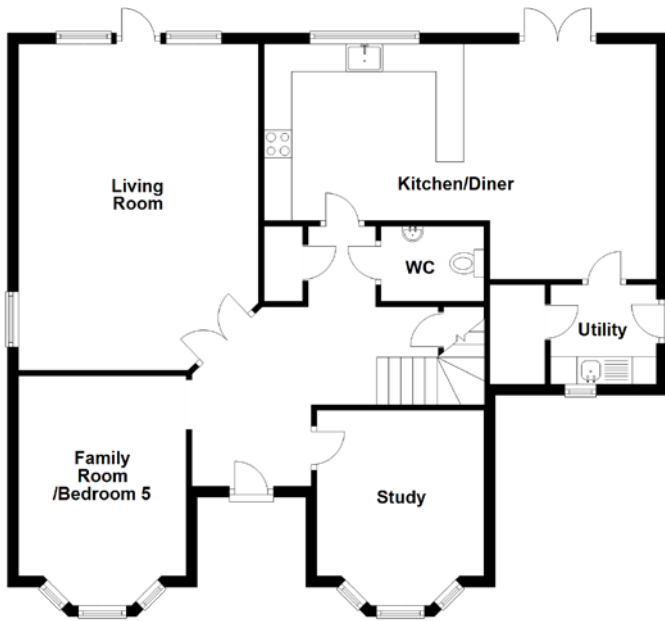


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Living Room	5.91m (19'5") x 4.35m (14'3")
Kitchen/Diner	7.11m (23'4") x 4.26m (14')
Utility	1.92m (6'4") x 1.80m (5'11")
WC	1.87m (6'2") x 1.36m (4'6")
Family Room/Bed 5	4.16m (13'8") x 3.04m (10')
Study	3.54m (11'7") x 3.03m (9'11")
Master Bedroom	5.31m (17'5") x 3.60m (11'10")

En-suite	2.86m (9'5") x 2.02m (6'8")
Bedroom 2	3.64m (11'11") x 3.05m (10')
En-suite	2.11m (6'11") x 1.84m (6')
Bedroom 3	4.88m (16') x 4.23m (13'10")
Bedroom 4	3.08m (10'1") x 3.04m (10')
Bathroom	3.04m (10') x 2.17m (7'1")

Gross internal floor area (m²): 194m²
EPC Rating: B

