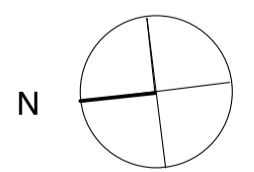


Gross Floor Area: 182m sq



1	Sitting room/snug	10	Pergola/wind break/climbing frame
2	Reading room	11	Stair to first floor
3	Play room	12	Inglenook fireplace
4	WC	13	Woodburner
5	Utility room	14	Air source heat pump
6	Study	15	Cloaks
7	Hall	16	Timber deck
8	Kitchen/dining	17	Paved terrace
9	Larder	18	Bench seat