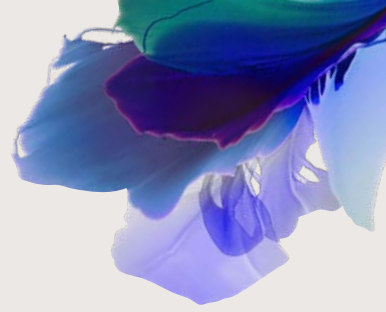


OAKHILL

HILDENBOROUGH | KENT



Computer generated image. Indicative only.

OAKHILL COPSE

THE SCARLET

4 BEDROOM HOME

HOUSE NO.157

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 SCARLET

4 BEDROOM HOME

HOUSE NO.157

TOTAL AREA: 159.3 SQ M 1,714 SQ FT

- Large, separate dining room is ideal for special occasions and entertaining
- Adjoining utility room between kitchen and dining area adds extra accessibility
- Downstairs cloakroom provides convenience for you and your guests
- Bedroom 1 enjoys an ensuite shower room
- Family bathroom comes with steel bath, contemporary lighting and bespoke cabinetry
- Large double garage houses two vehicles alongside storage space

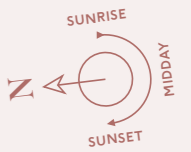
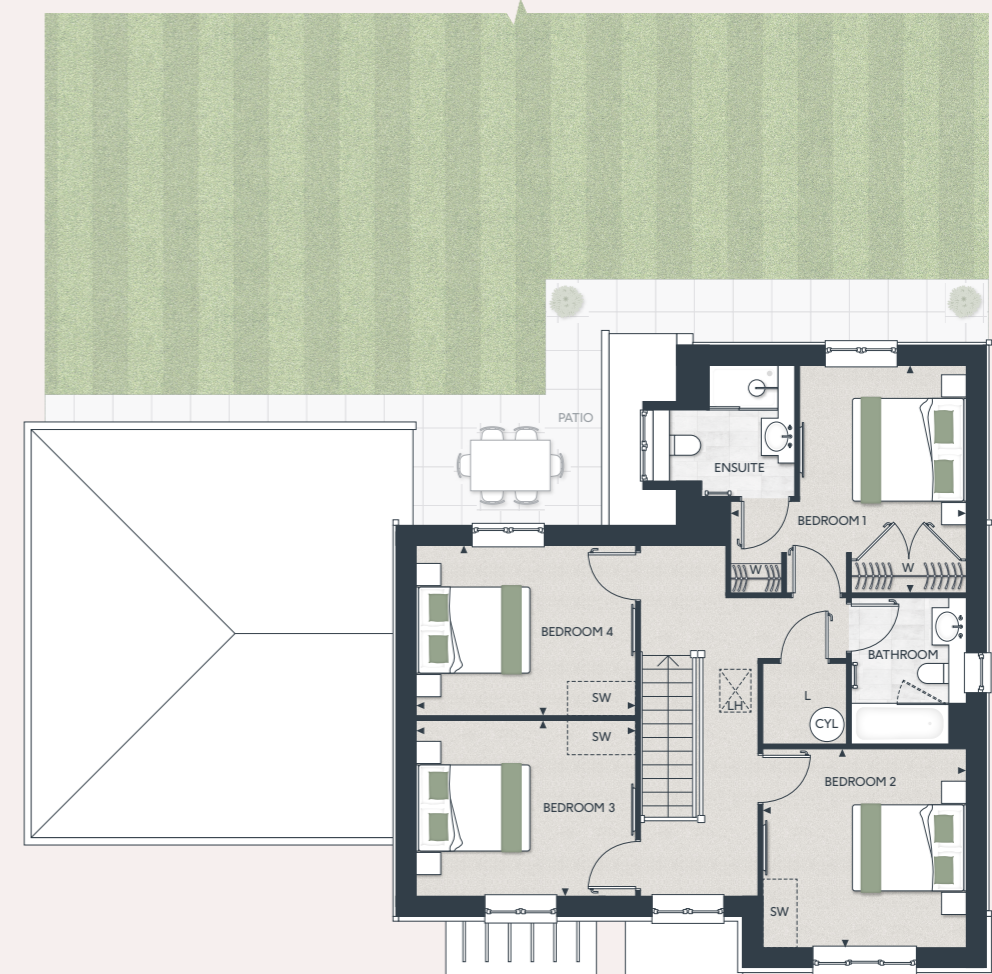


GROUND FLOOR



KITCHEN/BREAKFAST	4690 X 5705 MM	15'4" X 18'7"
LIVING	7055 X 3795 MM	23'1" X 12'5"
DINING	3480 X 3565 MM	11'4" X 11'7"
UTILITY	1800 X 2375 MM	5'9" X 7'8"
GARDEN	351 SQ M	3,778 SQ FT

FIRST FLOOR



BEDROOM 1	3985 X 4130 MM	13'1" X 13'5"
BEDROOM 2	3480 X 3565 MM	11'4" X 11'7"
BEDROOM 3	3075 X 3850 MM	10'1" X 12'6"
BEDROOM 4	2990 X 3850 MM	9'8" X 12'6"

◀▶ Measurement Points W Wardrobe C Cupboard Water Cylinder SW Space for Wardrobe
LH Loft Hatch AC Airing 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



INTERIOR FINISHES

- White painted 2 panel internal doors with feature groove detail
- White painted glazed door 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

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 suite)
- 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

HOME ENTERTAINMENT

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

ELECTRICAL & LIGHTING

- LED downlights to hallway, kitchen, family area, utility room, landings, WC, bathroom and en suite
- Pendant lights to living room, dining room and bedrooms
- Smart lighting system offering App controllable lighting to kitchen, family area and living room
- Dimmer switch to dining 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, bedrooms 1, 2 and 3
- Shaver socket to bathroom and en suites

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 separate larder fridge and freezer
- 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
- Space and plumbing for washing machine and tumble 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

- Contemporary wall lights to frame either side of mirror cabinet
- Silestone vanity top
- Roca under countertop washbasin
- Luxury steel bath with glass screen, bath filler waste and overflow, and 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 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 cabinet with feature framing, complete with internal shelving and shaver socket
 - Drawer unit with soft closing function below washbasin
- Contemporary wall lights to frame either side of mirror cabinet
- Silestone vanity top
- Roca under countertop washbasin
- 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 washbasin and WC wall. Tiled skirting and paint finish to remaining walls



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Maps not to scale and show approximate positions only.



The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley Homes policy of continuous improvement, the finished product may vary from the information provided. It may not be possible to provide the exact materials as referred to in the brochure. In such cases a suitable alternative will be provided. Berkeley Homes reserves the right to make these changes as required. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Oakhill is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley Homes to ascertain the availability of any particular property. E079/05CA/0823

