



RECEPTION ROOM  
17'5 x 14'8 (5.3m x 4.4m)

DINING ROOM  
15'9 x 9'4 (4.8m x 2.8m)

BEDROOM 1  
18'4 x 14'9 (5.6m x 4.5m)

KITCHEN  
12'2 x 10'8 (3.7m x 3.2m)

CELLAR  
8'1 x 8'0 (2.4m x 2.4m)

BEDROOM 2  
11'3 x 7'10 (3.4m x 2.3m)

Cellar = 206 sq ft / 19.1 sq m  
Ground Floor = 1053 sq ft / 97.8 sq m  
Approx. Gross Internal Area = 1259 sq ft / 116.9 sq m (Excluding Shed)

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.  
Furniture layouts are indicative only. This property may be furnished, part-furnished or unfurnished. Please refer to your agent for details.  
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