



  
MATTWELL  
HOMES

**Fayre Fields – House 2**  
Just off Willetts Way, Loxwood, RH14 0WW  
Asking Price: £775,000 Freehold

  
**ROGER COUPE**  
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- \* Five stylish new homes in the heart of Loxwood village \*
- \* Two, three and four bedroom house designs \*
- \* Niche house builder Mattwell Homes \*
- \* Attractive designs and sleek interiors \*
- \* Garaging and or Parking \*
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- \* EPC Rating: B \*

## SPECIFICATION

### Fayre Fields, Loxwood



#### CONSTRUCTION

Traditional Construction - Block and brick with some timber effect cladding / tile Hanging

Ground floors - concrete with 150mm rigid insulation and 75mm sand/cement screed

First floors - Timber posi joists with low deflection specification

Block & stud partition walls to ground and first floors

#### SECURITY

Intruder alarm system to Plots 1, 2 & 5. Power supply for future wireless system to Plots 3 & 4.

Multi-room fire detectors Multi-point locking to all external doors

Security Locks to all windows (except egress windows)

#### WINDOWS & EXTERNAL DOORS

Double glazed uPVC windows

Composite front door with high security multi-point locking system

Aluminium bi-folding doors leading to the rear garden

GRP Oak effect electric garage door to Plots 1, 2 & 5

#### INTERNAL JOINERY

Oak veneered internal doors with chrome ironmongery

Timber staircase

Decorative skirting and architraves

#### INTERIOR FINISHES

Feature fireplace to lounge suitable for future installation of a log burner Plots 1,2 & 5

Carpet to Stairs, first floor Landing and all Bedrooms

Carpet to Lounge plots 1, 2 & 5

Rigid vinyl wood effect planks to Lounge/Dining room plots 3 & 4

Porcelain tiling to the Entrance Hall, Cloakroom, Kitchens, Bathrooms plus Dining/Family area and Utility Rooms to Plots 1, 2 & 5

Wood effect porcelain plank tiles to the Study - Plot 1

Fitted wardrobes to All Bedrooms Plot 1. To Master Bedroom only Plots 2 & 5. To both Bedrooms Plots 3 & 4

All internal woodwork and ceilings painted white

#### KITCHENS

Fully fitted kitchens from Elements Kitchens including stone worktops with 1½ bowl undermount sink to Plots 1,2 &5 and Laminate worktops with 1½ bowl stainless steel lay-on sink to Plots 3 & 4. Polished chrome mixer tap.

Neff Integrated appliances:- multifunction oven, combi microwave oven, induction hob, fridge/freezer and dishwasher. Elica extractor. Integrated Neff Washer/Dryer to Plots 3 & 4 only.

#### UTILITY ROOM – PLOTS 1, 2 & 5 only

Range of wall and base units from Elements Kitchens

Stone worktop to Plot 1 and Laminate worktop to Plots 2 & 5

Single bowl stainless steel sink and drainer with polished chrome mixer tap.

Space and plumbing for washing machine and separate tumble dryer

#### EN-SUITES, BATHROOMS & CLOAKROOMS

R2 Bathrooms / Roper Rhodes washbasins, vanity units and WC's

# SPECIFICATION

## Fayre Fields, Loxwood



R2 Bathrooms / Roper Rhodes taps, wastes, showerheads & thermostatic shower controls

Roper Rhodes / Tavistock illuminated mirrors with de-mister pad to bathroom and e-suites

Kaldewei steel baths

Kudos shower trays & screens

Electric Chrome heated towel rails from Towelrads

Porcelain/ceramic wall and floor tiles from Minoli Tiles

### HEATING SYSTEM

Air Source Heat Pump

Hot water cylinder

Underfloor heating to ground floor, radiators to first floor

### LIGHTING & ELECTRICAL

Vehicle charging point

Solar PV Panels to Roof

Recessed ceiling downlights throughout

Satin chrome switches and sockets throughout

Shaver sockets to En-suites and Bathrooms

External lighting to entrance and patio

### AUDIO VISUAL

TV outlets to Family area, Lounge and all Bedrooms, plus Study (Plot 1) Data point to Family area, Lounge, Study (Plot 1) and Bedroom 1 Fibre Broadband (FTTP - Fibre To The Property Openreach)\*

Terrestrial TV aerial for FREEVIEW TV\*

Satellite Dish for SKY / FREESAT TV\*

### EXTERIOR FINISHES

External power supply

External tap

Block paving to road & driveway

Indian Sandstone paving to patios and paths

Landscaping to front and rear gardens

Black uPVC rainwater goods

Oak effect uPVC Soffits and fascias

Bricks - Freshfield Lane Multi

Roof Tiles – Terreal New Forest Mix

Tile Hanging - Edilians Phalempin Plain Tile

Wood effect cladding

**WARRANTY** 2 year Mattwell Homes warranty

10 year ICW Structural warranty

### SERVICES

Mattwell Homes will arrange for the supply of water and electricity connections prior to the completion of the property

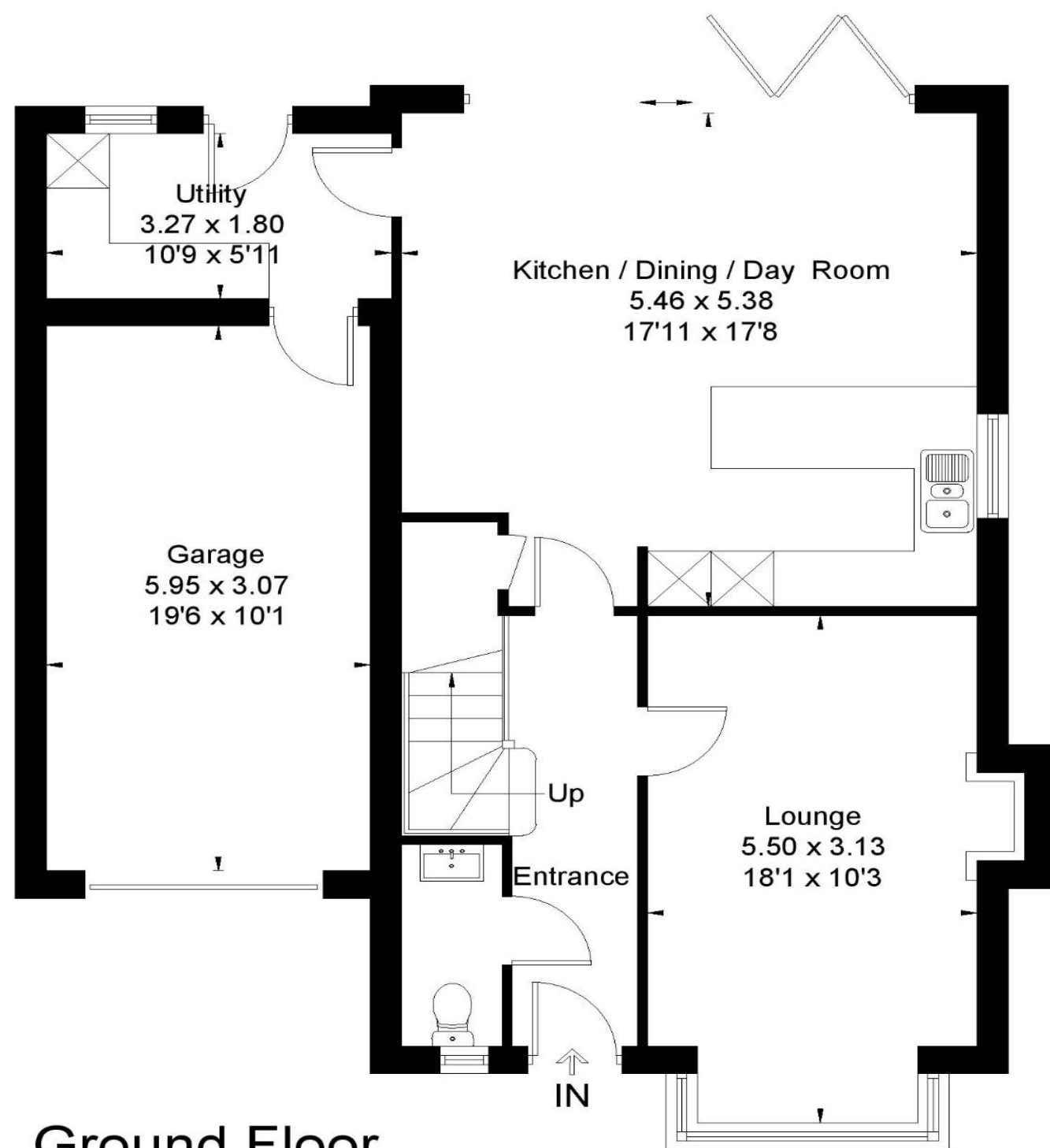
### DISCLAIMER

Mattwell Homes reserve the right to amend the above specification and floor plans without prior notification. Any CGIs or conceptual imagery is indicative only and subject to change.

*\* The purchaser is responsible for arranging the connection and supply of broadband routers, telephones, SKY television, Freesat or Freeview TV Boxes*



Approximate Floor Area = 163.1 sq m / 1756 sq ft (Including Garage)

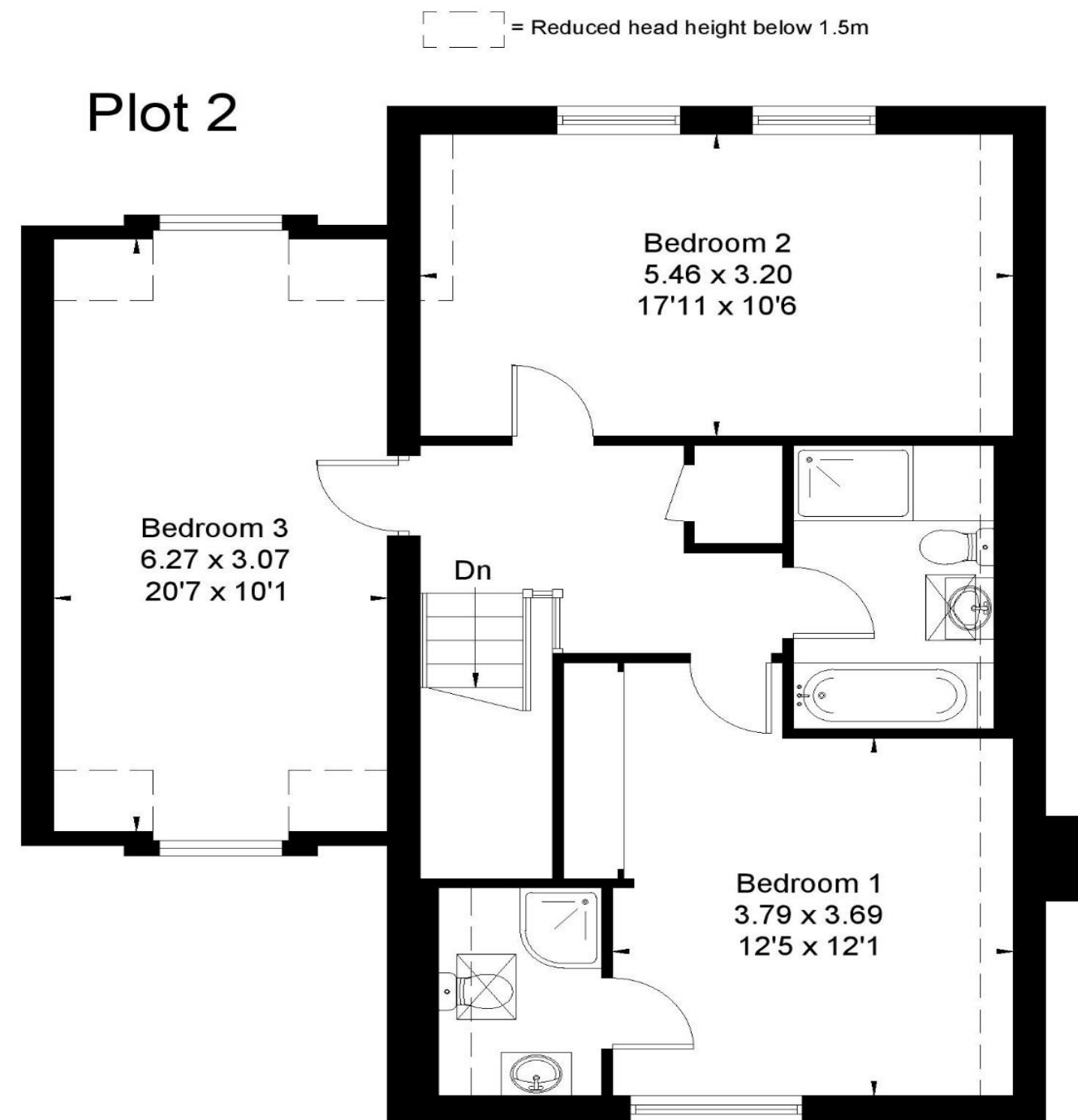


Ground Floor



Drawn for illustration and identification purposes only by @fourwalls-group.com #80908

Plot 2



First Floor

**Important Notice:** For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or fit for their purpose. Room sizes are approximate: They are taken between internal wall surfaces as indicated on the prepared floor plan. **Local Authority:** Chichester District Council