



KITCHEN / BREAKFAST /  
RECEPTION ROOM  
24'1 x 16'6 (7.3m x 5.0m)

---

BEDROOM 1  
22'8 x 16'9 (6.9m x 5.1m)

---

BEDROOM 2  
13'7 x 9'10 (4.1m x 3.0m)

---

Approx. Gross Internal Area = 1,006 sq ft / 93.5 sq m

---

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