



MILLWOOD

DESIGNER HOMES LIMITED

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# BLOMFIELD HOUSE

SWISSLAND HILL, DORMANS PARK RH19 2NH

A magnificent five bedroom home set over three floors  
with a detached garage and private gated entrance







Digitally enhanced external photography of Blomfield House and typical Millwood interiors

# *Blomfield House*

The impressive kitchen/breakfast/family room is the heart of this beautiful home and runs the length of the property. Traditional features like the inglenook fireplace in the drawing room add a touch of elegance, whilst the media room and state-of-the-art kitchen provide all the contemporary luxuries you deserve. The bespoke oak staircase is further enhanced by the roof lantern above.

## *A superior specification*

### *Kitchen features*

- Kitchens provided by Stonehams with comprehensive bespoke range of wall, floor and drawer cabinets finished in walnut complemented with hand painted island unit with granite worktops and upstands.
- Stainless steel undermounted sink and recessed drainer with chrome furnishings.
- Fully integrated high quality appliances to include a 5 zone ceramic induction hob, two single ovens, full height fridge and freezer, dishwasher, steam oven, coffee machine, wine cooler and prep sink.
- Ceramic floor tiles to the kitchen/breakfast/family room, utility room and second cloakroom.
- Utility room is provided with a range of base units, laminate work surfaces, stainless steel sink and drainer and space for a washing machine and tumble dryer (utility room only).

### *Bathrooms, en suites & cloakrooms*

- Luxurious white suites by Villeroy & Boch with quality contemporary chrome furnishings.
- Walk in shower to master en suite.
- Heated towel rails provided in the bathrooms and en suites.
- Mirror and shaver socket provided to all bathrooms and en suites.
- Ceramic wall and floor tiles to all bathrooms, en suites and cloakrooms.

### *Electrical & multimedia*

- Pre-wiring for a 'state of the art' multi-room audio system to selected rooms with the provision for ceiling speakers and control pads.
- Chrome finish light switches and sockets throughout.
- 1st fixing provided to kitchenette.
- TV/Sat and BT/Data points are provided to all principal rooms with a provision for Sky HD (box, dish and subscription not included).
- A mix of wall lights, pendants and LED downlighters

### *Peace of mind*

- A mains integrated smoke alarm is fitted to the hall and landing with a battery back-up.







Typical Millwood interiors

- Alarm system provided to the house and garage with PIRs plus two panic buttons to master bedroom and hallway.
- Pre-wiring provided for CCTV to house, garage and entrance gate.

### *Heating & hot water*

- Highly efficient under floor heating system is provided to the ground, first and second floors with zoned thermostatic controls.
- Domestic hot water provided by solar panels and assisted by hot-water cylinder.

### *Finishing touches*

- High quality two-panelled oak veneered internal doors with chrome furnishings.
- Half glazed doors to the drawing room, dining room and kitchen/breakfast room.
- Bespoke oak staircase with softwood treads.
- Engineered oak flooring in the entrance hall and hall cupboards.
- Stone fireplace surround and hearth provided in the drawing room.
- Aluminium bi-fold doors in the kitchen/breakfast/family room.
- Fully fitted wardrobes to the master bedroom dressing room, to include drawers, shelves and hanging space.
- Shelf and hanging space provided to all other wardrobes.
- All internal joinery will consist of attractive skirtings, architraves and window boards finished in white gloss.
- Feature ornate coving to selected rooms.

### *External features*

- Garage will have light and power and electronically operated 'up and over' doors with remote control.
- External coach lighting provided to all external doors and garage.
- Electrically operated 5 bar entrance gates with security code entry and remote control.
- Landscaped front garden with rear garden laid to lawn.
- Feature patio off the kitchen/breakfast/family room.
- External taps provided to the rear, side and also to garage.

*Guarantees* • Ten year Premier Guarantee.

### *Customer care*

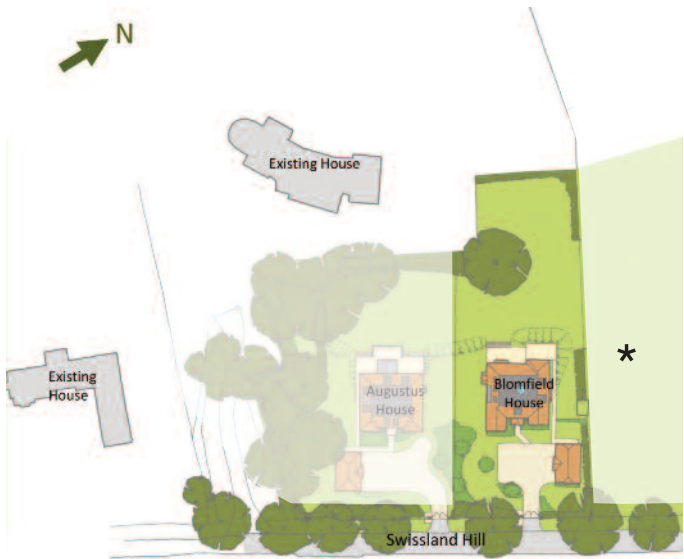
- Millwood Designer Homes has a dedicated Customer Aftercare Department providing peace of mind for two years after you move in.

*Services* • Mains electricity, gas and mains drainage.

*Tenure* • Freehold.



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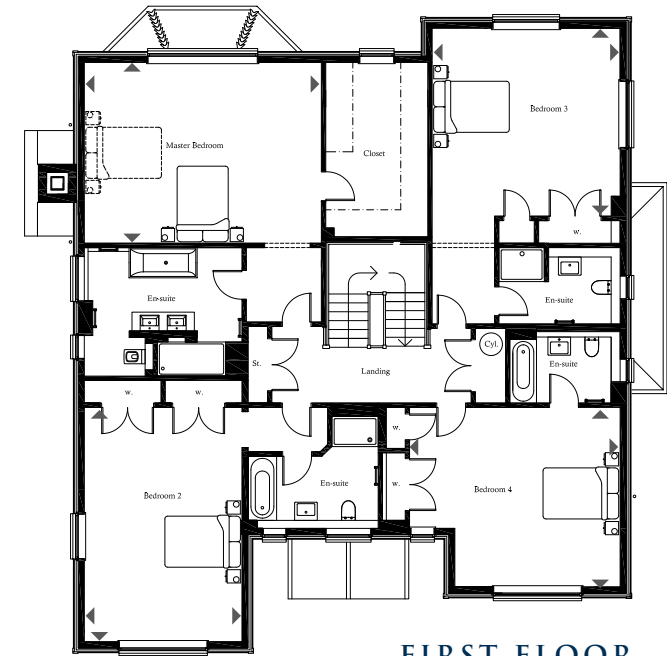


Set within 0.5 of an acre  
Gross internal floor area - 5295<sup>sq.ft.</sup>

\* Adjacent paddock available  
by separate negotiation

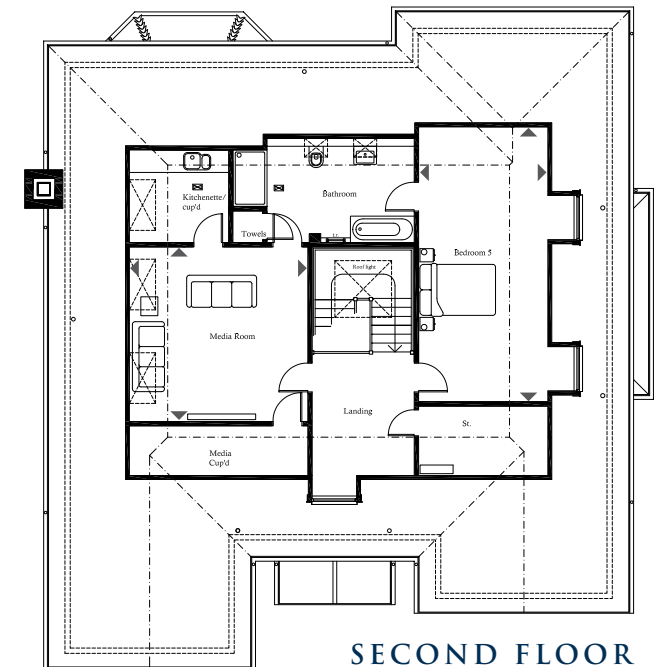


GROUND FLOOR

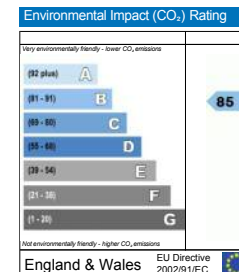
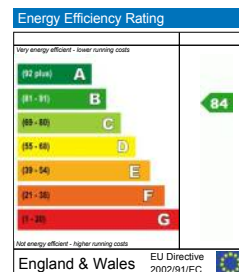


FIRST FLOOR

Kitchen	14'1" x 18'3"	4300mm x 5571mm
Breakfast Area	14'4" x 15'11"	4371mm x 4854mm
Family room	14'11" x 16'4"	4558mm x 4971mm
Study	11'1" x 11'4"	3390mm x 3456mm
Drawing Room	20'7" x 21'0"	6273mm x 6400mm
Dining Room	13'8" x 17'5"	4171mm x 5297mm
Master Bedroom	15'8" x 20'7"	4785mm x 6271mm
Bedroom 2	13'8" x 20'4"	4171mm x 6200mm
Bedroom 3	16'4" x 16'4"	4970mm x 4971mm
Bedroom 4	15'7" x 18'3"	4750mm x 5568mm
Bedroom 5	11'3" x 23'10"	3419mm x 7273mm
Media Room	15'2" x 15'6"	4617mm x 4719mm



SECOND FLOOR



**MILLWOOD**  
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