



LOWER GROUND FLOOR

RAISED GROUND FLOOR

RECEPTION / DINING ROOM /  
KITCHEN  
30'8 x 12'7 (9.3m x 3.8m)

BEDROOM 2  
13'8 x 11'4 (4.1m x 3.4m)

PATIO  
16'11 x 7'8 (5.1m x 2.3m)

BEDROOM 1  
17'2 x 10'1 (5.2m x 3.0m)

BEDROOM 3  
9'3 x 8'10 (2.8m x 2.6m)

GARDEN  
18'0 x 14'3 (5.4m x 4.3m)

Approx. Gross Internal Area = 1,223 sq ft / 113.6 sq m

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