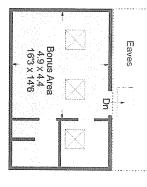
Approximate Gross Internal Area (exc. eaves) - Ground and First Floors: 369 sq m / 3974 sq ft Second Floor: 71 sq m / 761 sq ft Room above Garage: 32 sq m / 344 sq ft

= Reduced headroom below 1.5 mt / 5'0



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 $\succeq$ 

Breakfast Room 3,5 x 3,5 11'9 x 11'9

Kitchen/ Family Room 8.3 x 4.4 27'3 x 14'6

Drawing Room 7.0 x 5.7 23'0 x 18'9

Utility

Dining Room 4.7 x 3.9 15'6 x 13'0

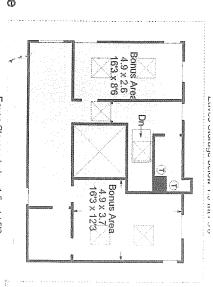
Reception Hall 6.2 x 4.0 20'3 x 13'0

> Study 3,9 x 2.9 13'0 x 9'6

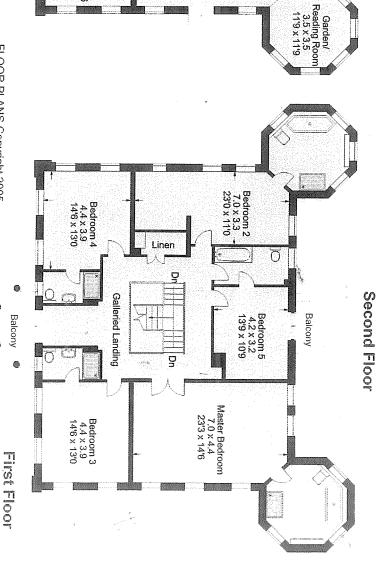
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Second Floor over Garage



Eaves Storage below 1.5 mt / 5'0



This illustration is for identification purposes only. Measured & drawn in accordance with RICS / PMA guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm / 3" and are through cupboard / wardrobes to wall surfaces where possible or where indicated by arrow heads. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes & compass bearings before making any decisions reliant upon them.

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**Ground Floor** 

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Porch

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