Driftwood, Rye Road, Sandhurst, Cranbrook, Kent, TN18 5JL Approximate Gross Internal Area = 191.4 sq m / 2060.2 sq ft Outbuilding = 28.8 sq m / 310 sq ft Total = 220.2 sq m / 2370.2 sq ft @@ @@ = Reduced headroom below 1.5m / 5'0 \bigcirc \mathbb{A} \bigcirc Kitchen / Bedroom Dining Room 9.07 x 7.26 3.65 x 2.54 12'0 x 8'4 Drawing Room 29'9 x 23'10 5.15 x 4.28 16'11 x 14'1 Bedroom 4.30 x 3.80 14'1 x 12'6 • ·\$ \square **○** Play Room Un 4.48 x 2.46 (T)Entrance Hall 14'8 x 8'1 4.83 x 2.76 15'10 x 9'1 Bedroom Gym / Studio Garage 4.99 x 4.29 5.10 x 2.74 5.10 x 2.77 Utility 16'4 x 14'1 16'9 x 9'0 16'9 x 9'1 Room Bedroom 3.13 x 3.00 IÑ. 10'3 x 9'10 **Ground Floor First Floor** (Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1195960)