



**RAISED GROUND FLOOR**

RECEPTION / DINING ROOM  
17'6 x 14'1 (5.3m x 4.2m)

BEDROOM 1  
13'9 x 11'9 (4.2m x 3.6m)

KITCHEN  
9'0 x 7'0 (2.7m x 2.1m)

BEDROOM 2  
10'9 x 6'9 (3.3m x 2.0m)

Approx. Gross Internal Area = 629 sq ft / 58.43 sq m

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