



THAKEHAM



The Ripley

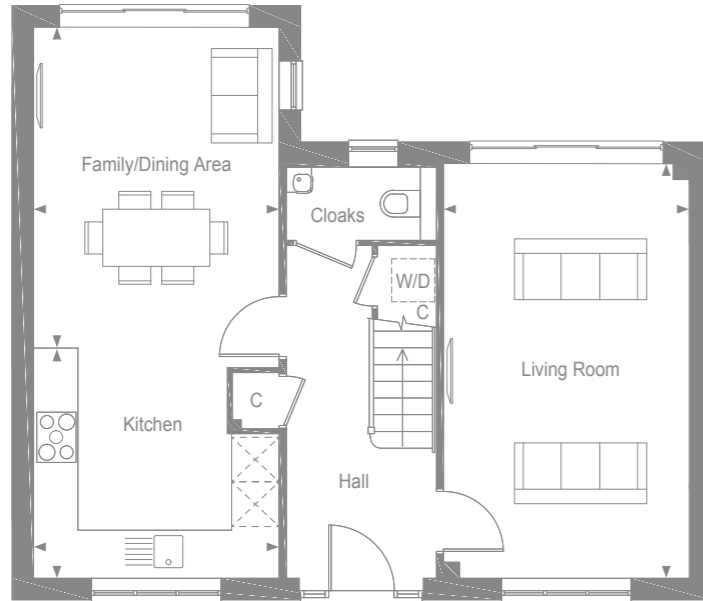
MANORWOOD

West Horsley, Surrey



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GROUND FLOOR



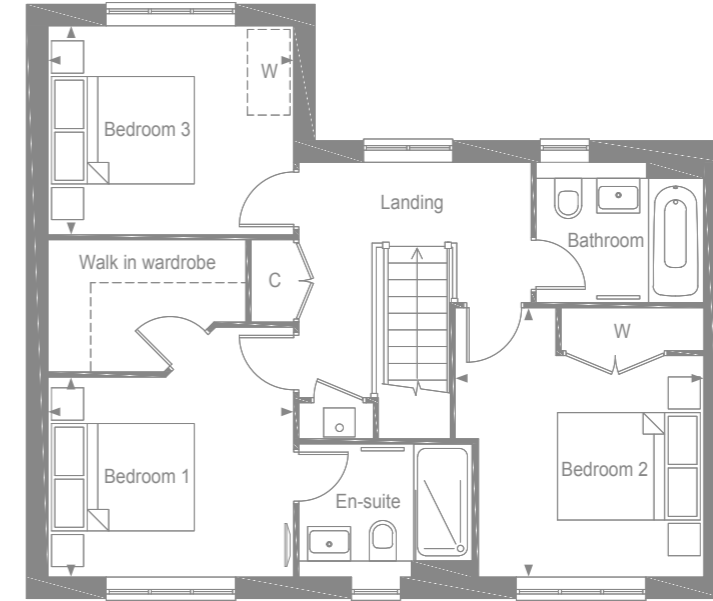
Kitchen	3.39m x 3.20m	11'1" x 10'6"
Family/Dining Area	4.47m x 3.39m	14'8" x 11'1"
Living Room	5.76m x 3.41m	19'0" x 11'2"

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FIRST FLOOR



Bedroom 1	3.46m x 2.76m	11'1" x 10'6"
Bedroom 2	3.73m x 3.44m	12'2" x 11'2"
Bedroom 3	3.39m x 2.85m	11'1" x 9'6"

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- W - Wardrobe
- C - Cupboard
- W - Space for wardrobe
- W/D - Provision for washer/dryer



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THE RIPLEY 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 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
- Wall mounted bath/shower mixer tap by Vado
- 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 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, utility, bathroom, walk-in-wardrobe, 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 bedroom 1 & 2
- 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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Protection for new-build home buyers