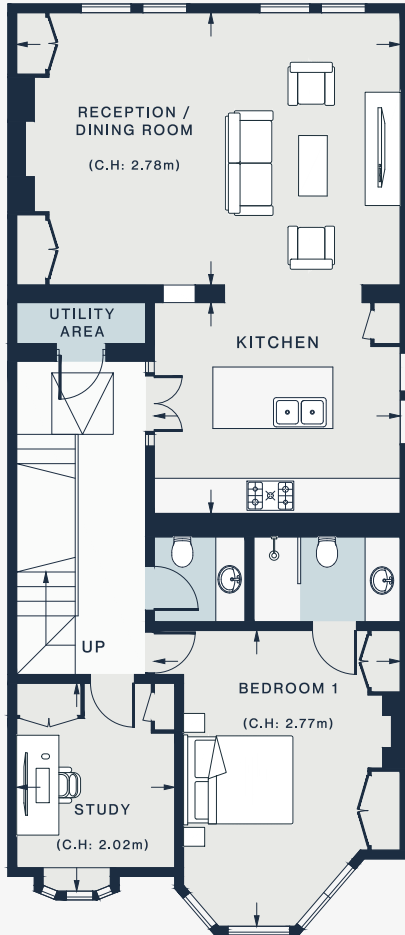


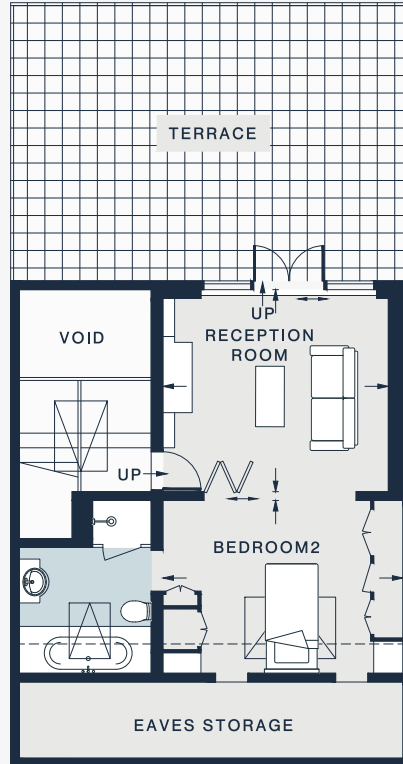


GROUND FLOOR



FIRST FLOOR

□ = Reduced head height below 1.5m



SECOND FLOOR

RECEPTION / DINING ROOM

21'4 x 15'2 (6.4m x 4.6m)

RECEPTION ROOM

12'8 x 11'4 (3.8m x 3.4m)

BEDROOM 2

13'5 x 9'8 (4.0m x 2.9m)

KITCHEN

12'6 x 11'9 (3.8m x 3.5m)

BEDROOM 1

16'6 x 13'9 (5.0m x 4.1m)

STUDY

11'8 x 9'0 (3.5m x 2.7m)

Approx. Gross Internal Area = 1,563 sq ft / 145.2 sq m (Including Storage / Excluding Void)

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