



Specifications

Floor plan & Dimensions

Approximate Dimensions (Taken from the widest point)

Ground Floor	
Dining Room	4.90m (16'1") x 3.70m (12'2")
Kitchen	5.00m (16'5") x 3.90m (12'10")
Family/Dining Room	7.80m (25'7") x 3.50m (11'6")
WC	2.70m (8'10") x 2.30m (7'7")
Lounge	4.70m (15'5") x 4.10m (13'5")
First Floor	
Bedroom 3	4.70m (15'5") x 4.10m (13'5")
Shower Room	2.80m (9'2") x 2.30m (7'7")
Bedroom 4	5.10m (16'9") x 3.30m (10'10")
Bedroom 2	4.00m (13'1") x 3.10m (10'2")
Bedroom 1	5.70m (18'8") x 4.70m (15'5")
En-suite	2.20m (7'3") x 1.60m (5'3")
Summer House	
WC	1.70m (5'7") x 1.05m (3'5")
Games Room	6.60m (21'8") x 6.60m (21'8")
Sun Room	6.60m (21'8") x 5.20m (17'1")

Gross internal floor area (m²): 225m²

EPC Rating: D