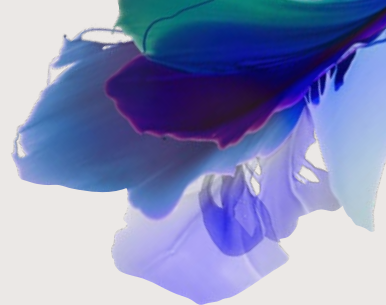


# OAKHILL

HILDENBOROUGH | KENT



Computer generated image. Indicative only.

OAKHILL COPSE

## THE ALDER

5 BEDROOM HOME

HOUSE NO.149

**Berkeley**  
Designed for life



Tucked away in the heart of the countryside, Oakhill is one of Kent's best-kept secrets.

Marvel at the stunning views over the expansive 30-acre parkland and explore the private Residents' Club with its luxury cinema, BBQ area, and a spacious co-working space. With every step, a new view of the Kentish countryside unfolds.

### OAKHILL COPSE

With a wide variety of designs at Oakhill Copse, you'll find a house that feels like it was made just for your family. Thanks to carefully considered materials, new build homes beautifully complement the surrounding nature and heritage architecture. All houses come with generous private gardens – a secluded pocket of greenery to make your own.



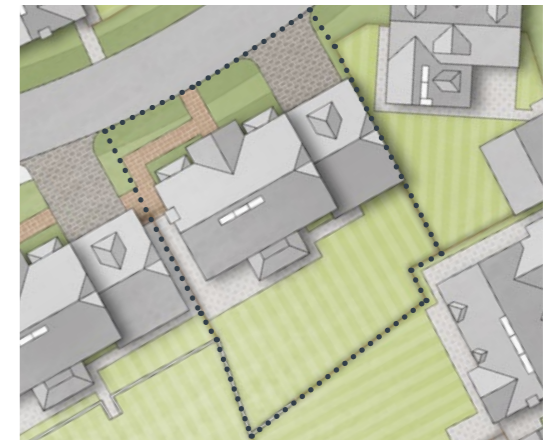
# THE ALDER

## 5 BEDROOM HOME

HOUSE NO.149

TOTAL AREA: 258.3 SQ M 2,779 SQ FT

- Spacious open plan kitchen and family dining space leading onto extensive patio
- Dedicated study and separate living room complete downstairs living space
- Bedroom 1 enjoys a dressing room and ensuite shower room
- Bedroom 2 comes with an ensuite shower room
- Large double garage houses two vehicles alongside storage space



### GROUND FLOOR

GARDEN AND PATIO SIZES MAY VARY



KITCHEN/FAMILY/DINING	5470 X 12005 MM	17'11" X 39'5"
LIVING	6050 X 4240 MM	19'10" X 13'11"
UTILITY	2355 X 1800 MM	7'9" X 5'11"
STUDY	3105 X 3905 MM	10'2" X 12'10"
GARDEN	239 SQ M	2,572 SQ FT

### FIRST FLOOR



BEDROOM 1	3865 X 3972 MM	12'8" X 13'0"
BEDROOM 2	6430 X 5930 MM	21'1" X 19'5"
BEDROOM 3	3970 X 4115 MM	13'0" X 13'5"
BEDROOM 4	3920 X 3410 MM	12'10" X 11'2"
BEDROOM 5	2880 X 3970 MM	9'5" X 13'0"

◀▶ Measurement Points W Wardrobe C Cupboard Ⓞ Water Cylinder - - - - Reduced Ceiling Height  
 SW Space for Wardrobe LH Loft Hatch L Linen Cupboard SWM Space for Washing Machine

Floorplans 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. Furniture layouts are indicative only. Kitchen layout indicative only. Garden and patio sizes may vary. Electrical positions shown are indicative only. Please ask Sales Consultant for further information. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages. Direction of the parquet flooring may vary.

# CONTEMPORARY SPECIFICATION



## KITCHEN

- Shaker cabinet doors in a matt lacquer finish
- Soft-close cabinet doors and drawers
- Handles to base and tall cabinets
- 20mm Silestone worktops
- Silestone upstands with full height splashback behind hob
- LED strip lighting to underside of wall cabinets
- Stainless steel undermount sink with stylish brushed steel mixer tap
- Integrated waste separation recycling bins
- Siemens built-in single oven
- Siemens built-in oven with microwave function
- Siemens 5 zone induction hob
- Elica concealed extractor above induction hob
- Bosch fully integrated dishwasher
- Built-in larder fridge
- Undercounter single zone wine cooler

## UTILITY ROOM

- Shaker cabinet doors in a matt lacquer finish
- Soft-close cabinet doors
- 20mm Silestone worktops and Silestone upstands
- Stainless steel undermount sink with stylish brushed steel mixer tap
- Built in larder freezer
- Space and plumbing for washer dryer

## WC

- Framed mirror above basin
- Roca wall hung hand-washbasin
- Stylish polished chrome Vado brassware including:
  - Single lever basin mixer
  - Paper holder
  - Hand towel rail
- Dual flush WC with concealed cistern, soft-close seat and cover
- Amtico wood-effect vinyl flooring, laid in parquet pattern
- Half height feature tiling to washbasin and WC wall. Timber skirting and paint finish to remaining walls

## FAMILY BATHROOM

- Bespoke cabinetry to bathroom including:
  - Recessed mirror cabinet with feature framing, complete with internal shelving and shaver socket
  - Drawer unit with soft closing function below washbasin
  - Bath panel with removable front fascia and feature groove detail

- Bespoke family bathroom design
- Contemporary wall lights to frame either side of mirror cabinet
- Silestone vanity top
- Roca under countertop washbasin
- Double ended bath with bath filler waste and overflow, and deck mounted shower kit
- Separate shower enclosure with multi-function slide rail shower kit
- Stylish polished chrome Vado brassware including:
  - 3 hole basin mixer
  - Concealed thermostatic bath/shower valves
  - Robe hooks
  - Paper holder
- Dual flush WC with concealed cistern, soft-close seat and cover
- Heated stainless steel towel radiator
- Contemporary floor tiles
- Full height wall tiling to shower enclosure and walls above bath. Half height feature tiling to washbasin and WC wall. Tiled skirting and paint finish to remaining walls

## BEDROOM 1 EN SUITE

- Bespoke cabinetry to en suite including:
  - Recessed mirror cabinets with feature framing, complete with internal shelving and shaver socket
  - Drawer units with soft closing function below washbasins
- Contemporary wall lights to frame either side of mirror cabinets
- Silestone vanity top
- Roca under countertop washbasins
- Shower enclosure with ceiling mounted shower head and hand-held shower
- Stylish polished chrome Vado brassware including:
  - 3 hole basin mixer
  - Concealed thermostatic shower valve
  - Robe hooks
  - Paper holder
- Dual flush WC with concealed cistern, soft-close seat and cover
- Heated stainless steel towel radiator
- Contemporary floor tiles
- Full height wall tiling to shower enclosure. Half height feature tiling to WC wall. Tiled skirting and paint finish to remaining walls

## BEDROOM 2 EN SUITE

- Silestone upstand and mirror to wall above washbasin
- Drawer unit with soft closing function below washbasin
- Silestone vanity top
- Roca under countertop washbasin
- Shower enclosure with glass door and thermostatic shower column
- Stylish polished chrome Vado brassware including:
  - 3 hole basin mixer
  - Robe hooks
  - Paper holder
- Dual flush WC with concealed cistern, soft-close seat and cover
- Heated stainless steel towel radiator
- Contemporary floor tiles
- Full height wall tiling to shower enclosure. Half height feature tiling to washbasin and WC wall. Tiled skirting and paint finish to remaining walls

## INTERIOR FINISHES

- White painted 2 panel internal doors with feature groove detail
- White painted glazed doors between hallway and kitchen
- Stylish polished chrome lever handles
- White painted skirting boards and architraves with stepped chamfer profile
- Wire shelving system to linen cupboard
- Contemporary painted staircase with feature groove detail to newel posts and spindles
- Amtico wood-effect vinyl flooring to ground floor, laid in parquet pattern
- Luxury carpet fitted to stairs, landing, bedrooms and upper floor cupboards
- Feature carpet runner to staircase
- Bespoke fitted wardrobes with full height hinged doors to bedroom 1. Internal fittings to include shelf, hanging rail and mirror to inside of hinged door. LED strip light installed to underside of shelf

## HOME ENTERTAINMENT

- Television point with wiring for Sky Q (subject to future purchaser subscription) provided to living room, dining/family area and bedrooms
- Telephone point provided to hall cupboard, living room, dining/family area and study

## ELECTRICAL & LIGHTING

- LED downlights to hallway, kitchen, dining/family area, utility room, landings, WC, bathroom and en suites
- Pendant lights to living room, study and bedrooms
- Smart lighting system offering App controllable lighting to kitchen, dining/family area and living room
- Main 'on/off' light switch adjacent to front door
- 2-way light switch to bedroom 1
- Stainless steel sockets above kitchen worktops
- USB socket to kitchen, living room, study, bedrooms 1, 2 and 3
- Shaver socket to bathroom and en suites

## HEATING & HOT WATER

- Gas fired central heating with system boiler and hot water cylinder
- Underfloor heating installed to ground floor
- Radiators installed to first floor (excluding bathroom and en suites)
- Smart heating system offering App controlled heating and hot water
- Mechanical ventilation system

## EXTERNAL

- Garage with power and lighting to each property
- Landscaped front gardens
- Patio area and turfed rear garden
- External power point and tap to rear gardens

## SECURITY & PEACE OF MIND

- 10-year Premier guarantee
- Mains fed smoke/heat/CO detectors
- Wiring for future installation of wireless security alarm system
- 2-year Berkeley warranty with our dedicated customer service team



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T: 01732 608603



Maps not to scale and show approximate positions only.



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