



THAKEHAM



The Cootham

BERRY CROFT

Newick, East Sussex



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GROUND FLOOR



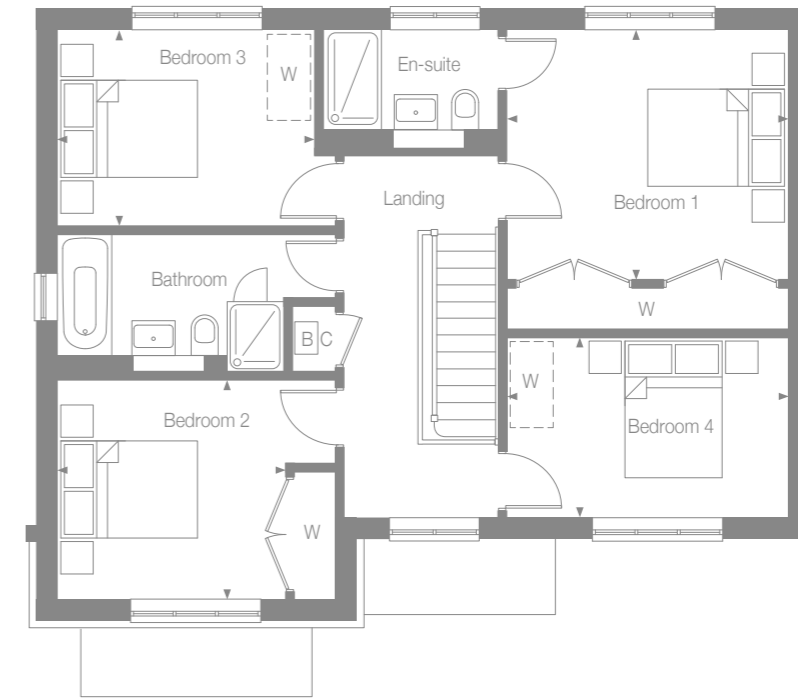
Kitchen*	4.23m x 3.86m	13'10" x 12'8"
Family/Dining Area	4.46m x 3.86m	14'7" x 12'8"
Living Room	6.78m x 3.91m	22'3" x 12'9"

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FIRST FLOOR



Bedroom 1	3.46m x 3.91m	11'4" x 12'10"
Bedroom 2	3.02m x 3.17m	9'11" x 10'5"
Bedroom 3	2.71m x 3.56m	8'10" x 11'8"
Bedroom 4	2.51m x 3.91m	8'3" x 12'10"

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- W - Wardrobe
- C - Cupboard
- B - Boiler
- W (dotted) - Space for wardrobe
- * - Including bay



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THE COOTHAM 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 multifunction oven
- AEG induction hob with pull out extractor hood
- Energy efficient integrated AEG dishwasher
- Energy efficient integrated AEG 70/30 split fridge/freezer
- Provision for washer/dyer in hall cupboard

STYLISH BATHROOMS

- Contemporary white sanitaryware, with chrome accessories by Vado
- Floor standing concealed cistern WC
- White steel enamel bath with mixer tap by Vado
- Chrome towel radiator
- Porcelanosa wall tiling to selected areas
- Recessed mirror cabinet to en-suites where possible, please speak to a Sales Consultant to confirm layout

INTERIOR FINISHES

- Amtico 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, newel posts and handrail
- Coordinated single paint finish to walls and satinwood paint finish on all internal joinery

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

- UPVC double glazed windows with French 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 to bedrooms 1 - 3
- 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
- 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
- Electric car charging point
- Solar PV panels

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