") x 4.70m (15'5")
Attic Room 2	4.10m (13'5") x 3.60m (11'10")

Double Garage	6.20m (20'4") x 6.20m (20'4")
Garage	5.15m (16'11") x 3.09m (10'2")

Gross internal floor area (m²): 406m²
EPC Rating: E

Extras: The "Everhot" Range, and chandeliers may be available by separate negotiation

