



THAKEHAM



The Crimbourne

MANORWOOD

West Horsley, Surrey



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GROUND FLOOR



Kitchen	4.28m x 3.21m	14'0" x 10'5"
Family/Dining Area	3.86m x 3.92m	12'7" x 12'8"
Living Room	3.93m x 7.11m	12'7" x 23'3"
Dining Room*	4.65m x 3.57m	15'3" x 11'7"

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FIRST FLOOR



Bedroom 1	3.95m x 3.29m	13'0" x 10'8"
Bedroom 2	3.49m x 3.22m	11'5" x 10'6"
Bedroom 3	3.85m x 3.95m	12'7" x 13'0"
Bedroom 4	4.17m x 2.76m	13'7" x 9'1"

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- W - Wardrobe
- C - Cupboard
- W - Space for wardrobe
- HW - Hot water cylinder
- W/D - Provision for washer/dryer
- \* - Including bay
- + - Alternative layouts to selected plots, speak to a sales consultant for full details



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## THE CRIMBOURNE 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
- Two AEG stainless steel single ovens
- Integrated AEG microwave
- Induction hob with pull out extractor hood
- Energy efficient integrated AEG dishwasher
- Energy efficient integrated AEG fridge and freezer
- Integrated wine cooler
- 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
- 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, 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 bedroom 1, 2 & 3
- 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