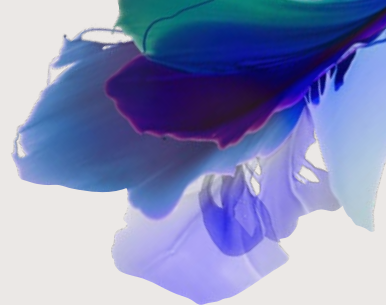


OAKHILL

HILDENBOROUGH | KENT



Computer generated image. Indicative only. Plot 156 has a different configuration to the image shown and is mirrored to this property.

OAKHILL COPSE

THE GRAYLING

4 BEDROOM HOME

HOUSE NO.156

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.



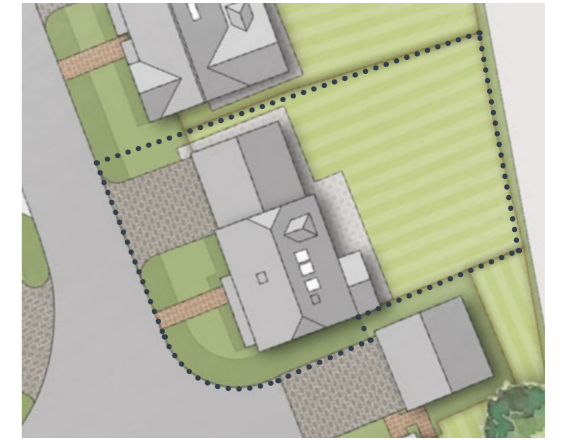
THE GRAYLING

4 BEDROOM HOME

HOUSE NO.156

TOTAL AREA: 171.5 SQ M 1,846 SQ FT

- A large 4 bedroom family home with detached double garage
- A separate study provides the perfect work-from-home privacy
- Dining area and kitchen with adjoining utility room, opens out onto patio
- Three bedrooms and three bathrooms on first floor
- Living space on second floor includes double bedroom, shower room and storage

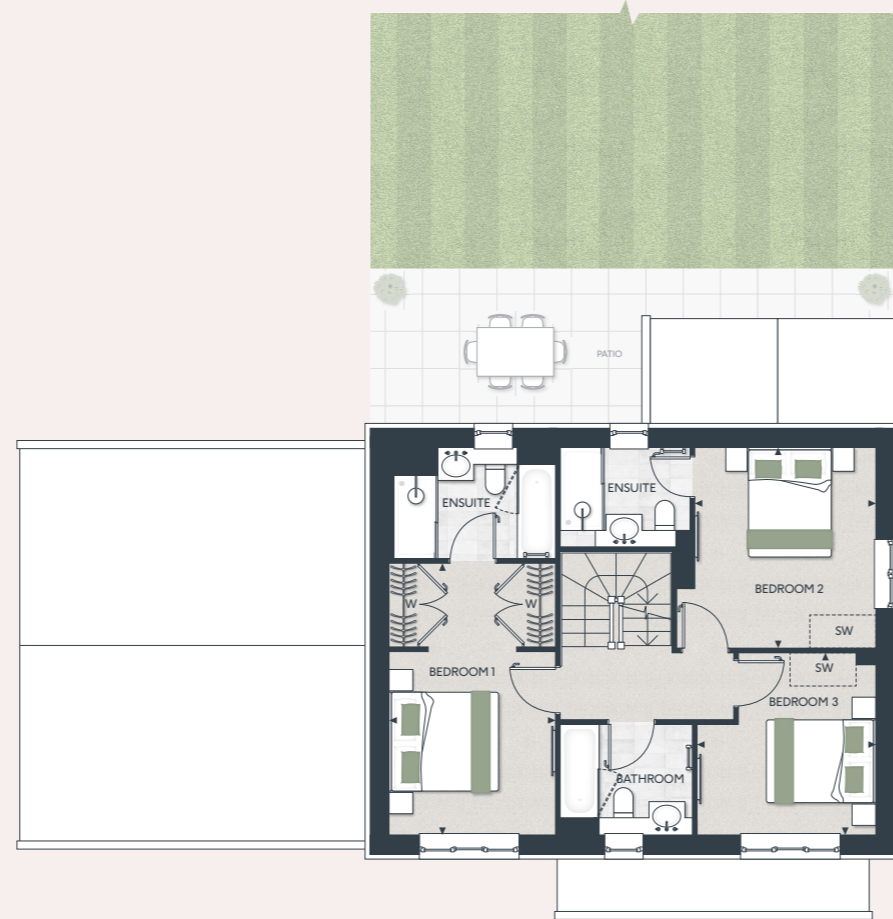


GROUND FLOOR

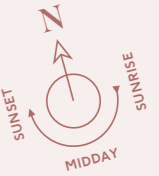
GARDEN AND PATIO SIZES MAY VARY



FIRST FLOOR



SECOND FLOOR



KITCHEN/DINING	7050 X 2960 MM	23'2" X 9'8"
LIVING	5010 X 3580 MM	17'8" X 11'8"
STUDY	2910 X 3450 MM	9'7" X 11'4"
UTILITY	1800 X 2035 MM	5'11" X 6'8"
GARDEN	269 SQ M	2,895 SQ FT

BEDROOM 1	4950 X 3020 MM	16'3" X 9'8"
BEDROOM 2	3650 X 3330 MM	12'0" X 11'10"
BEDROOM 3	3315 X 3255 MM	10'10" X 10'8"

BEDROOM 4	5100 X 3020 MM	15'10" X 9'11"
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◀▶ Measurement Points W Wardrobe C Cupboard Ⓞ Water Cylinder - - - - Reduced Ceiling Height
 SW Space for Wardrobe LH Loft Hatch AC Airing Cupboard SWM Space for Washing Machine RL Roof Light

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



BEDROOM 2 EN SUITE & SHOWER ROOM

- Silestone upstand and mirror to wall above washbasin (Bedroom 2 En Suite)
- Silestone upstand behind washbasin and framed mirror to separate wall (Shower Room)
- 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 landings, 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 area and bedrooms
- Telephone point provided to hall cupboard, living room, dining area and study

ELECTRICAL & LIGHTING

- LED downlights to hallway, kitchen, dining area, utility room, landings, WC, bathroom, en suites and shower room
- Pendant lights to living room, study and bedrooms
- Smart lighting system offering App controllable lighting to kitchen, dining 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, en suites and shower room

HEATING & HOT WATER

- Gas fired central heating with system boiler and hot water cylinder
- Underfloor heating installed to ground floor
- Radiators installed to first and second floor (excluding bathroom, en suites and shower room)
- 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

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 washer 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 ceiling 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

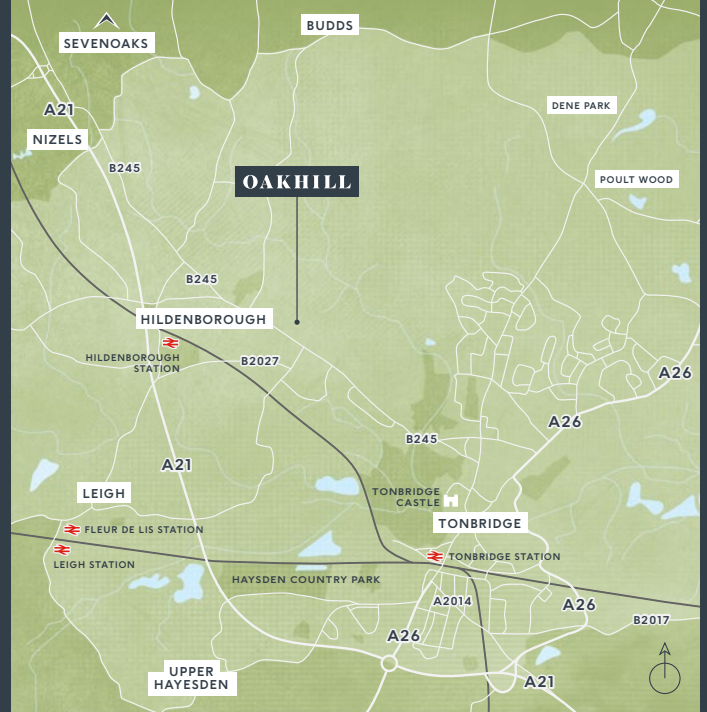


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Maps not to scale and show approximate positions only.



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