## **Oakwood House**

Approximate Gross Internal Area
Main House = 4344 Sq Ft / 403.58 Sq M
Garage = 659 Sq Ft / 61.25 Sq M
Total = 5003 Sq Ft / 464.83 Sq M

Total = 5003 Sq Ft / 464.83 Sq M Outbuildings are not shown in correct orientation or location. Includes areas with restricted room height but excludes void. 9'11 x 4'7 13'5 x 6'11 (3.00m x 1.40m) (4.06m x 2.09m) Garage 19' x 17'11 (5.77m x 5.44m) Sky Utility 19'10 x 8'2 (6.03m x 2.47m) Kitchen 20'10 x 14'8 Bedroom 4 Bedroom 3 (6.33m x 4.44m) 13'7 x 12'11 22'7 x 14'9 (4.12m x 3.93m) (6.85m x 4.47m) Sun Room / Study **Dining Room** Cinema Room / 13'6 x 12'9 14'8 x 10'10 **Games Room** (4.10m x 3.88m) (4.44m x 3.28m) 30'10 x 16'2 (9.36m x 4.90m) Sky 18'11 x 16'6 Dn (5.75m x 5.00m) **GARAGE FIRST FLOOR** 16'4 x 8'3 **Entrance Hall** Sky 26'2 x 15'8 (4.95m x 2.51m) Dn Void (7.93m x 4.15m) **SECOND FLOOR** Dressing Room Family Room / Sitting Room Bedroom 2 Bedroom 1 Dining Room 16'1 x 11'2 23'6 x 16' 16'1 x 15'2 18'2 x 16' (7.14m x 4.86m) (4.87m x 3.38m) (4.87m x 4.60m) (5.51m x 4.86m) **PROPERTY FIRST FLOOR GROUND FLOOR** 

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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.