



The floor plan illustrates the layout of the first floor. It features a central landing area with stairs leading up and down. To the left of the landing is a large bedroom (16' x 16'11") and an ensuite (10'6" x 14'). To the right of the landing is a reading room (7'7" x 9'5") and another bedroom (9'10" x 14'4"). Further right is a bathroom (7'7" x 10'4") and a large bedroom (14'2" x 15'11"). A dressing room (7'1" x 13'5") is located between the ensuite and the reading room. Two wardrobes are situated at the top right of the plan. The plan also includes a WC (3'1" x 8'8") and a bathroom (2.31m x 3.15m) near the central landing.

**ENSUITE**  
3.19m x 4.27m  
10'6" x 14'

**DRESSING ROOM**  
2.17m x 4.08m  
7'1" x 13'5"

**LANDING**

**BEDROOM**  
4.87m x 5.15m  
16' x 16'11"

**READING ROOM**  
2.31m x 2.86m  
7'7" x 9'5"

**BEDROOM**  
2.99m x 4.38m  
9'10" x 14'4"

**BATHROOM**  
2.31m x 3.15m  
7'7" x 10'4"

**WC**  
0.94m x 2.45m  
3'1" x 8'8"

**BEDROOM**  
4.32m x 4.84m  
14'2" x 15'11"

**WARDROBE**

**BEDROOM**  
4.35m x 4.85m  
14'3 x 15'11

**BATHROOM**  
3.60m x 3.42m  
11'10 x 11'3

**BEDROOM**  
5.49m x 5.76m  
18' x 18'11

HW

The floor plan shows a basement layout with the following areas:

- WINE CELLAR**: 5.70m x 4.22m (18'8" x 13'10")
- CELLAR**: 4.91m x 3.15m (16'1" x 10'4")
- CELLAR**: 3.57m x 2.86m (11'9" x 9'5")
- GARDEN STORE**: 5.46m x 3.94m (17'11" x 12'11")
- CELLAR**: 4.47m x 4.84m (14'8" x 15'11")

A staircase is located in the top right corner, labeled with a circled 'B'.

**DOUBLE GARAGE**  
 6.55m x 6.75m  
 21'6" x 22'2"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given