



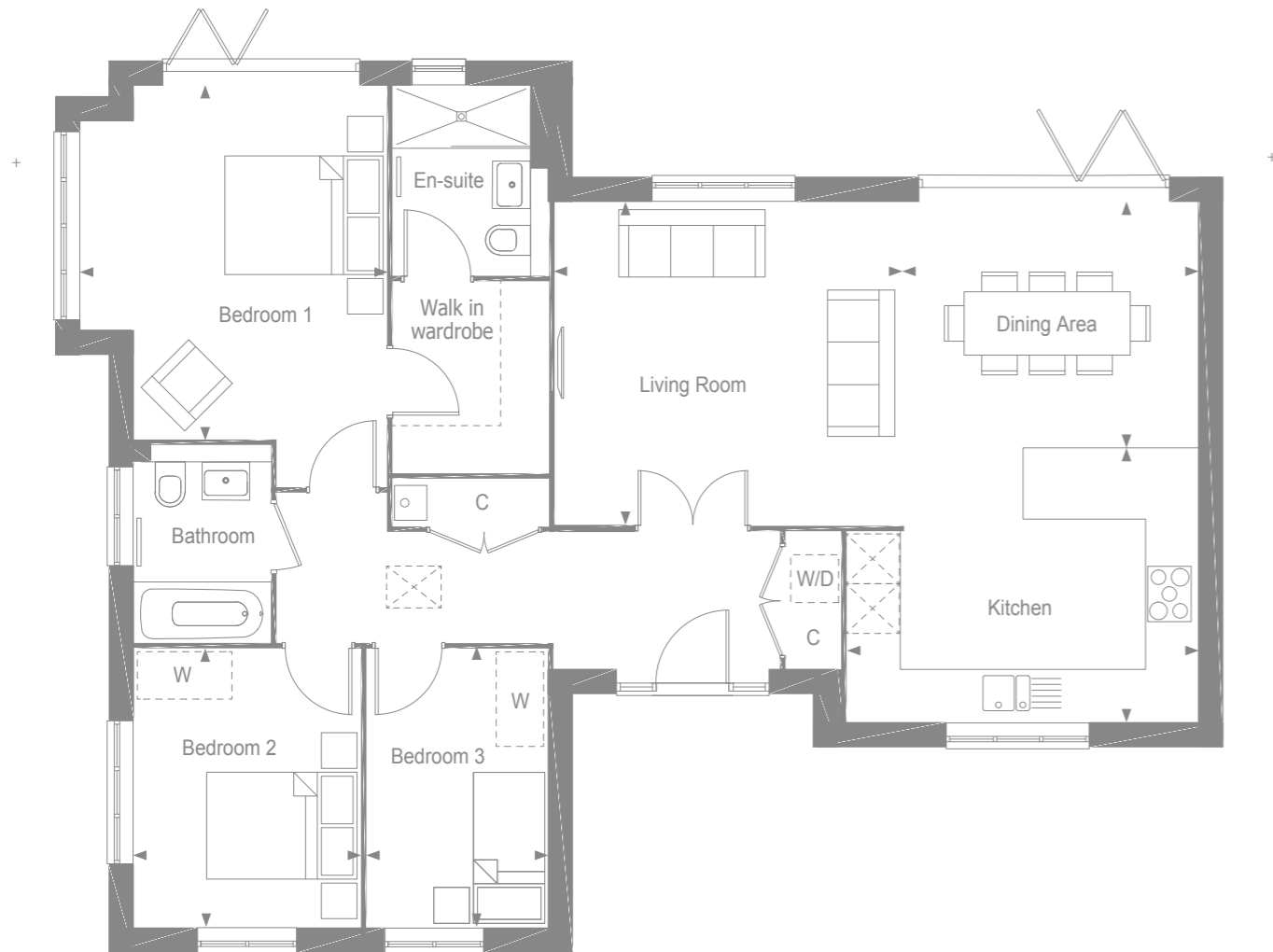
THAKEHAM



The Kingswood

MANORWOOD

West Horsley, Surrey



Kitchen	4.41m x 3.45m	14'6" x 11'4"
Dining Area	3.70m x 3.09m	12'2" x 10'2"
Living Room	4.39m x 4.03m	14'5" x 13'2"
Bedroom 1	4.44m x 3.17m	14'7" x 10'4"
Bedroom 2	3.49m x 2.84m	11'5" x 9'4"
Bedroom 3	3.49m x 2.26m	11'5" x 7'5"



THAKEHAM

THE KINGSWOOD SPECIFICATION

BEAUTIFULLY DESIGNED KITCHENS

- Contemporary kitchen designs
- Soft close doors and drawers
- Stone worktop and upstand
- One and half bowl stainless steel sink, with mono sink mixer tap by Vado
- AEG stainless steel double oven
- Induction hob with pull out extractor hood
- Energy efficient integrated AEG dishwasher
- Energy efficient integrated AEG 70/30 split fridge/freezer
- Provision for washer/dryer in hall cupboard

STYLISH BATHROOMS

- Contemporary white sanitaryware, with chrome accessories by Vado
- Wall hung concealed cistern WC
- White steel enamel bath with over bath shower screen
- Wall mounted bath/shower mixer tap by Vado
- Chrome summer use towel warmers with TRVs
- Saloni wall tiling to selected areas
- Recessed cabinet in bathroom or en-suite dependant on layout
- Polished edge mirror over sanitaryware to selected rooms

INTERIOR FINISHES

- Saloni floor tiling to hall, cloakroom, kitchen/living/dining area and bathrooms, with Cormar carpet in all remaining areas
- White painted flush doors, with contemporary ironmongery
- Coordinated single paint finish to walls and satinwood paint finish on all internal joinery
- Telescopic aluminium loft ladder with handrail

ECOLOGY

- Hedgehog holes through gravel boards in fencing, to provide routes for hedgehogs
- Hedgehog houses in communal landscaped areas

SECURITY AND PEACE OF MIND

- Mains fed smoke/heat detector, with battery backup
- Mains fed carbon monoxide detector, positioned adjacent to gas boiler
- 10 year NHBC Buildmark Warranty, including 2 year defect and emergency out of hours cover

EXTERNAL

- Timber external entrance door
- UPVC double glazed windows with bi-fold doors to the kitchen/living/dining area and bedroom 1
- Closeboard fencing to rear gardens
- Landscaped front gardens and turfed rear gardens
- Paved paths and patio areas
- External tap in rear garden

HEATING, ELECTRICAL & LIGHTING

- Energy efficient combination boiler
- Underfloor heating on ground floor with gas fired radiator heating on first floor
- WiFi programmable heating controls
- LED downlights to hall, landing, kitchen, bathrooms, walk-in-wardrobe, en-suite & cloakroom with pendant lighting in remaining areas
- White sockets and switch plates in all areas (stainless steel in kitchen) with integrated USB charging in kitchen and bedrooms
- Multi-gang grid switch for kitchen appliances
- Chrome shaver socket in all bathrooms
- Lighting to all external doors with internal switch
- Wired for terrestrial TV to hall media cupboard & digital aerial installation to loft space
- Wired for SkyQ to living room and alternative second position with blank plate, and all other rooms via SkyQ technology
- TV/satellite point in living room and secondary TV points in all bedrooms
- Electric car charging point
- Solar PV panels

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