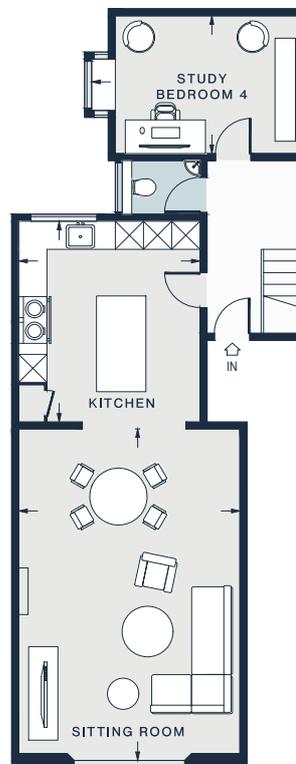


LOWER GROUND FLOOR



GROUND FLOOR

SITTING ROOM
23'4 x 15'8 (7.1m x 4.7m)

BEDROOM 1
17'0 x 13'11 (5.1m x 4.2m)

BEDROOM 2
12'17 x 10'6 (3.8m x 3.2m)

KITCHEN
14'1 x 12'9 (4.2m x 3.8m)

BEDROOM 3
14'10 x 14'6 (4.5m x 4.4m)

**BEDROOM 4 /
STUDY**
14'7 x 9'7 (4.4m x 2.9m)

Lower Ground Floor = 1472 sq ft / 136.8 sq m
 Ground Floor = 780 sq ft / 72.5 sq m
 Approx. Gross Internal Area = 2252 sq ft / 209.3 sq m

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