SPECIFICATION

HIGHCROFT

WALLINGFORD, OXFORDSHIRE

™ Individually designed kitchens

- Contemporary or traditional styled kitchen incorporating a choice of door and laminate worktops with upstand
- Bosch integrated oven
- Bosch induction hob
- Integrated extractor
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washer dryer
- Composite sink with mixer tap – LED under wall unit lighting
- Brushed chrome power sockets above worktops

™ Quality bathrooms

- Contemporary styled bathroom
- Washbasin with vanity unit to main bathroom and ensuite to bedroom 1
- Matching mirrored wall unit including shaver socket to main bathroom and ensuite to bedroom 1
- Bathroom with shower over bath and screen
- WC with dual-flush plate, concealed cistern and soft-close seat
- Heated towel rail to bathroom
- Ceramic wall tiles to selected areas
- Tiling to floors in bathroom, ensuites and cloakroom

™ 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
- Brushed chrome light switches to ground floor
- LED downlights to kitchen, family area, dining area (where applicable), all bathrooms and cloakroom

****** Home entertainment & communications

- Wiring for Sky Q
- Digital TV aerial point in living room, dining area and
- Telephone points to living room, dining area and bedroom 1
- USB charging points provided to kitchen, living room, dining area and all bedrooms

X *Interior finishes*

- Painted internal doors with chrome finish door furniture
- Painted staircase with stained oak handrail
- Full height wardrobe with sliding doors to bedroom 1
- Satin paint finish to all internal joinery
- Karndean flooring provided to hall and kitchen/ breakfast room
- Fitted carpets to dining, living, stairs, landing and all bedrooms

■ Security & peace of mind

External power point

™ External

- High security front entrance door with multi-point locking system

- External lights to front door and lights at rear

- Landscaped front garden and turf to rear gardens

- Facility for future wireless alarm system

- External tap and water butt provided

Pre-wiring for car charging points

- Shed to properties without a garage

- Mains fed smoke detector with battery backup, fitted to hall and landing
- 10-Year building warranty provided by NHBC







Photography represents the Briar Showhome, indicative only.











THE HONEYSUCKLE

3 bedroom semi-detached house



HERONSBROOK PLACE

THE HONEYSUCKLE

3 bedroom semi-detached house Total Area: 107.7 sq m / 1,159 sq ft

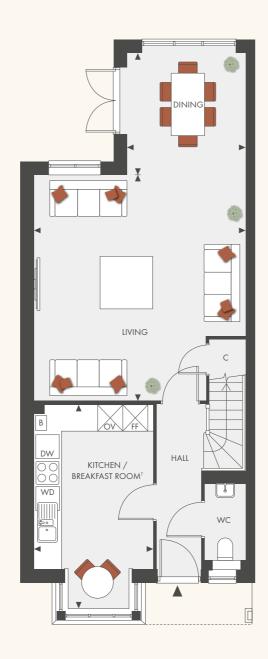
PLOTS 245*, 246, 260, 261*, 267, 268*, 277, 278*, 281, 282*

*PLOTS ARE HANDED

Site plan



Site plan not to scale



Ground Floor

Kitchen / Breakfast Room	$2.87 \text{m} \times 4.94 \text{m}$	9' 4" x 16' 2
Living	5.12m x 5.42m	16' 9" x 17' 9
Dining	2.87m x 2.93m	9' 4" x 9' 7



First Floor

Bedroom 1	3.10m x 3.80m	10' 2" x 12' 6'
Bedroom 2	3.00m x 3.22m	9' 10" x 10' 7'
Bedroom 3	1.96m x 3.87m	6' 5" x 12' 8'

KEY

◄► Depicts measurement points

W Wardrobe

C Cupboard

L Loft Hatch

WD Washer Dryer

SW Space for Wardrobe

DW Dishwasher

FF Fridge/Freezer

OV Oven

B Boiler