

THE ARLINGTON 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
- 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 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

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 French doors to the kitchen/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/dining room, bathroom, 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 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



THAKEHAM

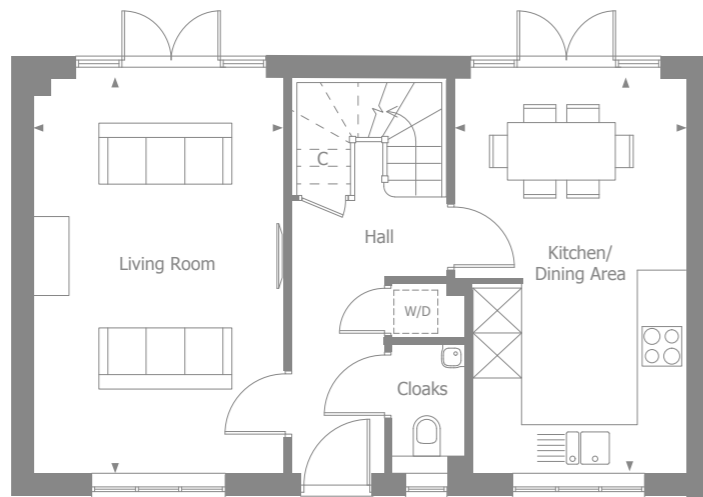


The Arlington



THAKEHAM

GROUND FLOOR

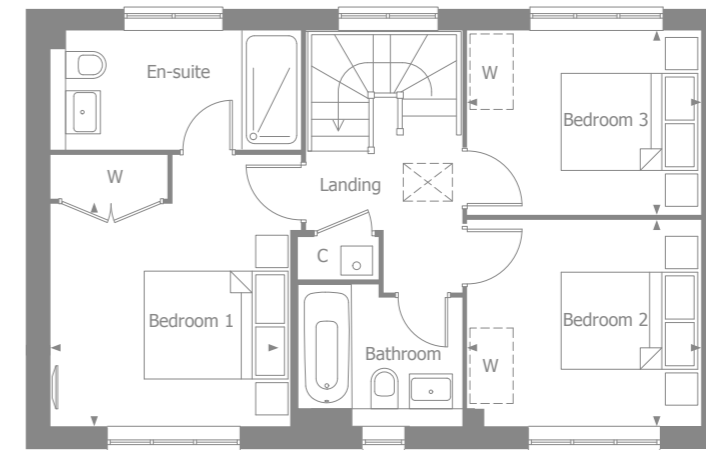


Kitchen/Dining Area	5.42m x 3.16m	17'9" x 10'4"
Living Room	5.42m x 3.40m	17'7" x 11'1"



THAKEHAM

FIRST FLOOR



Bedroom 1	3.27 x 3.02m	10'9" x 10'0"
Bedroom 2	3.18m x 2.81m	10'5" x 9'3"
Bedroom 3	3.18m x 2.51m	10'5" x 8'3"

W - Wardrobe
C - Cupboard
W/D - Space for washer/dryer