



edenbrook  
FLEET • HAMPSHIRE

# THE ROYCROFT, Plots 48 & 198

Three bedroom homes in an inspirational natural development

BADGERS SEAT

**Berkeley**  
Designed for life

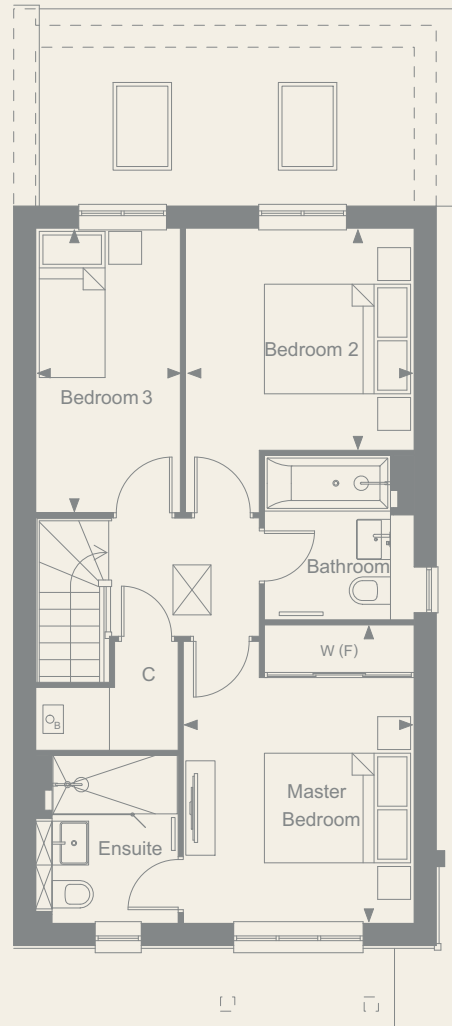
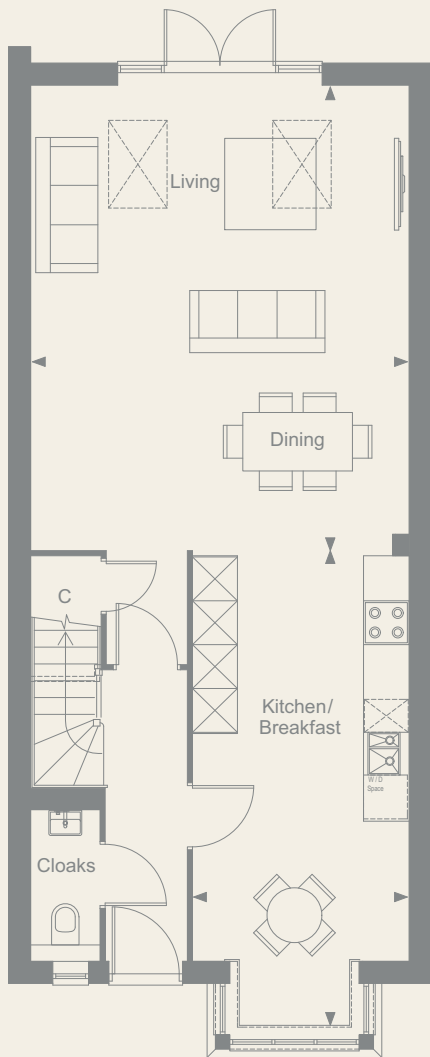
# The Roycroft

Plots 48 & 198\*



With the kitchen, dining and living area being open-plan over the whole of the ground floor, this impressive area is perfect for both family living and entertaining.

# Layouts to plots 48 & 198\*



## GROUND FLOOR

Living/Dining 6.34m x 5.13m 20'10" x 16'10"  
 Kitchen/Breakfast 6.49m x 2.92m 21'4" x 9'7"

## FIRST FLOOR

Master Bedroom (incl. Wardrobe) 4.04m x 3.12m 13'3" x 10'3"  
 Bedroom 2 3.09m x 3.00m 10'1" x 9'10"  
 Bedroom 3 3.85m x 1.94m 12'8" x 6'4"

Key: Boiler Washing Machine or Washer/Dryer Location  
 C Cupboard --- Reduced Head Height Loft Access Hatch W(F) Fitted Wardrobe

◀ Indicates where measurements have been taken from. Computer generated image of The Roycroft house-type is indicative only and subject to change. Floor plans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

\*Denotes handed plot. DRG5852-40/41/42/43.

# Badgers Seat Phase Plan



Key:

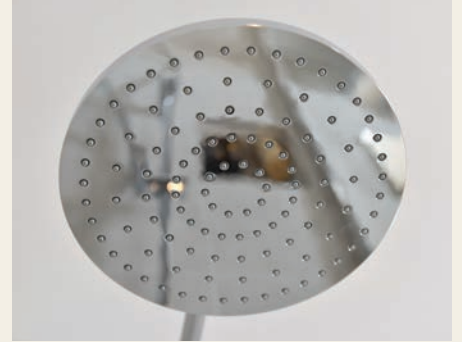
**3 bedroom homes**

 The Roycroft

 The Morgan

The Badgers Seat phase site plan is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice.

# Enjoy a superb specification



## INDIVIDUALLY DESIGNED KITCHEN

- Contemporary styled kitchen by Alno, incorporating a choice of door & worktop finishes with complementary back panelling
- Stainless steel fan assisted oven (Energy Rated A)
- Stainless steel microwave
- Induction hob with integrated extractor
- Integrated fridge/freezer (Energy Rated A+)
- Integrated dishwasher (Energy Rated AAA)
- Plumbing for washer/dryer
- Stainless steel sink with chrome mixer tap
- LED under wall unit lighting
- Chrome power sockets above worktops

## QUALITY BATHROOMS

- Contemporary styled bathrooms incorporating Laufen suite
- Washbasin with wall mounted chrome taps
- Inset mirrored cabinet to master ensuite
- Full width mirror to bathroom and cloaks (Full width above WC/Basin subject to window position)
- Walk-in shower with fixed head and hand held shower to ensuite
- Bath with shower and screen to bathroom
- WC with chrome dual flush plate, concealed cistern and soft close seat
- Chrome heated towel rail to all bathrooms
- Ceramic wall tiles to selected areas
- Ceramic floor tiles with tiled skirting to all bathrooms

## HEATING, ELECTRICAL & LIGHTING

- Energy efficient gas-fired central heating and hot water system with central programmer
- Under floor heating to ground floor with panel radiators to the first floor
- LED Downlights to kitchen, hall/landing, all bathrooms and cloakroom
- Chrome light switches to ground floor, hall and landing
- Power and light to loft with ladder access

## HOME ENTERTAINMENT & COMMUNICATIONS

- TV points to living area, kitchen/breakfast-where applicable and all bedrooms
- Wired for satellite to living area and master bedroom
- Digital TV aerial, satellite dish and distribution amplifier provided
- Telephone points to living area and kitchen/breakfast-where applicable
- Home Network points provided to living area, kitchen/breakfast-where applicable and all bedrooms
- Provision for home office within bedroom 3

## INTERIOR FINISHES

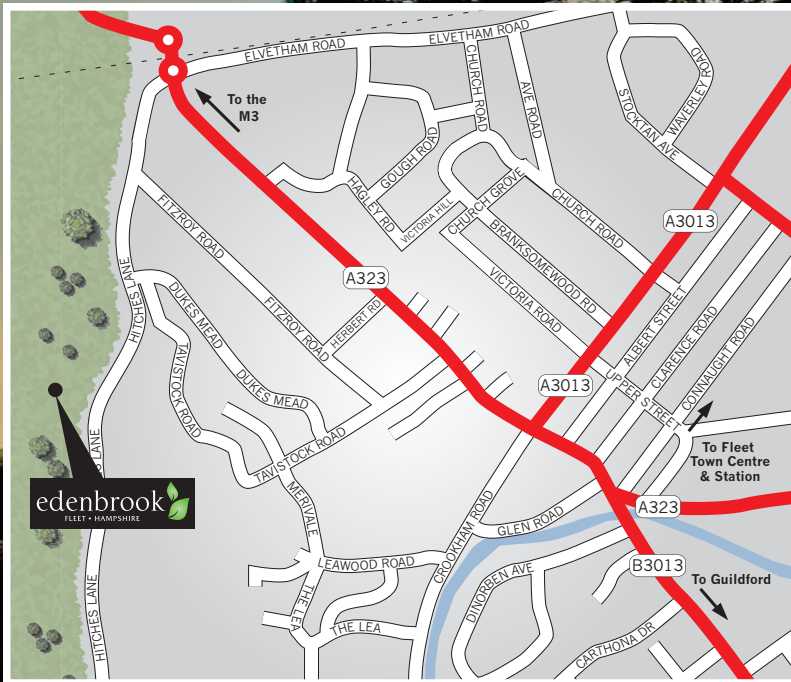
- Contemporary entrance door including glazed panel and stainless steel door furniture
- PVCu windows and casement doors
- Oak veneer internal doors with chrome finish door furniture
- Contemporary designed staircase
- Full height wardrobe with sliding doors to master bedroom
- Satin paint finish to all internal joinery
- Ceramic floor tiling to all bathrooms
- Amtico flooring provided throughout the ground floor, when layout is open plan
- Fitted carpets to the remainder of the property

## EXTERNAL

- Garage with power and lighting to plot 198
- Parking space(s) provided
- Landscaped front garden and turf to rear gardens
- Natural sandstone paving to paths and patio areas
- External power point
- External tap and water butt provided

## SECURITY & PEACE OF MIND

- High security front entrance door with multi point locking system
- External light to all external doors with PIR control to house frontage
- Facility for future wireless alarm system
- Mains fed smoke detector with battery back up, fitted to hall and landing
- 10 Year NHBC Buildmark Scheme



Maps are not to scale and show approximate locations only.

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