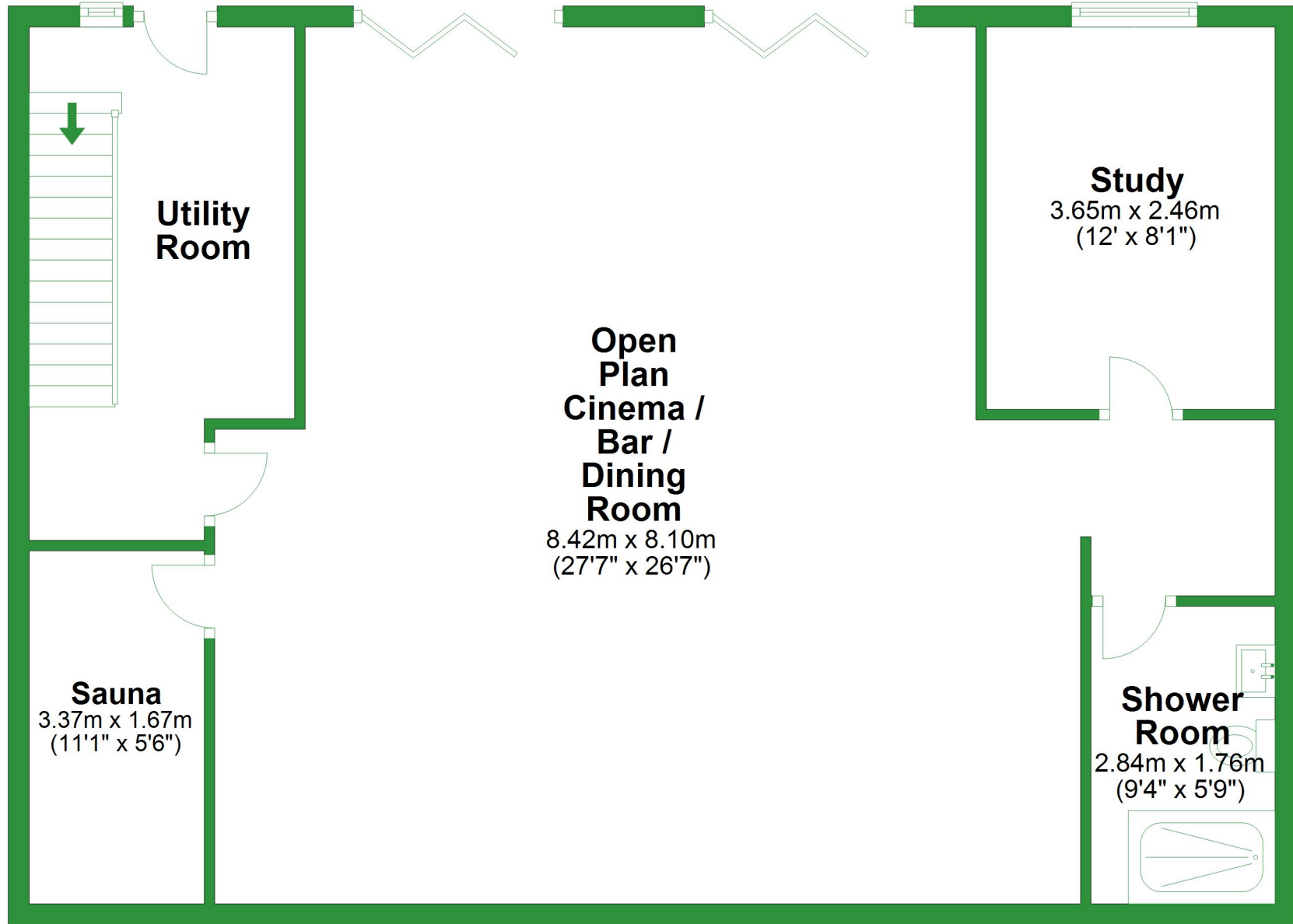


# Lower Ground Floor

Approx. 99.5 sq. metres (1071.0 sq. feet)

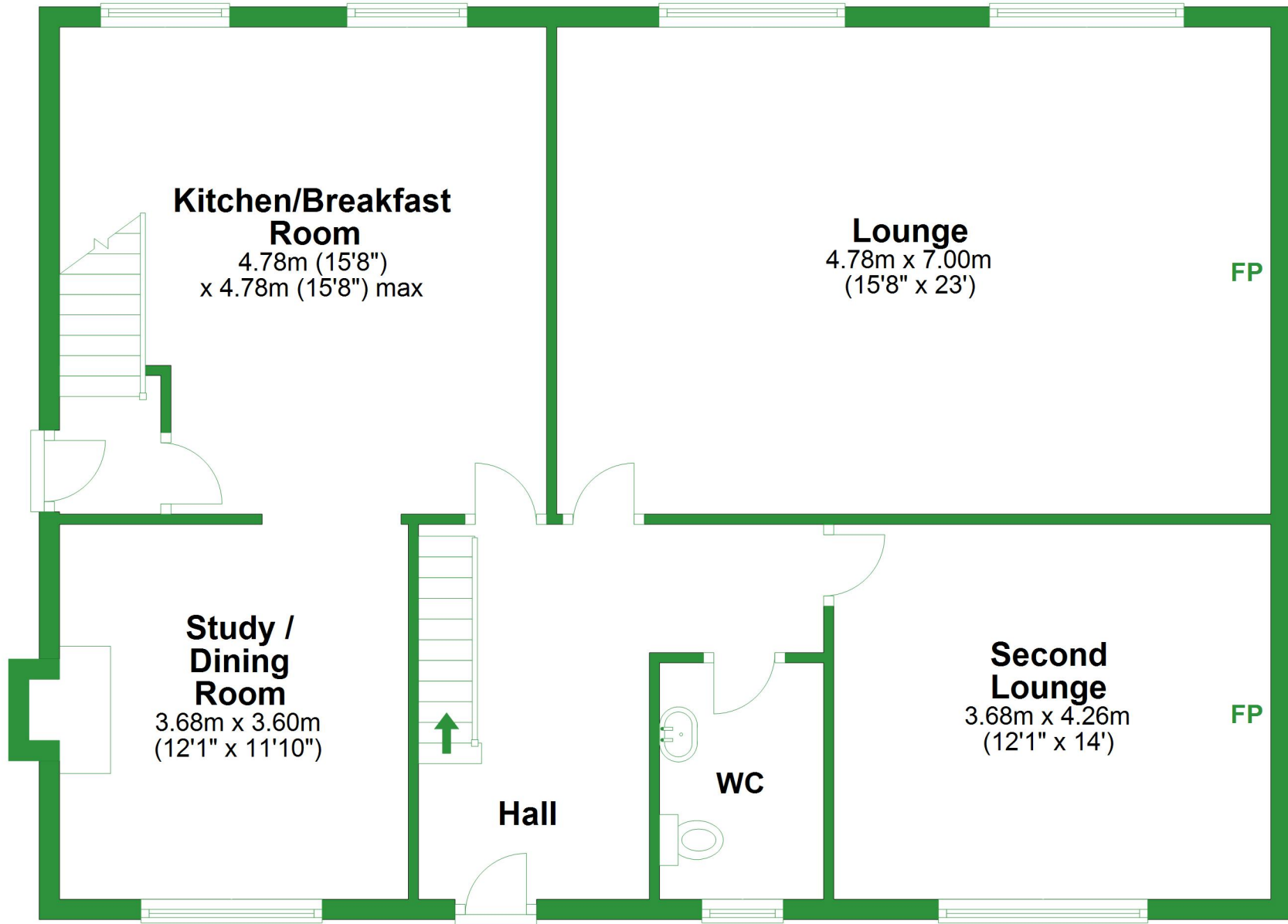


Total area: approx. 289.5 sq. metres (3116.6 sq. feet)

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

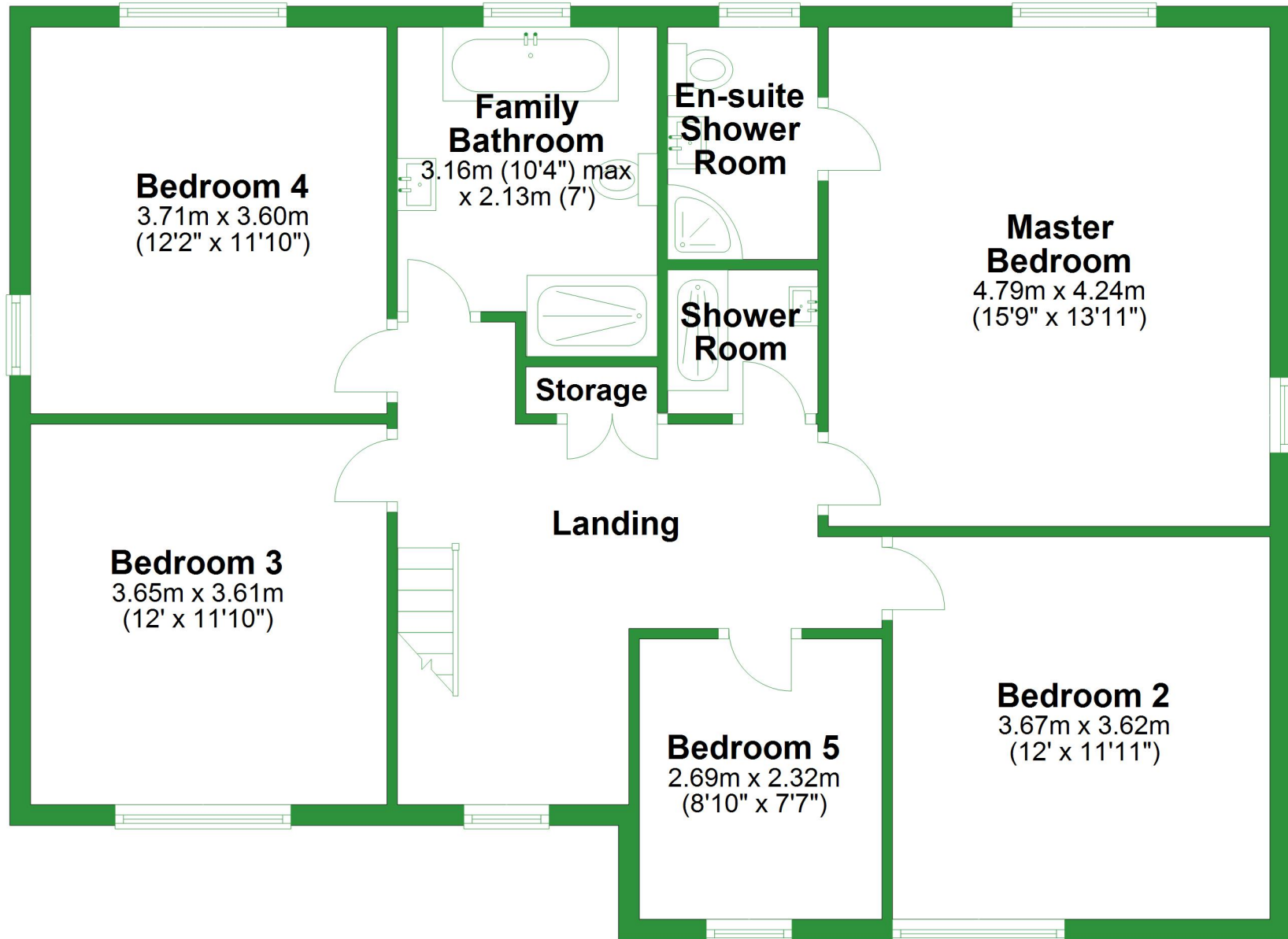
# Ground Floor

Approx. 98.0 sq. metres (1054.5 sq. feet)



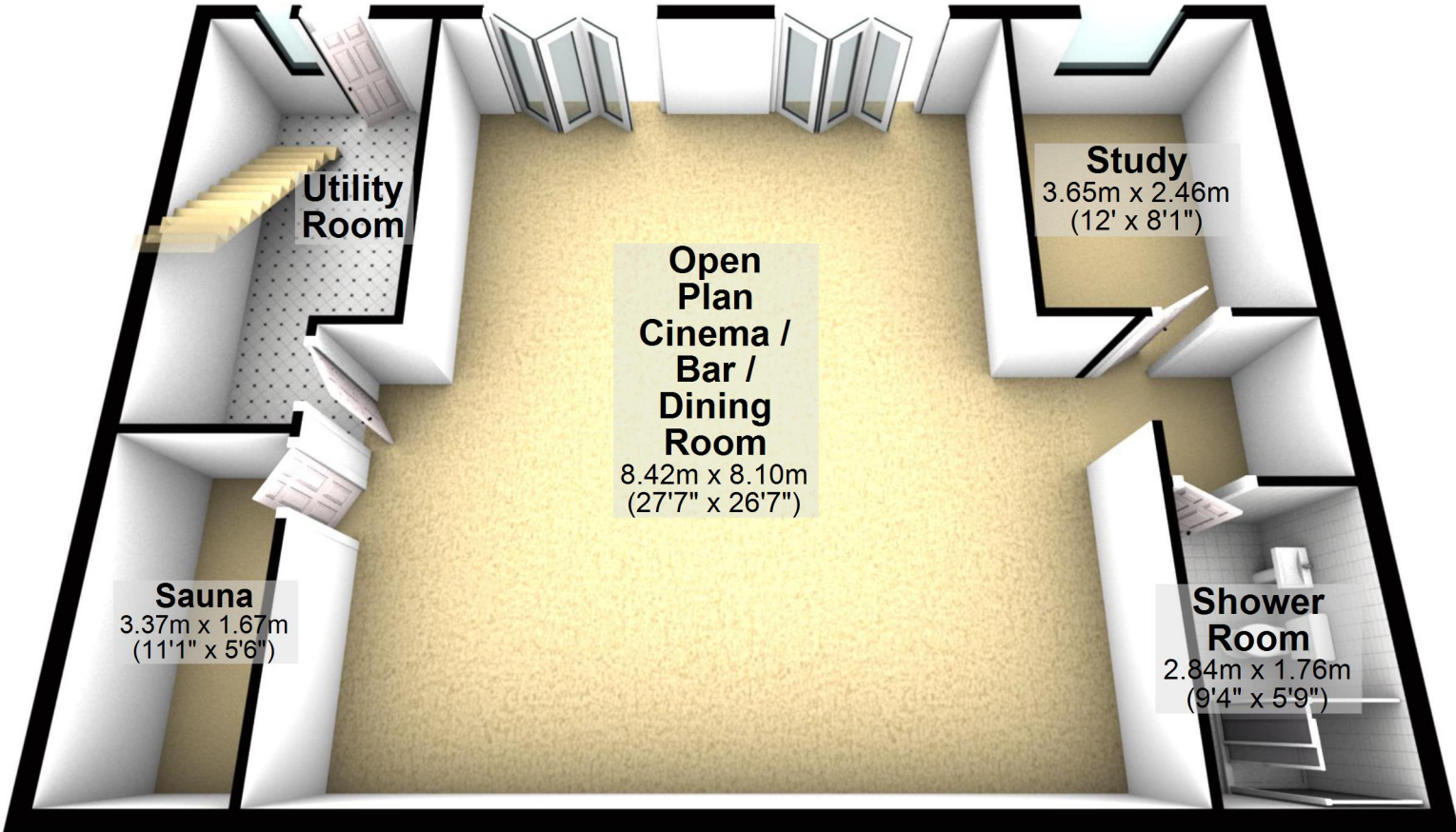
# First Floor

Approx. 92.1 sq. metres (991.1 sq. feet)



## Lower Ground Floor

Approx. 99.5 sq. metres (1071.0 sq. feet)



Total area: approx. 289.5 sq. metres (3116.6 sq. feet)

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

# Ground Floor

Approx. 98.0 sq. metres (1054.5 sq. feet)

## Kitchen/Breakfast Room

4.78m (15'8")  
x 4.78m (15'8") max

## Lounge

4.78m x 7.00m  
(15'8" x 23')

## Study / Dining Room

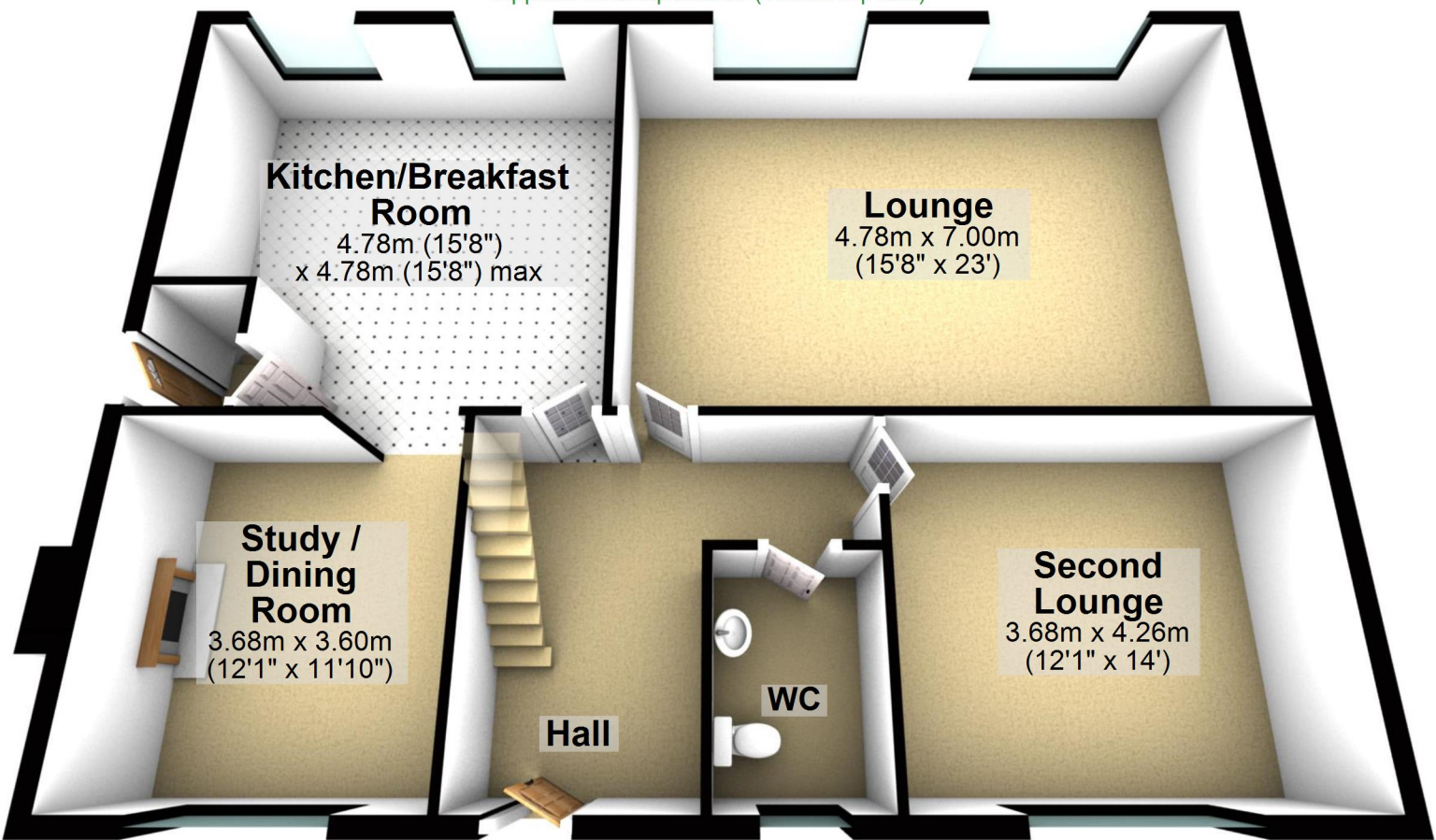
3.68m x 3.60m  
(12'1" x 11'10")

## Second Lounge

3.68m x 4.26m  
(12'1" x 14')

Hall

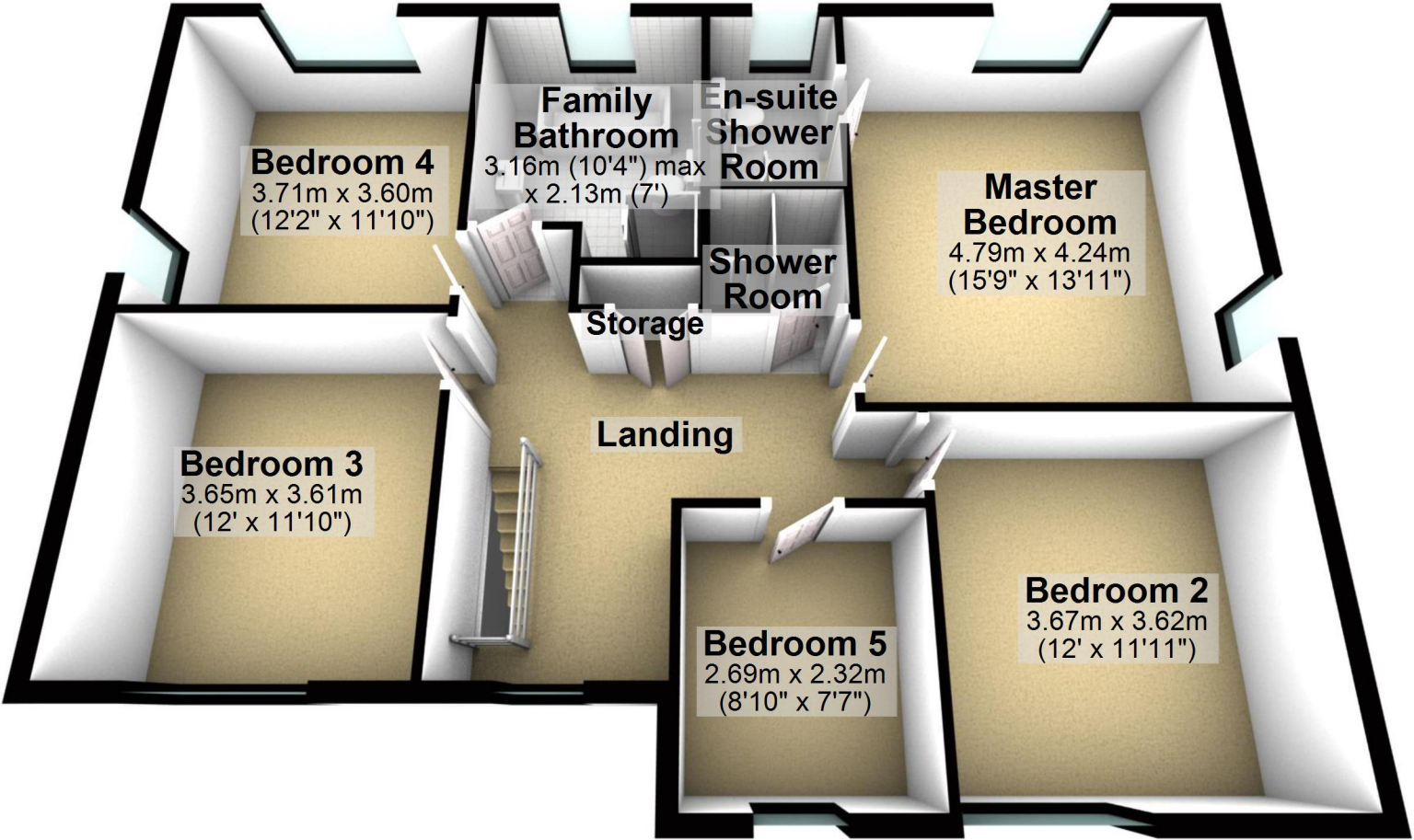
WC





# First Floor

Approx. 92.1 sq. metres (991.1 sq. feet)



**Bedroom 4**  
3.71m x 3.60m  
(12'2" x 11'10")

**Family Bathroom**  
3.16m (10'4") max  
x 2.13m (7')

**En-suite Shower Room**

**Master Bedroom**  
4.79m x 4.24m  
(15'9" x 13'11")

**Shower Room**

**Storage**

**Bedroom 3**  
3.65m x 3.61m  
(12' x 11'10")

**Landing**

**Bedroom 5**  
2.69m x 2.32m  
(8'10" x 7'7")

**Bedroom 2**  
3.67m x 3.62m  
(12' x 11'11")