



## FIRST FLOOR

Bedroom 1	12'8" x 11'10"	3.86m x 3.61m
En suite Shower Room	8'6" x 3'9"	2.58m x 1.14m
Bedroom 2	12'6" x 11'3"	3.80m x 3.44m
En suite Shower Room	8'6" x 3'9"	2.58m x 1.14m
Bedroom 3	10'10" x 9'	3.29m x 2.75m
Bedroom 4	9'8" x 7'8"	2.95m x 2.33m
Bathroom	6'5" x 5'9"	1.9m x 1.75

## GROUND FLOOR

Lounge <small>max overall dimensions into bay</small>	20'4" x 11'10"	6.21m x 3.60m
Study	7'11" x 6'6"	2.41m x 1.99m
Family Room & Open Plan Dining Kitchen <small>max overall dimensions</small>	27'2" x 21'10"	8.28m x 6.64m
Cloaks/WC	7'7" x 4'3"	2.31m x 1.29m
Utility Room	7'5" x 7'5"	2.27m x 2.25m
Garage	18' x 18'	5.48m x 5.48m