THAKEHAM

The Bletchingley

4 BEDROOM HOME

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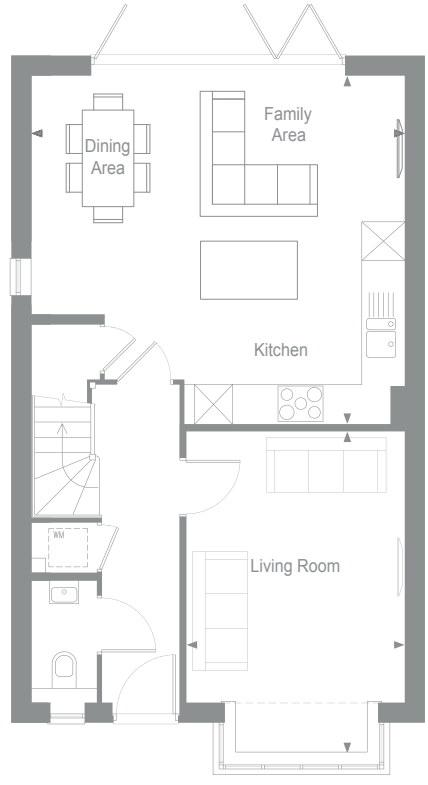
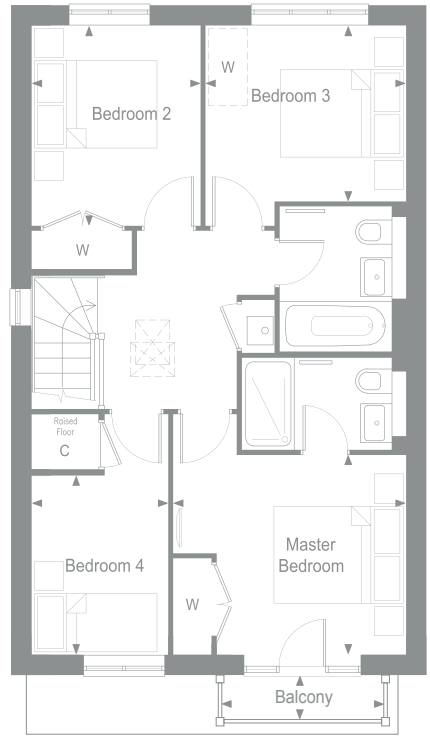
NUMBERS 65 - 70



GROUND FLOOR

Kitchen / Dining / Family	5.76 m x 5.37 m	18’ 11” x 17’ 7”
Living Room	4.96 m x 3.35 m	16’ 3” x 11’ 0”

C = Cupboard WM = Washing Machine W = Wardrobe



FIRST FLOOR

Master Bedroom	3.57 m x 3.06 m	11’ 9” x 10’ 0”
Bedroom Two	3.07 m x 2.59 m	10’ 1” x 8’ 6”
Bedroom Three	3.07 m x 2.69 m	10’ 1” x 8’ 10”
Bedroom Four	2.74 m x 2.09 m	9’ 0” x 6’ 10”
Balcony	2.50 m x 0.65 m	8’ 2” x 2’ 13”

THAKEHAM

Specification

BEAUTIFULLY DESIGNED KITCHENS

- Soft close doors and drawers
- Laminate worktop and upstand
- One and half bowl stainless steel sink, with mono sink mixer tap by Vado
- AEG stainless steel double oven
- Gas 5 ring hob with stainless steel chimney hood
- Integrated Electrolux dishwasher A+
- Integrated Electrolux 70/30 split fridge/freezer A+
- AEG integrated washer/dryer (freestanding in cupboard) A

STYLISH BATHROOMS

- Contemporary white sanitaryware, with chrome accessories by Vado
- Wall hung concealed cistern WC
- White steel enamel bath with over bath shower screen
- Wall mounted bath/shower mixer tap by Vado
- Chrome summer use towel warmers with TRVs
- Ceramic wall tiling to selected areas
- Roper Rhodes recessed cabinet in bathroom or ensuite
- Polished edge mirror over sanitaryware

INTERIOR FINISHES

- Porcellenosa floor tiling to hall, cloakroom, kitchen / dining and bathrooms, with Cormar carpet in all remaining areas
- White painted flush doors, with contemporary ironmongery
- White painted staircase and white oak newel posts and handrail
- Coordinated single paint finish on wall and satinwood paint finish on all internal joinery
- Telescopic aluminium loft ladder with handrail

ECOLOGY

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

SECURITY AND 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 / dining 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 AND LIGHTING

- Energy efficient Vaillant combination boiler or hot water cylinder
- Underfloor heating on ground floor with gas fired radiator heating on first floor
- WiFi programmable heating controls
- LED downlights to hall, landing, kitchen / breakfast, bathroom, ensuite & 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
- Chrome shaver socket in all bathrooms
- Lighting to all external doors with internal switch
- Wired for terrestrial TV to hall media cupboard & digital aerial installation to loft space
- Wired for SkyQ to living room and alternative second position with blank plate, and all other rooms via SkyQ technology
- TV/satellite point in living room and secondary TV points in all bedrooms

Plans and CGI depicted are for Number 69. Floorplans not to scale and those shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. Furniture layouts are indicative only.