



THAKEHAM



— NO 21 & 28 —
THE ROGATE
— 3 bedroom home —

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GROUND FLOOR		
Kitchen	3390mm x 3450mm	11'1" x 11'4"
Dining / Family Room	4215mm x 3390mm	13'10" x 11'1"
Living Room	5755mm x 3390mm	19'0" x 11'1"
FIRST FLOOR		
Master Bedroom	3390mm x 2760mm	11'1" x 9'1"
Bedroom 2	3115mm x 3005mm	10'3" x 9'10"
Bedroom 3	3390mm x 2885mm	11'1" x 9'6"



GROUND FLOOR



FIRST FLOOR



C = cupboard W = wardrobe B = boiler WD = washer/dryer
Floorplans shown for Ghyll Croft are for approximate measurements only.
Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%.
Furniture layouts are indicative only.

SPECIFICATION

BEAUTIFULLY DESIGNED KITCHENS

- Contemporary, stylish kitchen
- Deep edged laminate worktop and upstand with glass splashback to hob
- One and half bowl stainless steel Rangemaster sink with tap by Vado
- Stainless steel single oven and combination microwave/oven
- Stainless steel 5 burner gas hob with integrated extractor
- Integrated fridge/freezer and dishwasher
- Freestanding washer/dryer (to hall cupboard)



STYLISH BATHROOMS

- Contemporary white sanitaryware to bathroom and en-suite, with chrome accessories by Vado
- Mirror and white vanity drawer to bathroom and en-suite
- White steel bath with chrome accessories by Vado
- Walk-in low profile shower with Vado shower system to en-suite
- Ceramic wall tiling to selected areas

HEATING, ELECTRICAL AND LIGHTING

- Gas fired underfloor heating to ground floor with radiators to first floor
- Energy efficient combination boiler with flue gas heat recovery
- Rosal limestone fire surround, granite hearth and Hunter inset wood burning stove
- LED downlights to hall and landing, kitchen, cloakroom, dressing room, bathroom and en-suite, with pendant lighting to remaining areas
- LED under unit lighting to kitchen with brushed steel sockets above worktops
- White sockets and switch plates to all other areas, with integrated USB charging to kitchen and all bedrooms
- Internal digital TV aerial with distribution amplifier
- TV/satellite point to living room and secondary TV points to dining/family room and all bedrooms
- External lighting via contemporary lanterns to front and rear of home



INTERIOR FINISHES

- White painted internal doors with contemporary chrome ironmongery
- White painted staircase with oak newel posts and handrail
- Dressing room with tall shelving unit, full and half height hanging rails and shelf above
- Wardrobe to second bedroom with full and half height hanging rails and shelf above
- Ceramic floor tiling to hall, cloakroom, kitchen, dining/family room, bathroom and en-suite, with carpet to all remaining areas
- Single paint finish to walls and satinwood paint finish to all internal joinery

SECURITY AND PEACE OF MIND

- Mains fed smoke detectors with battery back-up
- Mains fed carbon monoxide detector positioned adjacent to gas boiler and wood burning stove
- Fuse spur for future wireless alarm and wiring provision for future CCTV camera installation
- 10 year NHBC Buildmark Warranty, including 2 year defect and emergency out-of-hours cover

EXTERNAL

- Painted steel external entrance door with multi-point locking system
- Private single garage with painted steel up and over doors and additional driveway parking
- White UPVC double glazed windows with Bifold doors to living room and dining/family room
- Landscaped front gardens and turf to rear gardens
- Paved paths and patio areas
- External tap and power point
- Shed to rear garden

Please note that Thakeham strives to improve its homes and reserves the right to alter any part of the specification without notice provided that any such change shall not diminish the value of the property. Images show a previous Thakeham show house and should not be relied upon for specification detail. Computer generated image depicts Ghyll Croft development and is indicative only.