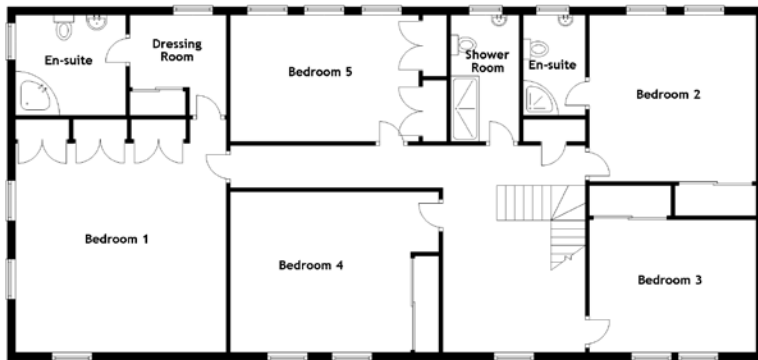
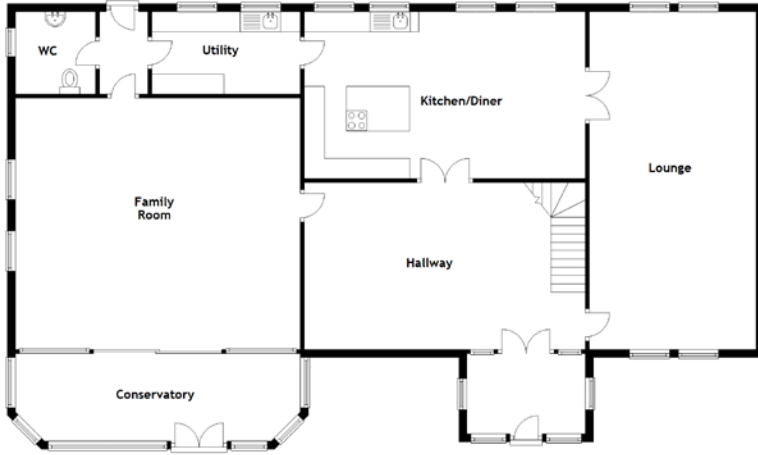


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge	8.40m (27'7") x 4.15m (13'7")
Kitchen/Diner	7.00m (23') x 4.15m (13'7")
Utility	3.70m (12'2") x 2.05m (6'9")
WC	2.05m (6'9") x 2.00m (6'7")
Family Room	7.15m (23'5") x 6.20m (20'4")
Conservatory	7.10m (23'4") x 2.18m (7'2")
Bedroom 1	5.80m (19') x 5.40m (17'9")
Dressing Room	2.50m (8'2") x 2.40m (7'10")
En-suite	2.85m (9'4") x 2.50m (8'2")
Bedroom 2	4.30m (14'1") x 4.15m (13'7")
En-suite	2.50m (8'2") x 1.55m (5'1")
Bedroom 3	4.15m (13'7") x 3.30m (10'10")
Bedroom 4	5.20m (17'1") x 4.00m (13'1")
Bedroom 5	4.70m (15'5") x 3.15m (10'4")
Shower Room	3.15m (10'4") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 318m<sup>2</sup>  
EPC Rating: C

Extras (Included in the sale): Freestanding appliances and furniture may be available by separate negotiation.

