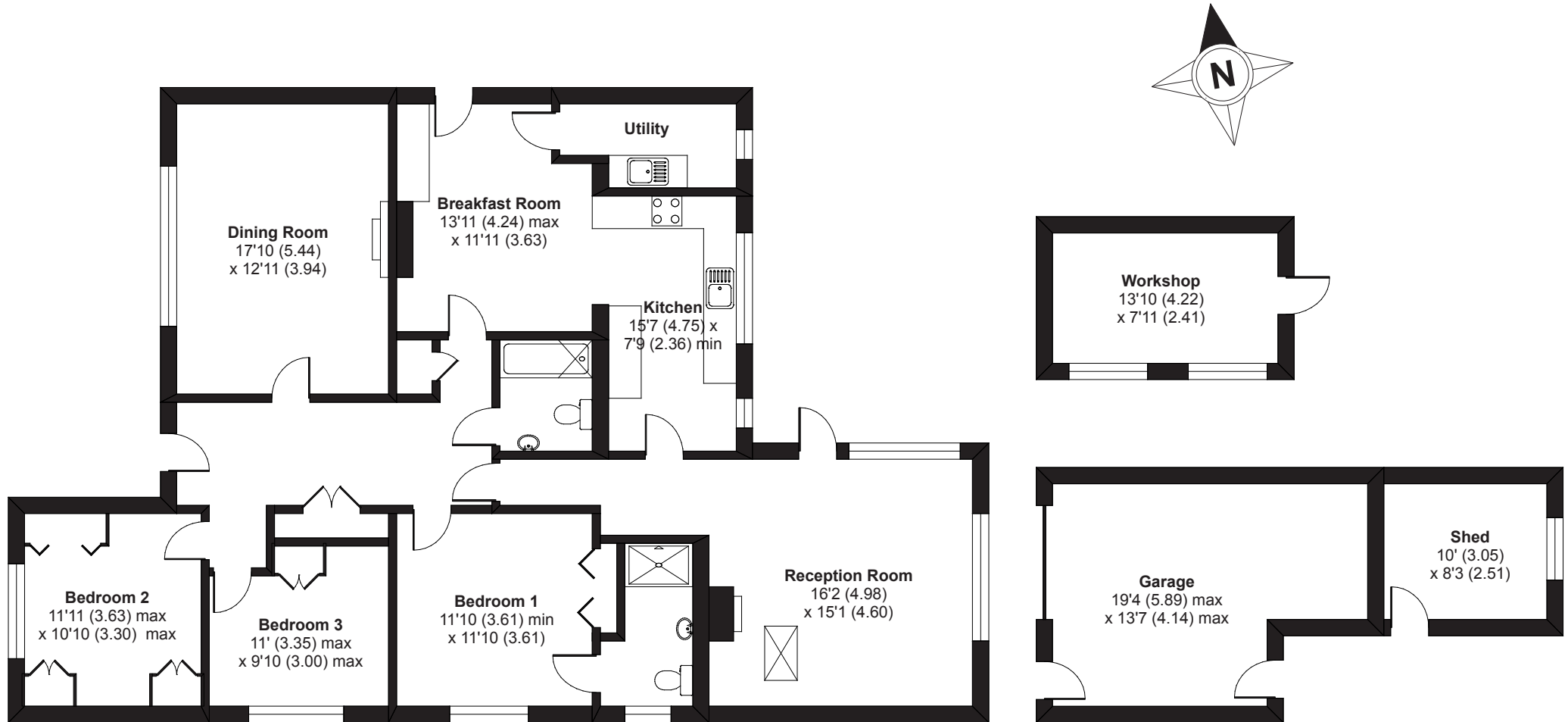


# Poachers Pocket, Knights Lane, Ball Hill, Newbury, RG20 0NW

APPROX. GROSS INTERNAL FLOOR AREA 1924 SQ FT 178.7 SQ METRES (INCLUDES GARAGE & EXCLUDES WORKSHOP)



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.