



BRETON HOUSE

HOME 3



PADDOCK VIEW

LOWER KINGSWOOD, SURREY

BRETON HOUSE SPECIFICATION



KITCHEN FEATURES

- The Shaker-style kitchen is equipped with a range of wall and base units with stone worktops.
- Fully integrated appliances to include an induction hob with extractor, 2 x single electric oven with grill, 2 x warming drawers, American fridge freezer with ice maker, dishwasher and wine cooler.
- Utility room is provided with a range of wall and base units, laminate work surface, stainless steel sink and drainer with space for freestanding washing machine and tumble dryer.

BATHROOM, EN SUITES AND CLOAKROOM

- Contemporary white suites with chrome fittings.
- Cabinetry to cloakroom, bathroom and en suites.
- Heated black towel rail provided to the bathroom and en suites.
- Shaver socket provided to the bathroom and en suites.
- Mirror provided to the cloakroom, bathroom and en suites.
- Ceramic wall tiles to bathroom, en suites, and cloakroom.

ELECTRICAL AND MULTIMEDIA

- Chrome switch plates and sockets throughout.
- Double socket with USB inserts to be included in kitchen area, to the bed position in bedroom 1 and one in the study, drawing room, dining room and remaining bedrooms.
- Recessed down lights or pendant lighting to all rooms.
- TV and BT points are provided to selected rooms with a provision for Sky Q (box, dish and subscription not included).
- CAT6 cabling from master BT point (under stairs cupboard) to TV position in the drawing room, study, dining room and bedroom 1 to allow for hard wired internet access to these locations only. Other locations to rely on wireless internet access (Subscription not included).
- EV car charging station provided within the garage.
- Power provided to loft area.

CENTRAL HEATING AND HOT WATER

- Underfloor heating to ground floor via Air source heat pump with thermostat control. Radiators to first floor with wireless thermostat. Hot water controlled via Hot Water Cylinder.

PEACE OF MIND

- An alarm system is provided to both the house and garage with PIRs to ground floor, landing and master bedroom.
- Double glazed PVCu windows and doors with multi point locking system.
- External lighting provided to all external doors.
- A mains fed smoke alarm is fitted to the hall and landing with a battery backup.

FINISHING TOUCHES

- American white oak 5 vertical panel internal doors with chrome fittings with full glazed doors to the kitchen/breakfast/family room, drawing room and dining room.
- French doors provided to the rear of the drawing room and dining room.
- Juliette balcony with French doors in bedroom 1.
- Aluminium bi-fold doors provided to the kitchen/breakfast/family room.
- Brick inglenook fireplace with bressumer beam and wood burning stove provided to the drawing room.
- American White Oak staircase and handrail with softwood treads.
- Sliding doors to wardrobe(s) with shelf and hanging space in bedroom 1 and 2.
- All internal joinery will consist attractive skirtings and architraves finished in a white gloss.
- Amtico flooring laid herringbone with border to hallway, dining room, kitchen/breakfast/family room, cloakroom and utility. Plank style to en suites and bathroom.

EXTERNAL FEATURES

- Landscaped front garden with feature planting.
- Turf to formal private rear garden with an area of patio.
- Double external waterproof socket to the rear of the property.
- External tap provided.
- Stock proof post & wire fence with gate leading to informal paddock area.
- Double garage to have electronically operated 'up and over' door with remote control, power and light.

AFTERCARE

- Elivia Homes Eastern has a dedicated Customer Aftercare Department providing peace of mind for two years after you move into the property.

SERVICES

- Mains electricity, and drainage.
- BT high speed fibre to the property. Final speed may vary depending on your local network and provider (subject to connection and subscription).

GUARANTEES

- All the homes come with a ten-year Premier warranty.

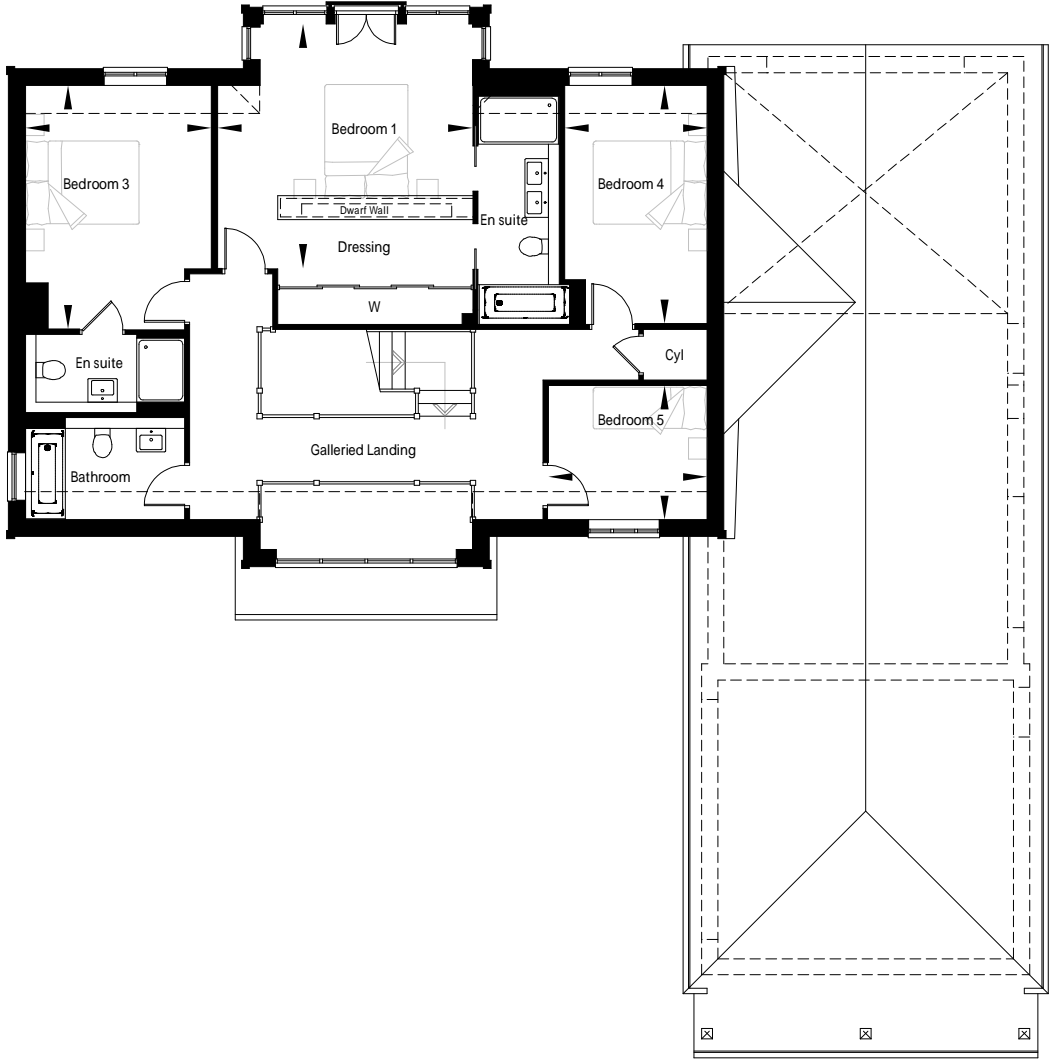
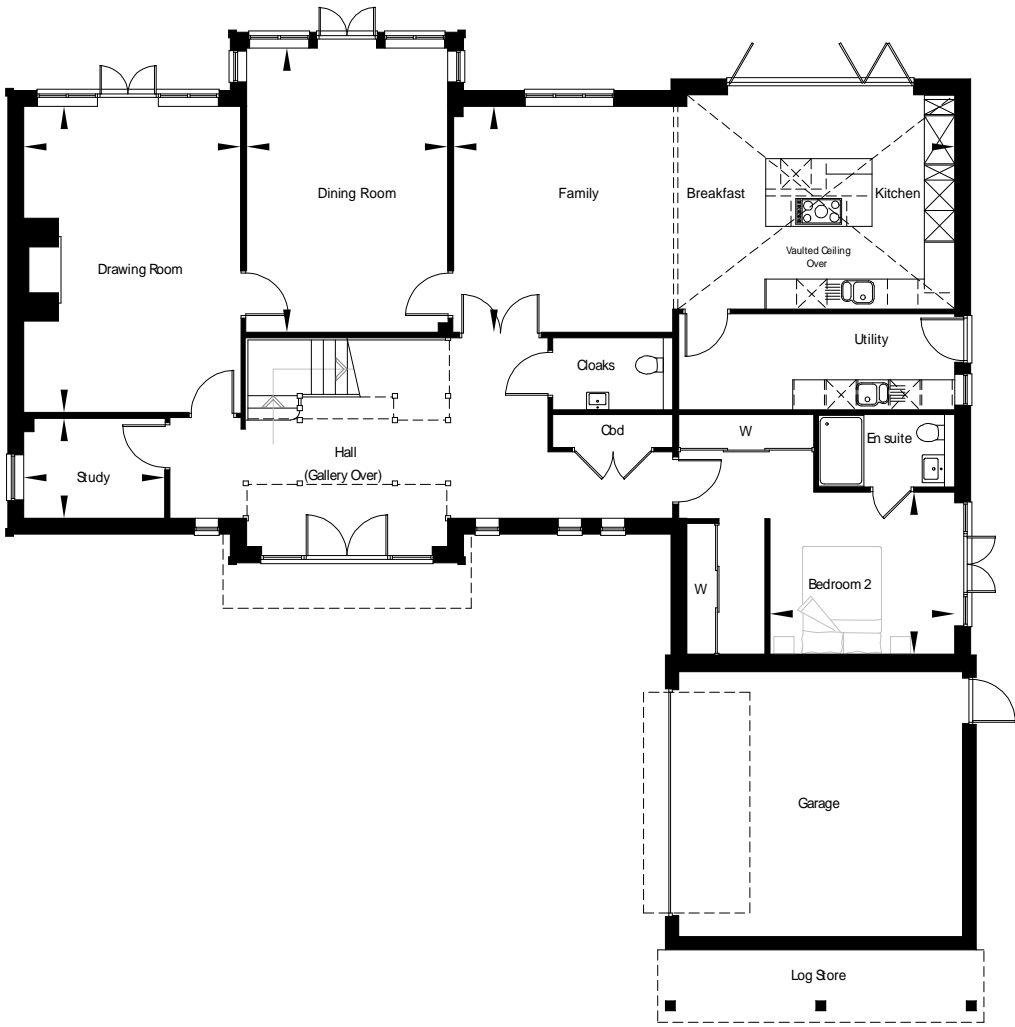
TENURE

- Freehold.
- PEA = B



BRETON HOUSE - HOME 3

5-BEDROOM DETACHED



GROUND FLOOR

Kitchen / Breakfast / Family	Drawing Room	Dining Room	Study	Bedroom 2	Bedroom 1	Bedroom 3	Bedroom 4	Bedroom 5
9901mm x 4467mm 32'-5" x 14'-7"	6047mm x 4284mm 19'-10" x 14'-0"	5617mm x 3974mm 18'-5" x 13'-0"	2784mm x 1974mm 9'-1" x 6'-5"	3649mm x 3204mm 11'-11" x 10'-6"	4773mm x 4577mm 15'-7" x 15'-0"	4567mm x 3485mm 14'-11" x 11'-5"	4467mm x 2669mm 14'-7" x 8'-9"	2974mm x 2514mm 9'-9" x 8'-2"

FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



ELIVIA

— HOMES —



3 BRETON HOUSE
5-BEDROOM DETACHED



PADDOCK VIEW

LOWER KINGSWOOD, SURREY

**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk



Protection for new-build home buyers

Paddock View is an exclusive hamlet-style development comprising just four luxury detached homes.

Breton House
Babylon Lane
Lower Kingswood
Tadworth
Surrey
KT20 6XA

E: PaddockView@Eliviahomes.co.uk
T: 01737 400337