



RECEPTION ROOM

20'5 x 16'6 (6.2m x 5.0m)

BEDROOM 2

14'7 x 10'10 (4.4m x 3.3m)

KITCHEN

20'4 x 9'2 (6.2m x 2.7m)

BEDROOM 1

15'11 x 10'10 (4.8m x 3.3m)

Lower Ground Floor = 239 sq ft / 22.2 sq m

Ground Floor = 999 sq ft / 92.8 sq m

Approx. Gross Internal Area = 1238 sq ft / 115 sq m