

England & Wales		EU Directive 2002/91/EC
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A	Potential
	(81-91) B	Current
	(69-80) C	
	(55-68) D	
	(39-54) E	
	(21-38) F	
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) G	

England & Wales		EU Directive 2002/91/EC
Very energy efficient - lower running costs	(92 plus) A	Potential
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### Entrance Hallway

Feature open tread staircase to first floor with double height galleried landing with glazed balustrade. Italian porcelain tiled flooring. Home automation control panel. Alarm control panel.

### Study

Window to front. Back-lit dropped ceiling. Italian porcelain tiled flooring.

### Sitting Room

Window to front. Back-lit dropped ceiling. Italian porcelain tiled flooring.

### Boot Room

Built-in seating area. Coat storage cupboards and footwear storage racks below. Italian porcelain tiled flooring. Door to:

### Cloakroom

Window to side. Back to wall WC. Vanity unit. Recessed lighting to display shelving. Italian porcelain tiled flooring.

### Utility Room

Full range of storage cupboards. Air source heat pump and photo voltaic cell control system.

### Kitchen/Family/Living Room

A fantastic open plan layout featuring a stunning German manufactured kitchen by Audus with Quartzstone work surfaces and Siemens appliances. Three ovens, one with combination microwave. Coffee machine. Integrated full height fridge and freezer. Integrated dishwasher. Quooker boiling water tap. Recessed Blanco one and a half bowl sink unit. Island with Bora vented extracting induction hob. Three sets of bi-fold doors to rear garden. Feature fire place. Wall light points. Media wall. Two windows to side.

### Walk-in Pantry

A matching range of German manufactured Audus wall and base mounted units with Quartzstone work surfaces. Door to side.

### Family Room

Crittall style doors to Hallway and Kitchen/Family/Living Room. Two windows to side.

### Spiral Walk-Over Wine Cellar

A stunning focal point with fully motorised walk-over glass door with spiral staircase exposed brickwork and feature lighting.

### First Floor Landing

Home automation control panel.

### Master Bedroom

Built in wardrobes. Windows and sliding doors to balcony overlooking the rear garden. Vaulted ceiling. Fitted bespoke electric blinds. Home automation control panel. Alarm panic button.

### Ensuite Bathroom

Free standing bath with side fill taps. Walk-in shower. Recessed back-lit display shelving. Heated towel rail. Window to side.

### Bedroom Two

Window to front. Built-in wardrobes. Vaulted ceiling.

### En-suite Shower Room

Window to side. Walk-in shower. Recessed back-lit display shelving. Heated towel rail.

### Bedroom Three

Window to front. Built-in wardrobes. Vaulted ceiling.

### En-suite Shower Room

Walk-in shower. Recessed back-lit display shelving. Heated towel rail.

### Bedroom Four

Window to rear. Built-in wardrobes.

### En-suite Shower Room

Walk-in shower. Recessed back-lit display shelving. Heated towel rail.

### Laundry Room

Space for appliances. Plumbing for washing machines.

### Second Floor Landing

Home automation control panel.

### Bedroom Five

Window to rear and Velux window to side. Dressing area with built-in wardrobes and storage. Further eaves storage.

### En-suite Shower Room

Velux window to side. Walk-in shower. Recessed back-lit display shelving. Heated towel rail.

### TV Room/Gym

Velux windows to side. Eaves storage.

### Loft Storage Area

### Rear Garden

Approximately 100' deep and laid mainly to lawn with fencing to boundaries. Extensive Italian porcelain tiled patio area with further patio area to the bottom of the garden. Newly planted pleached "Red Robins" to left hand boundary. Access to front via both sides.

### Front

Resin driveway with parking for several cars behind a dwarf brick retaining wall. Lighting. Raised brick planter. EV charging point.

