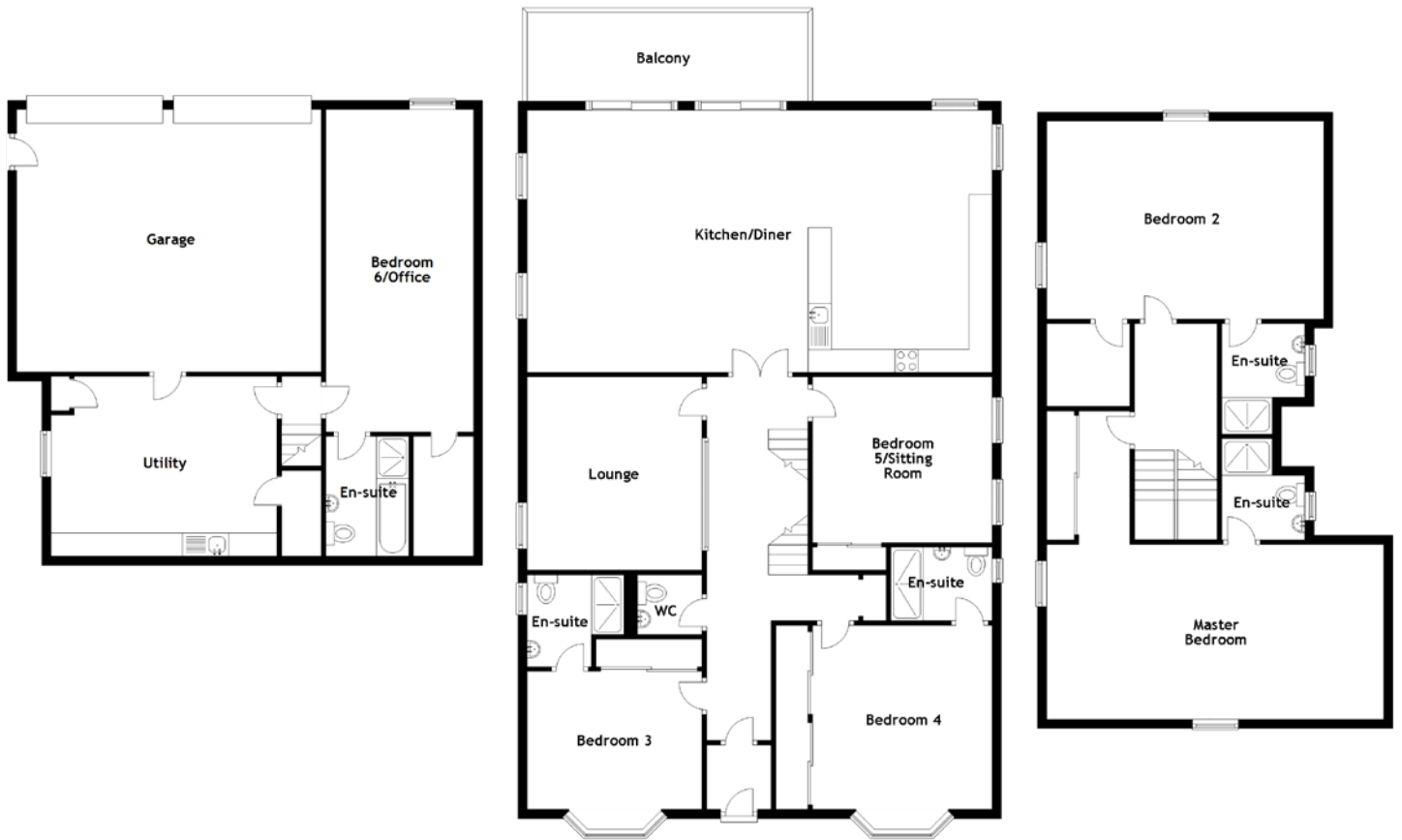


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lower Floor

Bedroom 6/Office	7.00m (23') x 3.20m (10'6")
En-suite	2.60m (8'6") x 1.80m (5'11")
Utility	4.90m (16'1") x 3.90m (12'10")
Garage	6.60m (21'8") x 5.70m (18'8")

Ground Floor

Lounge	4.20m (13'9") x 3.80m (12'6")
Kitchen/Diner	10.10m (33'2") x 5.70m (18'8")
Bedroom 3	3.80m (12'6") x 3.00m (9'10")
En-suite	2.10m (6'11") x 2.00m (6'7")

Bedroom 4

En-suite	4.00m (13'1") x 3.70m (12'2")
Bedroom 5/Sitting Room	2.20m (7'3") x 1.60m (5'3")
WC	3.90m (12'10") x 3.60m (11'10")
	1.40m (4'7") x 1.30m (4'3")

First Floor

Master Bedroom	7.30m (23'11") x 3.80m (12'5")
En-suite	2.20m (7'3") x 1.80m (5'11")
Bedroom 2	6.00m (19'8") x 4.30m (14'1")
En-suite	2.30m (7'7") x 1.80m (5'11")

Gross internal floor area (m²): 297m²

EPC Rating: C

