



KITCHEN / RECEPTION ROOM

18'6 x 16'2 (5.6m x 4.9m)

CONSERVATORY / DINING

14'8 x 8'3 (4.4m x 2.5m)

BEDROOM 1

16'2 x 9'0 (4.9m x 2.7m)

BEDROOM 2 / STUDY / MEZZANINE

16'3 x 10'9 (4.9m x 3.2m)

Approx. Gross Internal Area = 923 sq ft / 85.8 sq m
(Including Eaves)

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