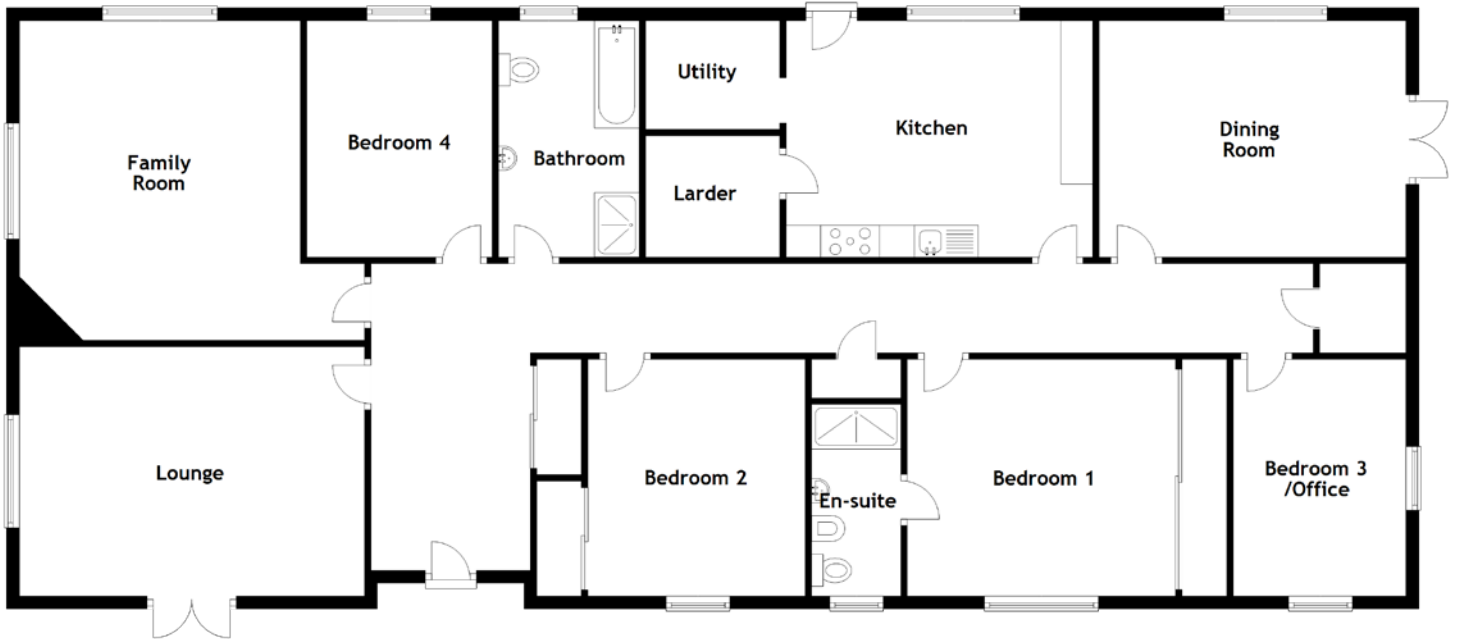


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.40m (17'9") x 3.90m (12'10")
Family Room	5.40m (17'9") x 5.00m (16'5")
Kitchen	4.80m (15'9") x 3.70m (12'2")
Larder	2.10m (6'11") x 1.90m (6'3")
Utility	2.10m (6'11") x 1.70m (5'7")
Dining Room	4.80m (15'9") x 3.70m (12'2")

Bathroom	3.70m (12'2") x 2.20m (7'3")
Bedroom 1	4.20m (13'9") x 3.70m (12'2")
En-suite	3.00m (9'10") x 1.40m (4'7")
Bedroom 2	3.70m (12'2") x 3.40m (11'2")
Bedroom 3/Office	3.70m (12'2") x 2.70m (8'10")
Bedroom 4	3.70m (12'2") x 2.90m (9'6")

Gross internal floor area (m²): 192m² | EPC Rating: B

