

# 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 cupboard where applicable)
- 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 and family/dining area (where applicable), all bathrooms and cloakroom

## ✂ Home entertainment & communications

- Wiring for Sky Q
- Digital TV aerial point in living/dining room and bedroom 1
- Telephone points to living/dining room and bedroom 1
- 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 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 room (unless open plan), 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 Primrose Showhome and is indicative only.

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**HIGHCROFT**  
WALLINGFORD, OXFORDSHIRE

**THE HAWTHORN**  
3 bedroom detached house

**St Edward**  
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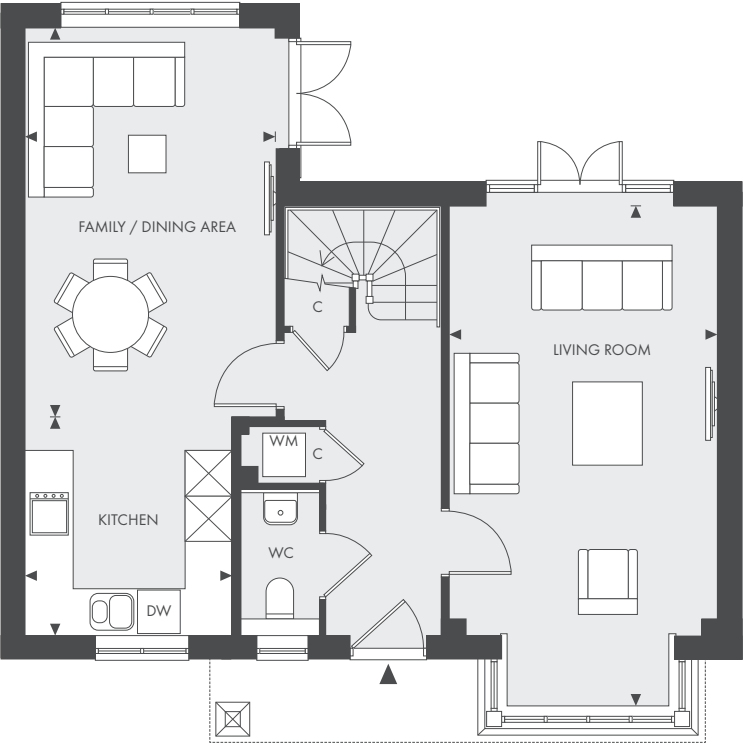
# THE HAWTHORN

3 bedroom detached house

Total Area – 112.5 sq m / 1,211 sq ft

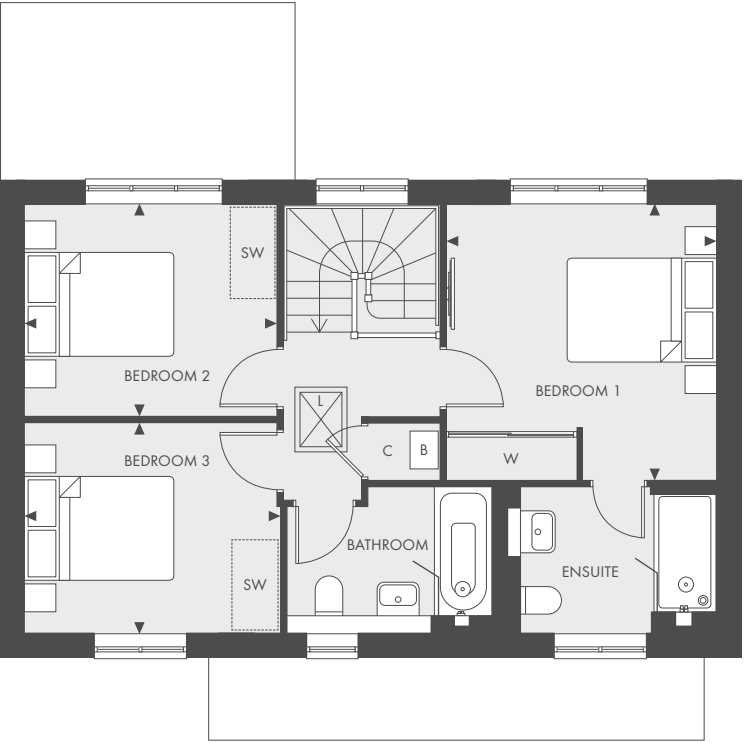
PLOT 114

## Site plan



### Ground Floor

Living Room	6.54m x 3.54m	21' 5" x 11' 7"
Kitchen	2.85m x 2.70m	9' 4" x 8' 10"
Family / Dining Area	5.16m x 3.30m	16' 11" x 10' 10"



### First Floor

Bedroom 1	3.64m x 3.55m	11' 11" x 11' 8"
Bedroom 2	3.33m x 2.79m	10' 11" x 9' 2"
Bedroom 3	3.38m x 2.77m	11' 1" x 9' 1"

### KEY

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