



THAKEHAM



The Tadworth

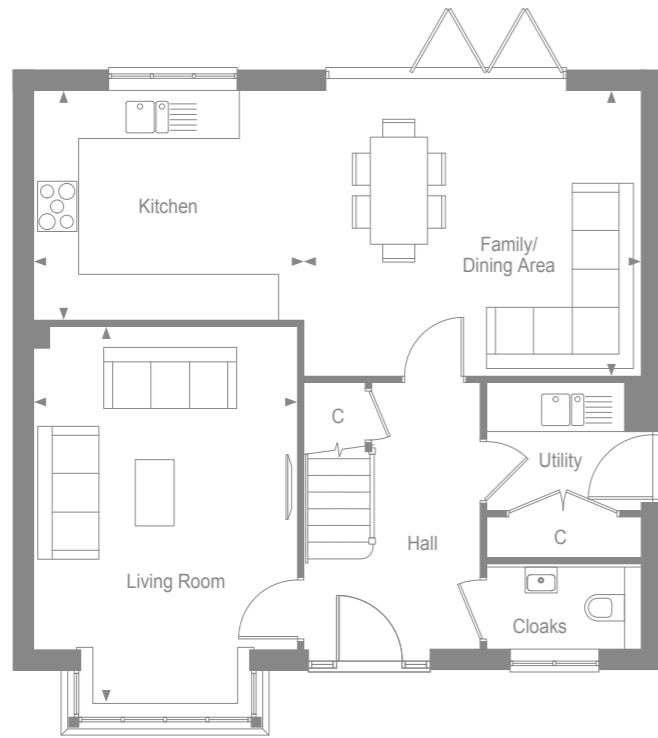
MANORWOOD

West Horsley, Surrey



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GROUND FLOOR



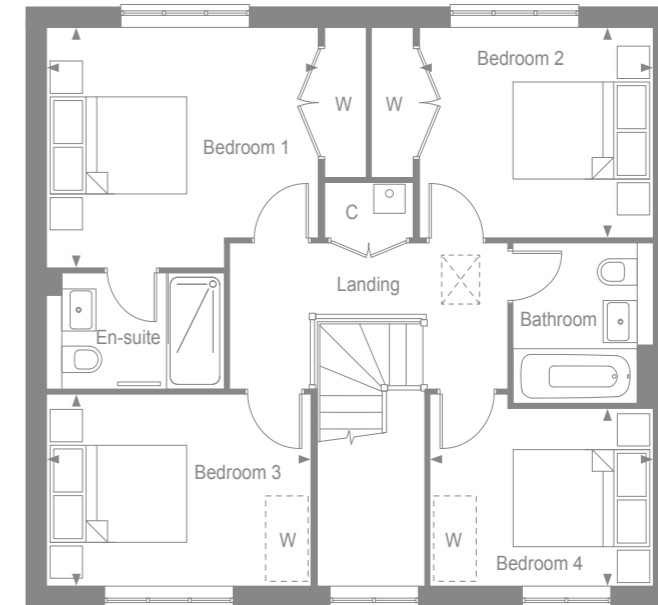
Kitchen	3.77m x 3.19m	12'3" x 10'5"
Family/Dining Area	4.71m x 3.95m	15'4" x 12'9"
Living Room*	3.64m x 5.26m	11'9" x 17'2"

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FIRST FLOOR



Bedroom 1	3.78m x 3.33m	12'3" x 10'9"
Bedroom 2	3.24m x 2.91m	10'6" x 9'6"
Bedroom 3	3.67m x 2.65m	12'0" x 8'7"
Bedroom 4	3.09m x 2.45m	10'1" x 8'0"

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- W - Wardrobe
- C - Cupboard
- W - Space for wardrobe
- W/D - Provision for washer/dryer
- * - Including bay



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THE TADWORTH SPECIFICATION

BEAUTIFULLY DESIGNED KITCHENS

- Contemporary kitchen designs
- Soft close doors and drawers
- Stone worktop and upstand to kitchen
- Laminate worktop and upstand to utility room
- One and half bowl stainless steel sink, with mono sink mixer tap by Vado
- AEG stainless steel double oven
- Induction hob with pull out extractor hood
- Energy efficient integrated AEG dishwasher
- Energy efficient integrated AEG 70/30 split fridge/freezer
- Plumbing for washing machine and separate dryer in the utility room

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/family/dining area, 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-fold doors to the kitchen/family/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, 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
- Solar PV panels

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