Bedroom 4 Bedroom I 4.08×3.95 4.52×3.84 Summerhouse $13'5 \times 13'0$ 14'10 x 12'7 3.53×2.40 $11'7 \times 7'10$ (Not Shown In Actual Bedroom 3 Location / Orientation) Bedroom 2 4.08×3.48 4.47×3.29 Bedroom 5 Bedroom 6 13'5 x 11'5 14'8 x 10'10 3.53×3.12 3.27×3.01 $11'7 \times 10'3$ 10'9 x 9'11

Langham Lodge, Bucklebury Alley, Cold Ash

Approximate Gross Internal Area
House = 296 sq m / 3186 sq ft
Garage = 32 sq m / 344 sq ft
Summerhouse = 8.4 sq m / 90 sq ft
Total = 336.4 sq m / 3620 sq ft

First Floor Kitchen / Breakfast Room **Utility Room** 7.91×4.49 4.27×2.35 Study 25'11 x 14'9 $14'0 \times 7'9$ Conservatory 3.91×2.88 3.48×3.37 $12'10 \times 9'5$ 11'5 x 11'1 **Drawing Room** 8.01 × 4.40 $26'3 \times 14'5$ **Dining Room** Floorplanz © 2018 Garage 6.08×4.11 0203 9056099 Ref: 211077 6.22×5.15 Family Room 19'11 x 13'6 This plan is for layout guidance only. 20'5 x 16'11 4.57×3.33 Drawn in accordance with 15'0 x 10'11 RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Ground Floor