



THAKEHAM



The Claygate

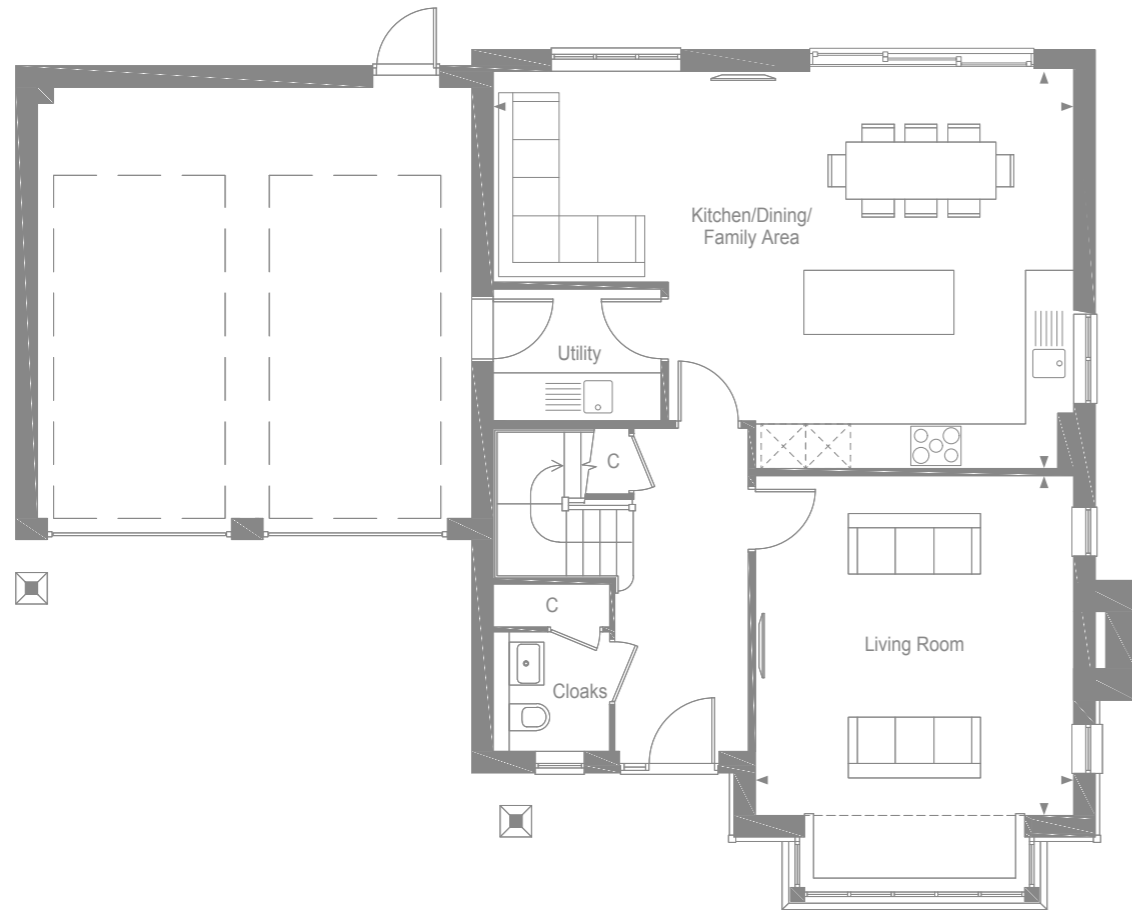
Woodgate

PEASE POTTAGE



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GROUND FLOOR



Kitchen/Dining /Family Area	8.11m x 5.53m	26'6" x 18'1"
Living Room	4.73m x 4.42m	15'5" x 14'5"

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FIRST FLOOR



Bedroom 1	4.42m x 4.30m	14'5" x 14'1"
Bedroom 2	5.98m x 3.79m	19'6" x 12'4"
Bedroom 3	3.73m x 3.68m	12'2" x 12'0"
Bedroom 4	4.31m x 2.67m	14'1" x 8'7"
Bedroom 5/Study	3.61m x 2.31m	11'8" x 7'5"

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- C - Cupboard
- W - Wardrobe
- W (with dashed lines) - Space for wardrobe
- HWC - Hot Water Cylinder



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THE CLAYGATE SPECIFICATION

BEAUTIFULLY DESIGNED KITCHENS

- Contemporary kitchen designs
- Soft close doors and drawers
- Laminate worktop and upstand
- 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 washing machine and separate dryer in the utility

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 kitchen/living/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
- 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
- Electric car charging point

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PEASE POTTS