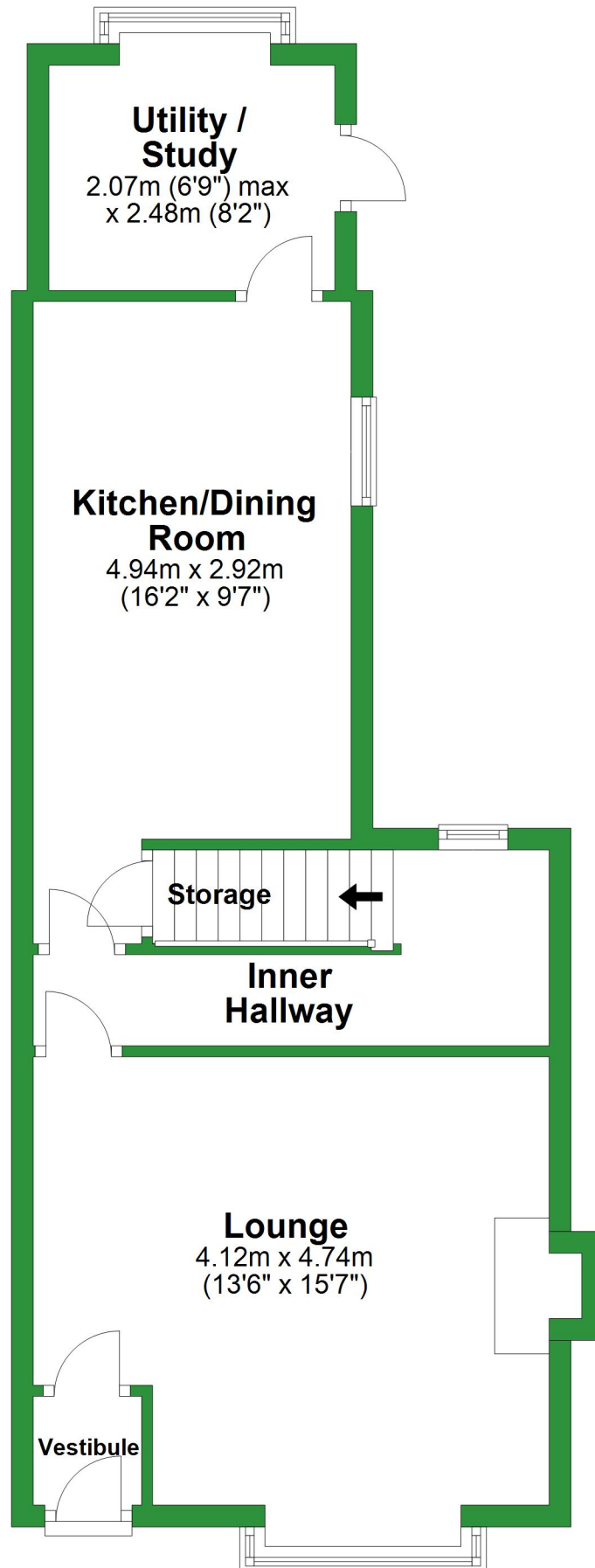


# Ground Floor

Approx. 49.2 sq. metres (529.6 sq. feet)

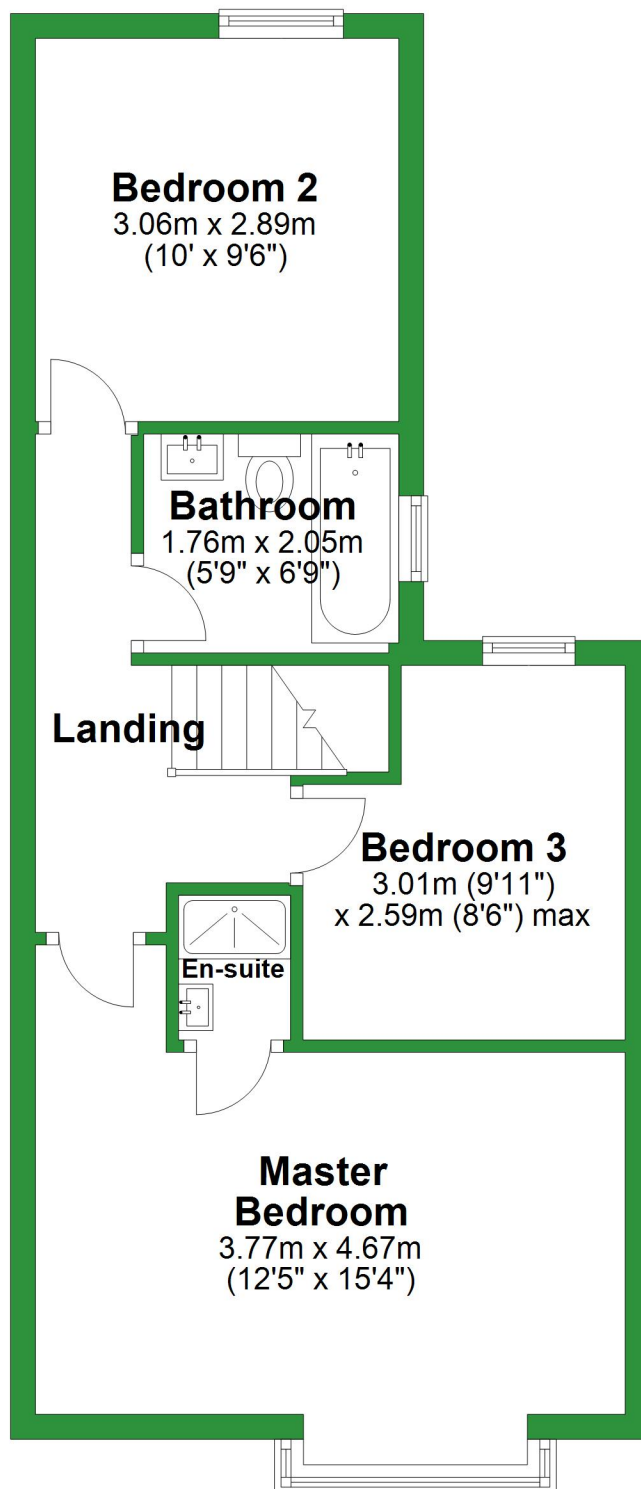


Total area: approx. 93.7 sq. metres (1008.3 sq. feet)

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

## First Floor

Approx. 44.5 sq. metres (478.8 sq. feet)



# Ground Floor

Approx. 49.2 sq. metres (529.6 sq. feet)

## Utility / Study

2.07m (6'9") max  
x 2.48m (8'2")

## Kitchen/Dining Room

4.94m x 2.92m  
(16'2" x 9'7")

## Storage

## Inner Hallway

## Lounge

4.12m x 4.74m  
(13'6" x 15'7")

## Vestibule

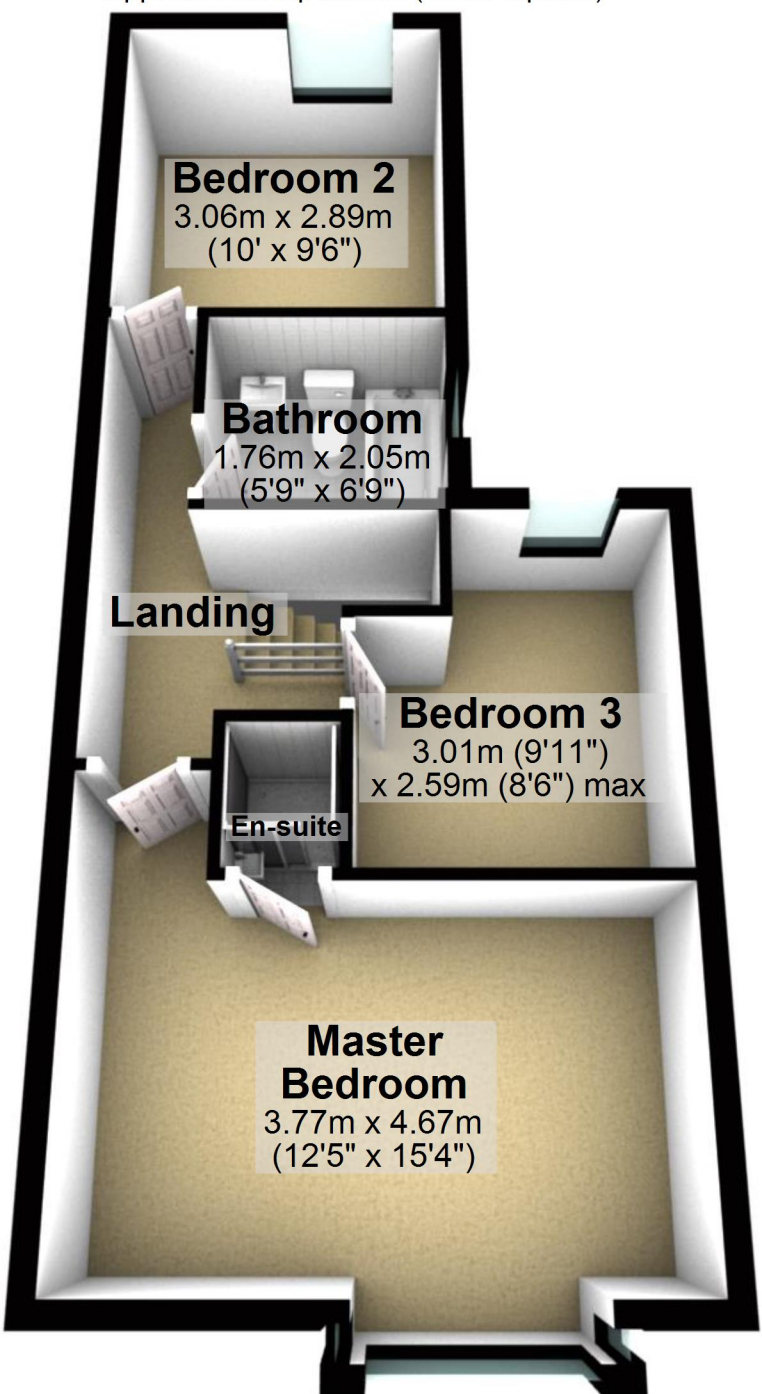
Total area: approx. 93.7 sq. metres (1008.3 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.

Plan produced using PlanUp.

# First Floor

Approx. 44.5 sq. metres (478.8 sq. feet)



## Bedroom 2

3.06m x 2.89m  
(10' x 9'6")

## Bathroom

1.76m x 2.05m  
(5'9" x 6'9")

## Landing

## Bedroom 3

3.01m (9'11")  
x 2.59m (8'6") max

## En-suite

## Master Bedroom

3.77m x 4.67m  
(12'5" x 15'4")