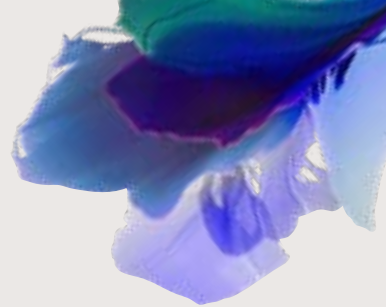


# OAKHILL

HILDENBOROUGH | KENT



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WILLOW EDGE

## THE CHESTNUT OAK

5 BEDROOM HOME

HOUSE NO.140

**Berkeley**  
Designed for life





THE CHESTNUT OAK

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.

### WILLOW EDGE

A secluded pocket of 4 beautifully designed homes, with spacious private gardens, surrounded by mature trees, flourishing wildlife, and a blossoming landscape. Adjacent to the expansive country park, Willow Edge offers picturesque views and a green scape right on your doorstep.





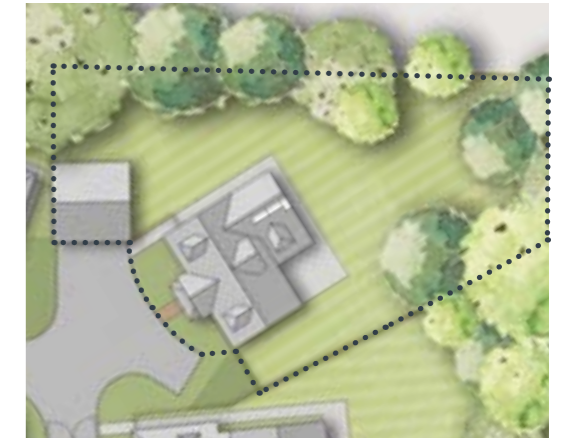
# THE CHESTNUT OAK

## 5 BEDROOM HOME

HOUSE NO.140

TOTAL AREA: 208 SQ M 2,239 SQ FT

- A large 5 bedroom family home with detached double garage
- Elegant portico opens into generous entrance hall for excellent first impressions
- Separate living and dining rooms provide ideal spaces for entertaining
- Kitchen/breakfast area with double doors leading to the patio and garden
- Bedroom 1 has a fitted wardrobe and ensuite shower room
- Two further bedrooms and family bathroom on the first floor
- Two bedrooms and one shower room on the second floor provide perfect guest rooms



### GROUND FLOOR

GARDEN AND PATIO SIZES MAY VARY



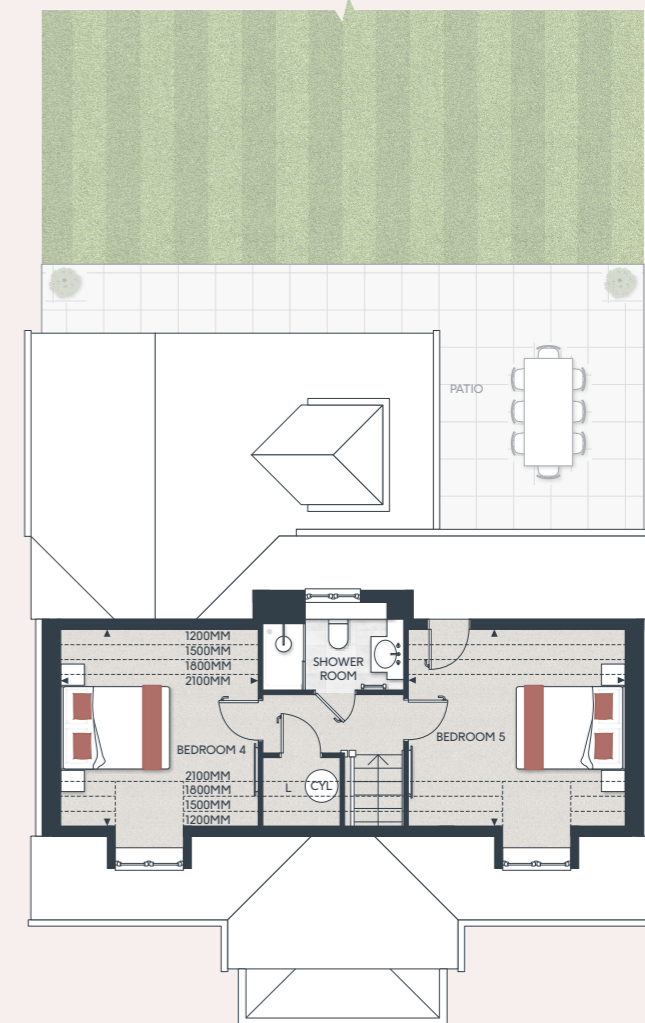
KITCHEN/BREAKFAST	3568 X 6265 MM	11'8" X 20'6"
DINING	3405 X 3905 MM	11'2" X 12'10"
LIVING	5930 X 3905 MM	19'5" X 12'10"
UTILITY	2435 X 2480 MM	8'0" X 8'2"
GARDEN	647 SQ M	6,964 SQ FT

### FIRST FLOOR

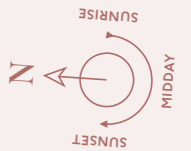


BEDROOM 1	5930 X 3905 MM	19'5" X 12'10"
BEDROOM 2	3565 X 5480 MM	11'8" X 17'11"
BEDROOM 3	3405 X 4030 MM	11'2" X 13'3"

### SECOND FLOOR



BEDROOM 4	3649 X 3607 MM	12'8" X 11'8"
BEDROOM 5	3649 X 3967 MM	12'8" 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 B Boiler

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



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## 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 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

- Bespoke family bathroom design
- 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 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 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

## SHOWER ROOM

- 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 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 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, 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, en suite and shower room
- 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, en suite and shower room

## HEATING & HOT WATER

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

## EXTERNAL

- Garage or carport 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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 Tonbridge TN11 9EW

Open daily 10am – 5pm

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Maps not to scale and show approximate positions only.



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