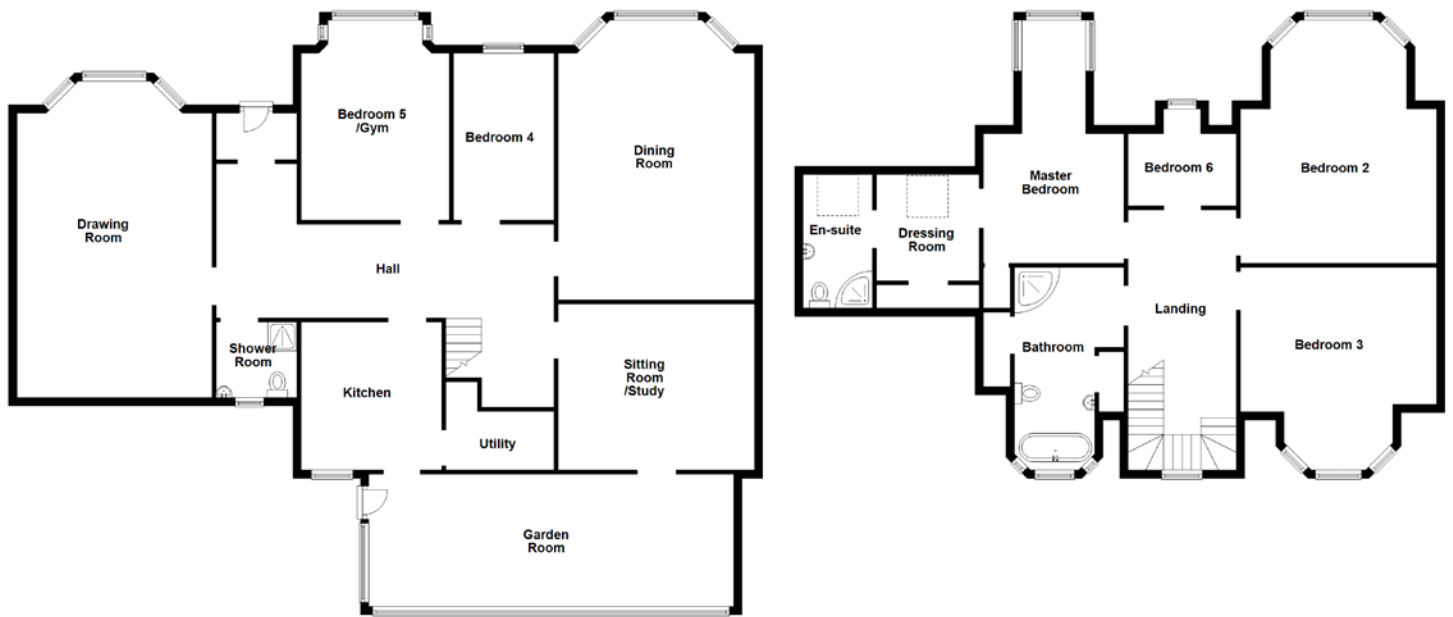


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

## Ground Floor

Drawing Room	7.65m (25'1") x 4.72m (15'6")
Dining Room	6.76m (22'2") x 4.75m (15'7")
Sitting Room/Study	5.44m (17'10") x 4.01m (13'2")
Garden Room	8.84m (29') x 3.20m (10'6")
Kitchen	3.58m (11'9") x 3.40m (11'2")
Utility	2.62m (8'7") x 2.13m (7')
Bedroom 4	4.04m (13'3") x 2.44m (8')
Bedroom 5/Gym	4.83m (15'10") x 2.82m (9'3")
Shower Room	1.96m (6'5") x 1.83m (6')

## First Floor

Master Bedroom	3.73m (12'3") x 3.61m (11'10")
En-suite	3.23m (10'7") x 1.68m (5'6")
Dressing Room	2.57m (8'5") x 2.49m (8'2")
Bedroom 2	5.59m (18'4") x 4.72m (15'6")
Bedroom 3	4.90m (16'1") x 4.72m (15'6")
Bedroom 6	2.67m (8'9") x 2.34m (7'8")
Bathroom	4.98m (16'4") x 2.13m (7')

Gross internal floor area (m<sup>2</sup>): 270m<sup>2</sup>

EPC Rating: E

