

# Cottage and Lodge, Brook House, Walwyn Road, WR13 6QX



**Approx. Gross Internal Floor Area**  
**Main House Lodge = 1804 sq. ft / 108.97 sq. m**  
**Cottage = 761 sq. ft / 70.63 sq. m**

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
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