



THAKEHAM



The Northchapel

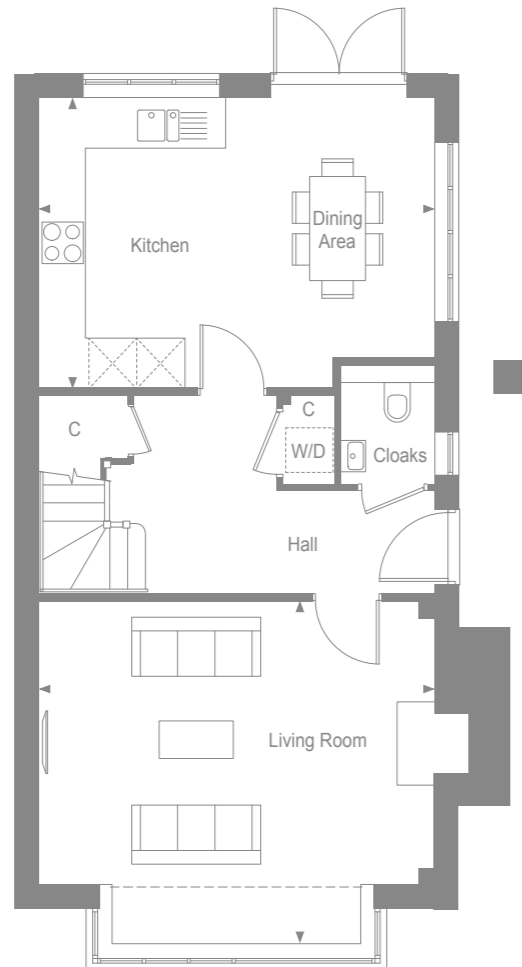
MANORWOOD

West Horsley, Surrey



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GROUND FLOOR



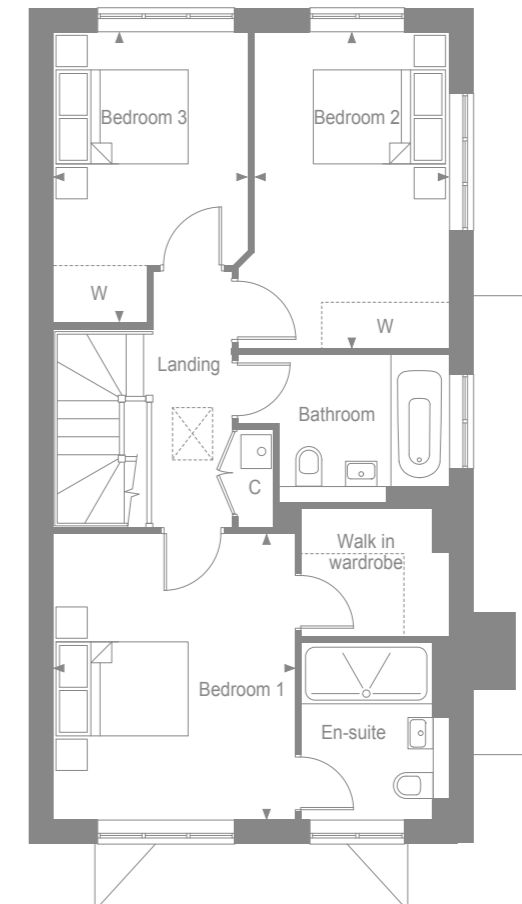
Kitchen/Dining Area	5.19m x 3.81m	17'0" x 12'5"
Living Room*	5.19m x 4.52m	18'11" x 14'8"

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FIRST FLOOR



Bedroom 1	3.17m x 3.75m	10'4" x 12'3"
Bedroom 2	2.55m x 4.15m	8'3" x 13'6"
Bedroom 3	2.55m x 3.79m	8'4" x 12'4"

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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 NORTHCHAPEL SPECIFICATION

BEAUTIFULLY DESIGNED KITCHENS

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

STYLISH BATHROOMS

- Contemporary white sanitaryware, with chrome accessories by Vado
- Floor standing concealed cistern WC
- White steel enamel bath with over bath shower screen, shower in en-suite
- Wall mounted bath/shower mixer tap by Vado
- White summer use towel warmers with TRVs
- Saloni tiles to selected areas
- Polished edge mirror over basin in bathroom and en-suite

INTERIOR FINISHES

- Amtico vinyl flooring to hall, cloakroom, kitchen/dining area and bathrooms, with Cormar carpet in all remaining areas
- White painted flush doors, with contemporary ironmongery
- White painted staircase, newel posts and handrail
- Coordinated single paint finish on wall 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 with multi-point locking system
- UPVC double glazed windows with French doors to kitchen/dining area
- 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
- Gas fired radiator heating throughout
- WiFi programmable heating controls
- LED downlights to hall, landing, kitchen, bathroom, 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
- White 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 Sky Q to living room 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

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