THAKEHAM AT WELBORNE

The Grosvenor

4 bedroom home

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4 bedroom home
162 sq m | 1,749 sq ft

GROUND FLOOR

Family Area

Dining Area

Kitchen

C

Utility

Hall

W/M   T/D

WC

Study

C

*
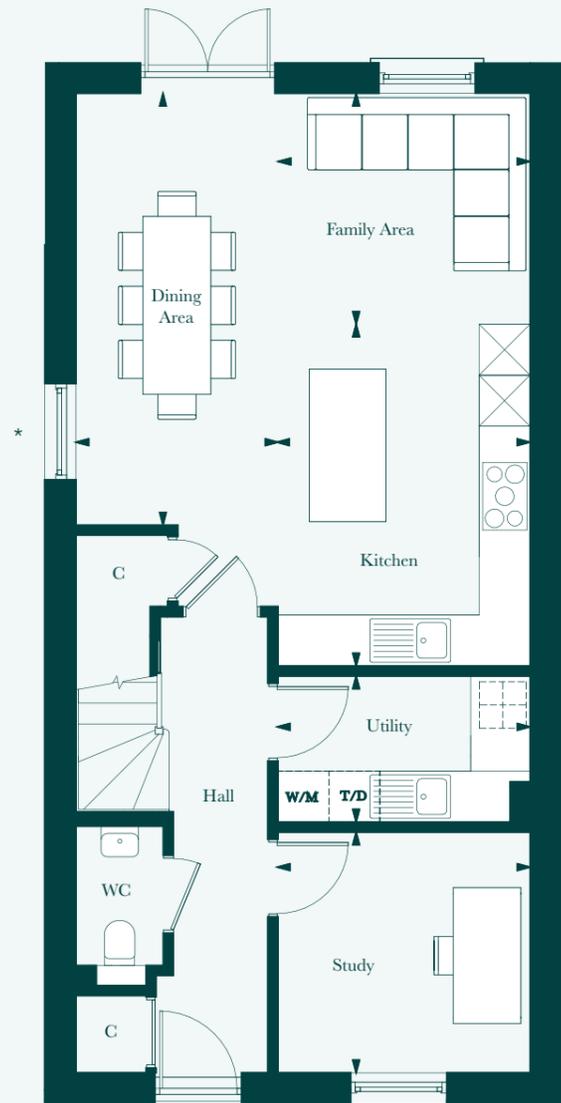
GROUND FLOOR

FIRST FLOOR

*Doors to plots 67 & 140 only. All other plots have windows

*Balcony to plots 67 & 140 only

Living Room

C

En Suite

Landing

Dressing Room
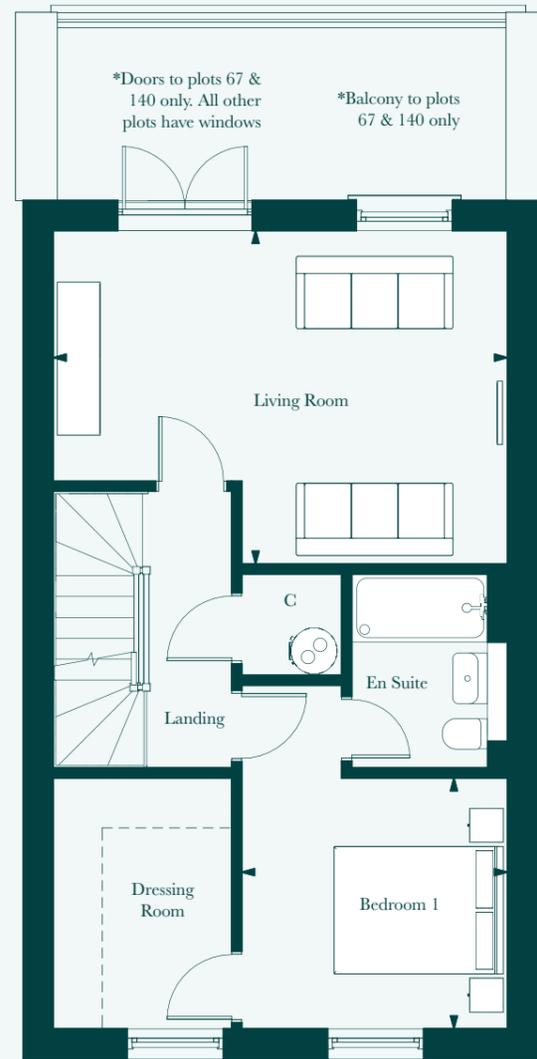
Bedroom 1

FIRST FLOOR

SECOND FLOOR

Bedroom 4

Bedroom 3

Landing

W

Bathroom

En Suite

Bedroom 2

Walk in Wardrobe

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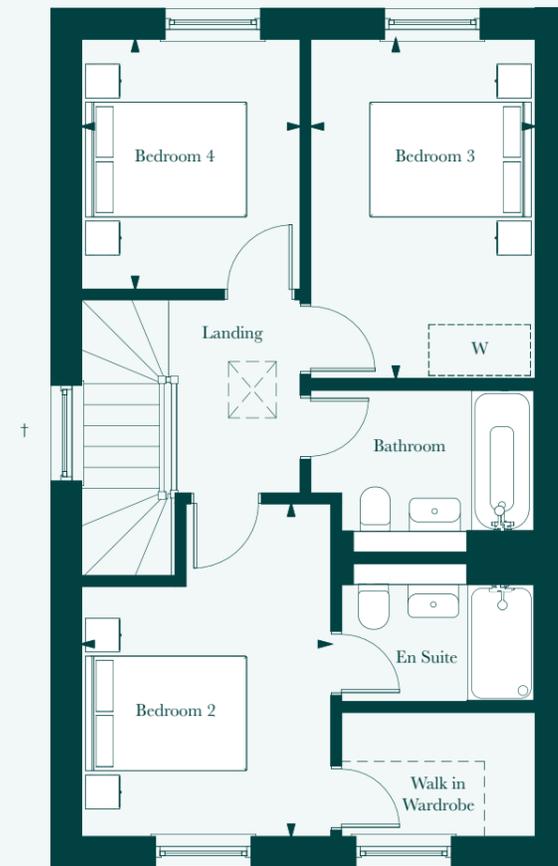
SECOND FLOOR

GROUND FLOOR

Kitchen	2.9m x 4m	9'9" x 13'3"
Family Area	2.9m x 2.7m	9'9" x 8'11"
Dining Area	2.3m x 5m	7'10" x 16'8"
Study	2.9m x 2.8m	9'9" x 9'4"
Utility	2.9m x 1.7m	9'9" x 5'8"

FIRST FLOOR

Living Room	5.3m x 3.9m	17'7" x 12'11"
Bedroom 1	3.1m x 2.9m	10'3" x 9'8"

SECOND FLOOR

Bedroom 2	2.9m x 3.9m	9'8" x 12'11"
Bedroom 3	2.6m x 4m	8'8" x 13'2"
Bedroom 4	8'8" x 13'2"	8'6" x 9'8"

C Cupboard   W Wardrobe   Heat Pump   W/D Washing Machine space   T/D Tumble Dryer space   Loft Hatch   Heat Pump Cylinder   W Space for Wardrobe

* Window to plots 58, 59, 60, 67, 68, 137, 139 & 140 only
† Window to plots 58, 59, 60, 67, 137, 139 & 140 only

BEAUTIFULLY DESIGNED KITCHENS

- Shaker-style kitchen designs
- Soft close doors and drawers
- Composite worktop and upstand to kitchen and utility
- Feature ceramic Belfast sink, with polished chrome traditional style mixer tap by Vado
- AEG stainless steel double oven and integrated microwave
- Induction hob with pull out extractor hood
- Energy efficient integrated AEG dishwasher
- Energy efficient integrated AEG 70/30 split fridge/freezer
- Provision for washer and separate tumble dyer in utility room – where applicable

STYLISH BATHROOMS

- Stylish white sanitaryware, with traditional style chrome accessories by Vado
- Floor standing concealed cistern WC
- White steel enamel bath with over bath shower screen
- Concealed thermostatic shower valve by Vado
- Fixed shower head with additional hand held shower outlet
- Feature traditional chrome towel rail
- Shaker style vanity unit with undercounter storage in bathroom and en suites with framed bespoke mirror above
- Ceramic wall tiling to selected walls
- Stone effect Amtico flooring

INTERIOR FINISHES

- Amtico herringbone floor tiling to hall, cloakroom, kitchen/dining, with Abingdon flooring in all remaining areas
- White 3 panel moulded doors, with complementary ironmongery
- Traditional style white painted staircase with feature turned spindles, redwood stop-chamfered newels and oak caps
- Coordinated single paint finish to walls and satinwood paint finish on all internal joinery
- Interior designed colour palette options

ECOLOGY

- Hedgehog holes through gravel boards in fencing, to provide routes for hedgehogs where possible
- Integrated bat and separate bird boxes – to selected houses

SECURITY & PEACE OF MIND

- Mains fed smoke/heat detector, with battery backup
- 10 year NHBC Buildmark Warranty, including 2 year defect and emergency out of hours cover

EXTERNAL

- 6 Panel Timber door with traditional stainless steel ironmongery
- UPVC double glazed Georgian style sash windows with polished chrome hardware
- French doors to family/dining area and living room – where applicable)
- Closeboard or woven panel fencing to rear gardens – please speak to our Sales Team
- Landscaped front gardens and turfed rear gardens
- Paved paths and patio areas
- External tap in rear garden
- Black powder coated steel external wall lanterns

HEATING, ELECTRICAL & LIGHTING

- Internal Water Source Heat Pump with Hot Water cylinder and separate Buffer Tanks
- Underfloor Heating to Ground Floor, with Fan Coil Units heating to all bedrooms (providing heating and comfort cooling) and radiator heating to other upper floor rooms (excluding walk-in wardrobes)
- Wi-Fi controllable Fan Coil Units to bedrooms
- Programmable thermostat radiators (other upper floor rooms, excluding walk-in wardrobes) and underfloor heating (ground floor)
- LED downlights to hall, landing, kitchen, bathroom, en suite and cloakroom with pendant lighting in remaining areas
- Brushed steel socket to kitchen with white sockets and switch plates in all other areas with integrated USB charging in kitchen and bedroom 1
- Multi-gang grid switch for kitchen appliances
- White shaver socket with built in toothbrush charger in all bathrooms
- Lighting to all external doors with internal switch
- Connection to a site-wide gigabit-capable telecommunications network, which will include FIRS (Fibre Integrated Reception System) to distribute television and satellite services throughout the development
- Photovoltaic (PV) Panels to roof
- Electric car charging point

THAKEHAM