THAKEHAM

THE CHARLTON

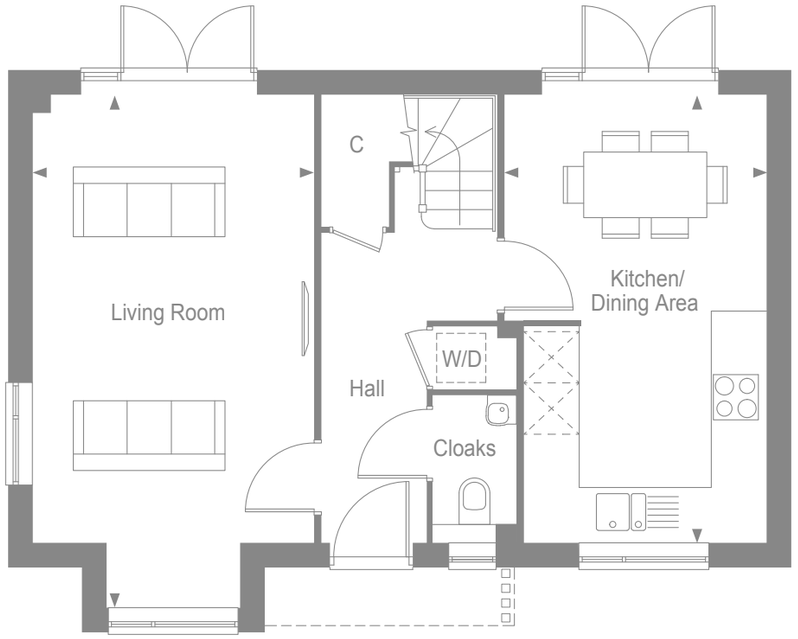
Plot 275

Woodgate

PEASE POTTAGE

THAKEHAM

GROUND FLOOR



Kitchen /Dining Area	5.42m x 3.16m	17’9” x 10’4”
Living Room	6.21m x 3.40m	20’4” x 11’2”

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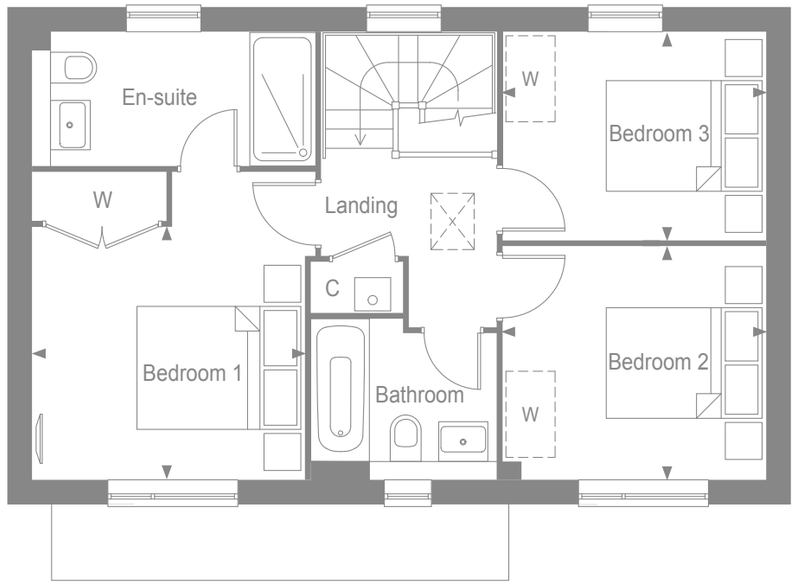
FIRST FLOOR



Bedroom 1	3.29m x 3.04m	10’10” x 10’0”
Bedroom 2	3.18m x 2.81m	10’5” x 9’3”
Bedroom 3	3.18m x 2.51m	10’5” x 8’3”

W/D - Washer/dryer
W - Wardrobe
[W] - Space for Wardrobe
C - Cupboard

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THE CHARLTON 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
- Electrolux stainless steel single oven
- Ceramic hob with integrated extractor hood
- Integrated Electrolux dishwasher A+
- Integrated Electrolux 70/30 split fridge/freezer A+
- Space and plumbing 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 with TRVs
- Ceramic wall tiling to selected areas
- Polished edge mirror over basin in bathroom and en-suite

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
- Telescopic aluminium loft ladder with handraill

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 and kitchen / dining
- 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
- 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 & digital aerial installation to loft space
- Wired for SkyQ to living room and all other rooms via SkyQ technology
- TV/satellite point in living room and secondary TV points in all bedrooms

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Floorplans shown are for approximate measurements only. All measurements may vary within a tolerance of 5% and are not intended to be used for carpet or appliance sizes or items of furniture. Furniture layouts are indicative only. Accordingly, due to Thakeham's policy of continuous improvement, the finished product may vary from the information provided. All customers are advised to contact Thakeham to ascertain the availability of any particular property. November 2020.