

SPECIFICATION

✂ Individually designed kitchens

- Contemporary or traditional styled kitchen incorporating a choice of door and laminate worktop finishes with matching upstand
- Bosch integrated single oven
- Bosch ceramic hob
- Integrated extractor
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washer/dryer (freestanding in utility/utility cupboard where applicable)
- Stainless steel sink with mixer tap
- LED under wall unit lighting
- Brushed chrome power sockets above worktops

✂ Quality bathrooms

- Contemporary styled bathrooms
- Washbasin with vanity unit
- Matching mirrored wall unit including shaver socket
- Overhead rain shower to master ensuite
- Bathroom with shower over bath and screen
- WC with dual flush plate, concealed cistern and soft-close seat
- Heated towel rail to all bathrooms
- Ceramic wall tiles to selected areas
- Tiling to floors in bathroom, ensuite and cloakroom

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Floorplans shown for Highcroft 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. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans in other inserts. To discuss the location of the boiler please speak to your Customer Relations Manager. Highcroft is a marketing name and will not necessarily form part of the approved postal address. Site plan (including Marketing names) is indicative only and subject to change. Applicants are advised to contact St Edward to ascertain the availability of any particular property. Computer generated images of Highcroft are indicative only. Issue Date: January 2020.

✂ Heating, electrical & lighting

- Energy efficient gas fired central heating and hot water system with central programmer
- Radiators with individual thermostatic control to all rooms except where room thermostat fitted
- LED downlights to kitchen/breakfast room (where applicable), all bathrooms and cloakroom

✂ Home entertainment & communications

- Wiring for Sky Q
- Digital TV aerial point in living/dining room and master bedroom
- Telephone points to living/dining room and master bedroom
- USB charging points provided to kitchen, living/dining room and all bedrooms

✂ Interior finishes

- Painted internal doors with chrome finish door furniture
- Painted staircase with stained oak handrail
- Full height wardrobe with sliding doors to master bedroom
- Satin paint finish to all internal joinery
- Karndean Korlock flooring provided to hall, kitchen/breakfast room and utility cupboard
- Fitted carpets to the living/dining room, stairs, landing and all bedrooms

✂ External

- External light to front door and at rear
- Landscaped front garden and turf to rear gardens
- External power point
- External tap and water butt provided
- Pre-wiring for car charging points
- Shed to properties without a garage

✂ Security & peace of mind

- High security front entrance door with multi-point locking system
- Facility for future wireless alarm system
- Mains fed smoke detector with battery backup, fitted to hall and landing
- 10-Year building warranty provided by Premier Guarantee



Image from previous St Edward development, indicative only

St Edward
Designed for life

A joint venture company owned by
M&G INVESTMENTS **Berkeley** Group



HIGHCROFT

WALLINGFORD, OXFORDSHIRE



Computer Generated Image of Highcroft, indicative only



THE BURNET

3 bedroom semi-detached house

St Edward
Designed for life



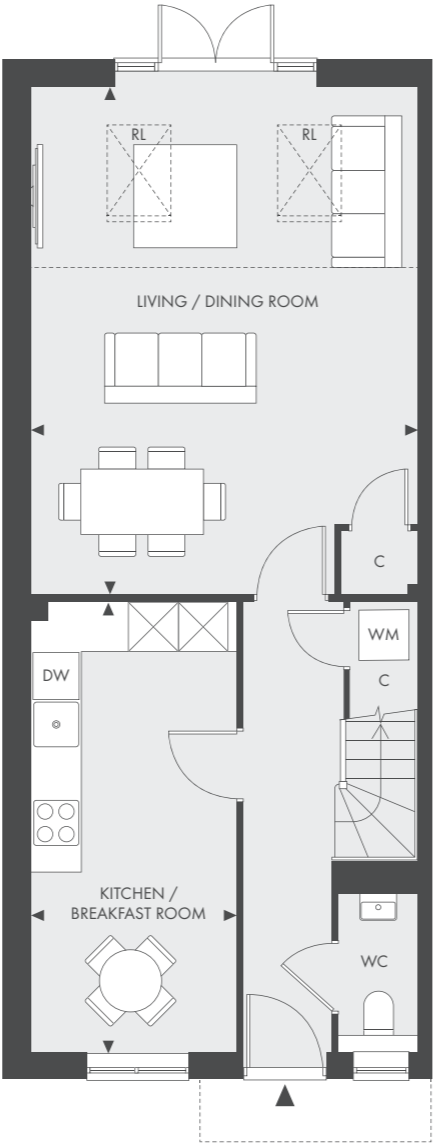
THE BURNET

3 bedroom semi-detached house
Total Area – 100.6 sq m / 1,083 sq ft

PLOTS 37, 38*, 41 & 42*

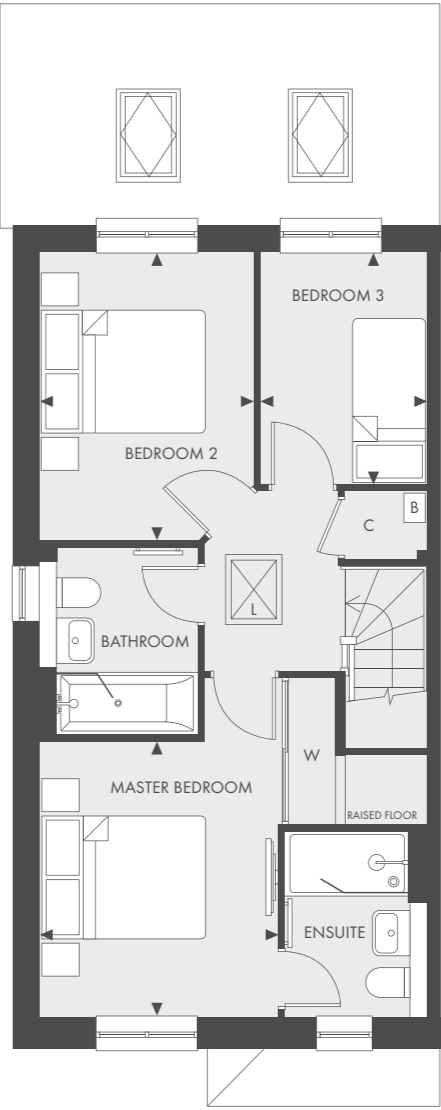
*PLOTS ARE HANDED

Site plan



Ground Floor

Kitchen / Breakfast Room	5.51m x 2.5m	18' 1" x 8' 2"
Living / Dining Room	6.17m x 4.67m	20' 3" x 15' 4"



First Floor

Master Bedroom	3.35m x 2.91m	11' 0" x 9' 6"
Bedroom 2	3.50m x 2.60m	11' 6" x 8' 6"
Bedroom 3	2.82m x 2.02m	9' 3" x 6' 7"

KEY

- ◄► Depicts measurement points
- W Wardrobe
- C Cupboard
- L Loft Hatch
- WM Washing Machine
- DW Dishwasher
- B Boiler
- RL Roof Light