Ground Floor Approx. 129.5 sq. metres (1394.1 sq. feet) Conservatory 2.79m x 4.14m (9'2" x 13'7") **Dining** Lounge Area 3.94m x 4.82m 3.94m x 3.74m (12'11" x 15'10") (12'11" x 12'3") FP **Bathroom** Kitchen 2.08m (6'10") max x 2.65m (8'8") Area 2.86m x 2.98m (9'5" x 9'9") Utility Room **Bedroom 2** Bedroom 4 4.44m x 1.78m Inner 4.10m x 3.60m (13'5" x 11'10") (14'7" x 5'10") **Hallway** Study **Garage** 6.25m x 2.75m (20'6" x 9') 3.32m x 3.00m (10'11" x 9'10") **Porch**

Total area: approx. 171.4 sq. metres (1844.8 sq. feet)

For illustritive purposes only. Not to scale. All sizes are approximate. Plan produced using PlanUp.

First Floor

Approx. 41.9 sq. metres (450.8 sq. feet)





