

## THE COPTHORNE SPECIFICATION

### BEAUTIFULLY DESIGNED KITCHENS

- Contemporary kitchen designs
- Soft close doors and drawers
- Stone worktop and upstand
- One and half bowl stainless steel sink, with mono sink mixer tap by Vado
- Two single AEG ovens and microwave oven
- Induction hob with pull out extractor hood
- Energy efficient integrated AEG dishwasher
- Energy efficient separate full height AEG fridge and freezer
- Plumbing for washing machine and separate dryer in the utility
- Integrated wine cooler

### 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
- Saloni wall tiling to selected areas
- Recessed cabinet in bathroom or en-suite dependant on layout
- Polished edge mirror over sanitaryware to selected rooms

### INTERIOR FINISHES

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

### ECOLOGY

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

### 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 bi-folds to the both living room and living/dining area
- 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
- 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, utility, 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
- Electric car charging point



THAKEHAM

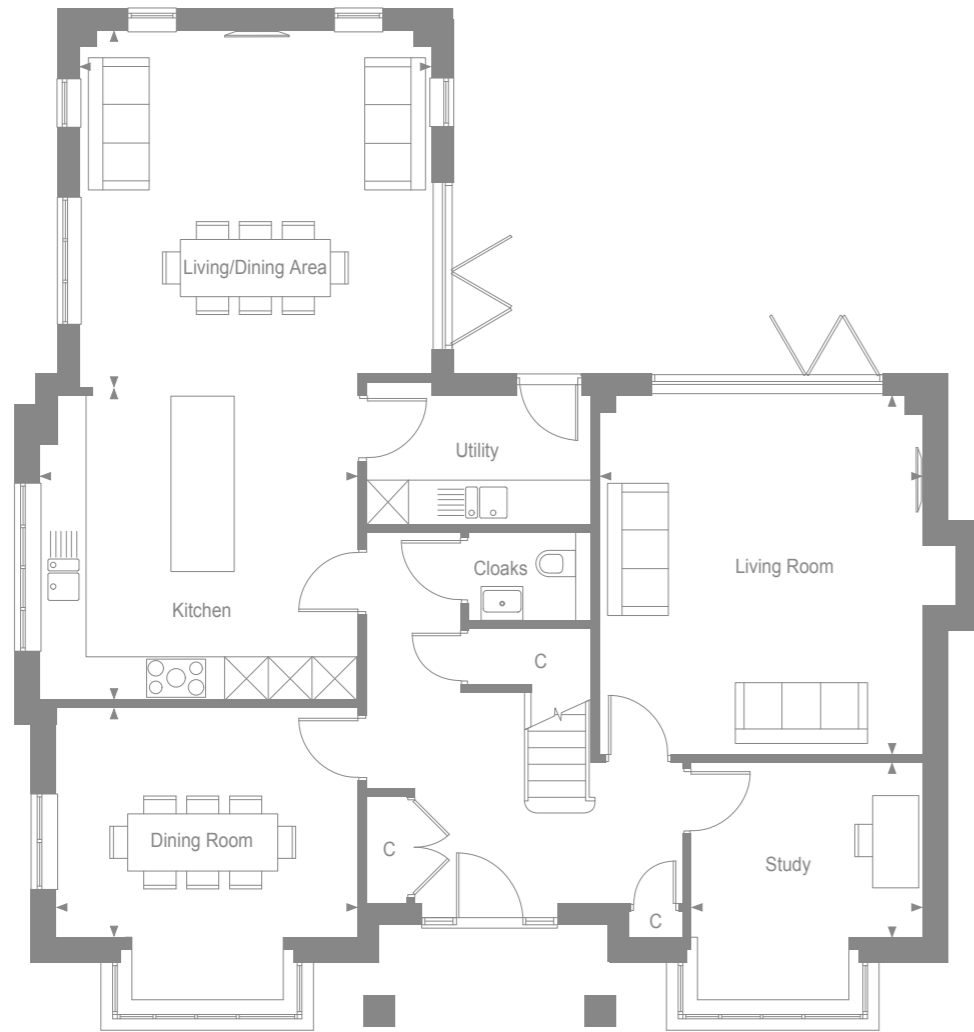


The Cophorne



THAKEHAM

### GROUND FLOOR



Kitchen	4.49m x 4.36m	14'7" x 14'3"
Living/Dining Area	5.12m x 4.96m	16'7" x 16'2"
Living Room	5.07m x 4.57m	16'6" x 14'9"
Dining Room	4.26m x 3.25m	13'9" x 10'6"
Study	3.27m x 2.49m	10'7" x 8'4"

Woodgate  
PEASE POTPAGE



THAKEHAM

### FIRST FLOOR



Bedroom 1	4.61m x 3.18m	15'1" x 10'4"
Bedroom 2	4.91m x 3.00m	16'1" x 9'8"
Bedroom 3	4.42m x 2.66m	14'5" x 8'7"
Bedroom 4	4.43m x 2.90m	14'5" x 9'5"
Bedroom 5	3.17m x 3.08m	10'4" x 10'1"

Woodgate  
PEASE POTPAGE

W - Wardrobe  
C - Cupboard