



9 Manor Close, Farcet

Freehold

FOUR DOUBLE BEDROOMS TWO WITH EN-SUITES, TWO WITH FITTED WARDROBES • BOASTS SCENIC VIEWS OVERLOOKING THE PADDOCKS AT THE REAR • SOUTH FACING FULLY ENCLOSED REAR GARDEN • SINGLE GARAGE WITH PARKING EITHER SIDE OF THE HOUSE FOR 3-4 VEHICLES • NEW WINDOWS & DOORS FITTED JULY 2023 • KITCHEN/BREAKFAST ROOM PLUS UTILITY ROOM • FAMILY BATHROOM & DOWNSTAIRS CLOAKROOM





Floor 0



Floor 1

Approximate total area⁽¹⁾
1694.34 ft²
157.41 m²

Reduced headroom
65.04 ft²
6.04 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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