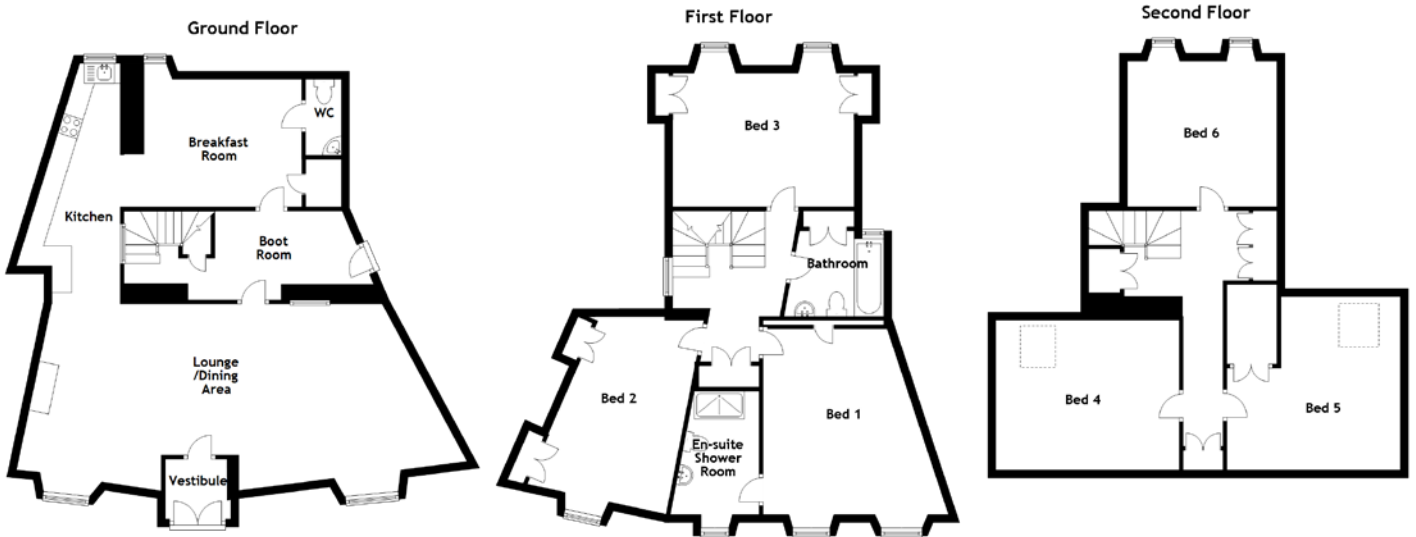


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor

Vestibule	1.65m (5'5") x 1.50m (4'11")
Lounge/Dining Area	8.75m (28'9") x 4.55m (14'11")
Kitchen	5.75m (18'10") x 1.65m (5'5")
Breakfast Room	4.45m (14'7") x 3.20m (10'6")
WC	1.90m (6'3") x 0.90m (2'11")
Boot Room	4.00m (13'1") x 2.25m (7'5")

First Floor

Bathroom	2.02m (6'8") x 1.95m (6'5")
Bed 1	4.87m (16') x 3.04m (10')
En-suite Shower Room	3.10m (10'2") x 1.63m (5'4")

Bed 2

3.27m (10'9") x 3.27m (10'9")

Second Floor

Bed 4	4.60m (15'1") x 3.75m (12'4")
Bed 5	5.10m (16'9") x 4.35m (14'3")
Bed 6	3.75m (12'4") x 3.65m (12')

Gross internal floor area (m²): 222m²

EPC Rating: D

Extras (Included in the sale): Floor coverings, light fittings, blinds and window dressings.

