

Approximate Dimensions  
(Taken from the widest point)

Ground Floor

Kitchen/Diner	9.10m (29'10") x 3.80m (12'6")
Lounge	6.10m (20') x 4.90m (16'1")
Utility	6.20m (20'4") x 2.20m (7'3")
Master Bedroom	4.50m (14'9") x 4.40m (14'5")
Dressing Room	3.80m (12'6") x 2.30m (7'7")
En-suite	3.00m (9'10") x 1.80m (5'11")
Bathroom	3.10m (10'2") x 2.60m (8'6")
Games Room	6.30m (20'8") x 3.50m (11'6")
Bedroom 2	4.20m (13'9") x 3.60m (11'10")
Dressing Area	1.90m (6'3") x 1.60m (5'3")
En-suite	1.90m (6'3") x 1.80m (5'11")

First Floor

Cinema Room	6.80m (22'4") x 5.00m (16'5")
Bedroom 3	4.50m (14'9") x 3.60m (11'10")
Dressing Area	2.70m (8'10") x 1.50m (4'11")
Jack and Jill En-suite	3.06m (10') x 1.80m (5'11")
Bedroom 4	3.60m (11'10") x 3.60m (11'10")
Dressing Area	2.30m (7'7") x 0.98m (3'3")
Office	2.90m (9'6") x 2.90m (9'6")

Gross internal floor area (m<sup>2</sup>): 302m<sup>2</sup>

EPC Rating: B

**Extras (Included in the sale):** The hot tub, projector and screen in the cinema room, shed, carpets, blinds, light fittings and floor coverings are included in the sale. Non fitted appliances, ride on mower, large landing mirror and certain other items can be bought and agreed by separate negotiation.

