

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 bathrooms
- Washbasin with vanity unit to main bathroom and ensuite to main bedroom
- Matching mirrored wall unit including shaver socket to main bathroom and ensuite to main bedroom
- Bathroom with shower over bath and screen
- Walk-in shower with overhead rain shower to ensuite
- 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, ensembles 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
- Log burner fire with mantle (plot specific)
- Brushed chrome light switches to all reception rooms
- LED downlights to kitchen, all bathrooms and cloakroom

✂ Home entertainment & communications

- Wiring for Sky Q
- Digital TV aerial point in living room, family area and bedroom 1
- Telephone points to living room, family area and bedroom 1
- USB charging points provided to kitchen, living 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 bedroom 1
- Satin paint finish to all internal joinery
- Karndean Korlock flooring to hall, kitchen, dining area, family area and utility
- Fitted carpets to living room, stairs, landing and all bedrooms

✂ External

- Private driveway with garage or parking
- Landscaped front garden and turf to rear garden
- External power point
- External tap and water butt provided
- Pre-wiring for car charging points
- Sheds to properties without garages

✂ Security & peace of mind

- High security front entrance door with multi-point locking system
- External light to front door and at rear
- 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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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: June 2021.



HIGHCROFT
WALLINGFORD, OXFORDSHIRE



Computer generated image of Highcroft, indicative only.



THE BRIAR
4 bedroom detached house

St Edward
Designed for life

St Edward
Designed for life

A joint venture company owned by

M&G
INVESTMENTS

Berkeley
Group



THE BRIAR

4 bedroom detached house

Total Area – 146.6 sq m / 1,590 sq ft

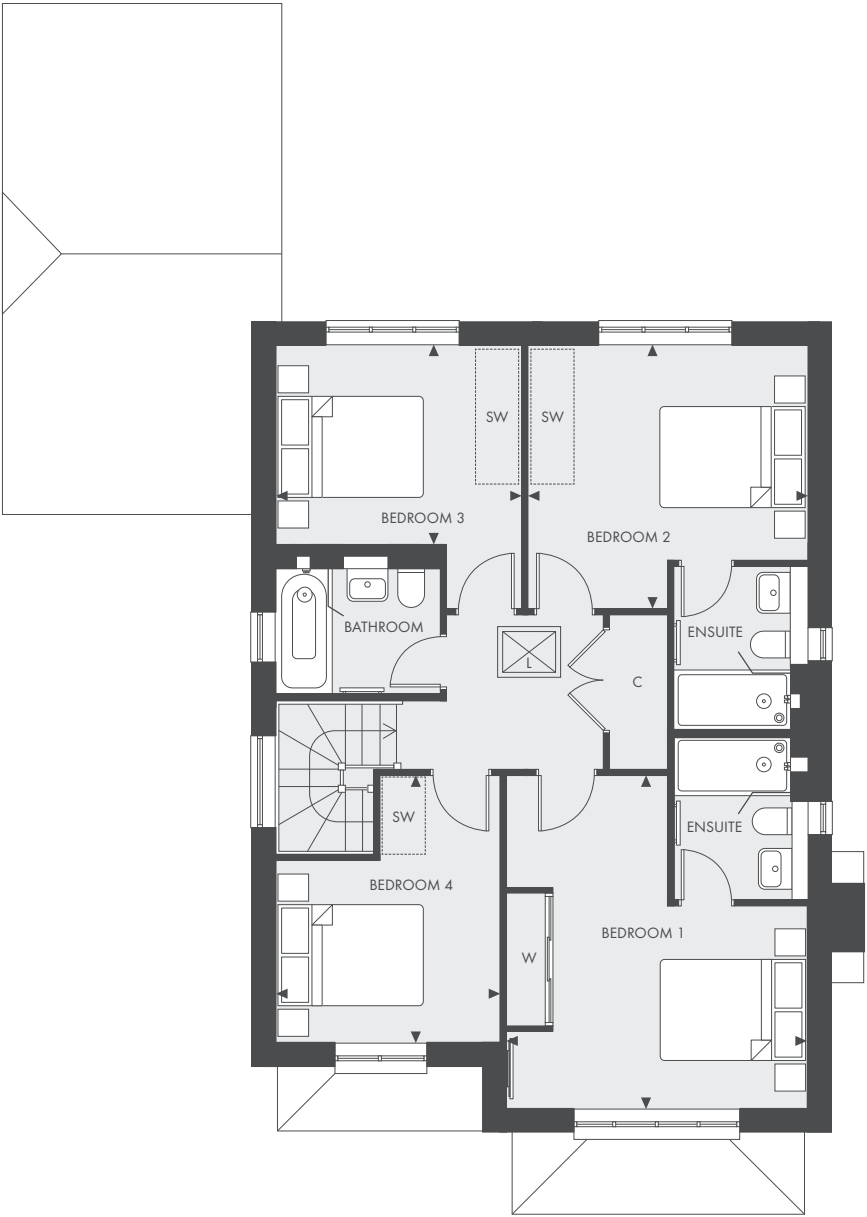
PLOT 75

Site plan



Ground Floor

Kitchen	3.54m x 2.95m	11' 7" x 9' 8"	Dining Area	3.67m x 2.41m	12' 1" x 7' 11"
Family Area	5.29m x 2.66m	17' 5" x 8' 9"	Living Room	6.81m x 4.09m	22' 3" x 13' 5"



First Floor

Bedroom 1	4.51m x 4.08m	14' 10" x 13' 5"	Bedroom 3	3.33m x 2.70m	10' 11" x 8' 10"
Bedroom 2	3.56m x 3.78m	11' 8" x 12' 5"	Bedroom 4	3.61m x 3.02m	11' 10" x 9' 11"

KEY

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