



GROUND FLOOR

RECEPTION ROOM
19'10 x 14'1 (6.0m x 4.2m)

BEDROOM 1
20'8 x 12'7 (6.3m x 3.8m)

BEDROOM 3
19'8 x 8'6 (2.9m x 2.5m)

KITCHEN / DINING ROOM
26'10 x 14'2 (8.1m x 4.3m)

BEDROOM 2
16'1 x 8'6 (4.9m x 2.5m)

STUDY
9'8 x 5'7 (2.9m x 1.7m)

Approx. Gross Internal Area = 1,450 sq ft / 134.7 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.