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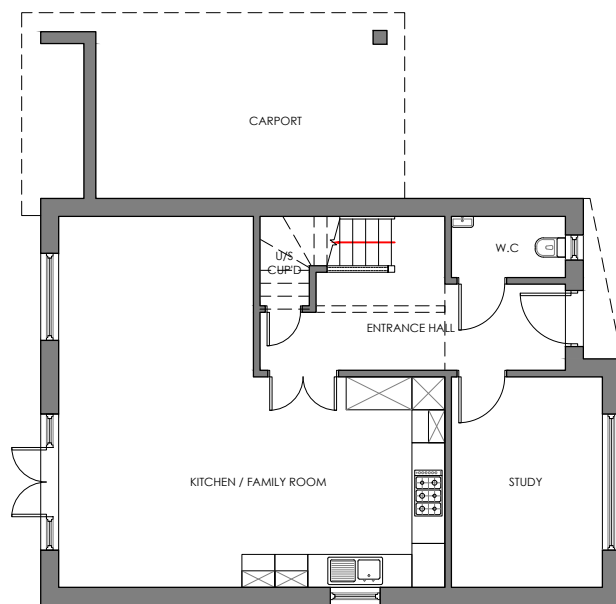
THE KELMSCOTT

Ground floor room sizes

| | |
|-----------------------|------------|
| Kitchen & Family Room | 7.0 x 6.8m |
| Study | 3.8 x 2.8m |
| W/C | 2.1 x 1.1m |

First floor room sizes

| | |
|--------------------|------------|
| Bedroom 1 | 4.7 x 3.8m |
| Bedroom 1 En-suite | 2.7 x 2.2m |
| Bedroom 2 | 3.9 x 3.8m |
| Bedroom 3 | 3.6 x 2.8m |
| Bathroom | 2.8 x 2.0m |



Ground floor plan



First floor plan

Gross external area of house: 153m² / 1647ft²

