



THAKEHAM



The Crimbourne

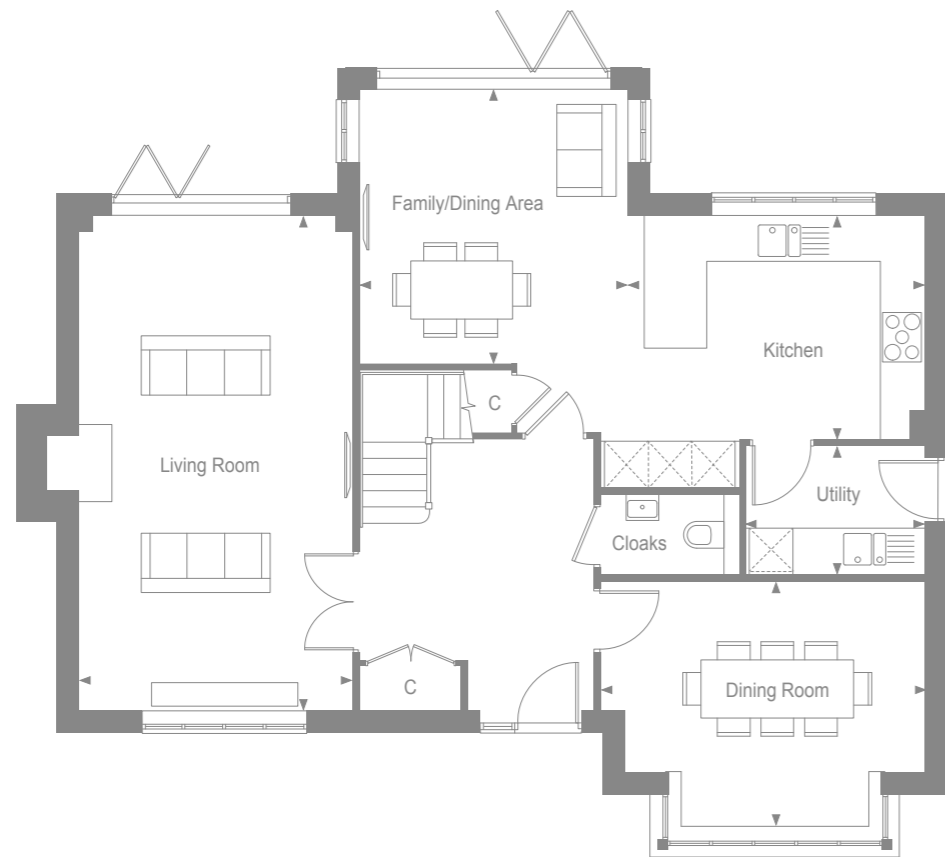
MANORWOOD

West Horsley, Surrey



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GROUND FLOOR



Kitchen	4.28m x 3.21m	14'0" x 10'5"
Family/Dining Area	3.86m x 3.92m	12'7" x 12'8"
Living Room	3.93m x 7.11m	12'7" x 23'3"
Dining Room*	4.65m x 3.57m	15'3" x 11'7"

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FIRST FLOOR



Bedroom 1	3.95m x 3.29m	12'10" x 10'8"
Bedroom 2	3.49m x 3.22m	11'5" x 10'6"
Bedroom 3	3.85m x 3.95m	12'7" x 12'10"
Bedroom 4	4.17m x 2.76m	13'7" x 9'1"

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- W - Wardrobe
- C - Cupboard
- W - Space for wardrobe
- HW - Hot water cylinder
- W/D - Provision for washer/dryer
- * - Including bay



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THE CRIMBOURNE SPECIFICATION

BEAUTIFULLY DESIGNED KITCHENS

- Contemporary kitchen designs
- Soft close doors and drawers
- Stone worktop and upstand to kitchen
- Laminate worktop and upstand to utility room
- One and half bowl stainless steel sink, with mono sink mixer tap by Vado
- Two AEG stainless steel single ovens
- Integrated AEG microwave
- Induction hob with pull out extractor hood
- Energy efficient integrated AEG dishwasher
- Energy efficient integrated AEG fridge and freezer
- Integrated wine cooler
- Plumbing for washing machine and separate dryer in the utility room

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, itchen/family/ dining area, utility 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
- Limestone fire surround with an inset wood burning stove

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/family/dining area and 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, utility, bathroom, 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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Floorplans shown are for approximate measurements only. All measurements may vary within a tolerance of 5% and are not intended to be used for carpet or appliance sizes or items of furniture. Furniture layouts are indicative only. Accordingly, due to Thakeham's policy of continuous improvement, the finished product may vary from the information provided. CGI indicative only and external finishes may vary. All customers are advised to contact Thakeham to ascertain the availability of any particular property.