

# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

## Basement

Music Room	3.77m (12'4") x 3.00m (9'10")
Study	3.94m (12'11") x 3.05m (10')
Utility	3.66m (12') x 1.70m (5'7")
Boot Room	3.66m (12') x 2.02m (6'8")
Store	3.77m (12'4") x 1.82m (6')

## Ground Floor

Living Room	5.81m (19'1") x 4.12m (13'6")
Kitchen	4.18m (13'9") x 2.09m (6'10")
Dining Room	4.03m (13'3") x 3.18m (10'5")

Bathroom	3.50m (11'6") x 1.71m (5'7")
Shower Room	1.86m (6'1") x 1.39m (4'7")

## First Floor

Bedroom 1	4.56m (15') x 4.13m (13'7")
Bedroom 2	4.02m (13'2") x 3.26m (10'8")

## Second Floor

Bedroom 3	4.13m (13'7") x 2.27m (7'5")
WC	1.62m (5'4") x 1.09m (3'7")
Bedroom 4	4.22m (13'10") x 2.50m (8'3")

Gross internal floor area (m<sup>2</sup>): 161m<sup>2</sup> | EPC Rating: D

