Winston **Approximate Gross Internal Area** Main House = 2067 Sq Ft / 192.07 Sq M Garage = 934 Sq Ft / 86.76 Sq M Total = 3001 Sq Ft / 278.83 Sq MOutbuildings are not shown in correct orientation or location. Includes areas with Restricted room height. Sky Bedroom 4 11'10 x 9' Sitting Room / Dining Room / Bedroom 2 (3.58m x 2.74m) Kitchen / 14'3 x 9'7 **Breakfast Room** (4.33m x 2.90m) 36'7 x 21'3 20' x 16'5 (11.11m x 6.46m) (6.07m x 4.99m) Sky **Bedroom 3** 11'8 x 11' Dn $(3.55m \times 3.33m)$ Sky (†) (†) Garage 21'6 x 20'4 **Loft Space** (6.52m x 6.16m) 21'11 x 9'1 (6.64m x 2.76m) 808 Utility 8'9 x 6'9 3'94m x 2.05m) **Bedroom 1** ΙΝ 13'6 x 12'11 **Family Room** (4.10m x 3.91m) 14' x 9'8 (4.25m x 2.94m) Ø **GARAGE GROUND FLOOR GARAGE FIRST FLOOR**

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PROPERTY

This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

GROUND FLOOR