

# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Basement  
Basement

5.50m (18'1") x 1.90m (6'3")

Ground Floor

Study

4.90m (16'1") x 3.50m (11'6")

WC

1.90m (6'3") x 1.10m (3'7")

Lounge

5.80m (19') x 4.00m (13'2")

Store

2.50m (8'3") max x 0.95m (3'2")

Utility

3.60m (11'10") x 2.00m (6'7")

Kitchen

6.20m (20'4") x 4.00m (13'1")

Dining Room

5.70m (18'8") x 4.45m (14'7")

Out House

2.45m (8') x 1.50m (4'11")

First Floor

Bedroom 1

5.90m (19'4") x 4.00m (13'1")

En-suite

2.00m (6'7") x 1.10m (3'7")

Bedroom 2

5.85m (19'2") x 4.50m (14'9")

En-suite

1.95m (6'5") x 1.40m (4'7")

Bedroom 3

5.00m (16'5") x 4.00m (13'1")

En-suite

1.90m (6'3") x 1.10m (3'7")

Bedroom 4

3.75m (12'4") x 3.30m (10'10")

Bedroom 5

2.65m (8'8") x 2.60m (8'6")

Bedroom 6

3.35m (11') x 2.00m (6'7")

Bathroom

3.30m (10'10") x 2.85m (9'4")

Annexe

Annexe Lounge

4.00m (13'1") x 3.00m (9'10")

Annexe Kitchen

3.35m (11') x 2.45m (8')

Annexe Bedroom 1

4.00m (13'1") x 3.35m (11')

Annexe Bedroom 2

2.60m (8'6") x 2.50m (8'2")

Annexe Bathroom

4.00m (13'1") x 1.45m (4'9")

Gross internal floor area (m<sup>2</sup>): 278m<sup>2</sup>

EPC Rating: E

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings, curtains and blinds.

