

# SPECIFICATION

## ✂ Individually designed kitchens

- Contemporary or traditional styled kitchen incorporating a choice of door and Silestone worktops with upstand
- Bosch integrated double oven
- Bosch hob
- Extractor fan
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washing machine to utility with adjacent space and power supply for a tumble dryer
- Stainless steel sink with mixer tap
- LED under wall unit lighting
- Brushed chrome power sockets above worktops

## ✂ Quality bathrooms

- Contemporary styled bathroom
- Washbasin with vanity unit
- Matching mirrored wall unit including shaver socket
- 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, ensuite 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
- LED downlights to kitchen, all bathrooms and cloakroom

## ✂ Home entertainment & communications

- Wiring for Sky Q
- Digital TV aerial point in living/dining area and bedroom 1
- Telephone points to living/dining area and bedroom 1
- USB charging points provided to kitchen, living/dining area 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 bedroom 1
- Satin paint finish to all internal joinery
- Karndean Korlock flooring provided to hall, kitchen, utility cupboard and throughout the ground floor, when layout is open plan
- Fitted carpets to living/dining area, 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



Photography represents the Briar Showhome and is indicative only.

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HIGHCROFT  
WALLINGTONFORD, OXFORDSHIRE



Computer generated image of Highcroft, indicative only



THE BRAMBLE  
4 bedroom detached house

St Edward  
Designed for life



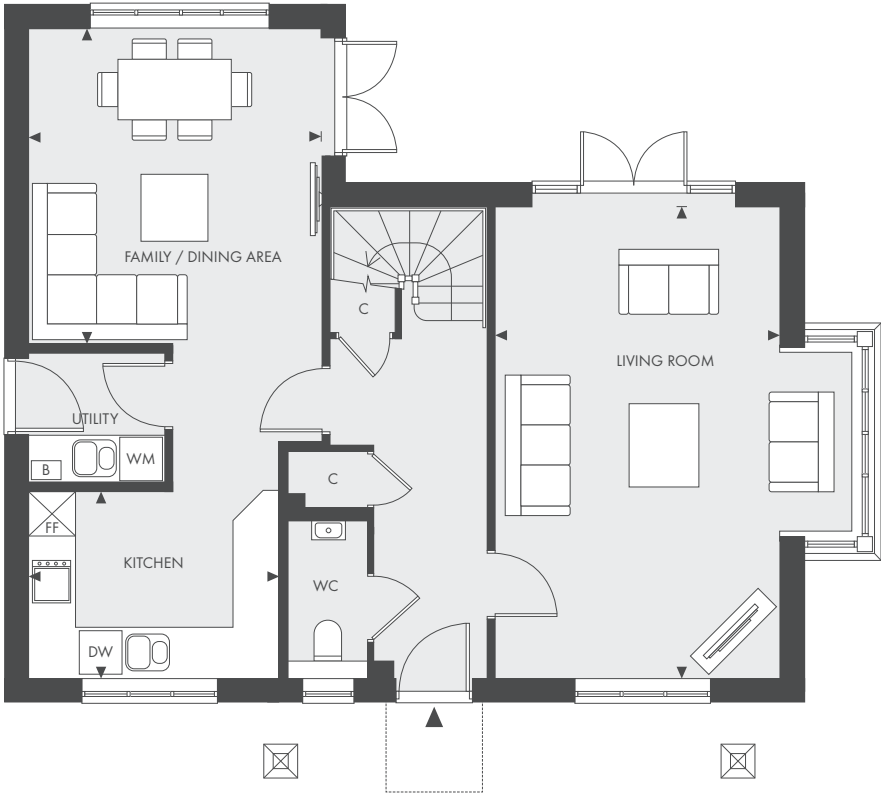
# THE BRAMBLE

4 bedroom detached house

Total Area – 133.4 sq m / 1,436 sq ft

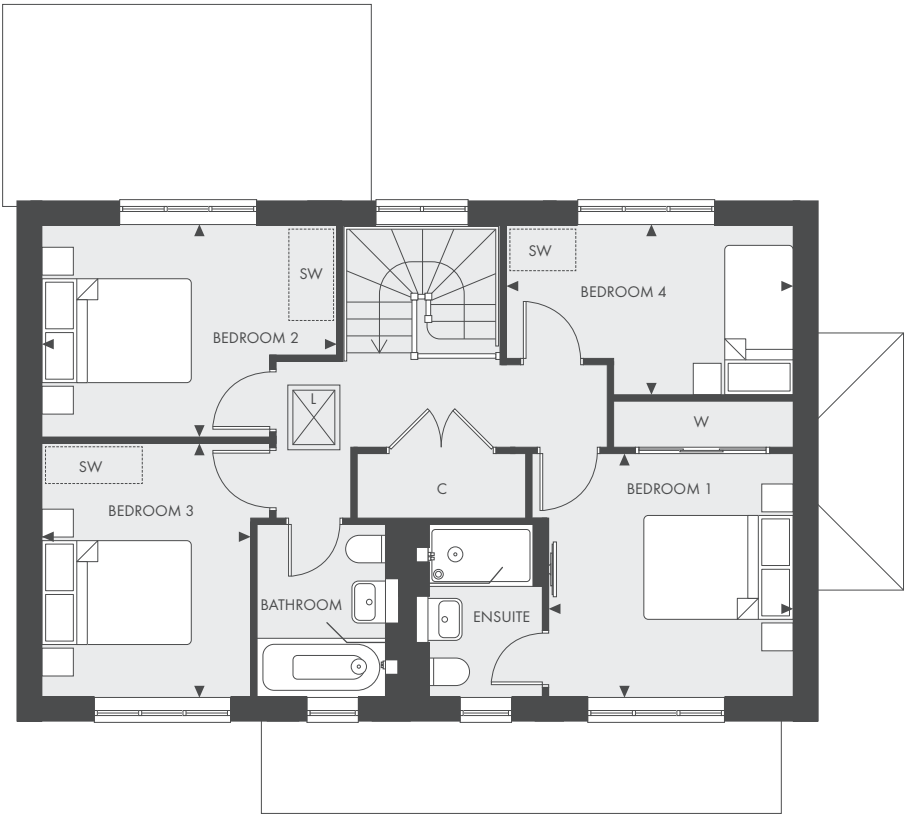
PLOTS 67, 77

## Site plan



## Ground Floor

Kitchen	3.28m x 2.43m	10' 9" x 7' 9"
Living Room	6.23m x 3.78m	20' 5" x 12' 5"
Family / Dining Area	4.14m x 3.84m	13' 5" x 12' 7"



## First Floor

Bedroom 1	4.00m x 3.22m	13' 2" x 10' 7"
Bedroom 2	3.89m x 2.78m	12' 8" x 9' 1"
Bedroom 3	3.32m x 2.73m	10' 11" x 8' 11"
Bedroom 4	3.79m x 2.10m	12' 5" x 6' 11"

## KEY

- ◄► Depicts measurement points
- W Wardrobe
- C Cupboard
- L Loft Hatch
- WM Washing Machine
- SW Space for Wardrobe
- DW Dishwasher
- B Boiler