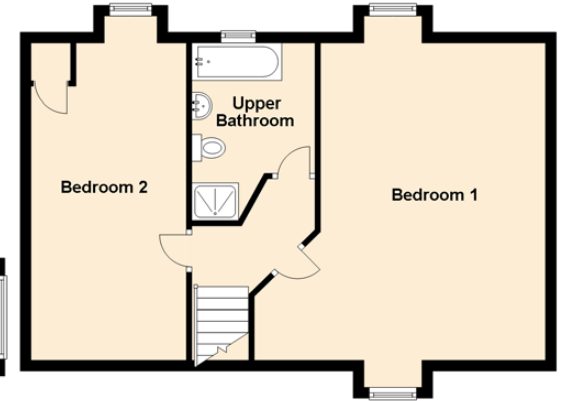
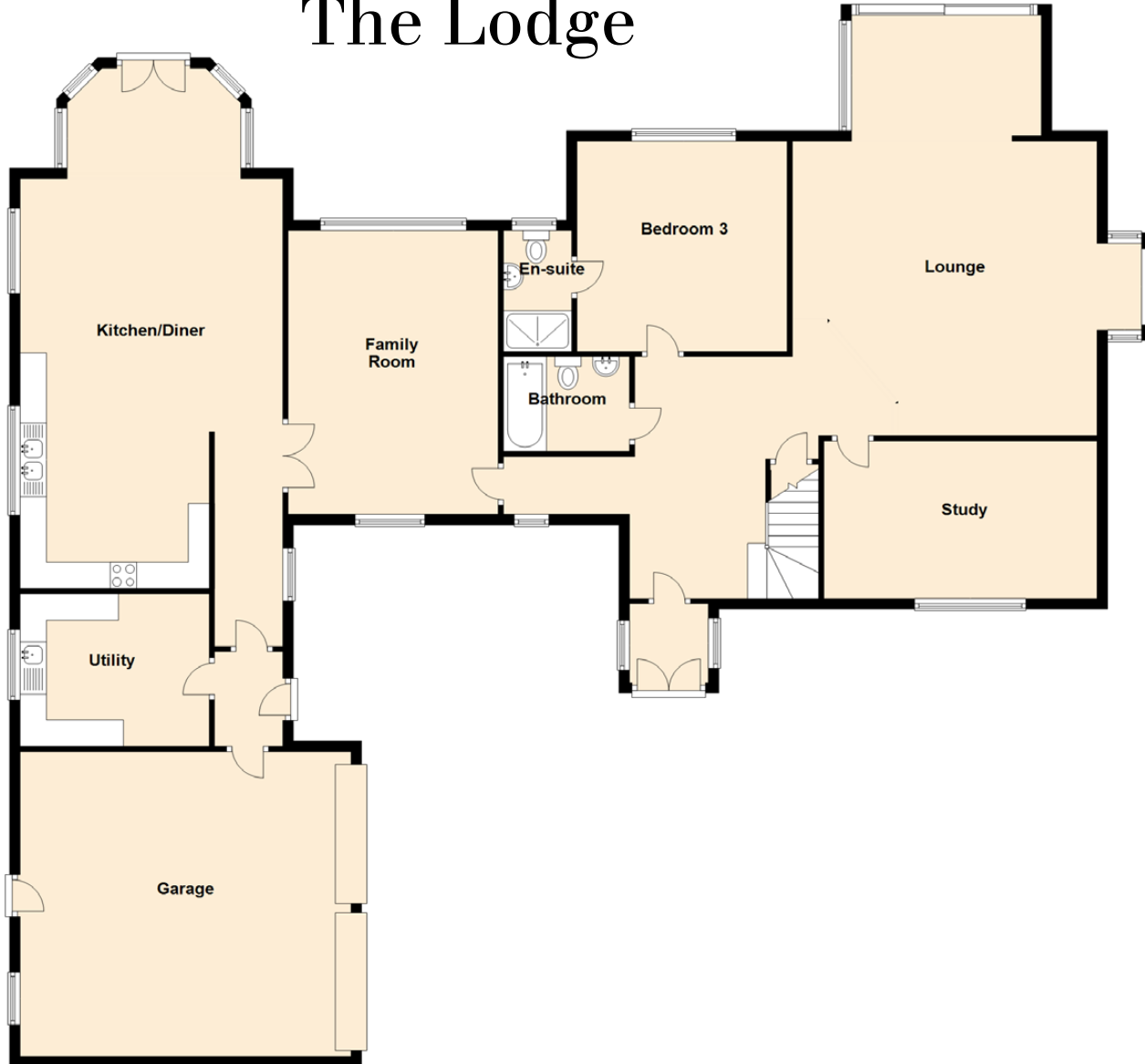


The Lodge



Approximate Dimensions (Taken from the widest point)

Kitchen/Diner	9.80m (32'2") x 5.00m (16'5")
Lounge	7.90m (25'11") x 5.80m (19')
Family Room	5.40m (17'9") x 4.00m (13'1")
Study	5.20m (17'1") x 3.00m (9'10")
Utility	3.60m (11'10") x 2.90m (9'6")
Bedroom 3	4.00m (13'1") x 4.00m (13'1")
En-suite	2.30m (7'7") x 1.30m (4'3")
Bathroom	2.40m (7'10") x 1.80m (5'11")
Garage	6.30m (20'8") x 5.80m (19')
Bedroom 1	5.90m (19'4") x 5.20m (17'1")
Bedroom 2	5.90m (19'4") x 2.90m (9'6")
Upper Bathroom	3.30m (10'10") x 2.30m (7'7")

Gross internal floor area (m²): 252m²
EPC Rating: B

There are solar panels running just under 3kw which covers the owner's electricity for a year (roughly £1100 a year). Council tax band G