

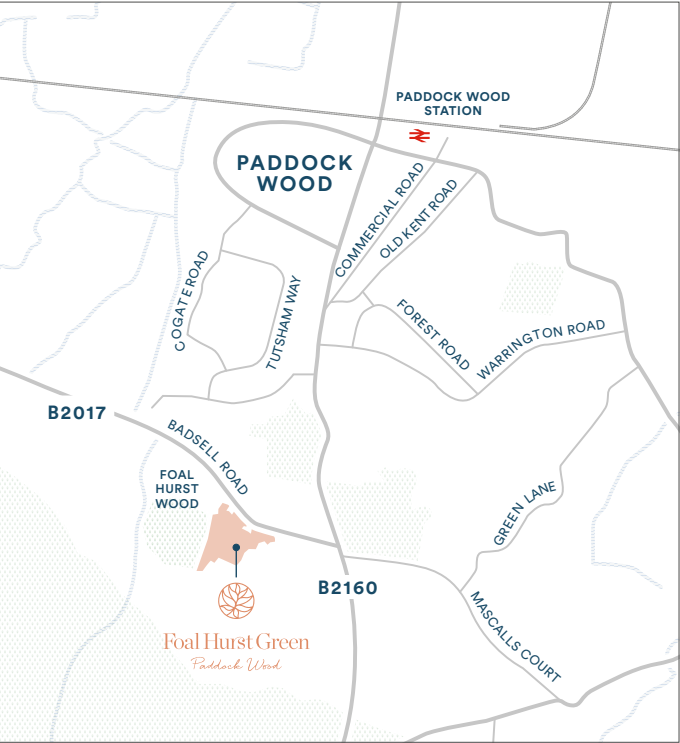
# Stylish & chic spaces



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

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Maps are not to scale and show approximate locations only.



Please be aware that these details are intended to give a general indication of properties available and should be used as a guide only. The company reserves the right to alter these details at any time. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability. Applicants are advised to contact the sales office or the appointed agents to ascertain the availability of any particular type of property so as to avoid a fruitless journey. The property areas are provided as gross internal areas under the RICS measuring practice 4th edition recommendation. Computer generated images are indicative only. Foal Hurst Green was granted planning permission on 29th October 2018 and Phase 2 on 27th May 2020 by Tunbridge Wells Borough Council. The planning application number/s are 17/03480/FULL and 19/02533/FULL respectively. Through the purchase of a property at Foal Hurst Green, the buyer is acquiring an apartment with a 999-year leasehold from 2022 with associated rights to use the communal areas as set out in the lease. EO60/05CA/0422



Foal Hurst Green  
*Paddock Wood*



The Sanderling  
Four Bedroom House





# The Sanderling

## Four Bedroom House

HOUSE 77

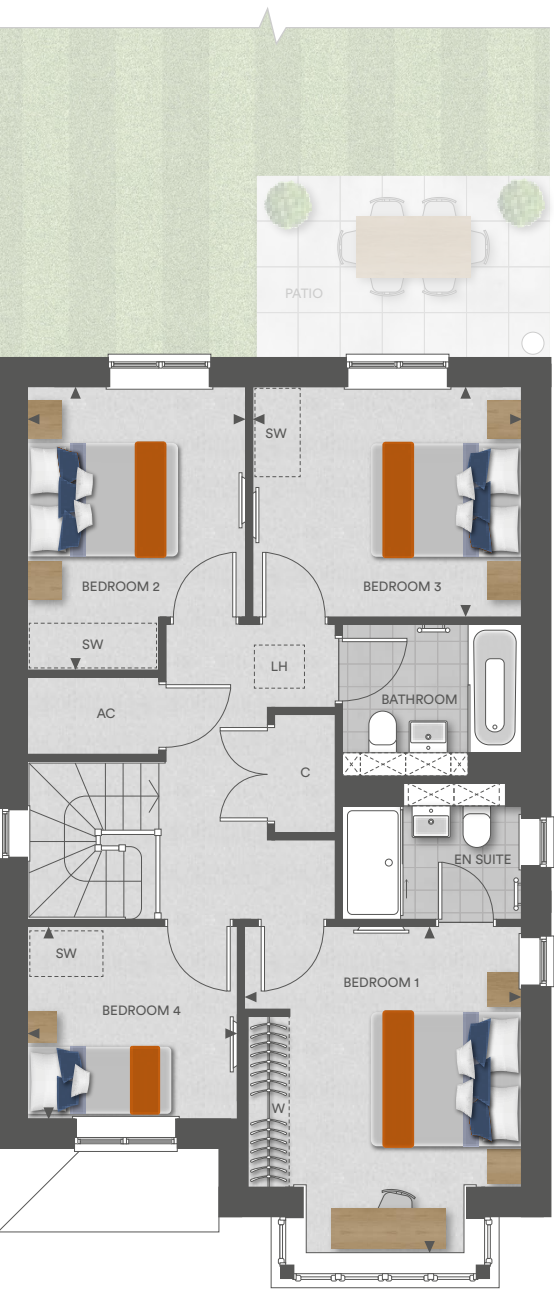
Total Area 137.4 sq m 1,479 sq ft



### 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"

### 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"

◄►	Measurement Points	SW	Space for Wardrobe
W	Wardrobe	LH	Loft Hatch
C	Cupboard	AC	Airing Cupboard
○	Water Butt	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.

# 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

## 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

## 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, 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
- 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.

Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. Berkeley Homes reserves the right to alter, amend or update the specification, which may include changes in the colour, material and/or brand specified. In such cases, a similar alternative will be provided. Berkeley Homes reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change.