



HIGHCROFT

WALLINGFORD, OXFORDSHIRE



THE WATER LILY

4 bedroom detached house

St Edward
Designed for life



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4 bedroom detached house
Total Area – 134.9 sq m / 1,452 sq ft

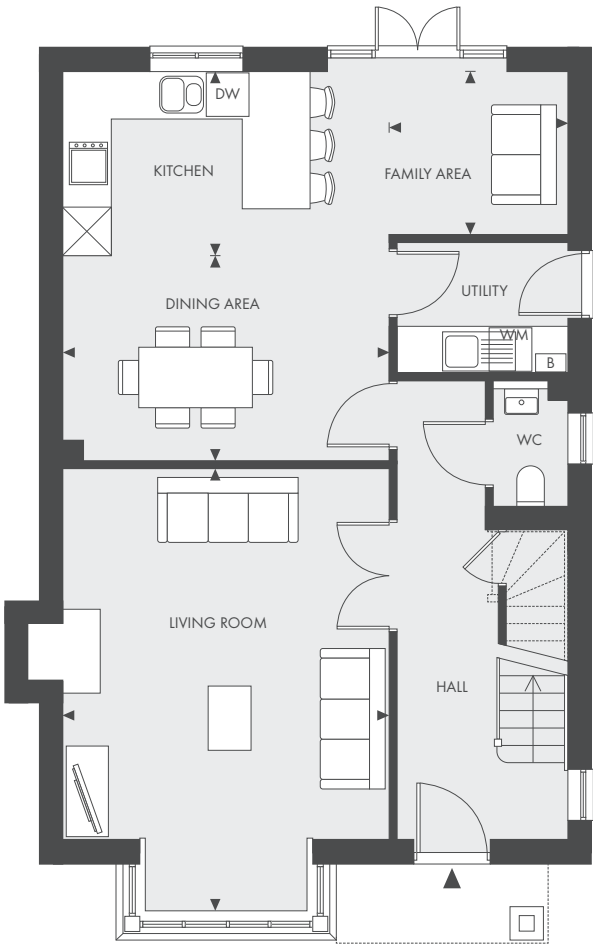
PLOTS 56*, 60, 69, 70*, 115*

*PLOTS ARE HANDED

Site plan

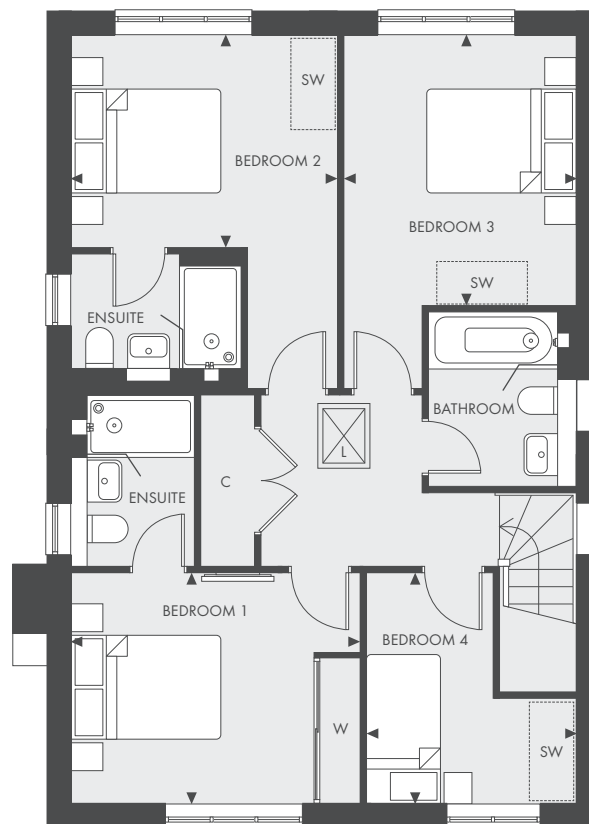


Site plan not to scale



Ground Floor

Living Room	4.29m x 5.83m	14' 1" x 19' 2"
Kitchen	4.29m x 2.42m	14' 1" x 7' 11"
Family Area	2.36m x 2.13m	7' 9" x 7' 0"
Dining Area	4.29m x 2.70m	14' 1" x 8' 10"



KEY

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

First Floor

Bedroom 1	3.80m x 3.03m	12' 6" x 9' 11"
Bedroom 2	3.05m x 2.80m	11' 6" x 9' 3"
Bedroom 3	3.05m x 3.57m	10' 0" x 11' 9"
Bedroom 4	2.74m x 3.03m	9' 0" x 9' 11"

SPECIFICATION

✂ Individually designed kitchens

- Contemporary or traditional styled kitchen incorporating a choice of door and Silestone worktops with upstand
- Bosch integrated double oven
- Bosch ceramic hob
- Integrated extractor
- 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 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, 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, 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 bedroom 1
- Telephone points to living room, dining area and bedroom 1
- USB charging points provided to kitchen, living room, 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 the living room, dining area (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 Briar Showhome and is indicative only.

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Floorplans shown for Highcrafft 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. Highcrafft 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 Highcrafft are indicative only. Issue Date: June 2021.