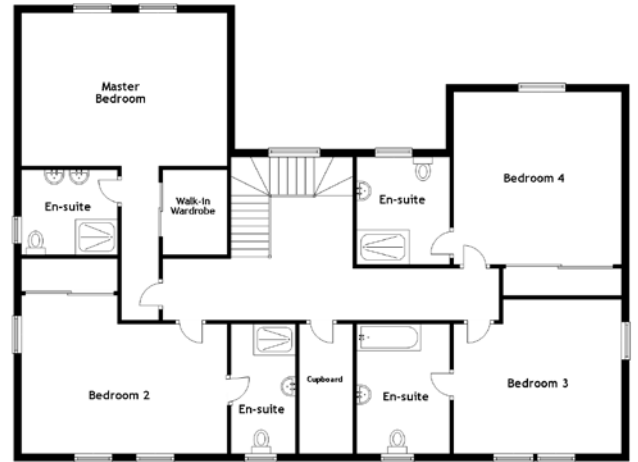
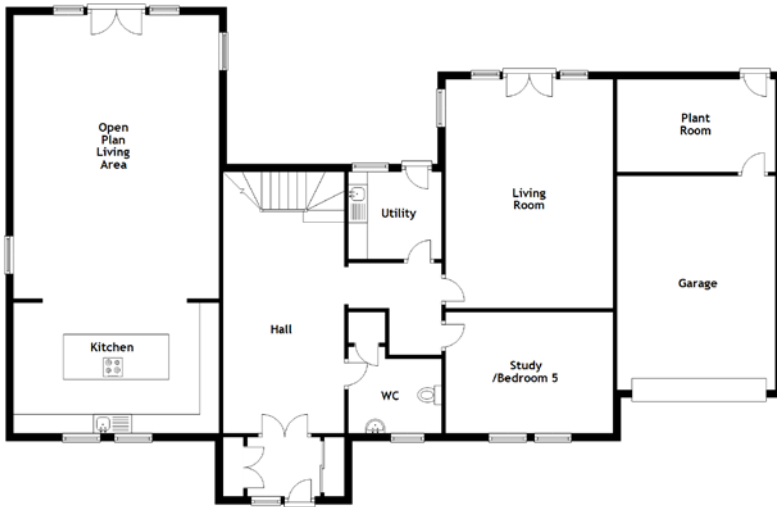


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Open Plan Living Area	7.46m (24'6") x 5.41m (17'9")
Kitchen	5.41m (17'9") x 3.44m (11'3")
Utility	2.45m (8') x 2.30m (7'7")
WC	2.45m (8') x 2.28m (7'6")
Living Room	6.02m (19'9") x 4.41m (14'6")
Study/Bedroom 5	4.41m (14'6") x 3.18m (10'5")
Master Bedroom	5.41m (17'9") x 4.03m (13'3")
En-suite	2.53m (8'4") x 2.23m (7'4")

Bedroom 2	5.41m (17'9") x 4.12m (13'6")
En-suite	3.40m (11'2") x 1.69m (5'6")
Bedroom 3	4.41m (14'6") x 4.05m (13'3")
En-suite	3.40m (11'2") x 2.45m (8')
Bedroom 4	4.53m (14'10") x 4.41m (14'6")
En-suite	2.82m (9'3") x 2.45m (8')
Plant Room	4.17m (13'8") x 2.43m (8')
Garage	5.63m (18'6") x 4.17m (13'8")

Gross internal floor area (m<sup>2</sup>): 289m<sup>2</sup>  
EPC Rating: B

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