



THAKEHAM



The Runcton

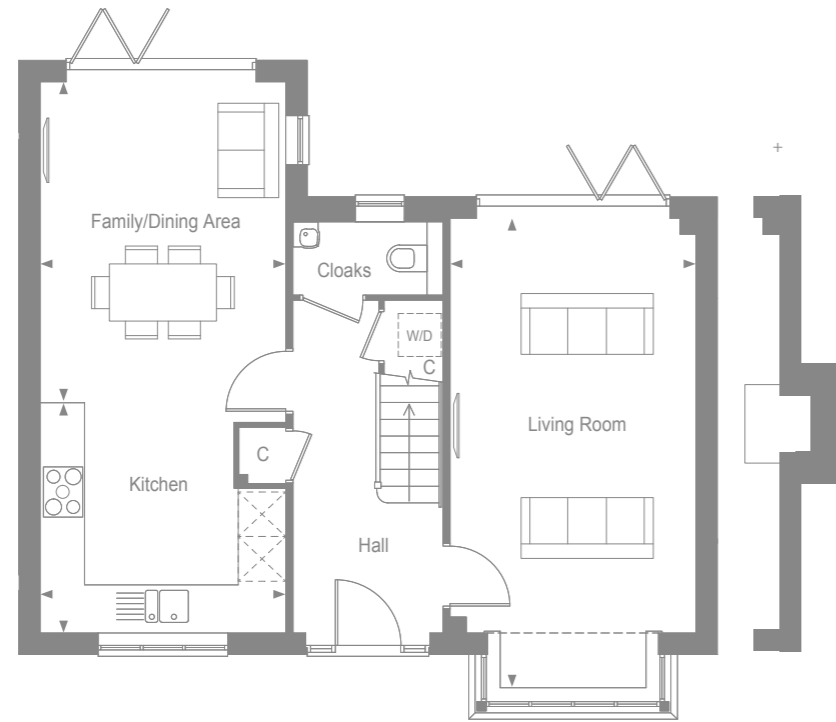
MANORWOOD

West Horsley, Surrey



THAKEHAM

### GROUND FLOOR



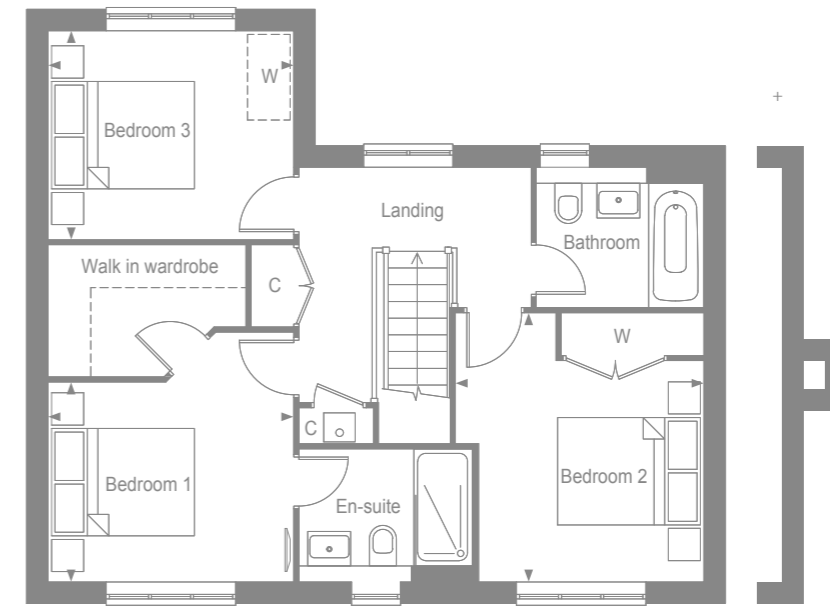
Kitchen	3.39m x 3.20m	11'1" x 10'6"
Family/Dining Area	4.47m x 3.39m	14'8" x 11'1"
Living Room*	6.54m x 3.40m	21'6" x 11'1"

MANORWOOD  
West Horsley, Surrey



THAKEHAM

### FIRST FLOOR



Bedroom 1	3.46m x 2.76m	11'3" x 9'1"
Bedroom 2	3.73m x 3.44m	12'2" x 11'2"
Bedroom 3	3.39m x 2.89m	11'1" x 9'6"

MANORWOOD  
West Horsley, Surrey

- W - Wardrobe
- C - Cupboard
- W - Space for wardrobe
- W/D - Provision for washer/dryer
- \* - Including bay
- + - Alternative layouts to selected plots, speak to a sales consultant for full details



THAKEHAM

## THE RUNCTON 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/family/dining area 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 to selected plots

### ECOLOGY

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

### SECURITY & 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, 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 and digital aerial installation to loft space
- Wired for Sky Q to living room and alternative second position with blank plate, and all other rooms via Sky Q technology
- TV/satellite point in living room and secondary TV points in all bedrooms
- Electric car charging point
- Solar PV panels

MANORWOOD

West Horsley, Surrey



MIX

Paper | Supporting responsible forestry

FSC® C151126

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.