



THAKEHAM



The Ardingly

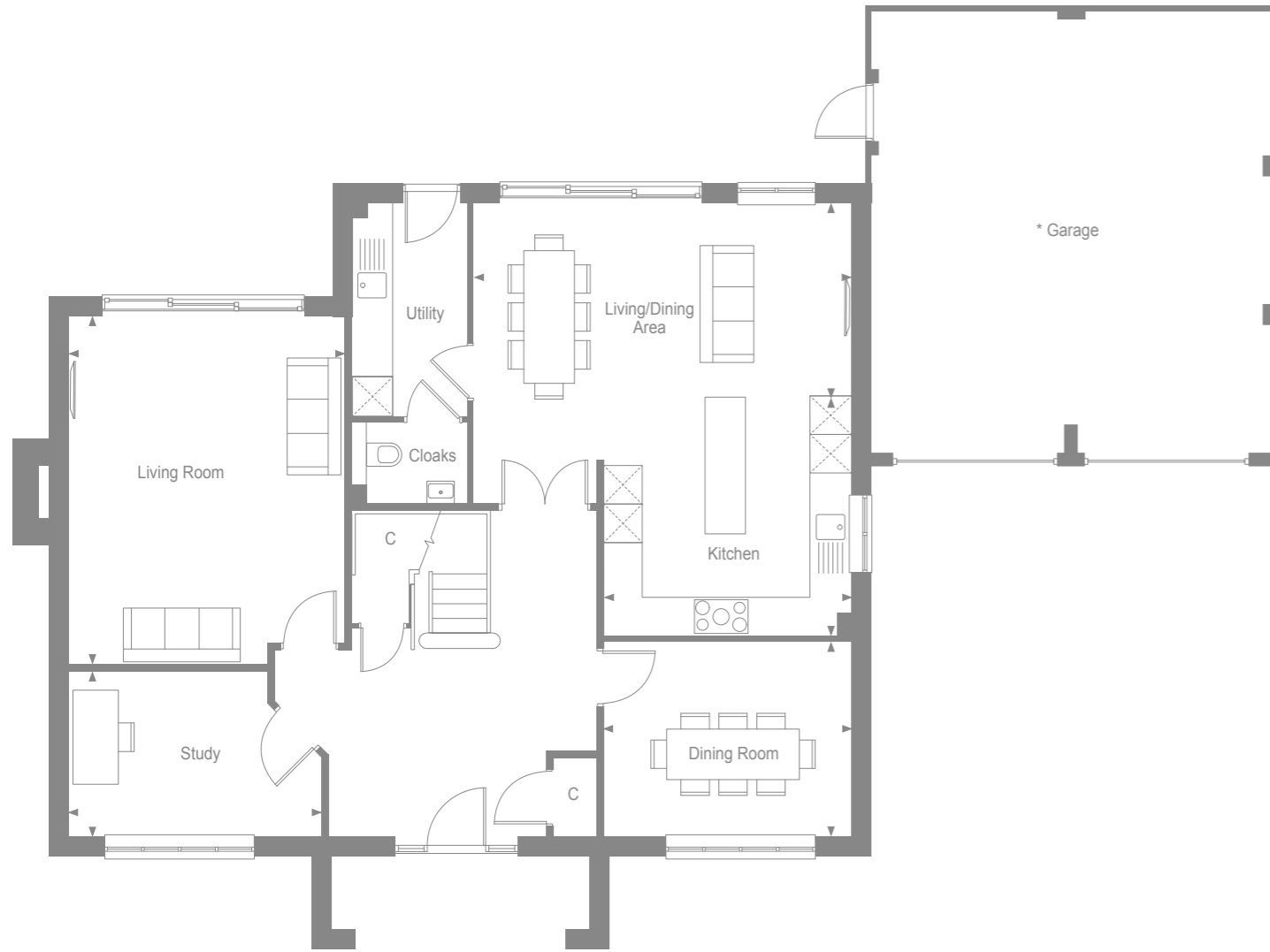
Woodgate

PEASE POTTAGE



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### GROUND FLOOR



Kitchen	3.78m x 3.50m	12'4" x 11'4"
Living/ Dining Area	5.95m x 3.32m	19'5" x 10'9"
Living Room	5.48m x 4.35m	17'9" x 14'2"
Dining Room	3.90m x 3.08m	12'7" x 10'1"
Study	3.98m x 2.59m	13'0" x 8'4"

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### FIRST FLOOR



Bedroom 1	4.51m x 3.98m	13'4" x 12'4"
Bedroom 2	4.07m x 3.61m	13'3" x 11'8"
Bedroom 3	4.40m x 3.07m	14'4" x 10'7"
Bedroom 4	4.04m x 3.13m	13'2" x 10'2"
Bedroom 5	4.06m x 3.01m	13'3" x 9'8"

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\*Garage to selected plots. Speak to sales consultant for more details.

C - Cupboard  
W - Wardrobe



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## THE ARDINGLY SPECIFICATION

### BEAUTIFULLY DESIGNED KITCHENS

- Contemporary kitchen designs
- Soft close doors and drawers
- Stone worktop and upstand
- Stainless steel sink, with mono sink mixer tap by Vado
- Two single AEG ovens and microwave oven
- Induction hob with pull out extractor hood
- Energy efficient integrated AEG dishwasher
- Energy efficient separate full height AEG fridge and freezer
- Provision for washing machine and separate dryer in the utility
- Integrated wine cooler

### STYLISH BATHROOMS

- Contemporary white sanitaryware, with chrome accessories by Vado
- Floor standing 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
- Porcelanosa wall tiling to selected areas
- Recessed cabinet in bathroom and en-suite dependant on layout

### INTERIOR FINISHES

- Amtico floor tiling to hall, cloakroom, kitchen/dining, utility and bathrooms, with Cormar carpet in all remaining areas
- White painted flush doors, with contemporary ironmongery
- White painted staircase with redwood newels and oak caps
- 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

- Timber external entrance door
- UPVC double glazed windows with sliding doors to the living/dining 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
- 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

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