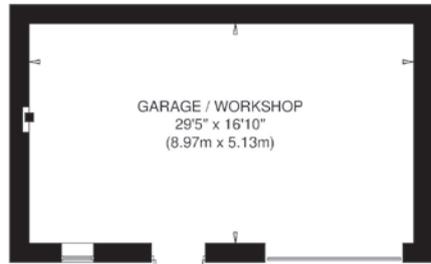


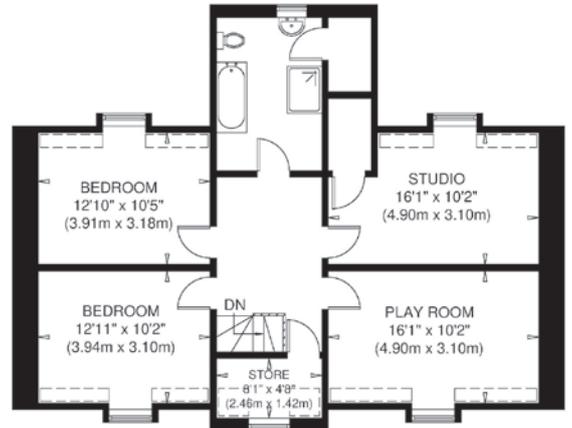
# FLOOR PLAN & DIMENSIONS

 = Reduced headroom below 1.5m / 5'0"



GARAGE / WORKSHOP  
29'5" x 16'10"  
(8.97m x 5.13m)

GARAGE / WORKSHOP  
GROSS INTERNAL  
FLOOR AREA 46.2 SQ M / 497 SQ FT



BEDROOM  
12'10" x 10'5"  
(3.91m x 3.18m)

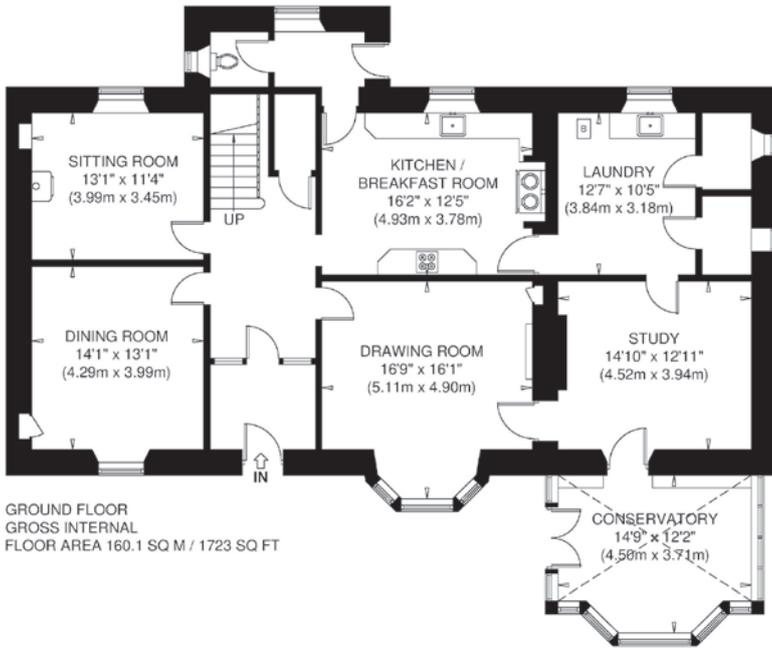
STUDIO  
16'1" x 10'2"  
(4.90m x 3.10m)

BEDROOM  
12'11" x 10'2"  
(3.94m x 3.10m)

PLAY ROOM  
16'1" x 10'2"  
(4.90m x 3.10m)

STORE  
8'1" x 4'8"  
(2.46m x 1.42m)

SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 85.1 SQ M / 916 SQ FT



SITTING ROOM  
13'1" x 11'4"  
(3.99m x 3.45m)

KITCHEN /  
BREAKFAST ROOM  
16'2" x 12'5"  
(4.93m x 3.78m)

LAUNDRY  
12'7" x 10'5"  
(3.84m x 3.18m)

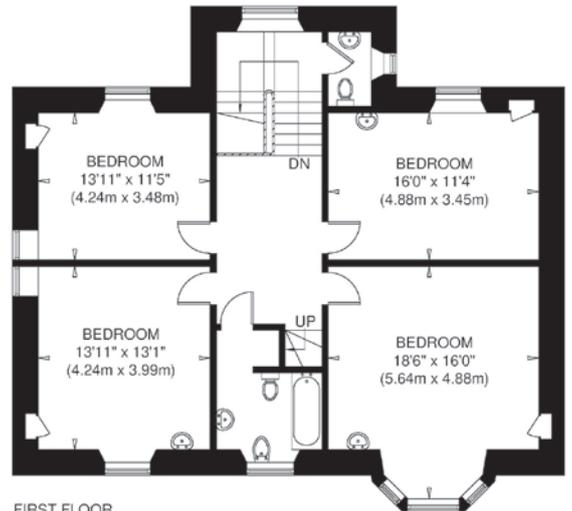
DINING ROOM  
14'1" x 13'1"  
(4.29m x 3.99m)

DRAWING ROOM  
16'9" x 16'1"  
(5.11m x 4.90m)

STUDY  
14'10" x 12'11"  
(4.52m x 3.94m)

CONSERVATORY  
14'9" x 12'2"  
(4.50m x 3.71m)

GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 160.1 SQ M / 1723 SQ FT



BEDROOM  
13'11" x 11'5"  
(4.24m x 3.48m)

BEDROOM  
16'0" x 11'4"  
(4.88m x 3.45m)

BEDROOM  
13'11" x 13'1"  
(4.24m x 3.99m)

BEDROOM  
18'6" x 16'0"  
(5.64m x 4.88m)

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 103.1 SQ M / 1109 SQ FT

Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 339m<sup>2</sup> | EPC Rating: E

