



# THAKEHAM



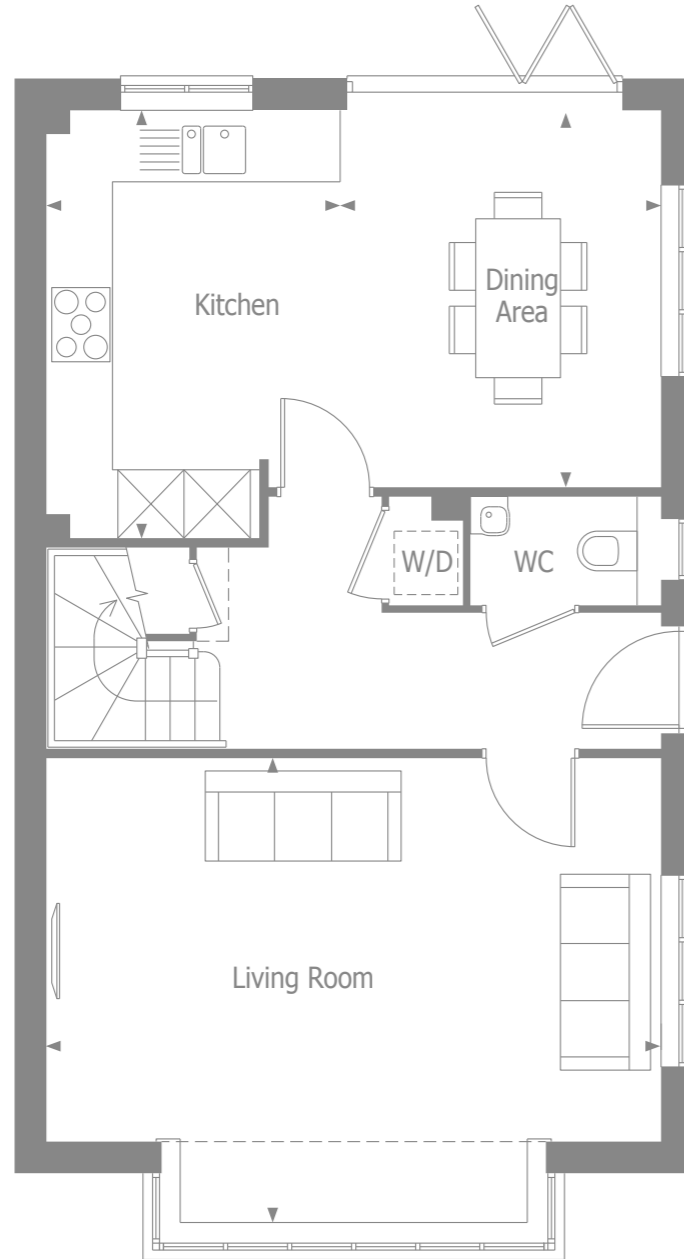
## THE WARNHAM

Plots 312 & 313

Woodgate

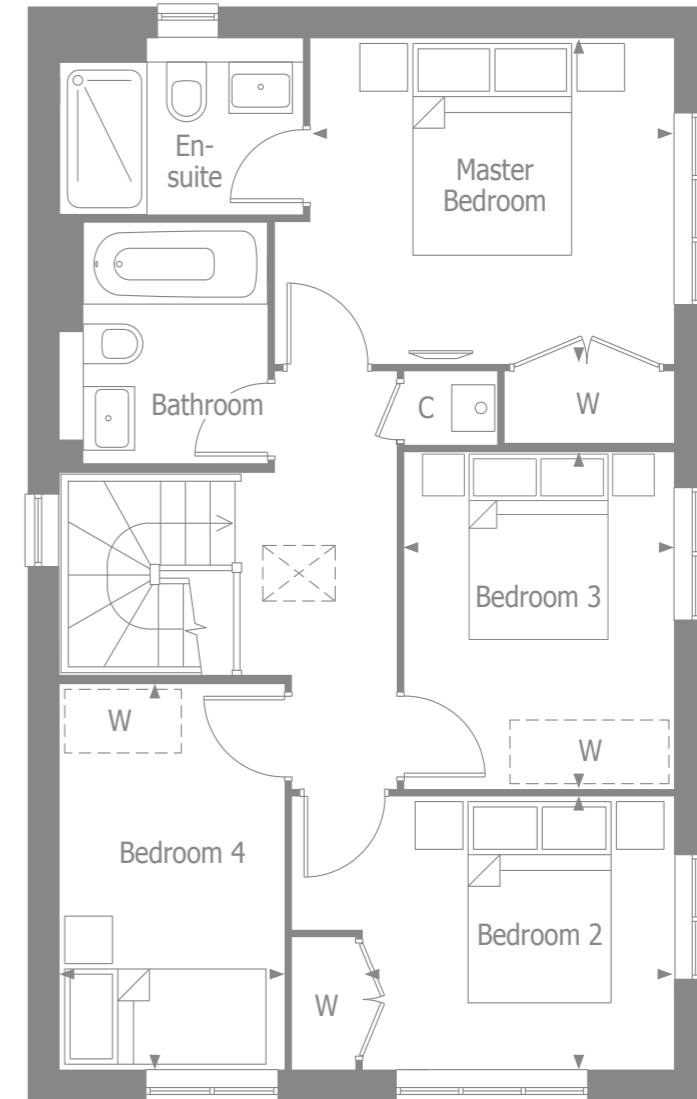
PEASE POTTAGE

## GROUND FLOOR



Kitchen	3.97 x 2.75m	13'0" x 9'0"
Dining Area	3.50 x 3.00m	11'6" x 9'10"
Living Room	5.75 x 4.34m	19'0" x 14'3"

## FIRST FLOOR



Master Bedroom	3.40 x 3.04m	11'2" x 9'11"
Bedroom 2	2.90 x 2.54m	9'6" x 8'4"
Bedroom 3	3.15 x 2.51m	10'4" x 8'3"
Bedroom 4	3.60 x 2.09m	11'10" x 6'10"

**Key:**  
W/D - Washer/dryer  
C - Cupboard  
W - Wardrobe  
W - Space for wardrobe



THAKEHAM

# THE WARNHAM SPECIFICATION

## BEAUTIFULLY DESIGNED KITCHENS

- Contemporary kitchen designs
- 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
- Ceramic hob with pull out extractor hood
- Integrated Electrolux dishwasher A+
- Integrated Electrolux 70/30 split fridge/freezer A+
- AEG washer/dryer A (freestanding in cupboard)

## 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
- Recessed cabinet in bathroom or en-suite
- Polished edge mirror over sanitaryware

## INTERIOR FINISHES

- Porcelanosa 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 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
- 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 Vaillant combination boiler
- Underfloor heating on ground floor with gas fired
- Radiator heating on first floor
- WiFi programmable heating controls
- LED downlights to hall, landing, kitchen / dining room, 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
- 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

Woodgate

PEASE POTTS