



THE BUTTERCUP

THREE BEDROOM HOUSE



Hollyfields

HAWKENBURY • ROYAL TUNBRIDGE WELLS

Berkeley
Designed for life

STYLISH AND LUXURIOUS INTERIORS



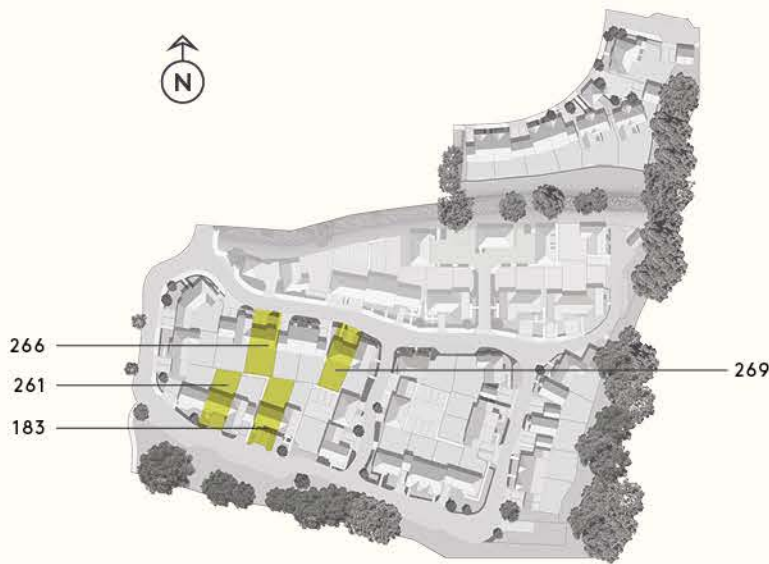
Photography indicative only.



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THREE BEDROOM HOUSE

HOUSE NUMBERS 183, 261, 266 & 269*

TOTAL AREA: 1,151.3 SQ FT / 106.96 SQ M



GROUND FLOOR

Living / Dining	6005mm x 6040mm	19' 7" x 19' 8"
Kitchen	2850mm x 3816mm	9' 3" x 12' 5"

FIRST FLOOR

Bedroom 1	3928mm x 3793mm	12' 8" x 12' 4"
Bedroom 2	3450mm x 3061mm	11' 3" x 10' 0"
Bedroom 3/Home Office	2880mm x 2879mm	9' 4" x 9' 4"



FIRST FLOOR



GROUND FLOOR

Floorplans shown for Hollyfields 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. Electrical positions shown are indicative only. Please ask our Sales Consultants 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.
*For exact details of garden sizing, patio layouts and reduced ceiling heights, please speak to our Sales Consultants.

*House 269 is handed.
Measurement Points W Wardrobe C Cupboard WM Space for Washing Machine W Space for Wardrobe

SPECIFICATION

KITCHEN

- Matt finish cabinet doors in a choice of colours and profiles
- Soft-close cabinet doors and drawers
- Handles to base and tall cabinets
- 40mm laminate worktops
- Glass splashback behind hob with laminate upstands elsewhere
- Stainless steel, single bowl inset sink and stylish polished chrome mixer tap
- Integrated waste separation recycling bins
- Bosch built-in single oven
- Bosch compact oven with microwave
- Bosch 4-zone induction hob
- Siemens telescopic extractor
- Built-in fridge freezer
- Bosch fully integrated dishwasher
- Recessed LED strip lighting to underside of wall cabinets

UTILITY CUPBOARD

- Space and plumbing for washing machine/washer dryer

WC

- Villeroy & Boch wall hung basin
- Vado single lever polished chrome basin mixer
- WC with soft-close seat cover and concealed cistern with dual flush
- Chrome paper holder
- Heated chrome towel radiator
- Laminate flooring with half height feature wall tiling to WC wall

BATHROOM

- Villeroy & Boch inset basin and basin waste
- Vado single lever polished chrome basin mixer
- Bespoke vanity unit with soft-close door
- Full height mirror behind basin with feature LED downlights
- WC with soft-close seat cover and concealed cistern with dual flush
- Luxury enamelled steel bath with glass screen and bath panel
- Thermostatic bath/shower controls
- Multi-function slide rail shower kit
- Chrome robe hook and paper holder
- Heated chrome towel radiator
- Stylish floor tiles
- Full height tiling to walls above bath. Half height tiling to sanitaryware wall. Tiled skirting and painted finish to remaining walls

BEDROOM 1 EN SUITE

- Mirrored wall cabinet with internal shelving and shaver socket
- Feature cantilever shelf for washbasin with Vado wall mounted basin mixer
- WC with soft-close seat cover and concealed cistern with dual flush
- Low profile shower tray and glass screen
- Thermostatic shower controls
- Multi-function slide rail shower kit
- Chrome robe hook and paper holder
- Heated chrome towel radiator
- Stylish floor tiles
- Full height tiling to walls in shower enclosure and sanitaryware walls. Feature wall tiling to recess behind basin. Tiled skirting and painted finish to remaining walls

INTERIOR FINISHES

- White painted solid core doors
- Chrome door furniture
- White painted skirting boards and architraves
- Wire shelving system to linen cupboard (where applicable)
- Contemporary wood effect laminate flooring to ground floor
- Luxury carpet fitted to stairs, bedrooms, landings and upper floor cupboards
- Bespoke fitted wardrobes to bedroom 1 with finger pull handles. Internal fittings include mirror to rear of door, hanging rail and shelf with LED strip lighting

HOME ENTERTAINMENT

- Wiring for Sky Q (subject to future purchaser subscription) to living/dining area and bedrooms
- Television point provided to living/dining area and bedrooms
- Telephone point provided to hall cupboard and living/dining area
- BT high speed broadband connectivity^ is available in every property, with convenient data points around the house

ELECTRICAL & LIGHTING

- LED downlights to hallway, kitchen, cloakroom, landings, bathroom and en suite
- Pendant lights to bedrooms and living/dining area
- Main 'on/off' light switch adjacent to front door
- 2-way light switch to bedroom 1
- Dimmer switch to living room
- Chrome switch plates and sockets at high level, white sockets at low level
- USB socket to kitchen, living room and bedroom 1
- Shaver socket to bathroom and en suite

HEATING & HOT WATER

- Gas boiler central heating and hot water system
- Mechanical ventilation system

EXTERNAL

- Allocated parking space(s)
- 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
- 2-year Berkeley Homes warranty with our dedicated customer service team

CONTACT US

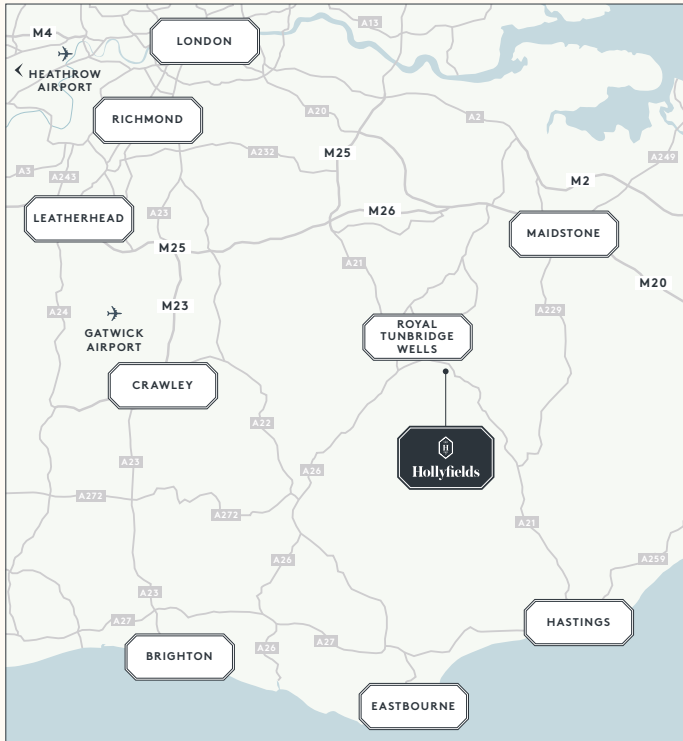
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Maps not to scale and show approximate positions only.

