



THE CAMELLIA

FOUR BEDROOM HOUSE



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Hollyfields

HAWKENBURY • ROYAL TUNBRIDGE WELLS

Berkeley
Designed for life

STYLISH AND LUXURIOUS INTERIORS



Photography indicative only.

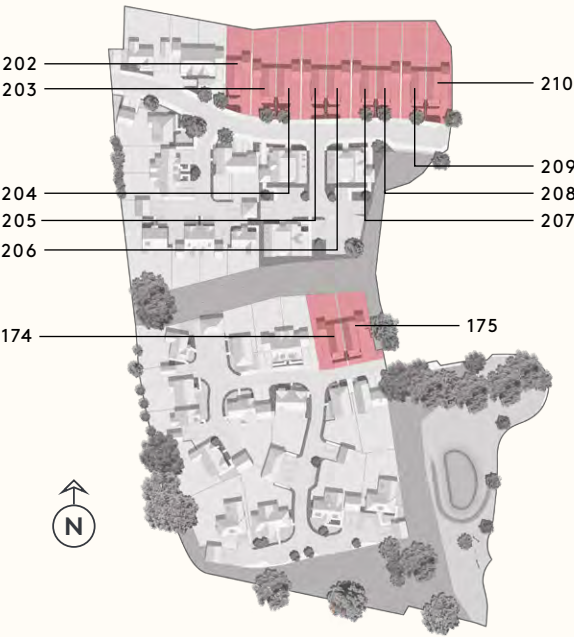


THE CAMELLIA

A FOUR BEDROOM HOUSE

HOUSE NUMBERS 174, 175*, 202*, 203, 204*, 205, 206*, 207, 208*, 209 & 210*

TOTAL AREA: 1,754.6 SQ FT / 163.3 SQ M



GROUND FLOOR

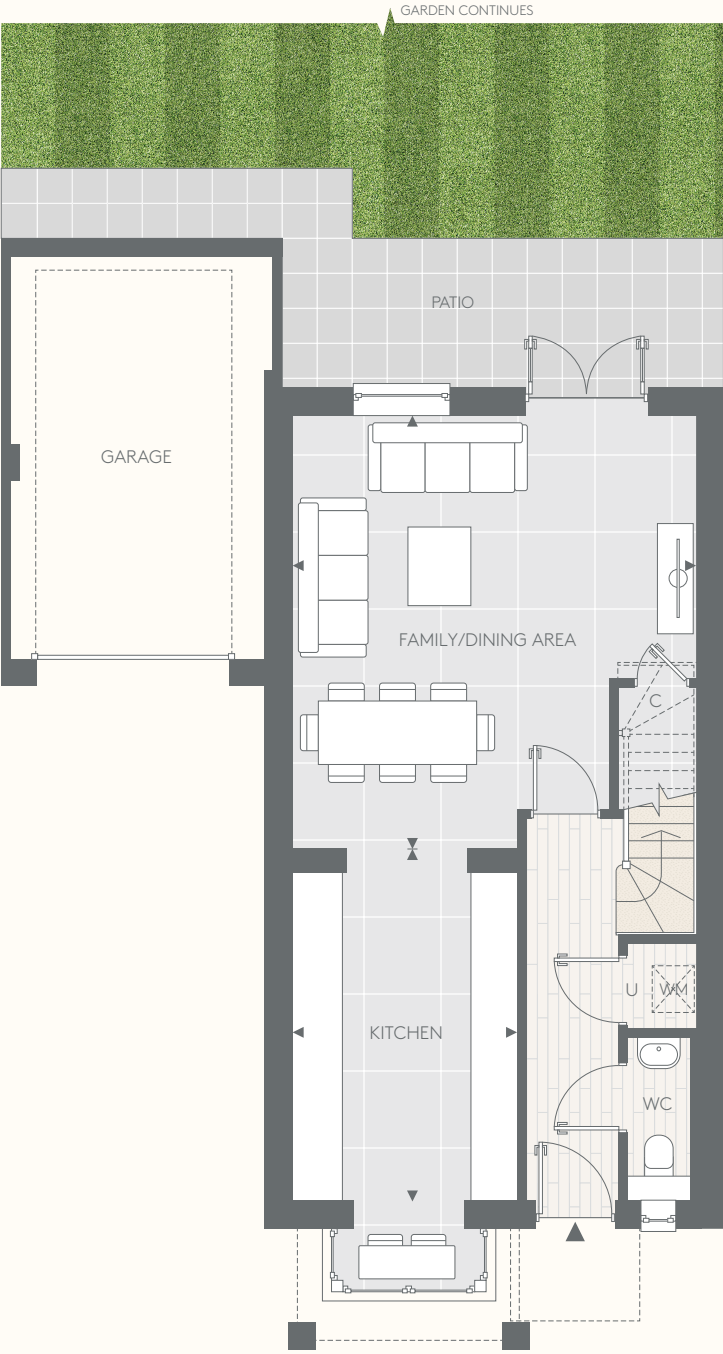
Kitchen	2900mm x 5407mm	9' 5" x 17' 7"
Family/Dining Area	5200mm x 5575mm	17' 0" x 18' 2"

FIRST FLOOR

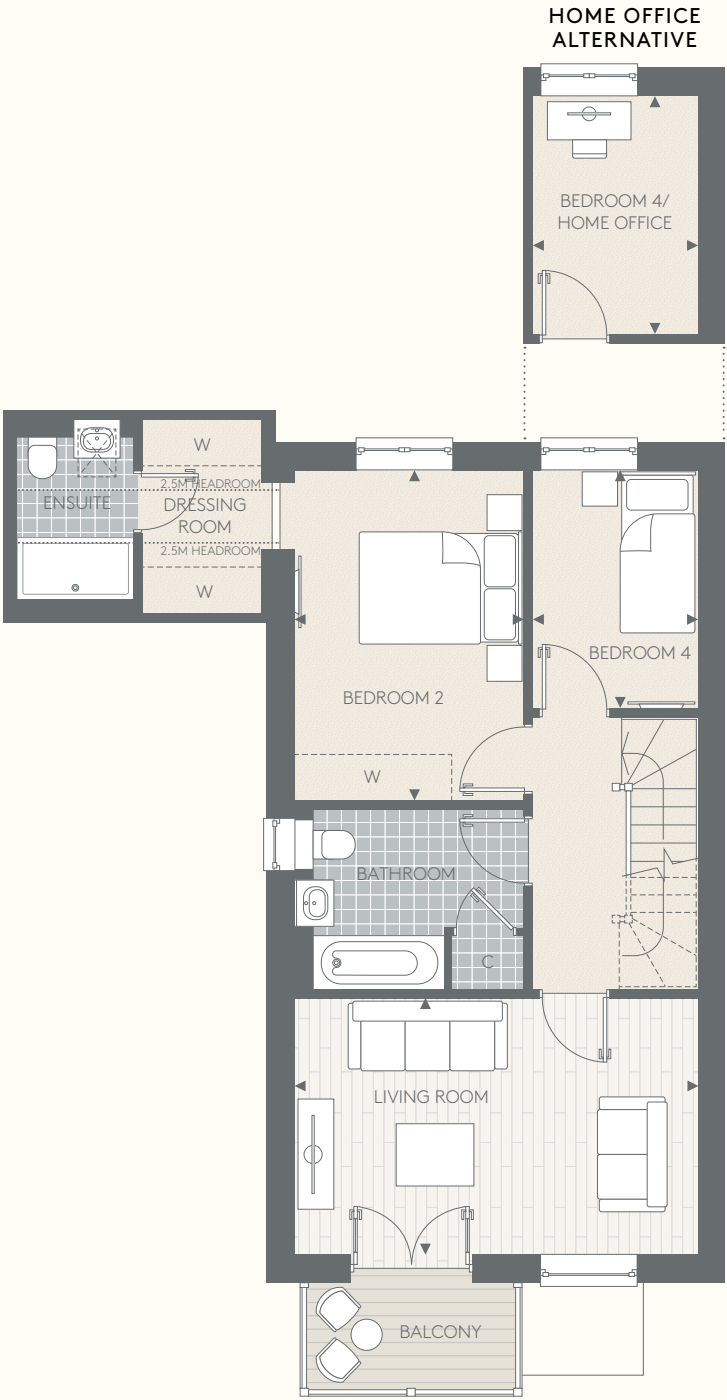
Living Room	5200mm x 3305mm	17' 0" x 10' 8"
Bedroom 2	2954mm x 4260mm	9' 6" x 13' 9"
Bedroom 4/Home Office	2145mm x 3074mm	7' 0" x 10' 0"
Balcony	2849mm x 1450mm	9' 3" x 4' 7"

FIRST FLOOR

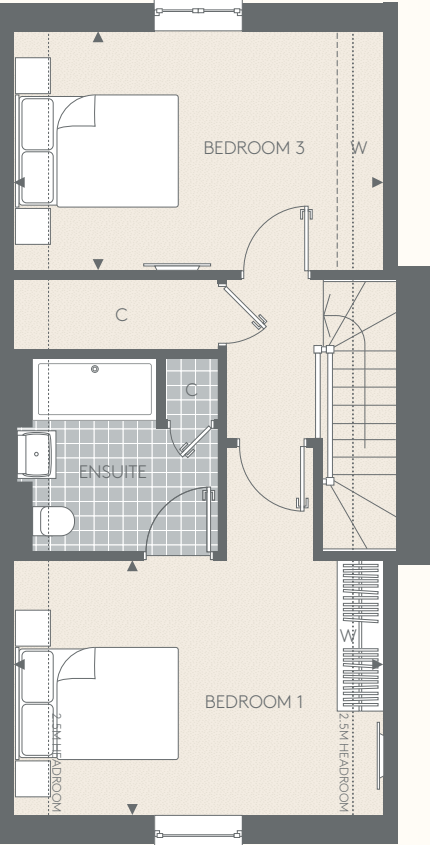
Bedroom 1	4764mm x 3292mm	15' 6" x 10' 8"
Bedroom 3	4764mm x 3086mm	15' 6" x 10' 1"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Floorplans shown for Hollyfields 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. Kitchen layout indicative only. Electrical positions shown are indicative only. Please ask our Sales Consultants for further information. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages. For exact details of garden sizing, patio layouts and reduced ceiling heights, please speak to our Sales Consultants.

*Plots are handed.

◆◆ Measurement Points **W** Wardrobe **C** Cupboard **WM** Space for Washing Machine **U** Utility Cupboard **[W]** Space for Wardrobe ●●●● Reduced Ceiling Height

SPECIFICATION

KITCHEN

- Matt finish cabinet doors in a choice of colours and profiles
- Soft-close cabinet doors and drawers
- Handles to base and tall cabinets
- 20mm Silestone worktops
- Glass splashback behind hob with Silestone upstands elsewhere
- Stainless steel, single bowl undermount sink and stylish polished chrome mixer tap
- Integrated waste separation recycling bins
- Bosch built-in single oven
- Bosch compact oven with microwave
- Bosch induction hob
- Siemens telescopic extractor
- Built-in larder fridge
- Built-in tall freezer
- Bosch fully integrated dishwasher
- LED strip lighting to underside of wall cabinets

UTILITY CUPBOARD

- Space and plumbing for washing machine or washer/dryer

WC

- Villeroy & Boch wall hung basin
- Vado single lever polished chrome basin mixer
- WC with soft-close seat cover and concealed cistern with dual flush
- Chrome paper holder
- Heated chrome towel radiator
- Wood veneer flooring with half height feature wall tiling to WC wall

BATHROOM

- Villeroy & Boch inset basin and basin waste
- Vado single lever polished chrome basin mixer
- Bespoke vanity unit with soft-close door
- Full height mirror behind basin with feature LED downlights
- WC with soft-close seat cover and concealed cistern with dual flush
- Luxury enamelled steel bath with glass screen and bath panel
- Concealed valve with thermostatic bath/shower controls
- Multi-function slide rail shower kit
- Chrome robe hook and paper holder
- Heated chrome towel radiator
- Stylish floor tiles
- Full height tiling to walls above bath. Half height tiling to sanitaryware wall. Tiled skirting and painted finish to remaining walls

BEDROOM 1 EN SUITE SHOWER ROOM

- Mirrored wall cabinet with internal shelving and shaver socket
- Feature cantilever shelf for washbasin with Vado wall mounted basin mixer
- WC with soft-close seat cover and concealed cistern with dual flush
- Low profile shower tray and glass screen
- Concealed valve with thermostatic shower controls
- Wall mounted shower head on arm
- Wall mounted hand shower
- Chrome robe hook and paper holder
- Heated chrome towel radiator
- Stylish floor tiles
- Full height tiling to walls in shower enclosure and sanitaryware walls. Feature wall tiling to recess behind washbasin. Tiled skirting and painted finish to remaining walls

BEDROOM 2 EN SUITE

- Villeroy & Boch inset basin and basin waste
- Vado single lever polished chrome basin mixer
- Bespoke vanity unit with soft-close door
- Full height mirror behind basin with feature LED downlights
- WC with soft-close seat cover and concealed cistern with dual flush
- Low profile shower tray and glass screen
- Concealed valve with thermostatic shower controls
- Multi-function slide rail shower kit
- Chrome robe hook and paper holder
- Heated chrome towel radiator
- Stylish floor tiles
- Full height tiling to walls in shower enclosure. Half height tiling to sanitaryware wall. Tiled skirting and painted finish to remaining walls

INTERIOR FINISHES

- White painted solid core doors
- Chrome door furniture
- White painted skirting boards and architraves
- Wire shelving system to linen cupboard (where applicable)
- Tiled floor finish to kitchen and utility room with contemporary wood veneer flooring to the remainder of the ground floor
- Luxury carpet fitted to stairs, bedrooms, landings and upper floor cupboards
- Bespoke fitted wardrobes to bedroom 1 with finger pull handles. Internal fittings include mirror to rear of door, hanging rail and shelf with LED strip lighting

HOME ENTERTAINMENT

- Wiring for Sky Q (subject to future purchaser subscription) to living room, kitchen/family/dining area and bedrooms
- Television point provided to living room, kitchen/family/dining area and bedrooms
- Telephone point provided to hall cupboard, living room and kitchen/family/dining area
- BT high speed broadband connectivity* is available in every property, with convenient data points around the house

ELECTRICAL & LIGHTING

- LED downlights to hallway, kitchen, cloakroom, utility cupboard, landing, bathroom and en suite
- Pendant lights to living room, family/dining area and bedrooms
- Main 'on/off' light switch adjacent to front door
- 2-way light switch to bedroom 1
- Dimmer switch to living room
- Chrome switch plates and sockets at high level, white sockets at low level
- USB socket to kitchen, living room and bedroom 1
- Shaver socket to bathroom and en suites

HEATING & HOT WATER

- Gas boiler central heating and hot water system
- Mechanical ventilation system

EXTERNAL

- Allocated parking space(s)
- Landscaped front gardens
- Patio area and turfed rear garden
- External power point and tap to rear gardens

SECURITY & PEACE OF MIND

- 10-year Premier guarantee
- Mains fed smoke/heat/CO detectors
- Wiring for future installation of wireless security alarm system
- 2-year Berkeley Homes warranty with our dedicated customer service team

CONTACT US

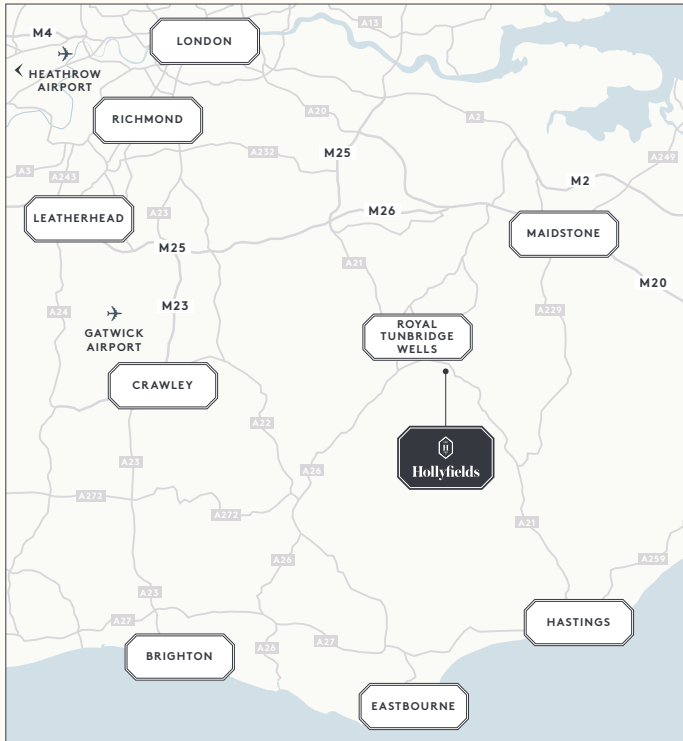
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Maps not to scale and show approximate positions only.

