

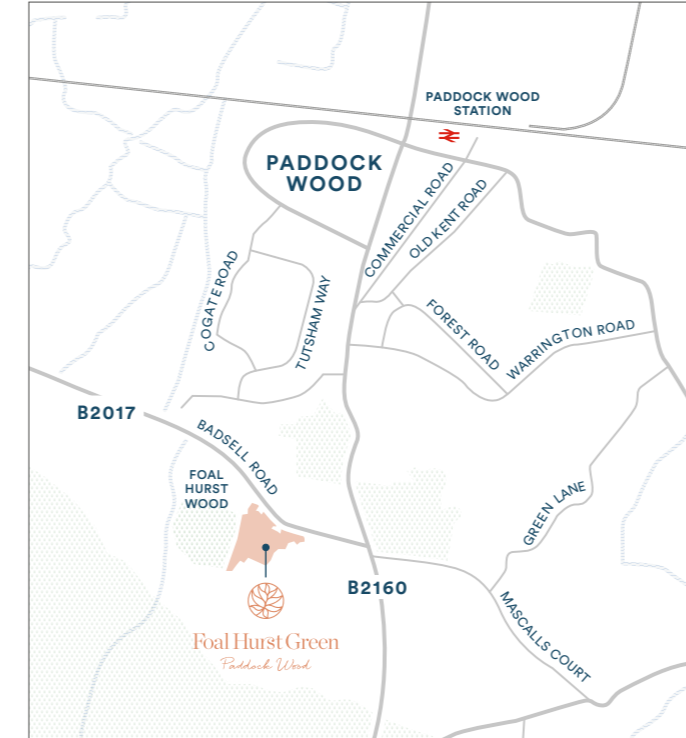
Stylish & chic spaces



Interior photography is of the Foal Hurst Green show home and is indicative only.

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Maps not to scale and show approximate positions only.



The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley Homes policy of continuous improvement, the finished product may vary from the information provided. It may not be possible to provide the exact materials as referred to in the brochure. In such cases a suitable alternative will be provided. Berkeley Homes reserves the right to make these changes as required. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Foal Hurst Green is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley Homes to ascertain the availability of any particular property. EO60/05CA/0422



Foal Hurst Green
Paddock Wood



The Sanderling
Four Bedroom House

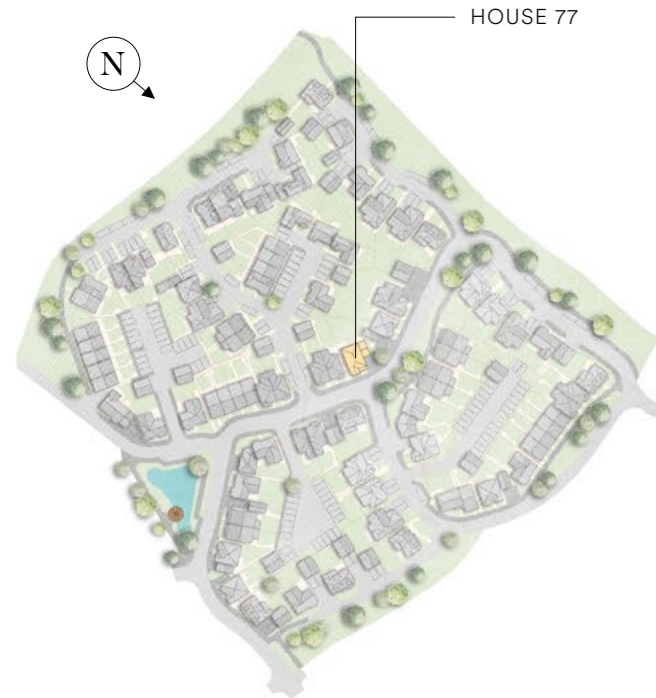


The Sanderling

Four Bedroom House

HOUSE 77

Total Area 137.4 sq m 1,479 sq ft



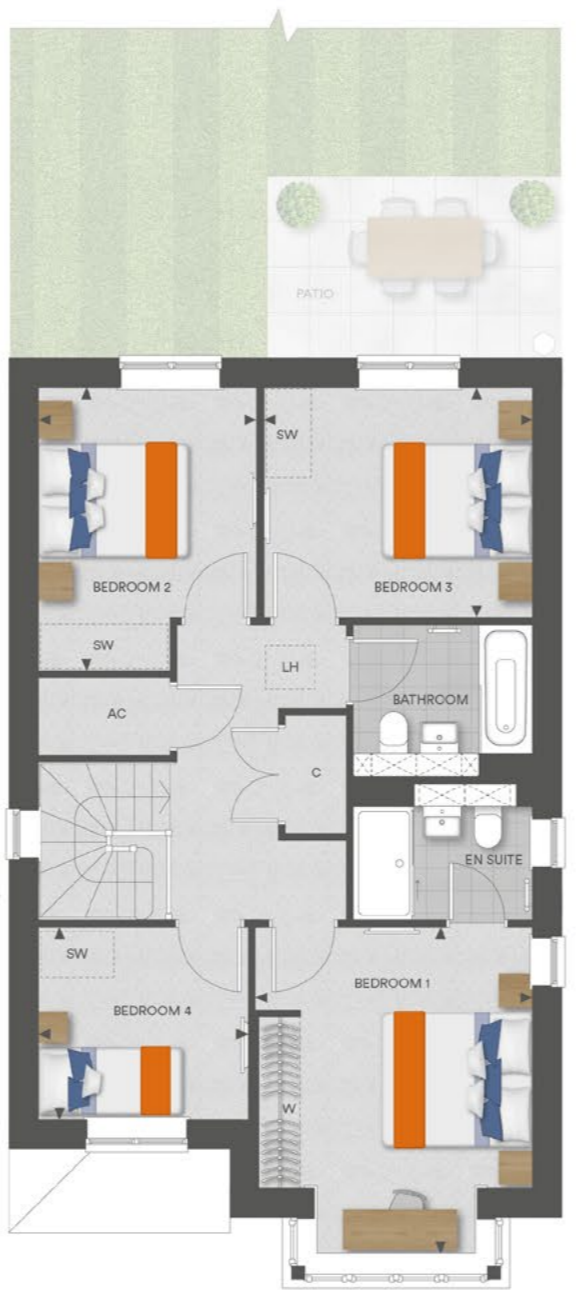
GROUND FLOOR

Kitchen	3250mm x 3498mm	10' 8" x 11' 6"
Dining / Family Room	3030mm x 6547mm	9' 11" x 21' 6"
Living Room	4566mm x 3498mm	15' 0" x 11' 6"
Utility Room	1665mm x 1641mm	5' 6" x 5' 5"

- ◄► Measurement Points
- W Wardrobe
- C Cupboard
- Water Butt
- SW Space for Wardrobe
- LH Loft Hatch
- AC Airing Cupboard
- SWM Space for Washing Machine

Floorplans shown for Foal Hurst Green 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.

HOME OFFICE OPTION



FIRST FLOOR

Bedroom 1	3673mm x 3448mm	12' 1" x 11' 4"
Bedroom 2	3750mm x 2893mm	12' 4" x 9' 6"
Bedroom 3	3559mm x 3042mm	11' 8" x 10' 0"
Bedroom 4 / Home Office	2780mm x 2547mm	9' 2" x 8' 4"

Contemporary Specification

KITCHEN

- Gloss, matt or Shaker-style cabinet doors in a choice of colours*
- Soft-close cabinet doors and drawers
- Handles to base and tall cabinets
- 40mm laminate worktops and laminate upstands
- Full height glass splashback behind hob
- LED strip lighting to underside of wall cabinets
- 1 ½ bowl stainless steel sink with stylish polished chrome mixer tap
- Integrated waste separation recycling bins
- Zanussi built-in double oven
- Zanussi 4 zone induction hob
- Telescopic extractor above induction hob
- Zanussi built-in larder fridge
- Zanussi under counter freezer
- Zanussi fully integrated dishwasher

UTILITY ROOM

- Gloss, matt or Shaker-style cabinet doors in a choice of colours*
- Soft-close cabinet doors
- 40mm laminate worktops and laminate upstands
- Single bowl stainless steel sink with stylish polished chrome mixer tap
- Space and plumbing for washer dryer or separate washing machine and tumble dryer (to suit space). Please refer to drawings

CLOAKROOM

- Sottini wall hung washbasin
- Stylish polished chrome Vado brassware including:
 - Single lever basin mixer
- Dual flush WC with concealed cistern, soft-close seat and cover
- Heated chrome towel radiator
- Glass splashback above washbasin

BATHROOM

- Wall hung mirrored cabinet with internal shelving (where applicable)
- Sottini wall hung washbasin
- Stylish polished chrome Vado brassware including:
 - Single lever basin mixer
 - Robe hook
 - Thermostatic bath/shower controls
 - Multi-function slide rail shower kit
- Luxury steel bath with glass screen and bath panel
- Dual flush WC with concealed cistern, soft-close seat and cover
- Heated chrome towel radiator
- Stylish floor tiles
- Full height tiling to walls above bath/shower. Vanity panel to sanitaryware wall. Tiled skirting and painted finish to remaining walls

EN SUITE

- Wall hung mirrored cabinet with internal shelving (where applicable)
- Sottini wall hung washbasin
- Stylish polished chrome Vado brassware including:
 - Single lever basin mixer
 - Robe hook
 - Thermostatic shower controls
 - Multi-function slide rail shower kit
- Shower enclosure with glass door
- Dual flush WC with concealed cistern, soft-close seat and cover
- Heated chrome towel radiator
- Stylish floor tiles
- Full height tiling to walls above shower. Vanity panel to sanitaryware wall
- Tiled skirting and painted finish to remaining walls

INTERIOR FINISHES

- White painted solid internal doors with polished chrome door levers
- White painted skirting boards and architraves
- Wire shelving system to linen cupboard (where applicable)
- Contemporary wood-effect laminate flooring to ground floor, excluding living room
- Luxury carpet fitted to living room, stairs, bedrooms, landings and first floor cupboards
- Bespoke fitted wardrobes with sliding doors to bedroom 1. Internal fittings to include shelf and hanging rail

HOME ENTERTAINMENT

- Wiring for Sky Q (subject to future purchaser subscription) to living room, dining/family room and bedrooms
- Television point provided to living room, dining/family room and bedrooms
- Telephone point provided to living room, dining/family room and bedrooms
- BT or Hyperoptic high speed broadband connectivity* is available in every property, with convenient USB points around the house

ELECTRICAL & LIGHTING

- LED downlights to hallway, kitchen, dining/family room, utility room, cloakroom, bathroom, bedroom 1 and en suite
- Pendant lights to living room, dining/family room, bedrooms 2, 3 & 4 and landing
- Main 'on/off' light switch adjacent to front door
- Lighting to hall cupboards
- 2-way light switch to bedroom 1
- Chrome sockets above kitchen worktops
- USB socket to kitchen, living room and bedroom 1
- Shaver socket to bathroom and en suite
- Solar Photovoltaic (PV) panels installed

HEATING & HOT WATER

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

EXTERNAL

- Garage, carport or allocated parking space(s) to each property
- Landscaped front gardens
- Patio area and turfed rear garden
- External power point and tap to rear gardens
- Charging point for electric vehicles provided
- Water butts to side or rear of property included where possible

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



*All purchaser choices and extras are available subject to stage of construction.
 *Subject to owner connection. Download speeds may vary.

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