



THAKEHAM



The Heyshott

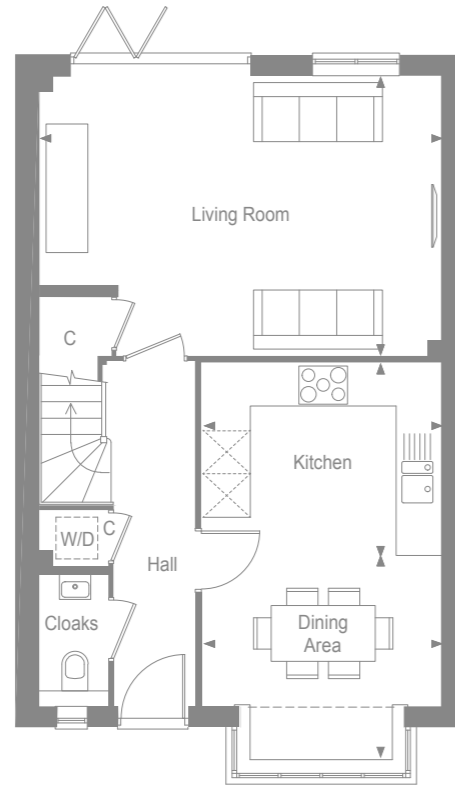
MANORWOOD

West Horsley, Surrey



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GROUND FLOOR



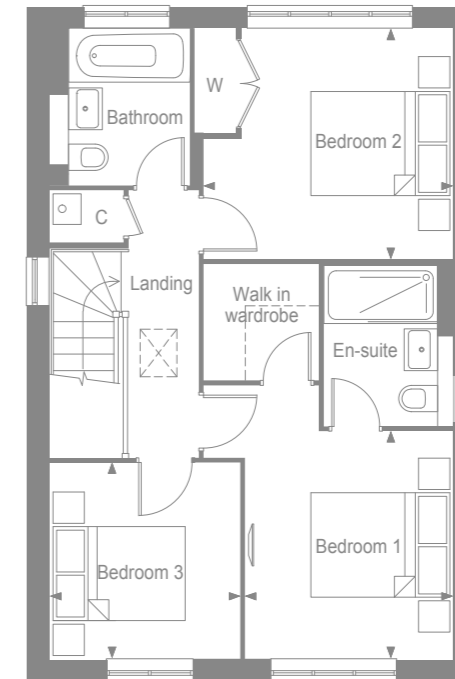
Kitchen	3.41m x 2.77m	11'2" x 9'1"
Dining Area*	3.41m x 2.93m	11'2" x 9'7"
Living Room	5.76m x 3.99m	18'11" x 13'1"

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FIRST FLOOR



Bedroom 1	3.23m x 2.96m	10'7" x 9'8"
Bedroom 2	3.55m x 3.28m	11'8" x 10'9"
Bedroom 3	2.78m x 2.70m	9'1" x 8'10"

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- W - Wardrobe
- C - Cupboard
- W - Space for wardrobe
- W/D - Provision for washer/dryer
- \* - Including bay



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## THE HEYSHOTT 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/dining and bathrooms, with Cormar carpet in all remaining areas
- White painted flush doors, with contemporary ironmongery
- White painted staircase and newel posts with white oak handrail
- 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 living room
- 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, bathroom, walk-in-wardrobe, en-suite and 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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