

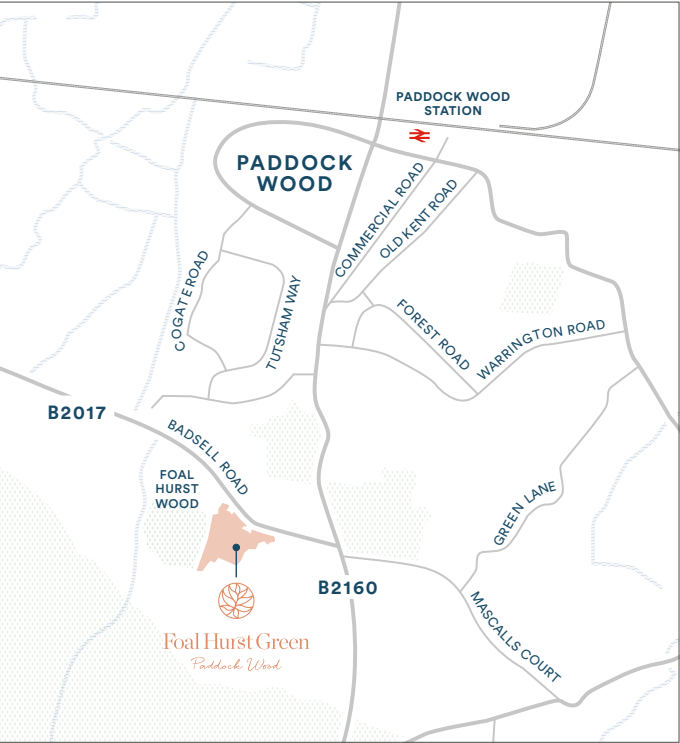
Stylish & chic spaces



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.



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Foal Hurst Green
Paddock Wood



The Skylark
Four Bedroom House



The Skylark

Four Bedroom House

HOUSES 98*, 99, 122

Total Area 137.19 sq m 1,477 sq ft



- ◄►

Measurement Points
- W

Wardrobe
- C

Cupboard
- Water Butt
- SW

Space for Wardrobe
- LH

Loft Hatch
- AC

Airing Cupboard
- SWM

Space for Washing Machine

*House 98 is handed. 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.



GROUND FLOOR

Kitchen / Dining Room	5310mm x 3747mm	17' 5" x 12' 4"
Living Room	6210mm x 3384mm	20' 4" x 11' 1"
Study / Family Room	3215mm x 3202mm	10' 7" x 10' 6"
Utility Room	1992mm x 2000mm	6' 6" x 6' 7"



FIRST FLOOR

Bedroom 1	4660mm x 3747mm	15' 4" x 12' 3"
Bedroom 2	3384mm x 2700mm	11' 1" x 8' 10"
Bedroom 3	3256mm x 2865mm	10' 8" x 9' 5"
Bedroom 4 / Home Office	3384mm x 2515mm	11' 1" x 8' 3"

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 bath panel and handheld shower
- 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 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 shower enclosure. 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 upper 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, kitchen/dining room and bedrooms
- Television point provided to living room, kitchen/dining room, study/family room and bedrooms
- Telephone point provided to hall cupboard, living room, kitchen/dining room and study/family room
- BT or Hyperoptic high speed broadband connectivity* is available in every property, with convenient data points around the house

ELECTRICAL & LIGHTING

- LED downlights to hallway, kitchen/dining room, utility room, cloakroom, bathroom, en suite and bedroom 1
- Pendant lights to living room, landings, study/family room and bedrooms 2, 3 & 4
- 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/dining room, living room, bedroom 1 and study/family room
- Shaver socket to bathroom and en suite
- Solar Photovoltaic (PV) panels installed

HEATING & HOT WATER

- 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 butt 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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