

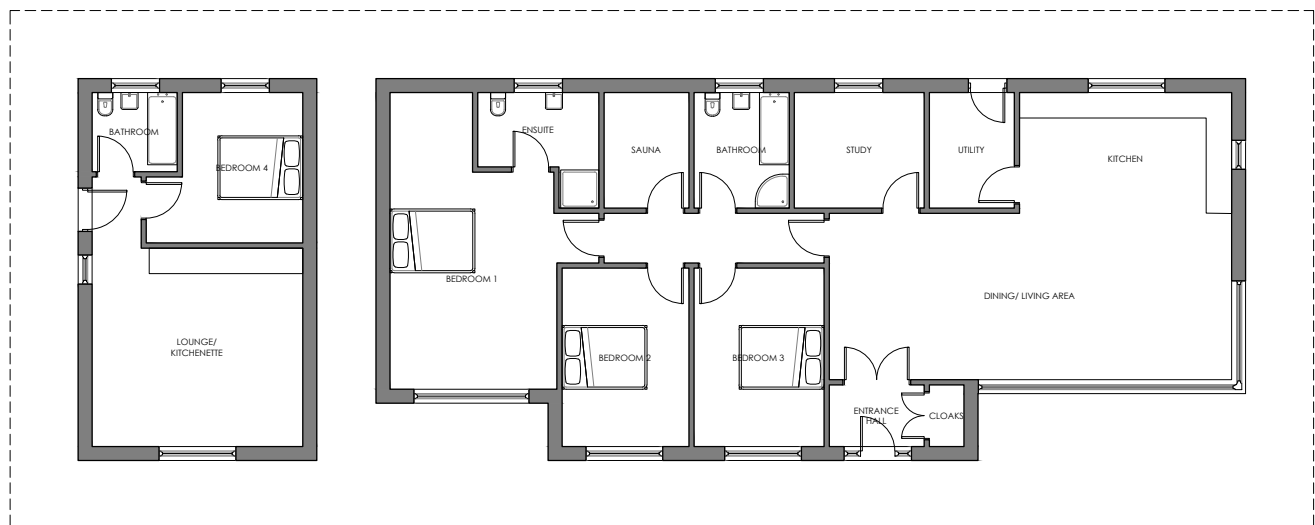


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THE EPWORTH

Ground floor room sizes

Kitchen	5.0 x 2.8m	Study	3.1 x 2.7m
Dining / Living Area	9.5 x 3.9m	Utility	2.7 x 2.0m
Bedroom 1	7.0 x 3.9m	Sauna	2.7 x 2.0m
Bedroom 1 En-suite	2.9 x 2.7m	W/C	2.0 x 1.8m
Bedroom 2	4.2 x 3.0m	Annex Kitchenette / Lounge	6.3 x 5.0m
Bedroom 3	4.2 x 3.1m	Annex Bedroom 4	3.7 x 3.5m
Bathroom	2.7 x 2.2m	Annex Bathroom	2.0 x 1.9m



Ground floor plan

Gross external area of house: 219m² / 2357ft²

