



THAKEHAM



Computer generated image shown is indicative only.

NO 26 & 27

THE HENFIELD

*3 bedroom home*

— NO 26&27 —  
**THE HENFIELD**  
 — 3 bedroom home —

**GROUND FLOOR**

Kitchen/Dining Room	4515mm x 4275mm	14'10" x 14'0"
Living Room	4195mm x 4050mm	13'9" x 13'3"
Master Bedroom	3780mm x 3480mm	12'5" x 11'5"

**FIRST FLOOR**

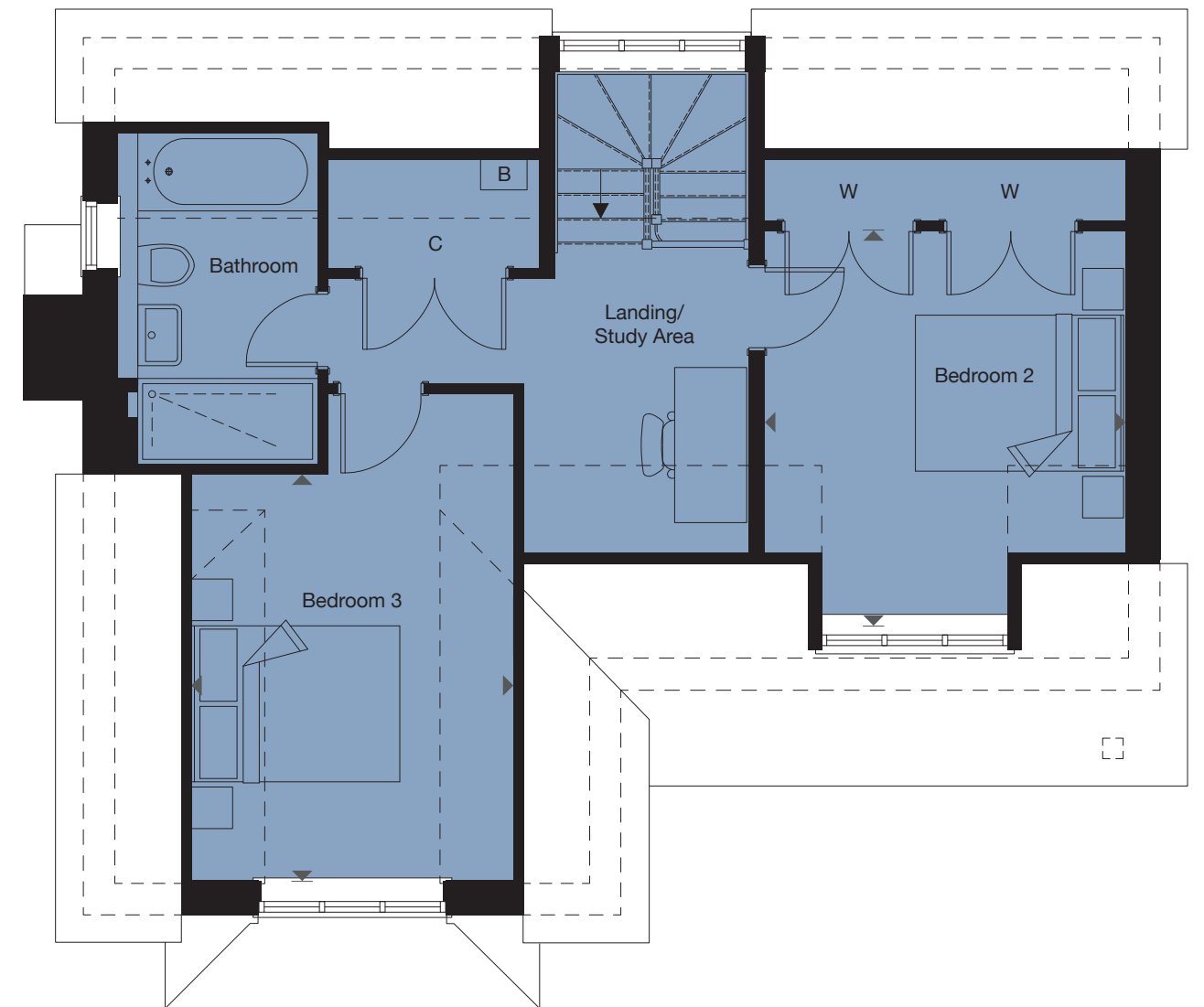
Bedroom 2	3785mm x 3445mm	12'5" x 11'4"
Bedroom 3	3900mm x 3005mm	12'10" x 9'10"



**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
- Inset mirrored cabinet to en-suite, with mirror and white vanity drawer to bathroom
- White steel bath with chrome accessories by Vado
- Walk-in flush tiled 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, landing/study area, kitchen/dining room, cloakroom, 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, study area and all bedrooms
- Internal digital TV aerial with distribution amplifier
- TV/satellite point to living room and secondary TV points to 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
- Wardrobe to master bedroom with tall shelving unit, full and half height hanging rails and shelf above
- Wardrobe to second bedroom with hanging rail and shelf above
- Ceramic floor tiling to hall, cloakroom, kitchen/dining 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 French doors to living room and master bedroom
- Landscaped front gardens and turf to rear gardens
- Paved paths and patio areas
- External tap and power point
- Shed to rear garden