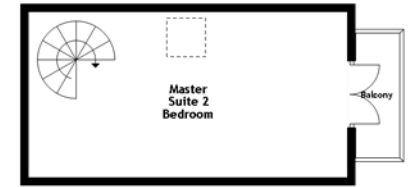
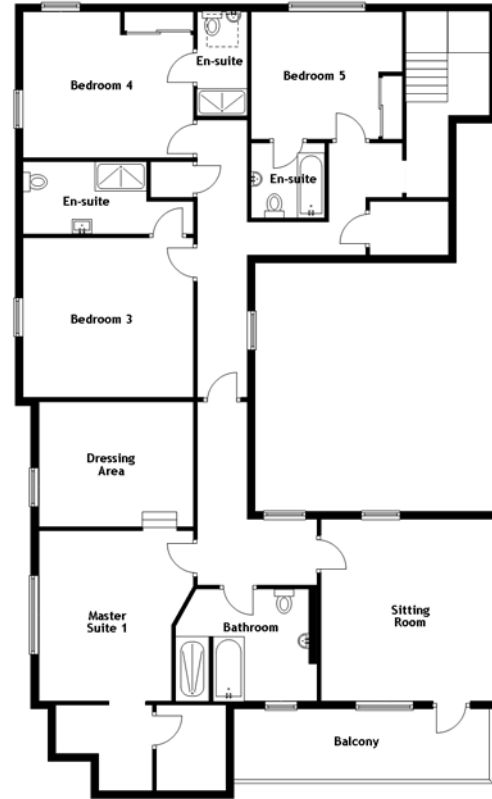


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Kitchen/Diner	10.00m (32'10") x 4.90m (16'1")
Utility	4.40m (14'5") x 3.60m (11'10")
Lounge/Diner	12.90m (42'4") x 4.75m (15'7")
Conservatory	6.30m (20'8") x 4.75m (15'7")
Lounge	8.10m (26'7") x 5.55m (18'3")
Cinema Room	6.05m (19'10") x 4.06m (13'4")
Gym	4.80m (15'9") x 4.06m (13'4")
Office	4.65m (15'3") x 3.25m (10'8")
Shower Room	3.45m (11'4") x 2.65m (8'8")
Master Suite 1	4.40m (14'5") x 4.00m (13'1")
Dressing Area	4.00m (13'1") x 3.20m (10'6")
Sitting Room	4.70m (15'5") x 4.70m (15'5")

Bathroom	3.40m (11'2") x 2.90m (9'6")
Master Suite 2	5.10m (16'9") x 4.25m (13'11")
En-suite	4.25m (13'11") x 3.05m (10')
WC	2.75m (9') x 1.40m (4'7")
Master Suite 2 Bedroom	8.25m (27'1") x 4.30m (14'1")
Bedroom 3	4.40m (14'5") x 4.20m (13'9")
En-suite	4.40m (14'5") x 1.90m (6'3")
Bedroom 4	4.40m (14'5") x 3.80m (12'6")
En-suite	2.70m (8'10") x 1.30m (4'3")
Bedroom 5	3.90m (12'10") x 3.30m (10'10")
En-suite	1.95m (6'5") x 1.90m (6'3")

Gross internal floor area (m²): 604m²
EPC Rating: D