



FIRST FLOOR

RECEPTION ROOM
20'9 x 16'3 (6.3m x 4.9m)

DINING ROOM
13'2 x 7'8 (4.0m x 2.3m)

BEDROOM 2
14'5 x 10'2 (4.4m x 3.1m)

KITCHEN
8'9 x 6'8 (2.6m x 2.0m)

BEDROOM 1
15'10 x 12'11 (4.8m x 3.9m)

STUDY
16'3 x 13'0 (4.9m x 3.9m)

Ground Floor = 1,023 sq ft / 95.08 sq m
 Mezzanine = 230 sq ft / 21.38 sq m
 Approx. Gross Internal Area = 1253 sq ft / 116.46 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.
 Furniture layouts are indicative only. This property may be furnished, part-furnished or unfurnished. Please refer to your agent for details.
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