



THAKEHAM

THE ABINGER 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
- Electrolux stainless steel double oven
- Induction hob with integrated extractor hood
- Energy efficient integrated Electrolux dishwasher
- Energy efficient integrated Electrolux 70/30 split fridge/freezer
- Provision for washer/dryer in hall cupboard

STYLISH BATHROOMS

- Contemporary white sanitaryware, with chrome accessories by Vado
- Floor standing concealed cistern WC
- White steel enamel bath with over bath shower screen, shower in en suite
- Wall mounted bath/shower mixer tap by Vado
- White summer use towel warmers
- Porcelanosa tiles to selected areas

INTERIOR FINISHES

- Amtico vinyl flooring to hall, cloakroom, kitchen/dining 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 on wall 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 with multi-point locking system
- UPVC double glazed windows with French doors to dining/family 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
- Gas fired radiator heating throughout
- WiFi programmable heating controls
- LED downlights to hall, landing, kitchen/dining, 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
- White 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 all other rooms via Sky Q technology
- TV/satellite point in living room
- Electric car charging point



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The Abinger

Woodgate
PEASE POTPAGE



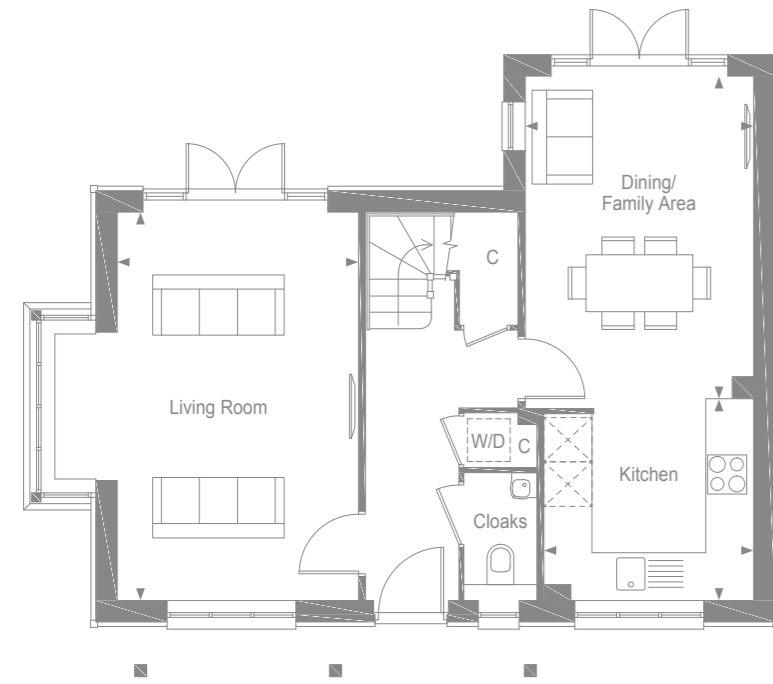
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PEASE POTPAGE



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GROUND FLOOR



Kitchen	3.08m x 2.91m	10'0" x 9'5"
Dining /Family Area	4.21m x 3.16m	13'8" x 10'3"
Living Room	5.41m x 3.36m	17'7" x 11'0"

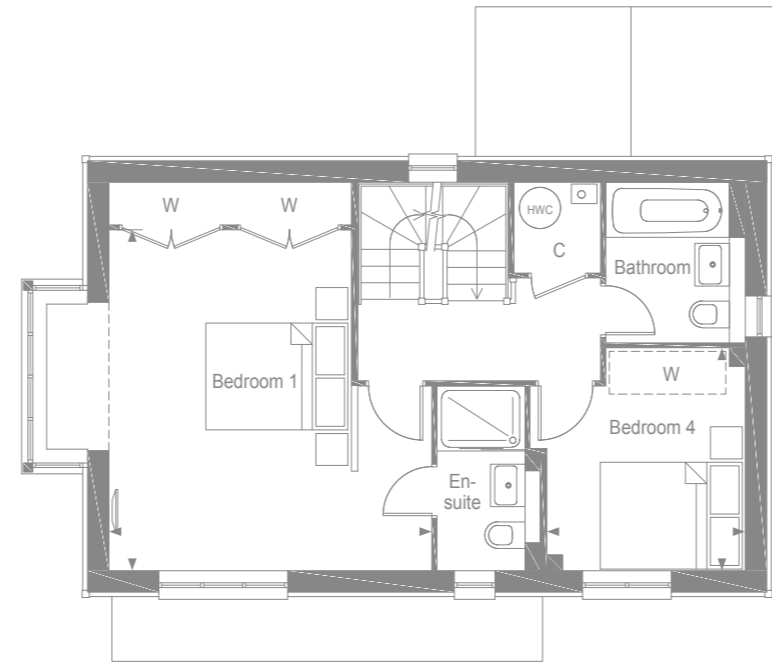
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PEASE POTTSAGE

- Space for washer/dryer
C - Cupboard



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FIRST FLOOR



Bedroom 1	4.78m x 4.50m	15'6" x 14'7"
Bedroom 4	3.11m x 2.76m	10'2" x 9'0"

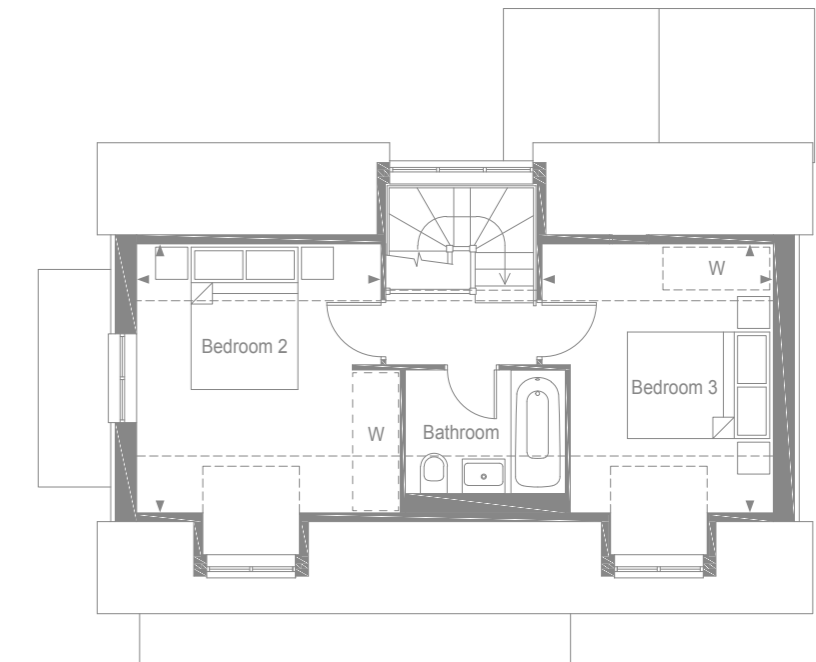
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PEASE POTTSAGE

C - Cupboard
W - Wardrobe
 - Space for wardrobe
HWC - Hot Water Cylinder



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SECOND FLOOR



Bedroom 2	3.78m x 3.39m	12'4" x 11'1"
Bedroom 3	3.78m x 3.19m	12'4" x 10'4"

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PEASE POTTSAGE

- Space for wardrobe
-- - Depicts low ceilings