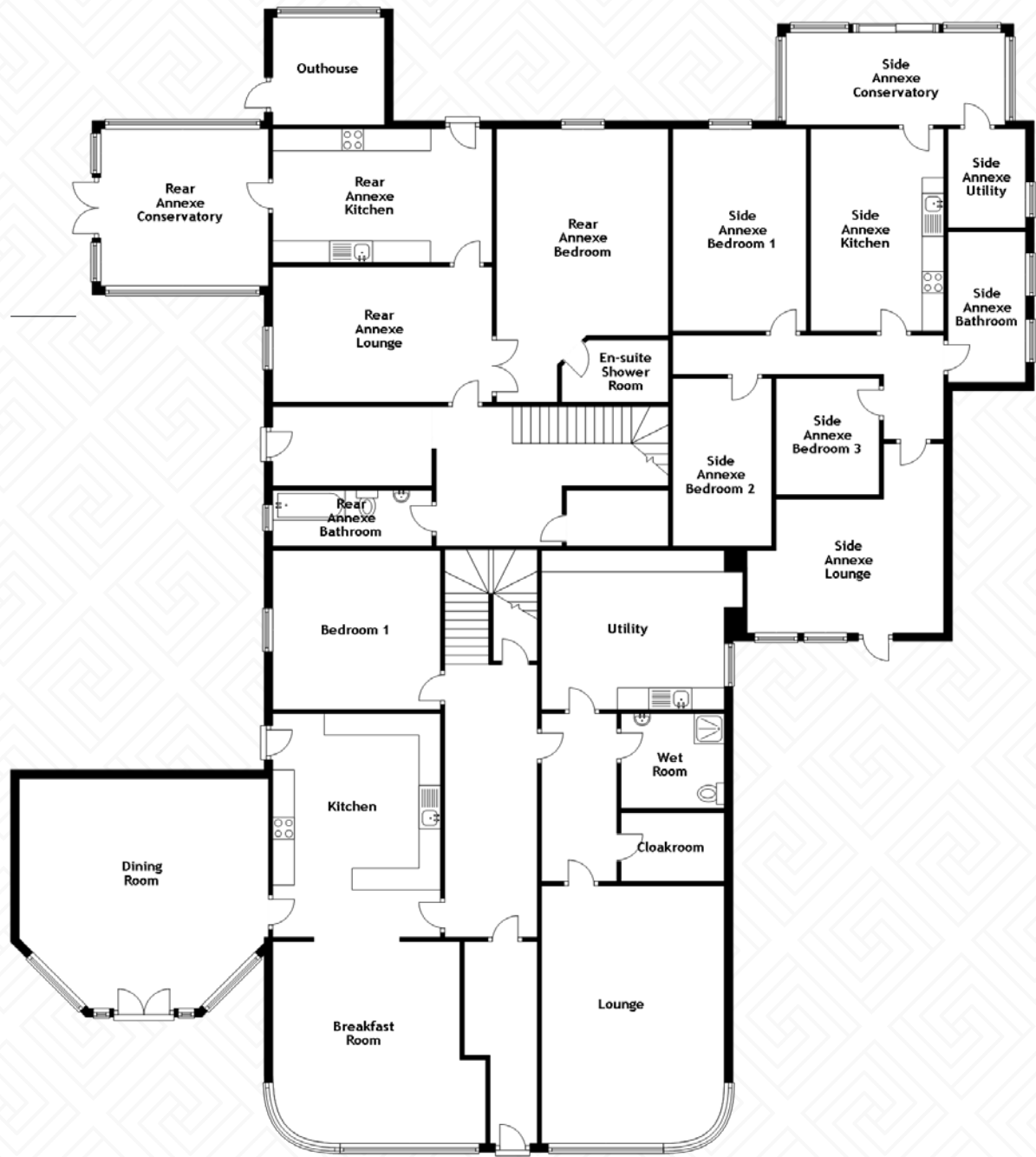
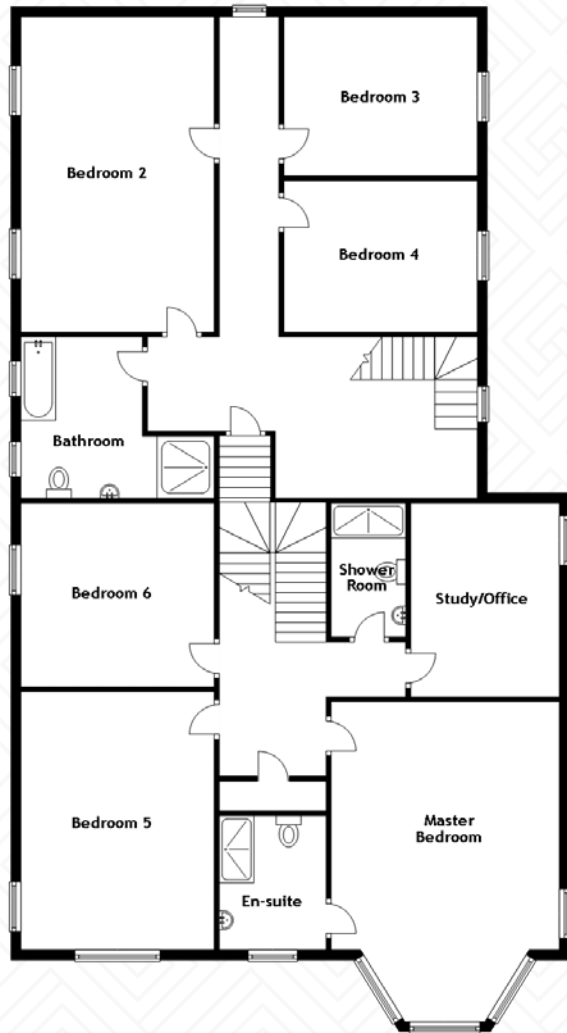
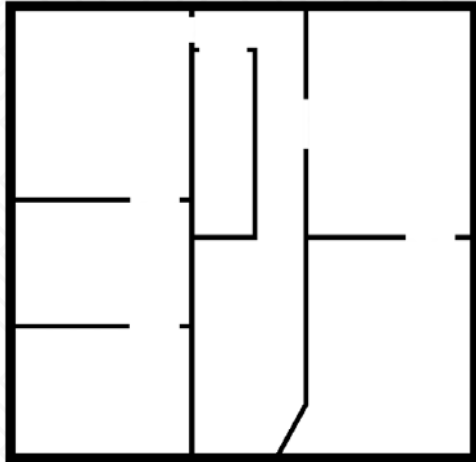




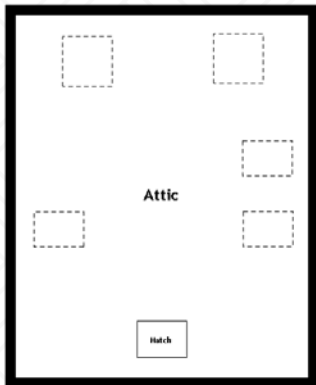
Ground Floor



First Floor



Basement



Attic

Floor PLANS & DIMENSIONS

Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge	6.00m (19'8") x 4.25m (13'11")
Kitchen	5.20m (17'1") x 3.90m (12'10")
Breakfast Room	4.95m (16'3") x 4.70m (15'5")
Dining Room	5.80m (19') x 5.35m (17'7")
Wet Room	2.40m (7'10") x 2.00m (6'7")
Utility	4.68m (15'4") x 3.70m (12'2")
Bedroom 1	3.90m (12'10") x 3.70m (12'2")

First Floor

Master Bedroom	6.95m (22'10") x 4.60m (15'1")
En-suite	2.70m (8'10") x 2.20m (7'3")
Bedroom 2	6.50m (21'4") x 3.90m (12'9")
Bedroom 3	3.90m (12'9") x 3.20m (10'6")
Bedroom 4	3.90m (12'9") x 3.20m (10'6")
Bedroom 5	5.20m (17'1") x 3.90m (12'9")
Bedroom 6	3.90m (12'9") x 3.70m (12'2")
Study/Office	3.90m (12'9") x 3.00m (9'10")
Bathroom	4.30m (14'1") x 3.25m (10'8")
Shower Room	2.70m (8'10") x 1.50m (4'11")

Rear Annexe

Rear Annexe Bathroom	3.70m (12'2") x 1.30m (4'3")
Rear Annexe Lounge	5.10m (16'9") x 3.15m (10'4")
Rear Annexe Kitchen	5.10m (16'9") x 3.10m (10'2")
Rear Annexe Bedroom	6.35m (20'10") x 4.00m (13'1")
Rear Annexe Conservatory	3.90m (12'10") x 3.65m (12')
Outhouse	2.60m (8'6") x 2.50m (8'2")

Side Annexe

Side Annexe Bedroom 1	4.70m (15'5") x 3.40m (11'2")
Side Annexe Bedroom 2	3.90m (12'9") x 2.30m (7'7")
Side Annexe Bedroom 3	2.70m (8'10") x 2.40m (7'10")
Side Annexe Kitchen	4.70m (15'5") x 3.40m (11'2")
Side Annexe Lounge	4.40m (14'5") x 3.90m (12'10")
Side Annexe Utility	2.29m (7'6") x 1.80m (5'11")
Side Annexe Bathroom	3.50m (11'6") x 1.80m (5'11")
Side Annexe Conservatory	5.10m (16'9") x 2.15m (7'1")

Gross internal floor area (m²): 512m²
EPC Rating: C

Extras: Carpets and floor coverings, light fixtures and fittings, curtains and blinds.
Furniture is negotiable with the seller.