



LOWER GROUND FLOOR



GROUND FLOOR

STUDY

7'11 x 7'1 (2.4m x 2.21m)

BEDROOM 2

13'7 x 12'3 (4.1m x 3.7m)

**KITCHEN / DINING /
RECEPTION ROOM**

40'1 x 12'3 (12.2m x 3.7m)

BEDROOM 1

20'3 x 10'0 (6.1m x 3.0m)

BEDROOM 3

12'0 x 8'1 (3.6m x 2.4m)

Approx. Gross Internal Area = 1,238 sq ft / 115.0 sq m

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