



FIRST FLOOR

RECEPTION ROOM
17'1 x 12'6 (5.2m x 3.8m)

BEDROOM
13'9 x 13'9 (4.2m x 4.2m)

KITCHEN / DINING
17'5 x 13'1 (5.3m x 4.0m)

BEDROOM / STUDY
11'2 x 7'7 (3.4m x 2.3m)

Approx. Gross Internal Area = 889 sq ft / 82.6 sq m

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