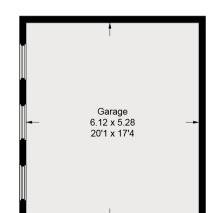
## The Willows - Lincombe Lane

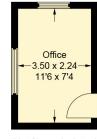
Approximate Gross Internal Area Ground Floor = 106.5 sa m / 1.146 sq ftFirst Floor = 100.9 sq m / 1,086 sq ft Lodge = 45.2 sg m / 486 sg ft

Garage / Office = 40.2 sq m / 433 sq ft

Total = 292.8 sg m / 3,151 sg ft



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



3.60 x 3.00

11'10 x 9'10

Drawing Room

7.07 x 4.86

23'2 x 15'11

Breakfast

Room

3.23 x 2.71 10'7 x 8'11

Book Shelf

Dining Room

3.78 x 2.89

12'5 x 9'6

NI,

Entrance Hall

Living Room

4.54 x 4.04

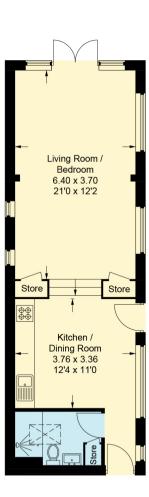
14'11 x 13'3

**Ground Floor** 

Cloak

Room





Lodge

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. © CJ Property Marketing Ltd Produced for Knight Frank