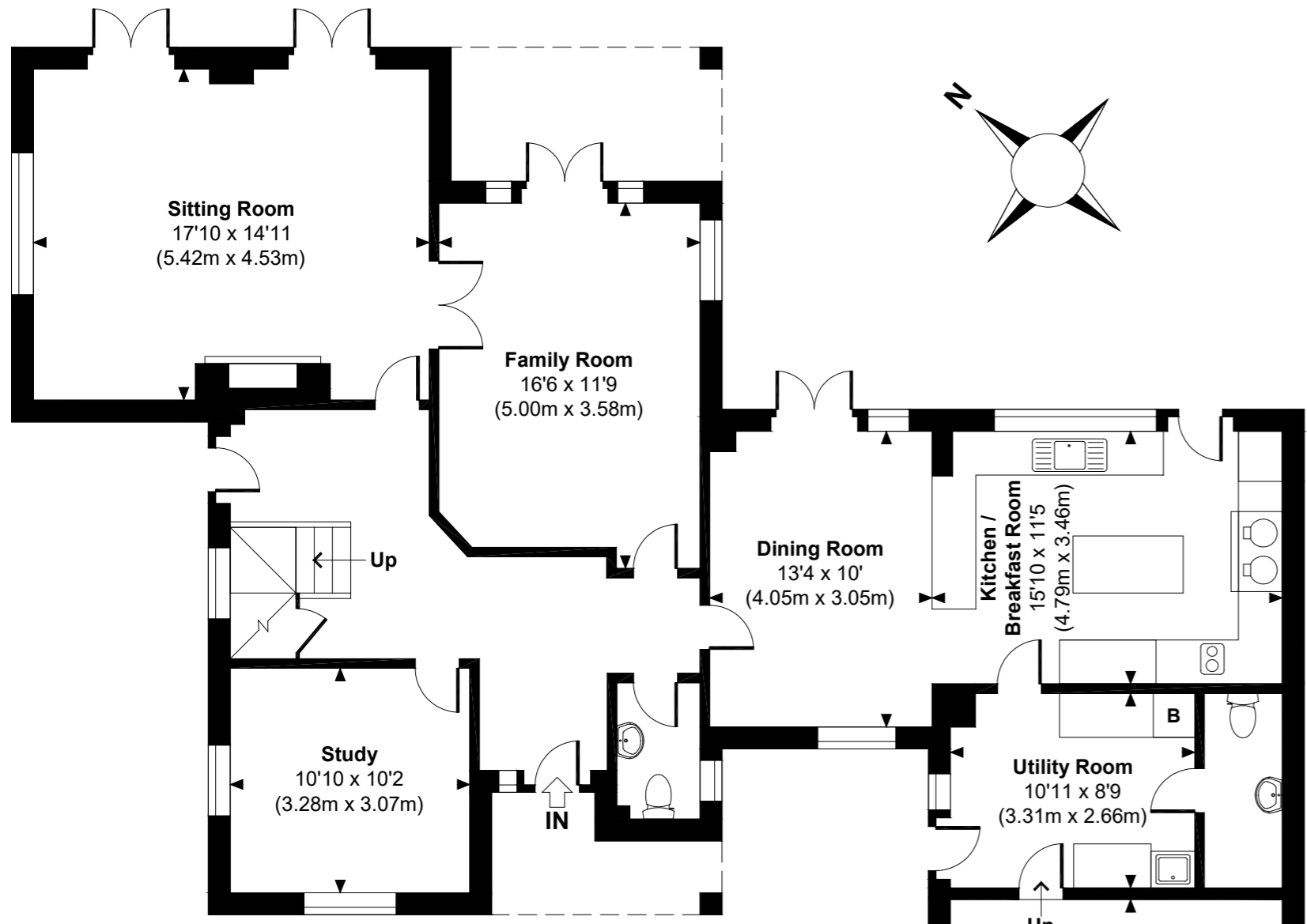
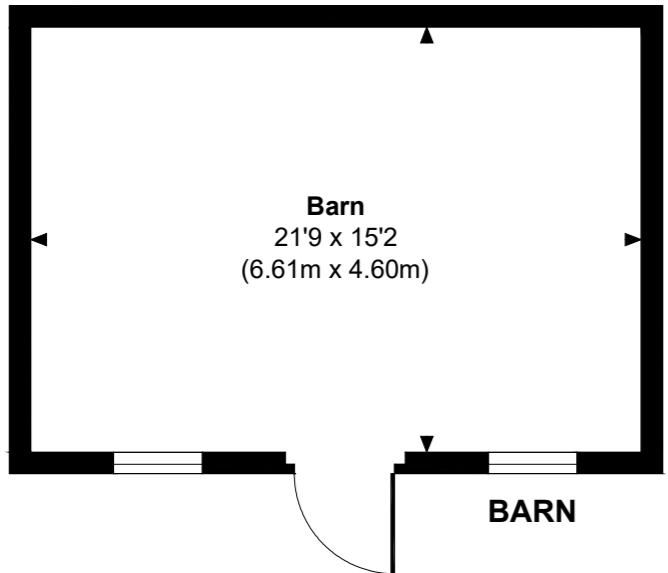


# Beech House

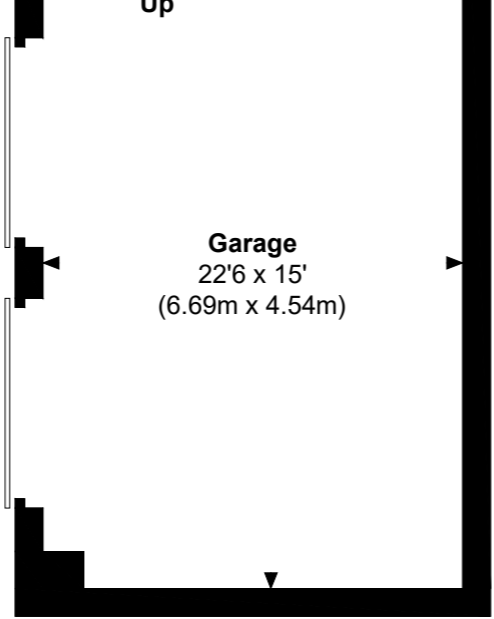
Approximate Gross Internal Area  
**Main House = 2650 Sq Ft / 246.22 Sq M**  
**Garage = 337 Sq Ft / 31.30 Sq M**  
**Barn = 329 Sq Ft / 30.58 Sq M**  
**Garden Store / Garden Room = 228 Sq Ft / 21.15 Sq M**  
**Total = 3544 Sq Ft / 329.25 Sq M**  
 Outbuildings are not shown in correct orientation or location. Includes areas with Restricted room height.



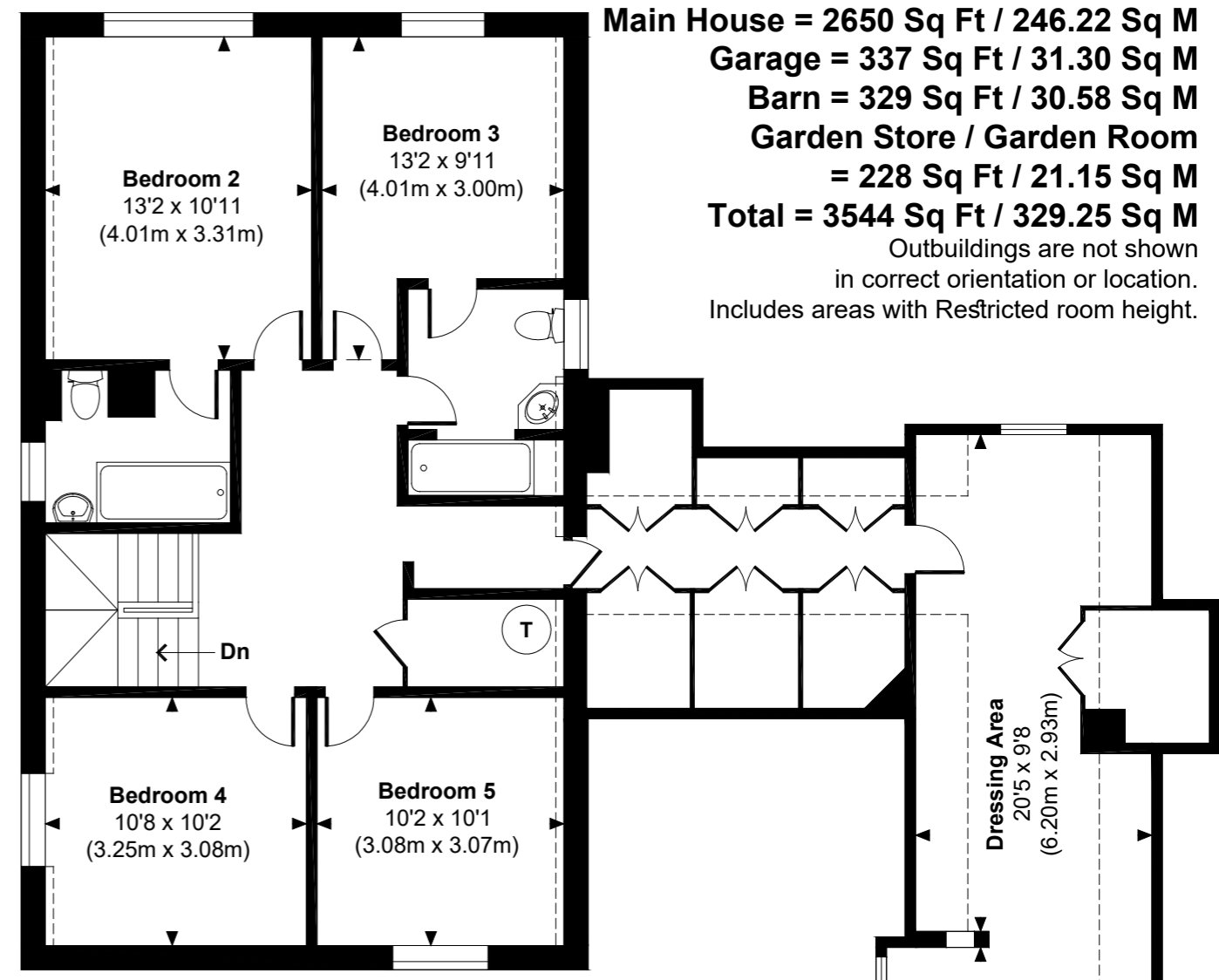
**GROUND FLOOR**



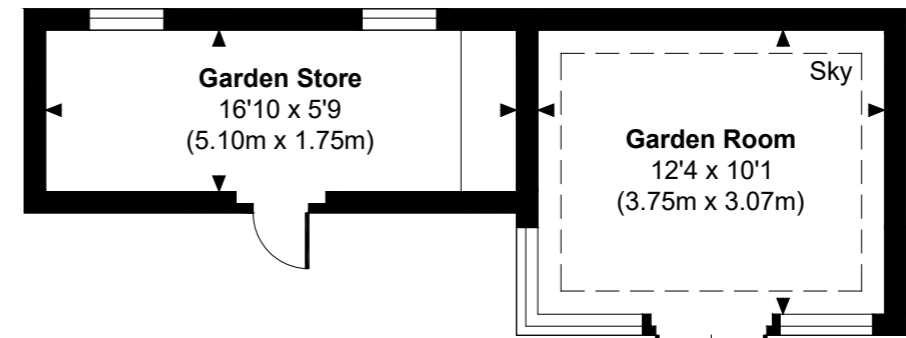
**BARN**



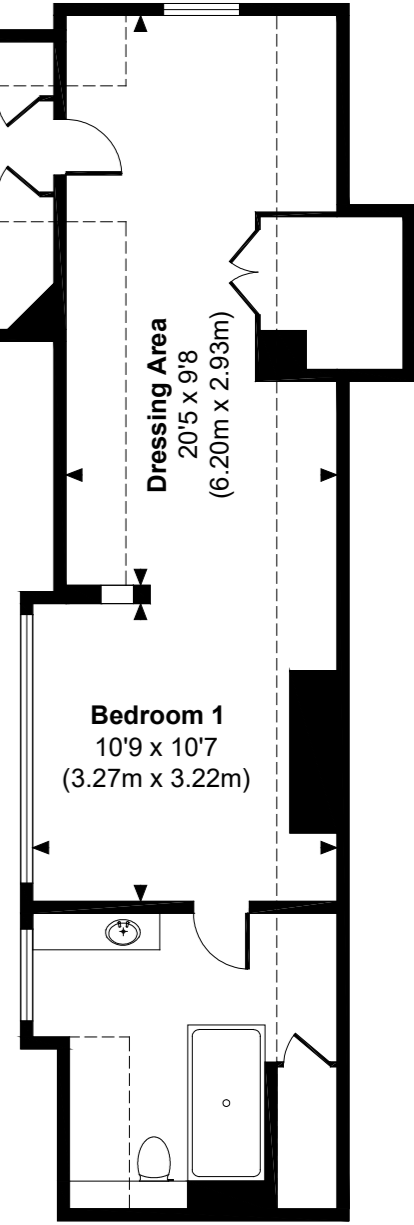
**Garage**  
22'6 x 15'  
(6.69m x 4.54m)



**FIRST FLOOR**



**GARDEN STORE / GARDEN ROOM**



**Bedroom 1**  
10'9 x 10'7  
(3.27m x 3.22m)

Indicates restricted room height less than 1.5m.



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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.