



Plot 5 Fayre Fields, Loxwood
£760,000



ROGER COUPE
LAND & NEW HOMES



Fayre Fields, Loxwood

Loxwood

- Attractive designs and sleek interiors
- Niche house builder Mattwell Homes
- Garaging and or Parking
- View home open by appointment
- Ready to move in now
- 3 double bedroom new home in small bespoke development
- Superb specification with quality fittings and finishes
- Other 2 bedroom homes available with prices from £490,000

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



5 Willetts Way

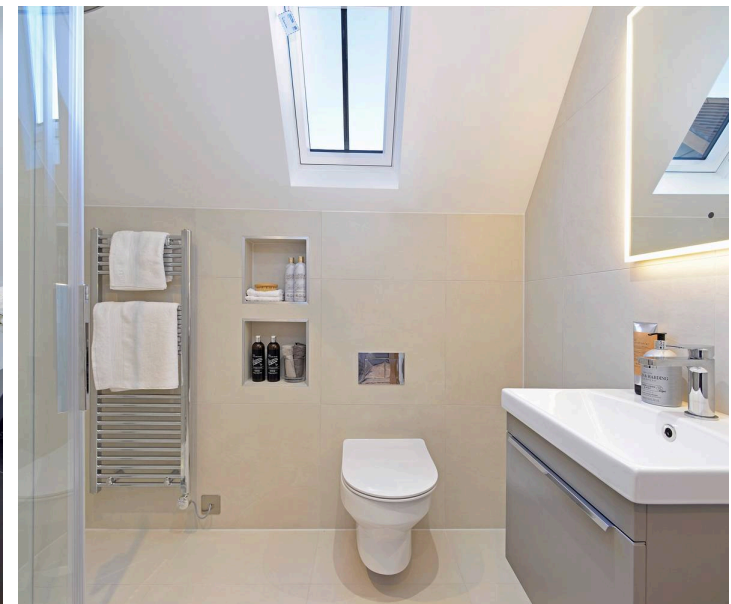
Loxwood, Billingshurst

**** READY TO VIEW **** Contact now to book your viewing of this stunning new three double bedroom show home ******

Introducing Fayre Fields, a development of 5 two, three and four bedroom homes, built by Mattwell Homes, a niche house builder with a focus on building high quality homes across the South East. The houses have been designed to sympathetically blend with existing houses in the immediate vicinity, being a traditional brick and block build with some timber effect cladding/tile hanging. Each house benefits from an Air Source Heat pump along with solar panels to the roofs. Internally, there is underfloor heating to the ground floor and radiators to the first floor. Fitted kitchens with integrated oven, induction hob and extractor, combi microwave, dishwasher and fridge/freezer. This plot also features a utility room with back door and integral door to the garage. Fitted cloakrooms, bathrooms and en-suites with chrome brassware, wall hung ceramic basins with vanity units, LED lit mirrors with de-mister pads and ceramic/porcelain wall and floor tiling.

Bi-folding doors lead to the rear where you will find a landscaped rear garden with an area of patio to enjoy the afternoon and early evening sun. To the front the property benefits from a garage and off-street parking. Viewings by appointment only - contact Roger Coupe Land & New Homes to book your visit.

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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



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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

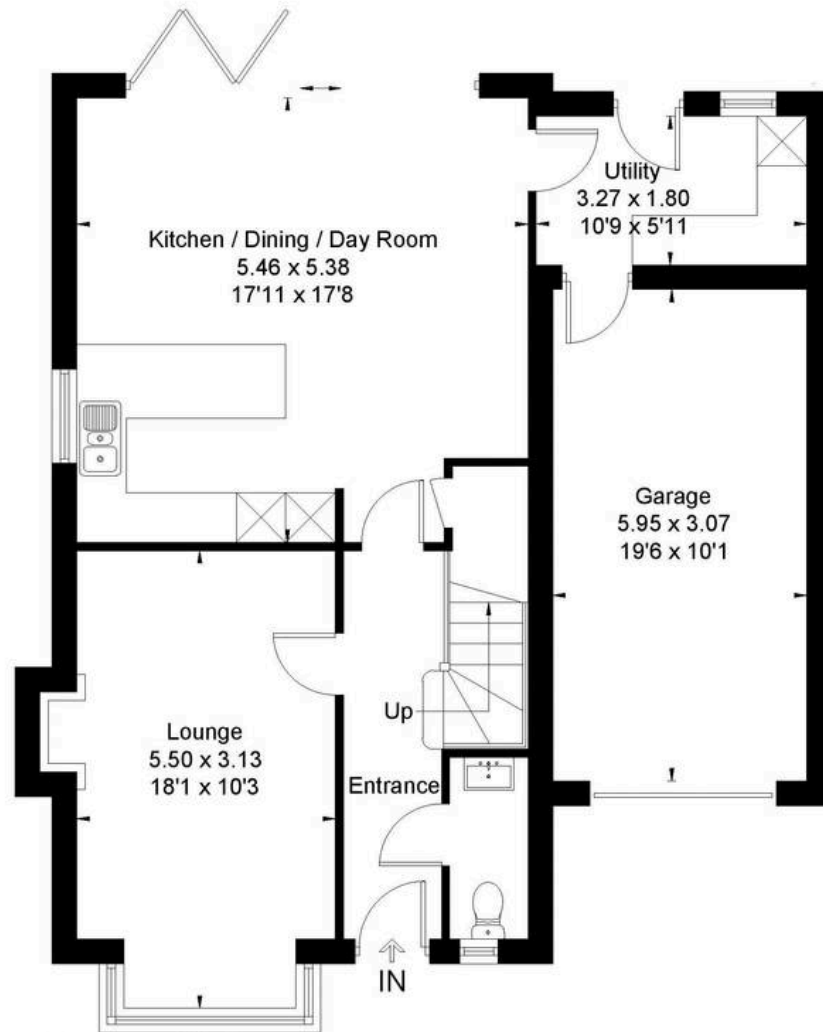
Mattwell Homes will arrange for the supply of water and electricity connections prior to the completion of the property

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*

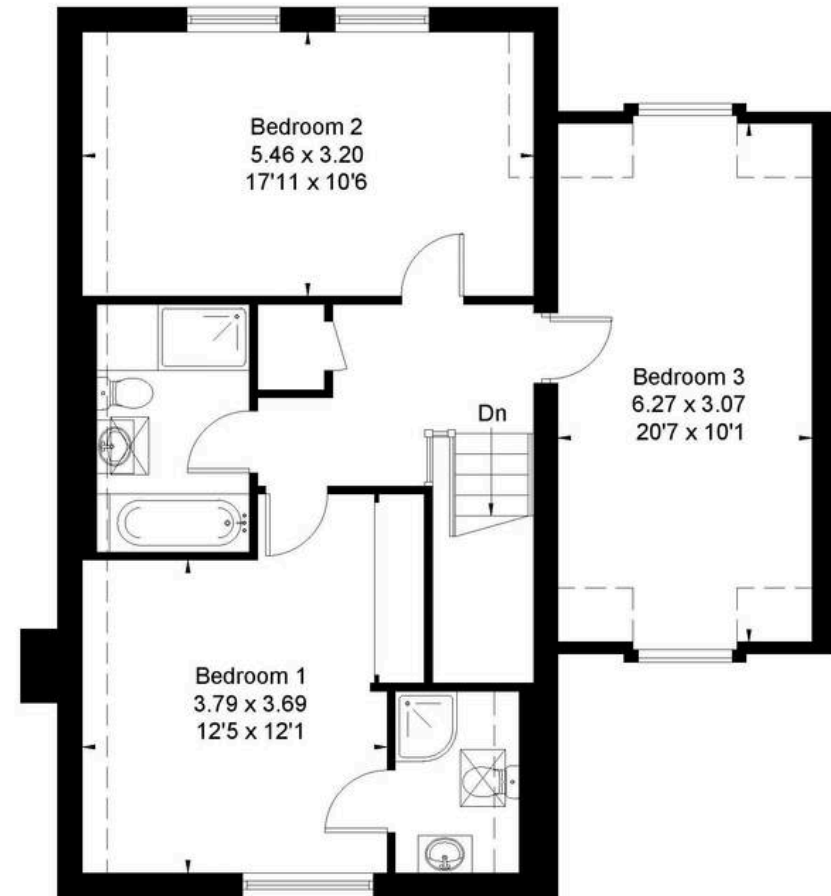
Approximate Floor Area = 163.1 sq m / 1756 sq ft (Including Garage)



Ground Floor

Plot 5

[] = Reduced head height below 1.5m



First Floor





Roger Coupe Estate Agent

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For clarification, these sales particulars have been prepared as a general guide. Room sizes are approximate and 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.