



# HARTLAND *Village* HAMPSHIRE

DISCOVER A VILLAGE FOR LIFE

## *The Almond*

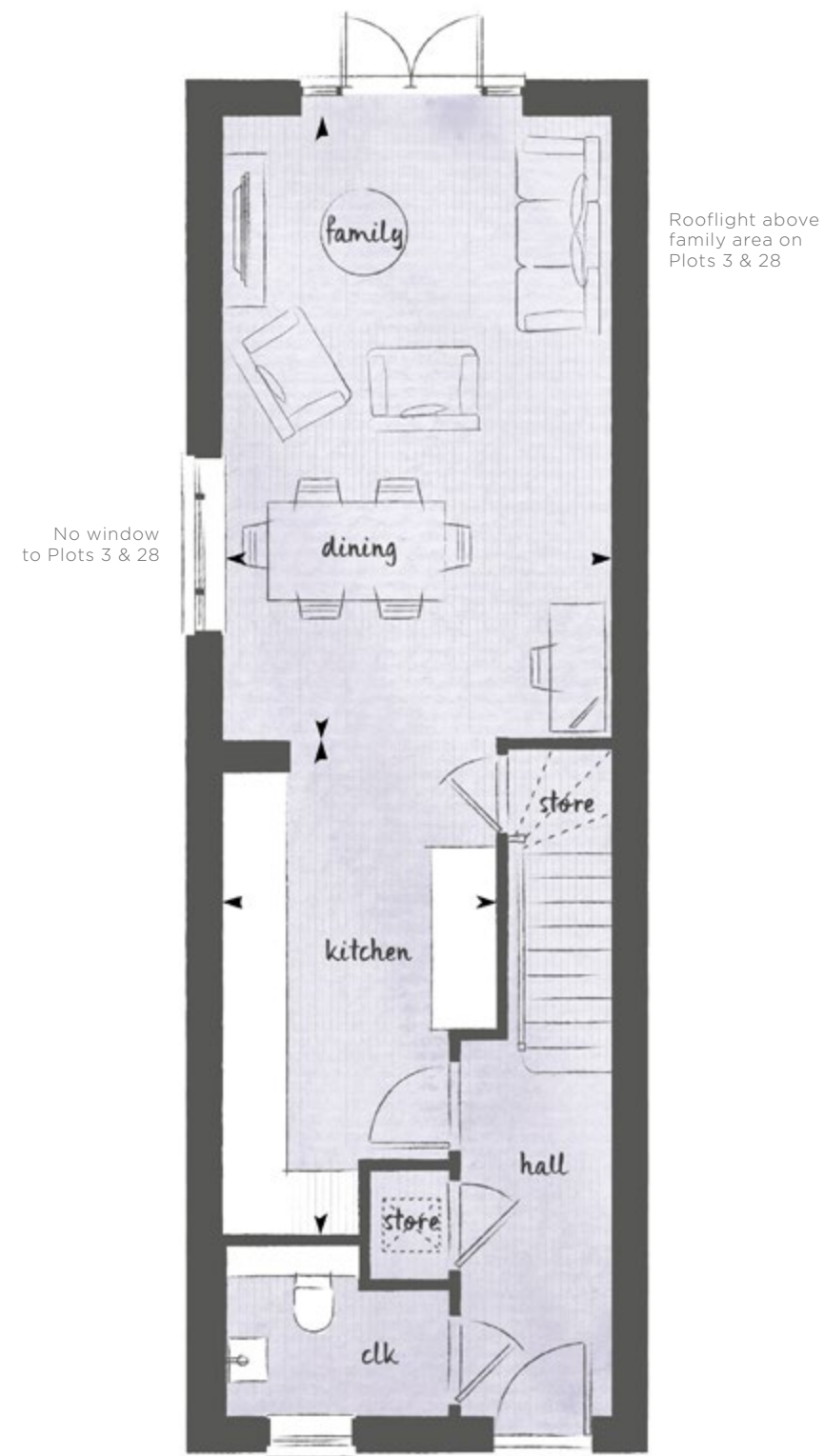
3 BEDROOM HOUSE

Plots 3, 4, 24, 27 & 28 - 1,393 sq ft (129 sq m)

**St Edward**  
Designed for life



# GROUND floor



## GROUND FLOOR

|               |               |                 |
|---------------|---------------|-----------------|
| Family/dining | 20'4" x 12'8" | 6.20 m x 3.86 m |
| Kitchen       | 16'1" x 9'0"  | 4.90 m x 2.75 m |

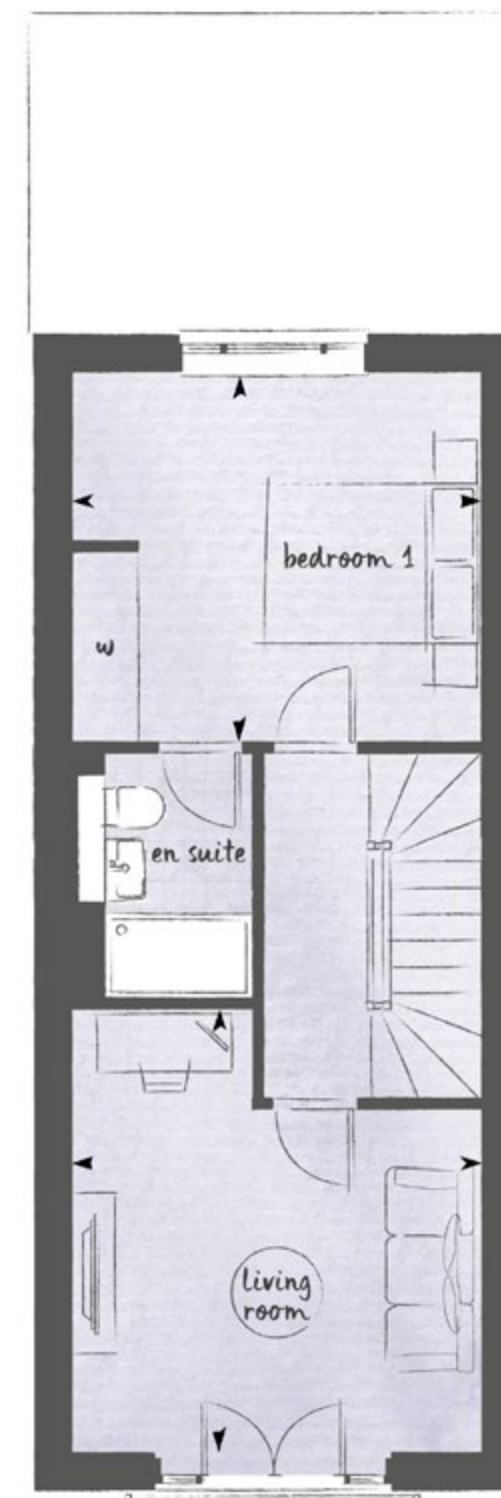


As shown  
(Plots 3,4 & 27)



Handed  
(Plots 24 & 28)

# FIRST floor

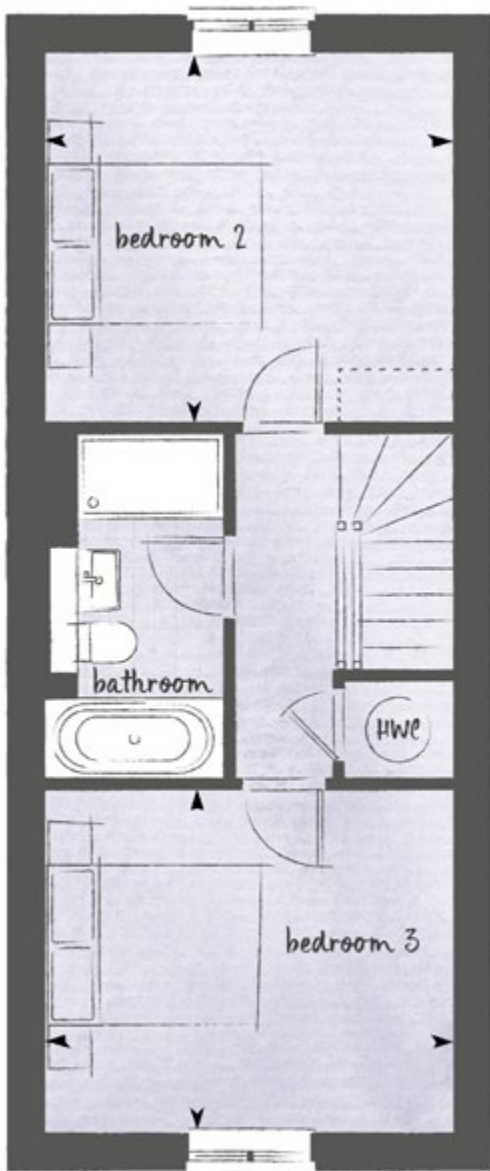


## FIRST FLOOR

|             |               |                 |
|-------------|---------------|-----------------|
| Bedroom 1   | 12'8" x 11'5" | 3.86 m x 3.49 m |
| Living room | 13'8" x 12'8" | 4.18 m x 3.86 m |

clk CLOAKROOM w WARDROBE hwc HOT WATER CYLINDER . . . . . SPACE FOR WARDROBE  
 ▶◀ Denotes measurement points. Plans are for approximate measurements only. All measurements may vary within a tolerance of 5%.

# SECOND floor



## FIRST FLOOR

|           |               |                 |
|-----------|---------------|-----------------|
| Bedroom 2 | 12'8" x 11'5" | 3.86 m x 3.49 m |
| Bedroom 3 | 12'8" x 10'8" | 3.86 m x 3.24 m |

clk CLOAKROOM w WARDROBE hwc HOT WATER CYLINDER . . . . . SPACE FOR WARDROBE

►◄ Denotes measurement points. Plans are for approximate measurements only. All measurements may vary within a tolerance of 5%.

# SPECIFICATION

## KITCHEN

- Individually designed layout
- Matt lacquer finish to shaker cabinet doors with handles
- Composite stone work surface with upstands and full height splashback to hob
- Belfast style sink with drainer grooves to work surface and polished chrome mixer tap
- LED/energy efficient downlights and concealed lighting to wall cabinets
- Concealed multi-gang appliance panel and polished chrome socket outlets above work surfaces
- Integrated extractor fan
- Siemens induction hob
- Siemens stainless steel multi-function oven
- Siemens stainless steel microwave oven
- Integrated fridge/freezer
- Integrated multi-function dishwasher
- Provision for boiling water tap (as optional upgrade)

## CLOAKROOM

- Wall hung white basin with deck mounted chrome basin taps with fixed mirror above
- White back-to-wall WC pan with soft close seat/cover, concealed cistern and dual-flush plate
- Natural finish tiles to selected walls\*
- Feature timber effect plank vinyl floor finish\*
- LED/energy efficient downlights
- Accessories to include toilet roll holder

## 4 PIECE BATHROOM

- Feature painted timber vanity unit with open shelf, soft close doors and chrome mixer tap
- Feature painted timber effect cupboard with shaver socket
- Fixed vanity mirror with feature framed vanity top and side panel detail
- Double ended bath with bath filler and shaker panelled bath panel
- Polished chrome wall mounted thermostatic control and hand shower to bath
- Polished chrome wall mounted thermostatic mixer/diverter, showerhead and slide rail to separate shower area
- White shower tray with glass shower panel and door
- White back-to-wall WC pan with soft close seat/cover, concealed cistern and dual-flush plate
- Polished chrome ladder style thermostatically controlled heated towel radiator
- Natural finish tiles to selected walls\*
- Patterned or natural finish porcelain tile floor finish\*
- LED/energy efficient downlights
- Accessories to include toilet roll holder and robe hook

## SHOWER ROOM

- Feature painted timber vanity unit with open shelf, soft close doors and chrome mixer tap (applicable to bedroom one en suite only)
- Feature painted timber effect cupboard with shaver socket
- Fixed vanity mirror with feature framed vanity top and side panel detail
- Polished chrome wall mounted thermostatic mixer/diverter, showerhead and slide rail
- White shower tray with glass shower panel and door
- White back-to-wall WC pan with soft close seat/cover, concealed cistern and dual-flush plate
- Polished chrome ladder style thermostatically controlled heated towel radiator
- Natural finish tiles to selected walls\*
- Patterned or natural finish porcelain tile floor finish\*
- LED/energy efficient downlights
- Accessories to include toilet roll holder and robe hook

## ELECTRICAL FITTINGS

- LED/energy efficient downlights to entrance hallway, kitchen, living/ dining room, bedroom one, bathroom(s) and shower room(s)
- Energy efficient pendant lighting provided to living room

- Energy efficient pendant lighting provided to landings and bedrooms
- Lighting to stores and cupboards
- Television (terrestrial and satellite) points to living/dining room and bedroom one
- Telephone and data points to living/dining room and bedroom one
- Hyperoptic and BT ready
- Dimmer/rocker lighting controls to selected rooms
- White electrical fittings at high and low levels
- Power and light to loft

## HEATING

- Energy efficient gas fired central heating
- Radiators with individual thermostatic controls
- Electronic programming for heating and hot water systems
- Thermostatically controlled underfloor comfort heating to bedroom one en suite
- Plumbing provision for a washer/dryer

## INTERIOR FINISHES

- Coloured entrance door
- Light grey painted internal doors
- Light grey painted architraves and skirting
- Feature brushed and polished chrome door handles
- Staircase with light grey painted handrail and balustrades
- Built-in wardrobe to bedroom one, internal fittings include rail and shelf
- Feature timber effect plank vinyl floor finish to entrance hallway, store and cloakroom\*
- Feature timber effect herringbone vinyl floor finish to kitchen/dining/ living room\*
- Carpet floor finish to staircase, landings and bedrooms\*
- Tiled skirting to bathroom(s) and shower room(s)

## EXTERIOR FINISHES

- Paved paths to front and rear garden
- Patio area to rear garden
- External power, lighting and water tap
- Refuse storage
- Dedicated bike store
- Water butt provided to rear garden

## SECURITY & PEACE OF MIND

- Power provided for future wireless intruder alarm to be fitted at a later date by purchaser
- Mains supply smoke detectors, carbon monoxide and heat detectors
- UPVC, double glazed windows/doors
- Multi-point locking and spy hole to front entrance door
- Lockable windows
- Hardwired doorbell
- Freehold
- All houses benefit from a 10-year NHBC build warranty from completion
- All houses benefit from a 2-year St Edward warranty

## CAR PARKING

- Allocated paved off-street parking to all houses with visitor parking allocations across the development
- Garage parking to selected houses
- Car port parking to selected houses
- Ducting for future cable installation for car charging
- General use electric car charging points across the development

## MANAGEMENT COMPANY

A management company will be appointed to administer the effective operation and maintenance of the communal landscaping and estate facilities for which a service charge will be levied and apportioned to the benefit offered.

\*A number of options are available to personalise your home. Options are subject to timeframes, availability and change. Please ask a Sales Consultant for details.

Your attention is drawn to the fact that it may not be possible to provide branded products as referred to in the specification. In such cases, a similar alternative will be provided. St Edward reserves the right to make these changes if required.



# Contact us

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The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to St Edward's policy of continuous improvement, the finished product may vary from the information provided. 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. Hartland Village is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact St Edward to ascertain the availability of any particular property.

Hartland Village was granted planning permission on 13th July 2018 by Hart District Council. The Planning Application number is 17/00471/OUT. Through the purchase of a property at Hartland Village, the buyer is acquiring a freehold house. Like any investment, purchasing uncompleted properties situated outside Hong Kong is complicated and contains risk. You should review all relevant information and documents carefully before making a purchase decision. If in doubt, please seek independent professional advice before making a purchase decision.

M116/02CA/0823

OUR VISION  
**2030**  
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