



THAKEHAM



The Heyshott

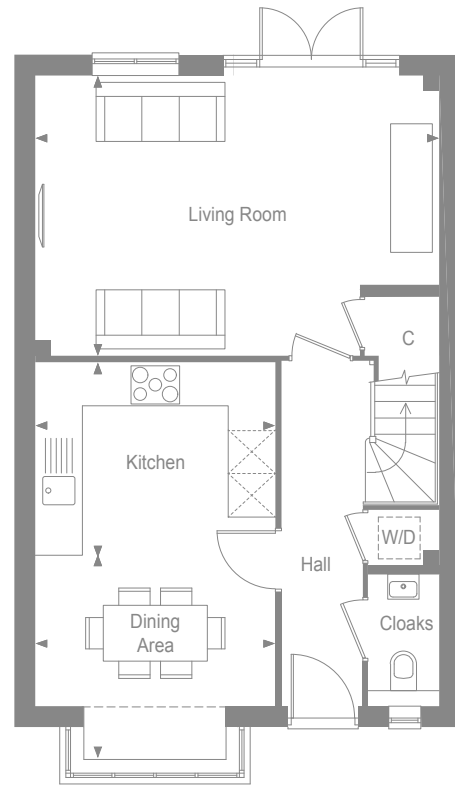
Woodgate

PEASE POTTAGE



THAKEHAM

GROUND FLOOR



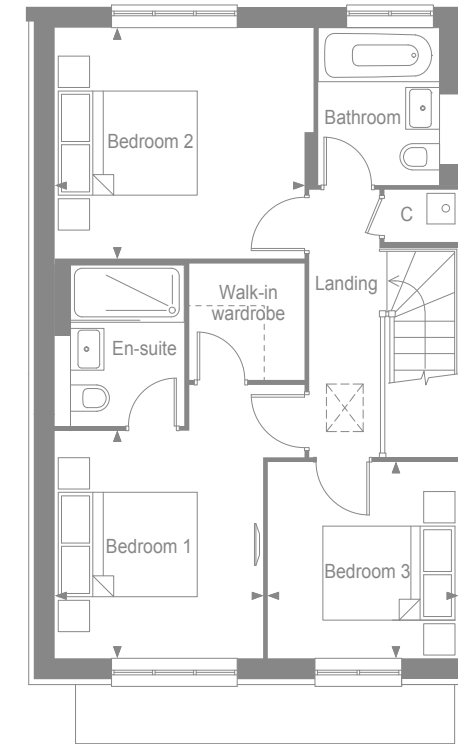
Kitchen	3.38m x 2.68m	11'0" x 8'7"
Dining Area	3.38m x 2.93m	11'0" x 9'6"
Living Room	5.75m x 3.96m	18'8" x 12'9"

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FIRST FLOOR



Bedroom 1	3.20m x 2.90m	10'4" x 9'5"
Bedroom 2	3.62m x 3.24m	11'0" x 9'6"
Bedroom 3	2.73m x 2.69m	8'9" x 8'8"

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- Space for washer/dryer
 C - Cupboard
 W - Wardrobe

Attached garage to selected plots. Speak to a sales consultant for more details.



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THE HEYSHOTT SPECIFICATION

BEAUTIFULLY DESIGNED KITCHENS

- Contemporary kitchen designs
- Soft close doors and drawers
- Laminate worktop and upstand
- Stainless steel sink, with mono sink mixer tap by Vado
- Electrolux stainless steel single oven
- Induction hob with integrated extractor hood
- Energy efficient integrated Electrolux dishwasher
- Energy efficient integrated Electrolux 70/30 split fridge/freezer
- Provision for washer/dryer in hall cupboard

STYLISH BATHROOMS

- Contemporary white sanitaryware, with chrome accessories by Vado
- Floor standing concealed cistern WC
- White steel enamel bath with over bath shower screen, shower in en-suite
- Wall mounted bath/shower mixer tap by Vado
- White summer use towel warmers
- Porcelanosa tiles to selected areas

INTERIOR FINISHES

- Amtico vinyl flooring to hall, cloakroom, kitchen/dining and bathrooms, with Cormar carpet in all remaining areas
- White painted flush doors, with contemporary ironmongery
- White painted staircase, newel posts and handrail
- Coordinated single paint finish on wall and satinwood paint finish on all internal joinery

ECOLOGY

- Hedgehog holes through gravel boards in fencing, to provide routes for hedgehogs
- Hedgehog houses in communal landscaped areas

SECURITY & PEACE OF MIND

- Mains fed smoke/heat detector, with battery backup
- Mains fed carbon monoxide detector, positioned adjacent to gas boiler
- 10 year NHBC Buildmark Warranty, including 2 year defect and emergency out of hours cover

EXTERNAL

- Timber external entrance door with multi-point locking system
- UPVC double glazed windows with French doors to living room
- Closeboard fencing to rear gardens
- Landscaped front gardens and turfed rear gardens
- Paved paths and patio areas
- External tap in rear garden

HEATING, ELECTRICAL & LIGHTING

- Energy efficient combination boiler
- Gas fired radiator heating throughout
- WiFi programmable heating controls
- LED downlights to hall, landing, kitchen/dining, bathroom, en-suite & cloakroom with pendant lighting in remaining areas
- White sockets and switch plates in all areas (stainless steel in kitchen) with integrated USB charging in kitchen and bedrooms
- Multi-gang grid switch for kitchen appliances
- White shaver socket in all bathrooms
- Lighting to all external doors with internal switch
- Wired for terrestrial TV to hall media cupboard
- Wired for Sky Q to living room and all other rooms via Sky Q technology
- TV/satellite point in living room and secondary TV points in all bedrooms
- Electric car charging point

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