



THE PRIMROSE

FIVE BEDROOM HOUSE



Hollyfields

HAWKENBURY • ROYAL TUNBRIDGE WELLS

Berkeley
Designed for life

STYLISH AND LUXURIOUS INTERIORS



Photography indicative only.



THE PRIMROSE

FIVE BEDROOM HOUSE

HOUSE NUMBER 118

TOTAL AREA: 2153.8 SQ FT / 200.1 SQ M



GROUND FLOOR

Living Room	3950mm x 5927mm	12' 9" x 19' 4"
Kitchen/Breakfast Room	6265mm x 3612mm	20' 5" x 11' 8"
Dining Room	3997mm x 3427mm	13' 1" x 11' 2"

FIRST FLOOR

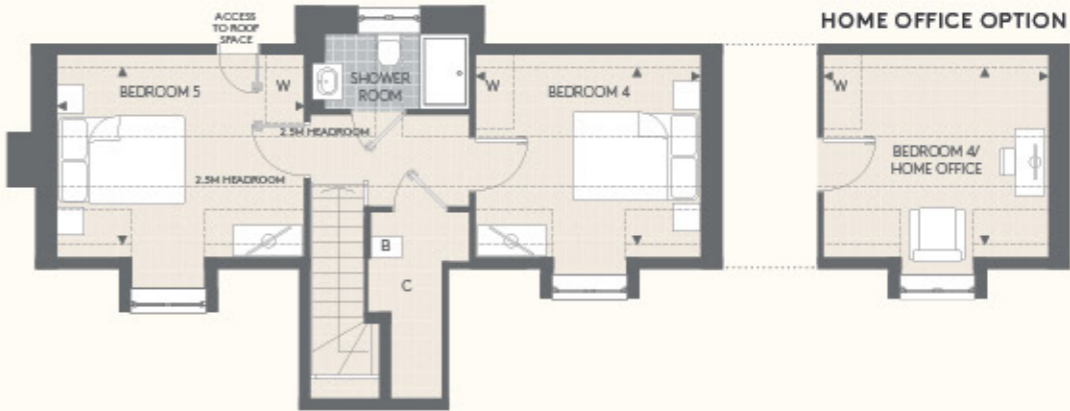
Bedroom 1	3950mm x 3356mm	12' 9" x 11' 0"
Bedroom 2	4585mm x 3547mm	15' 0" x 11' 6"
Bedroom 3	3997mm x 3425mm	13' 1" x 11' 3"

SECOND FLOOR

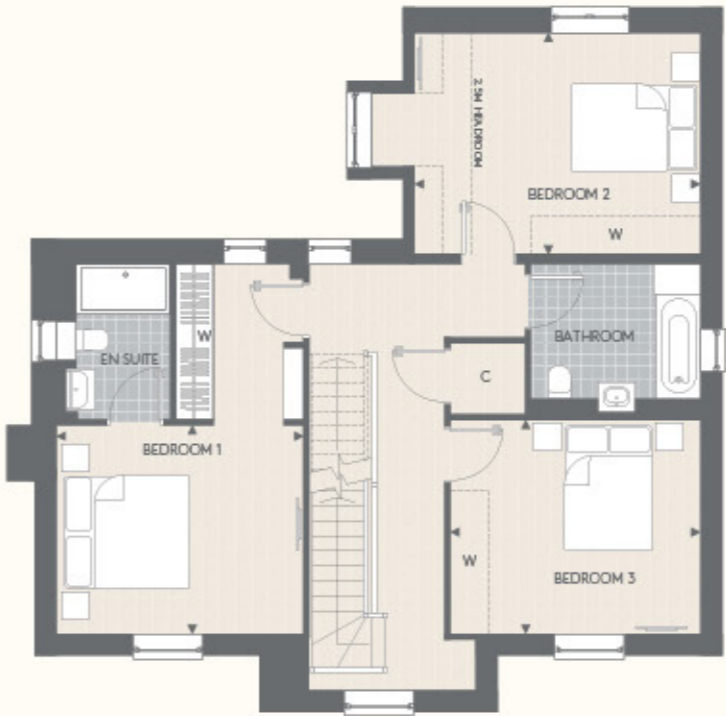
Bedroom 4/Home Office	3603mm x 2835mm	11' 8" x 9' 3"
Bedroom 5	3950mm x 2835mm	12' 9" x 9' 3"



GROUND FLOOR



SECOND FLOOR



FIRST 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.

Measurement Points W Wardrobe C Cupboard WM Space for Washing Machine B Boiler SW 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
- 20mm Silestone worktops
- Glass splashback behind hob with Silestone upstands elsewhere
- Stainless steel, single bowl undermount sink and stylish polished chrome mixer tap
- Integrated waste separation recycling bins
- Bosch built-in single oven
- Bosch compact oven with microwave
- Bosch induction hob
- Siemens telescopic extractor
- Built-in larder fridge
- Built-in tall freezer
- Bosch fully integrated dishwasher
- LED strip lighting to underside of wall cabinets

UTILITY ROOM

- Matt finish cabinet doors in a choice of colours and profiles
- Soft close cabinet doors (where applicable)
- 40mm laminate worktops with laminate upstands
- Stainless steel, single bowl inset sink with drainer and stylish polished chrome mixer tap (where applicable)
- Space and plumbing for washer dryer or separate washing machine and tumble dryer (to suit space) Please refer to drawings

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
- Wood veneer 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
- Concealed valve with 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
- Concealed valve with thermostatic shower controls
- Wall mounted shower head on arm
- Wall mounted hand shower
- 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 washbasin. Tiled skirting and painted finish to remaining walls

SHOWER ROOM

- 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
- Low profile shower tray and glass screen
- Concealed valve with 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 to shower enclosure. Half height tiling to sanitaryware wall. 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)
- Tiled floor finish to kitchen and utility room with contemporary wood veneer flooring to the remainder of the ground floor
- Luxury carpet fitted to stairs, bedrooms, landings and first and second 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 room, kitchen/breakfast room and bedrooms
- Television point provided to living room, kitchen/breakfast room and bedrooms
- Telephone point provided to hall cupboard, living room and kitchen/breakfast room
- BT speed broadband connectivity* is available in every property, with convenient USB points around the house

ELECTRICAL & LIGHTING

- LED downlights to hallway, kitchen, cloakroom, utility room, landings, bathroom and en suite
- Pendant lights to living room, dining room and bedrooms
- 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 suites

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
- Wiring for future installation of wireless security alarm system
- 2-year Berkeley Homes warranty with our dedicated customer service team

*Subject to owner connection. Download speeds may vary. For the detailed specification, please contact our Sales Consultants. Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. A number of choices and options are available to personalise your home. Choices and colour options are subject to stage of construction and availability. Berkeley reserves the right to make these changes as required.

CONTACT US

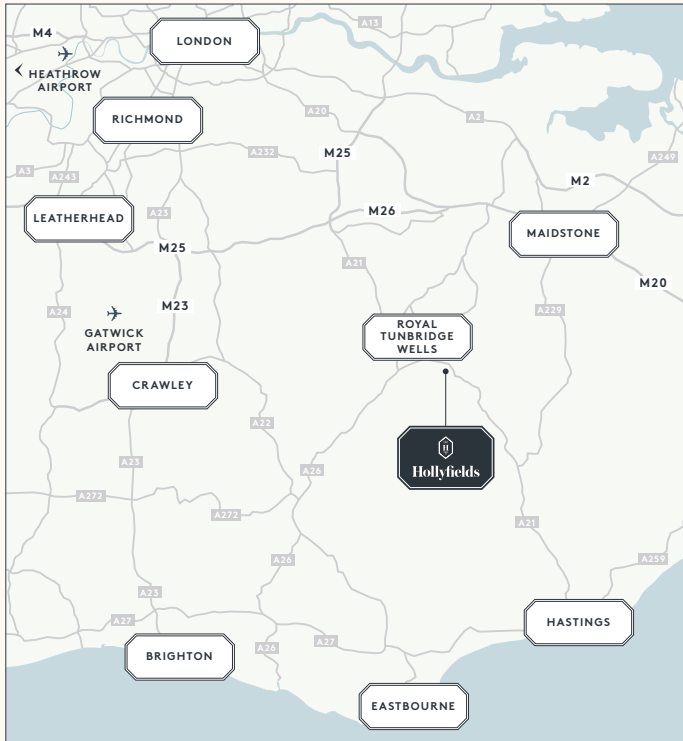
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Maps not to scale and show approximate positions only.

