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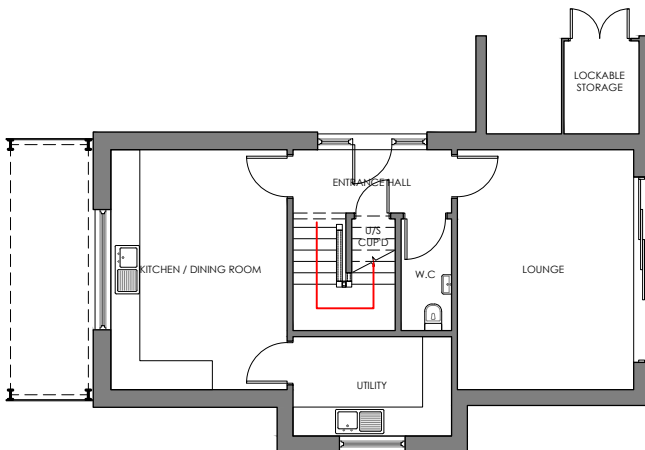
## THE CHARLBURY

### Ground floor room sizes

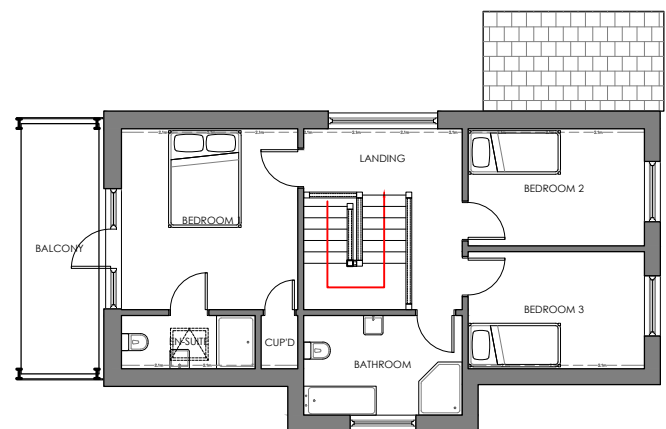
Kitchen & Dining Room	5.0 x 3.6m
Living Room	5.0 x 3.6m
Utility	3.3 x 2.1m
W/C	2.3 x 1.0m

### First floor room sizes

Bedroom 1	3.7 x 3.6m
Bedroom 1 En-suite	2.8 x 1.1m
Bedroom 2	3.6 x 2.4m
Bedroom 3	3.6 x 2.4m
Bathroom	3.3 x 2.1m



Ground floor plan



First floor plan

Gross external area of house: 151m<sup>2</sup> / 1625ft<sup>2</sup>

