

# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge	5.30m (17'5") x 4.00m (13'1")
Kitchen/Diner	5.30m (17'5") x 3.40m (11'2")
Dining Room	4.20m (13'9") x 3.00m (9'10")
WC	2.20m (7'3") x 0.80m (2'7")
Bedroom 1	4.40m (14'5") x 3.60m (11'10")
Bedroom 2	3.30m (10'10") x 2.70m (8'10")

Bathroom	2.20m (7'3") x 1.80m (5'11")
Study	5.00m (16'5") x 2.80m (9'2")
Storage	3.30m (10'10") x 1.70m (5'7")
Garden Room	5.40m (17'9") x 1.70m (5'7")
Utility	3.30m (10'10") x 3.00m (9'10")
Cellar	4.00m (13'1") x 2.00m (6'7")
Garage	5.50m (18'1") x 5.30m (17'5")

Gross internal floor area (m<sup>2</sup>): 175m<sup>2</sup> | EPC Rating: E

