Garages = 57sq.m (617sq.ft)Games Room = 39sq.m (416sq.ft) Greenhouse/Glasshouse = 10sq.m (108sq.ft) Total = 396sq.m (4,259sq.ft)Glasshouse/ Greenhouse 5.00 x 2.00 16'5" x 6'7" Drawing room 6.89 x 4.86 22'7" x 15'11" Principal bedroom 4.86 x 4.11 15'11" x 13'6" Double garage Garage 6.30 x 3.80 6.30 x 5.15 20'8" x 16'11" 20'8" x 12'6" F/P Bedroom 5 Garden room 4.78 x 3.17 15'8" x 10'5" 3.46 x 3.01 11'4" x 9'11" 3.46 x 2.76/ Dining area Bedroom 3 11'4" x 9'1" 4.66 x 2.46 15'3" x 8'1" 8.31 x 3.60 27'3" x 11'10" Bedroom 4 5.00 x 3.05 Kitchen/Breakfast room 16'5" x 10'0" Games room 7.92 x 5.00 7.15 x 5.40 23'5" x 17'9" 26'0" x 16'5" Bedroom 2 3.60 x 3.51 (Maximum) Family area (Maximum) 11'10" x 11'6" 00 Dark room first floor Hall **V**

Walnut Tree Cottage
APPROXIMATE GROSS INTERNAL FLOOR AREA

Main House = 290sq.m (3,118sq.ft)

W

ground floor