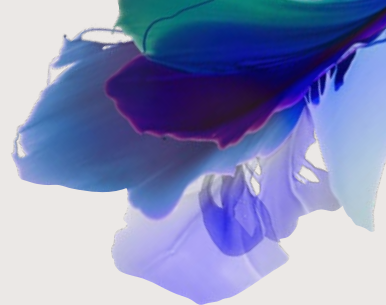


# OAKHILL

HILDENBOROUGH | KENT



Computer generated image. Indicative only. Plot 164 has a different configuration to the image shown and is mirrored to this property.

OAKHILL COPSE

## THE EMORY

5 BEDROOM HOME

HOUSE NO.164

**Berkeley**  
Designed for life



Tucked away in the heart of the countryside, Oakhill is one of Kent's best-kept secrets.

Marvel at the stunning views over the expansive 30-acre parkland and explore the private Residents' Club with its luxury cinema, BBQ area, and a spacious co-working space. With every step, a new view of the Kentish countryside unfolds.

### OAKHILL COPSE

With a wide variety of designs at Oakhill Copse, you'll find a house that feels like it was made just for your family. Thanks to carefully considered materials, new build homes beautifully complement the surrounding nature and heritage architecture. All houses come with generous private gardens – a secluded pocket of greenery to make your own.



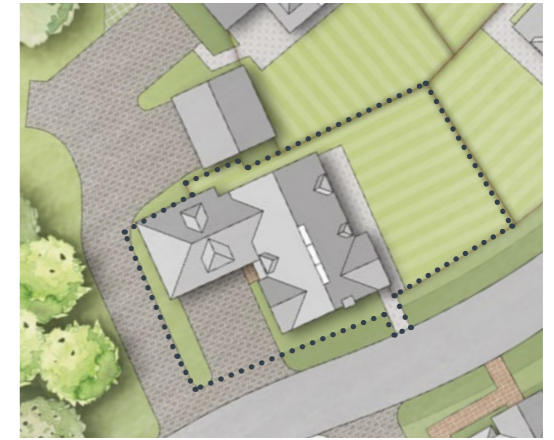
# THE EMORY

## 5 BEDROOM HOME

HOUSE NO.164

TOTAL AREA: 208.4 SQ M 2,244 SQ FT

- A large 5 bedroom family home with attached double garage
- Contemporary open plan kitchen/family/dining area with French doors opening to extensive patio and garden
- Hallway leads to separate 20' 5" living room and study
- Double aspect bedroom 1 has dressing room and ensuite bathroom
- Bedrooms 2 and 3 have ensuite shower rooms



### GROUND FLOOR

GARDEN AND PATIO SIZES MAY VARY

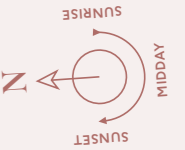


|                       |                |                |
|-----------------------|----------------|----------------|
| KITCHEN/FAMILY/DINING | 8630 X 5140 MM | 28'4" X 16'10" |
| LIVING                | 6215 X 3790 MM | 20'5" X 12'5"  |
| STUDY                 | 2660 X 3790 MM | 8'9" X 12'5"   |
| UTILITY               | 1755 X 2445 MM | 5'9" X 8'0"    |
| GARDEN                | 190 SQ M       | 2,045 SQ FT    |

### FIRST FLOOR



|           |                |                |
|-----------|----------------|----------------|
| BEDROOM 1 | 4265 X 4855 MM | 14'0" X 15'11" |
| BEDROOM 2 | 3710 X 3790 MM | 12'2" X 12'5"  |
| BEDROOM 3 | 3415 X 3300 MM | 11'2" X 12'9"  |
| BEDROOM 4 | 3070 X 3790 MM | 10'1" X 12'5"  |
| BEDROOM 5 | 2170 X 3730 MM | 7'1" X 12'3"   |



◀▶ Measurement Points W Wardrobe C Cupboard Ⓞ Water Cylinder ----- Reduced Ceiling Height  
 SW Space for Wardrobe LH Loft Hatch L Linen Cupboard SWM Space for Washing Machine

Floorplans shown 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. Garden and patio sizes may vary. Electrical positions shown are indicative only. Please ask Sales Consultant 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. Direction of the parquet flooring may vary.

# CONTEMPORARY SPECIFICATION



## KITCHEN

- Shaker cabinet doors in a matt lacquer finish
- Soft-close cabinet doors and drawers
- Handles to base and tall cabinets
- 20mm Silestone worktops
- Silestone upstands with full height splashback behind hob
- LED strip lighting to underside of wall cabinets
- Stainless steel undermount sink with stylish brushed steel mixer tap
- Integrated waste separation recycling bins
- Siemens built-in single oven
- Siemens built-in oven with microwave function
- Siemens 5 zone induction hob
- Elica concealed extractor above induction hob
- Bosch fully integrated dishwasher
- Built-in separate larder fridge and freezer
- Undercounter single zone wine cooler

## UTILITY ROOM

- Shaker cabinet doors in a matt lacquer finish
- Soft-close cabinet doors
- 20mm Silestone worktops and Silestone upstands
- Stainless steel undermount sink with stylish brushed steel mixer tap
- Space and plumbing for washing machine and tumble dryer

## WC

- Framed mirror above basin
- Roca wall hung hand-washbasin
- Stylish polished chrome Vado brassware including:
  - Single lever basin mixer
  - Paper holder
  - Hand towel rail
- Dual flush WC with concealed cistern, soft-close seat and cover
- Amtico wood-effect vinyl flooring, laid in parquet pattern
- Half height feature tiling to washbasin and WC wall. Timber skirting and paint finish to remaining walls

## FAMILY BATHROOM

- Bespoke cabinetry to bathroom including:
  - Recessed mirror cabinet with feature framing, complete with internal shelving and shaver socket
  - Drawer unit with soft closing function below washbasin
  - Bath panel with removable front fascia and feature groove detail

- Bespoke family bathroom design
- Contemporary wall lights to frame either side of mirror cabinet
- Silestone vanity top
- Roca under countertop washbasin
- Luxury steel bath with glass screen, bath filler waste and overflow, and multi-function slide rail shower kit
- Stylish polished chrome Vado brassware including:
  - 3 hole basin mixer
  - Concealed thermostatic bath/shower valve
  - Robe hooks
  - Paper holder
- Dual flush WC with concealed cistern, soft-close seat and cover
- Heated stainless steel towel radiator
- Contemporary floor tiles
- Full height wall tiling to walls above bath. Half height feature tiling to washbasin and WC wall. Tiled skirting and paint finish to remaining walls

## BEDROOM 1 EN SUITE

- Bespoke cabinetry to en suite including:
  - Drawer unit with soft closing function below washbasin
  - Bath panel with removable front fascia and feature groove detail
- Silestone upstand and framed mirror to wall above washbasin
- Silestone vanity top
- Roca under countertop washbasin
- Double ended bath with bath filler waste and overflow, and deck mounted shower kit
- Separate shower enclosure with wall mounted shower head and hand-held shower
- Stylish polished chrome Vado brassware including:
  - 3 hole basin mixer
  - Concealed thermostatic bath/shower valves
  - Robe hooks
  - Paper holder
- Dual flush WC with concealed cistern, soft-close seat and cover
- Heated stainless steel towel radiator
- Contemporary floor tiles
- Full height wall tiling to shower enclosure and walls above bath. Half height feature tiling to washbasin and WC wall. Tiled skirting and paint finish to remaining walls

## BEDROOM 2 & 3 EN SUITE

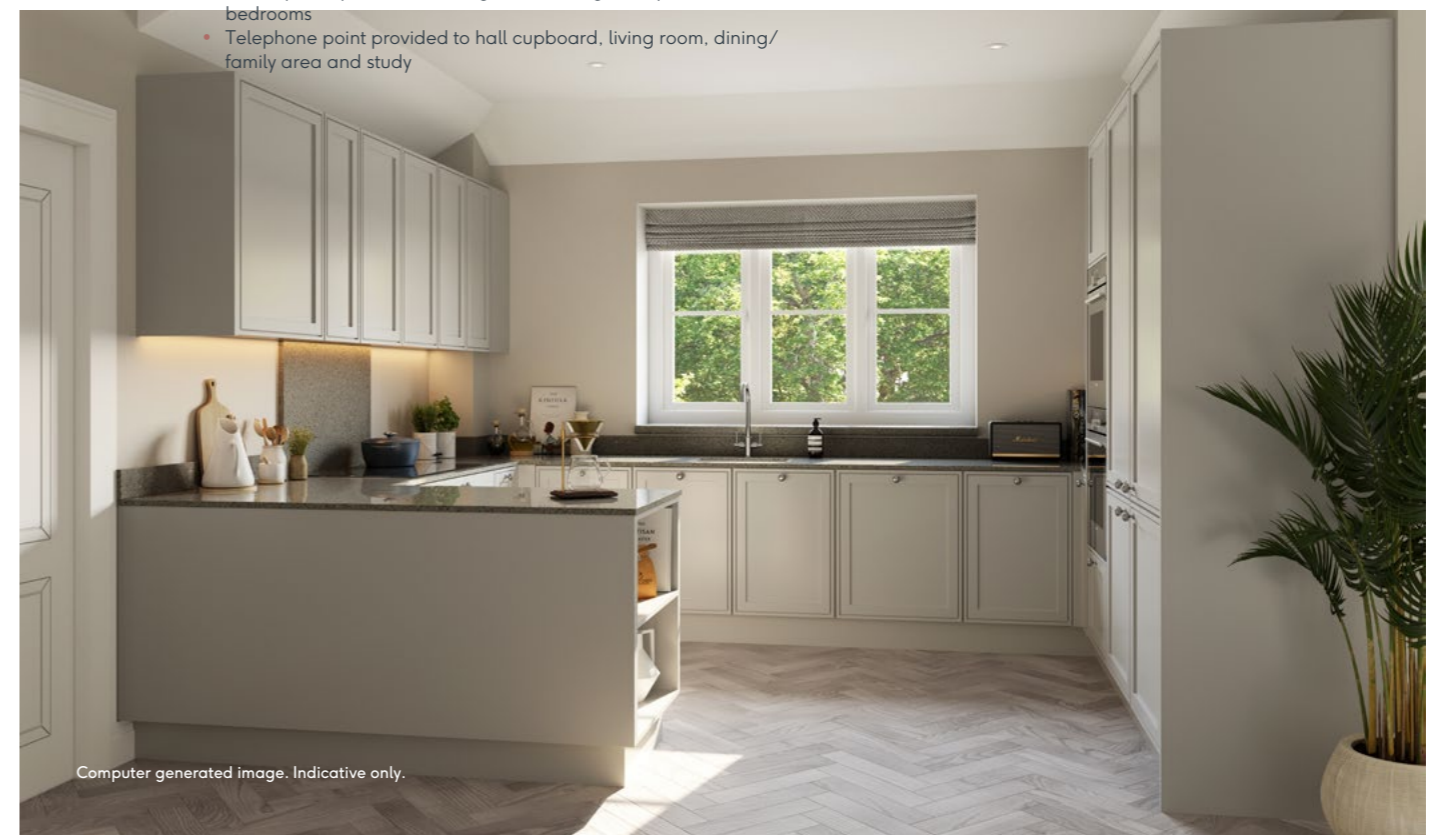
- Silestone upstand and mirror to wall above washbasin (Bedroom 3 En Suite)
- Silestone upstand behind washbasin and framed mirror to separate wall (Bedroom 2 En Suite)
- Drawer unit with soft closing function below washbasin
- Silestone vanity top
- Roca under countertop washbasin
- Shower enclosure with glass door and thermostatic shower column
- Stylish polished chrome Vado brassware including:
  - 3 hole basin mixer
  - Robe hooks
  - Paper holder
- Dual flush WC with concealed cistern, soft-close seat and cover
- Heated stainless steel towel radiator
- Contemporary floor tiles
- Full height wall tiling to shower enclosure. Half height feature tiling to washbasin and WC wall. Tiled skirting and paint finish to remaining walls

## INTERIOR FINISHES

- White painted 2 panel internal doors with feature groove detail
- White painted glazed door between hallway and kitchen
- Stylish polished chrome lever handles
- White painted skirting boards and architraves with stepped chamfer profile
- Wire shelving system to linen cupboard
- Contemporary painted staircase with feature groove detail to newel posts and spindles
- Amtico wood-effect vinyl flooring to ground floor, laid in parquet pattern
- Luxury carpet fitted to landing, bedrooms and upper floor cupboards
- Feature carpet runner to staircase
- Bespoke fitted wardrobes with full height hinged doors to bedroom 1. Internal fittings to include shelf, hanging rail and mirror to inside of hinged door. LED strip light installed to underside of shelf

## HOME ENTERTAINMENT

- Television point with wiring for Sky Q (subject to future purchaser subscription) provided to living room, dining/family area and bedrooms
- Telephone point provided to hall cupboard, living room, dining/family area and study



## ELECTRICAL & LIGHTING

- LED downlights to hallway, kitchen, dining/family area, utility room, landings, WC, bathroom and en suites
- Pendant lights to living room, study and bedrooms
- Smart lighting system offering App controllable lighting to kitchen, dining/family area and living room
- Main 'on/off' light switch adjacent to front door
- 2-way light switch to bedroom 1
- Stainless steel sockets above kitchen worktops
- USB socket to kitchen, living room, study, bedrooms 1, 2 and 3
- Shaver socket to bathroom and en suites

## HEATING & HOT WATER

- Gas fired central heating with system boiler and hot water cylinder
- Underfloor heating installed to ground floor
- Radiators installed to first floor (excluding bathroom and en suites)
- Smart heating system offering App controlled heating and hot water
- Mechanical ventilation system

## EXTERNAL

- Garage with power and lighting to each property
- 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 warranty with our dedicated customer service team

Berkeley  
 Oakhill, Sales and Marketing Suite  
 Tonbridge Road, Hildenborough,  
 Tonbridge TN11 9EW

Open daily 10am – 5pm

For more information please visit our  
 website or contact our sales team:  
[oakhill-hildenborough.co.uk](http://oakhill-hildenborough.co.uk)  
[oakhill@berkeleygroup.co.uk](mailto:oakhill@berkeleygroup.co.uk)

T: 01732 608603



Maps not to scale and show approximate positions only.



The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley Homes policy of continuous improvement, the finished product may vary from the information provided. It may not be possible to provide the exact materials as referred to in the brochure. In such cases a suitable alternative will be provided. Berkeley Homes reserves the right to make these changes as required. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Oakhill is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley Homes to ascertain the availability of any particular property. E079/05CA/0823

