



THAKEHAM



The Henfield

MANORWOOD

West Horsley, Surrey



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GROUND FLOOR



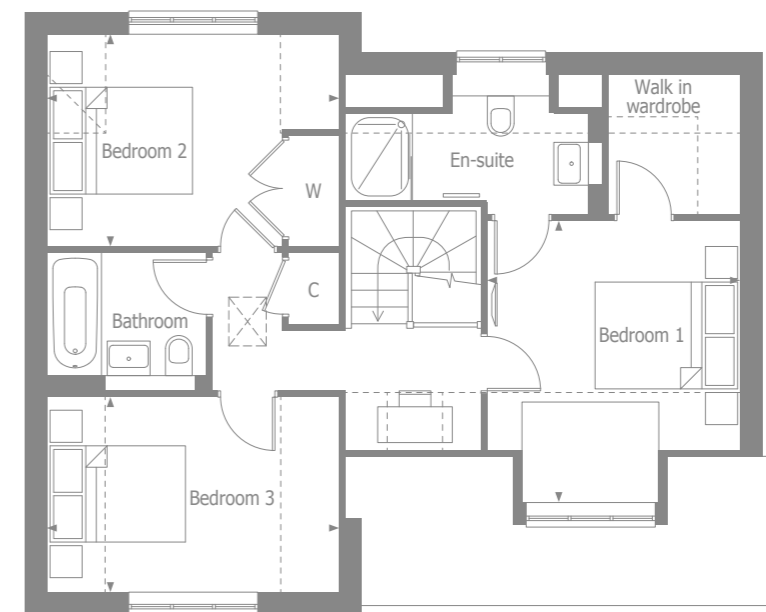
Kitchen	3.55m x 4.07m	11'8" x 13'4"
Family/Dining Area	5.03m x 4.07m	16'6" x 13'4"
Living Room	5.98m x 3.51m	19'7" x 11'6"

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FIRST FLOOR



Bedroom 1	3.93m x 3.49m	12'11" x 11'5"
Bedroom 2	4.07m x 2.95m	13'4" x 9'8"
Bedroom 3	4.07m x 2.71m	13'4" x 8'11"

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- W - Wardrobe
- C - Cupboard
- W - Space for wardrobe
- * - Including bay
- - Indicates skelling



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THE HENFIELD 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 vinyl flooring to hall, cloakroom, kitchen/family/dining area, 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/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 & 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
- Solar PV panels

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