

Individually Designed Kitchen

- . Contemporary styled kitchen with lacquered finish and soft close doors and drawers
- . Stone effect worktops and upstands
- . Neff single fan oven
- . Neff induction hob
- . Glass extractor hood
- . Feature glass splashback to hob
- . Integrated tall fridge/freezer
- . Integrated dishwasher
- . Integrated tall pull out-larder
- . Separate wine chiller
- . Space and plumbing for washing machine
- . Composite under-mounted 1.5 sink with brushed steel single tap
- . LED lighting under cupboards
- . Breakfast bar with LED continuous feature lighting
- . Brushed stainless steel power sockets above work tops with USB charger points
- . Karndeal wood effect flooring

Quality Bathrooms

- . Contemporary styled white bathroom suites incorporating chrome taps
- . Tile splashback to wash hand basins with mirror and feature light fitting over
- . Separate walk in shower enclosures to main bathroom and en-suite
- . WC's with chrome dual flush plate and soft close seat
- . Wall mounted lacquered finish storage units to bathrooms
- . Dual fuel chrome heated towel rails to all bathrooms
- . Shaver sockets to all bathrooms

Home Entertainment & Communications

- . Digital TV and network (Internet) points to living room, family/dining and all bedrooms
- . Telephone points to living room, family/dining and all bedrooms
- . Living room, family and dining areas wired for audio system

Heating, Electrical & Lighting

- . Highly energy efficient gas-fired central heating with pressurised hot water system
- . Slimline radiator heating system with individual thermostatic controls
- . LED downlights to kitchen/family/dining areas
- . Photovoltaic Panels to off-set electrical usage
- . Additional five amp lighting sockets on dimmer switches to living room and master bedroom
- . Sensor lighting to wardrobes in master bedroom
- . Feature light fittings to living room, hall and stairway
- . Power and light to loft space with insulated loft hatch and pull down ladder access
- . Large walk-in airing cupboard with hot water cylinder

Interior Finishes

- . Contemporary interior colour finish to walls with contrasting white finish to woodwork
- . Bi-fold doors to family/dining area opening on to patio
- . PVCu windows with chrome handles
- . White painted doors with contemporary chrome door furniture
- . Glazed double doors to living room
- . Built in double wardrobes in master bedroom
- . Feature window to stairway
- . Oak handrail to stairway
- . Substantial storage space
- . Karndeal flooring to hall, kitchen/family and bathrooms
- . Carpet to all other rooms

Security & Peace of mind

- . High security Secured By Design composite front entrance door with multipoint locking system
- . External lights to entrance door/driveway fitted with PIR sensor control
- . Fully fitted alarm system
- . Mains fed smoke detector with battery backup fitted to hall and landing
- . 10 Year LABC Warranty Scheme

External

- . Interlocking block paving to driveway
- . Indian Sandstone paving to entrance, pathways and patio area
- . Garage with electrically operated up and over door, half glazed rear access door, electrical sockets and energy efficient lighting
- . External taps to front and rear
- . External power point to rear

Gardens designed and landscaped by Camelia Botnar

NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained.

FOR ALL ENQUIRIES
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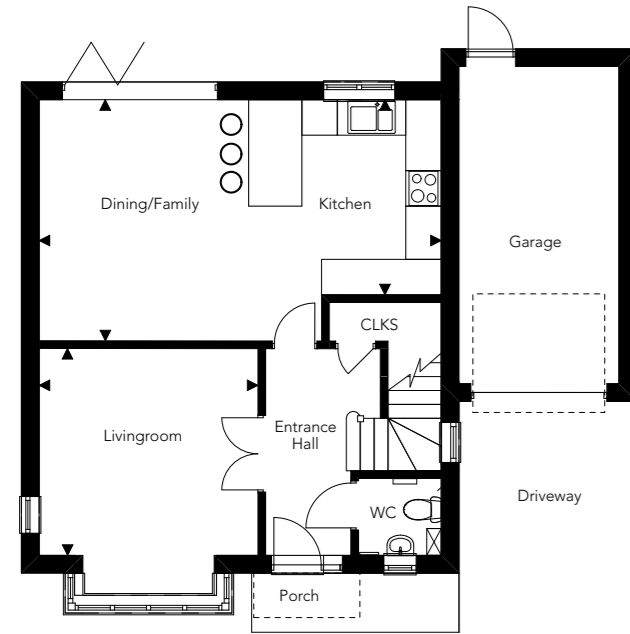
25, CARFAX, HORSHAM, WEST SUSSEX RH12 1EE

DARWINS, 6 FINCHES CLOSE, PARTRIDGE GREEN, WEST SUSSEX, RH13 8EP

An exceptional, brand new, detached family home
Four Bedrooms & Two Bathrooms



Darwins, 6 Finches Close



GROUND FLOOR PLAN



FIRST FLOOR PLAN

GROUND FLOOR

Living Room	3.700 x 3.500	12' 2" x 11' 5"
Kitchen/Dining/ Family Room	6.800 x 4.800 max	22' 3" x 15' 7" max

FIRST FLOOR

Bedroom 1	3.900 x 2.800	12' 8" x 9' 2"
Bedroom 2	3.830 x 2.700	12' 6" x 8' 8"
Bedroom 3	2.840 x 2.700	9' 3" x 8' 8"
Bedroom 4/Study	5.360 x 2.700	17' 6" x 8' 8"

Denotes maximum measurements. Floor plans shown for approximate measurements only. Exact layout and sizes may vary and kitchen and furniture layouts are indicative only. All measurements may vary within a tolerance of +/- .5%

DARWINS, 6 FINCHES CLOSE

An exceptionally well appointed, newly built, detached family home featuring four generous bedrooms and two bathrooms.

Arranged over two floors this stunning family home features an open plan kitchen/dining/family room with bi-fold doors opening onto the rear terrace and garden.

Finished to a very high standard, the kitchen has fitted appliances and elegant stone effect work surfaces and the bathrooms incorporate quality sanitary ware with the best of contemporary styling.

Situated in a quiet, established road, the house is within walk-ing distance of all local amenities including shops, pubs, a lovely park and Jolesfield CE Primary School

KEY FEATURES

- Architect designed family home
- 10 year LABC Warranty Scheme
- Four generous bedrooms
- Master bedroom with en-suite shower room
- Family bathroom with separate bath and walk-in shower
- Dual aspect Living room with attractive box bay window
- Beautifully fitted kitchen/dining/family room
- Cloakroom and separate cloaks cupboard
- Energy efficient heating system
- Wired for Internet, digital TV and music system
- Integral garage with electric up and over door
- Block paved driveway parking
- Good size landscaped rear garden by Camelia Botnar

