



THAKEHAM



The Copthorne

Woodgate

PEASE POTTAGE



THAKEHAM

GROUND FLOOR



Kitchen	4.49m x 4.36m	14'7" x 14'3"
Living/Dining Area	5.12m x 4.96m	16'7" x 16'2"
Living Room	5.07m x 4.57m	16'6" x 14'9"
Dining Room	4.26m x 3.25m	13'9" x 10'6"
Study	3.27m x 2.49m	10'7" x 8'4"

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FIRST FLOOR



Bedroom 1	4.61m x 3.18m	15'1" x 10'4"
Bedroom 2	4.91m x 3.00m	16'1" x 9'8"
Bedroom 3	4.42m x 2.66m	14'5" x 8'7"
Bedroom 4	4.43m x 2.90m	14'5" x 9'5"
Bedroom 5	3.17m x 3.08m	10'4" x 10'1"

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C - Cupboard
W - Wardrobe



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THE COPTHORNE 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 both living room and 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 and secondary TV points in all bedrooms
- Electric car charging point

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