



THAKEHAM



The Tadworth

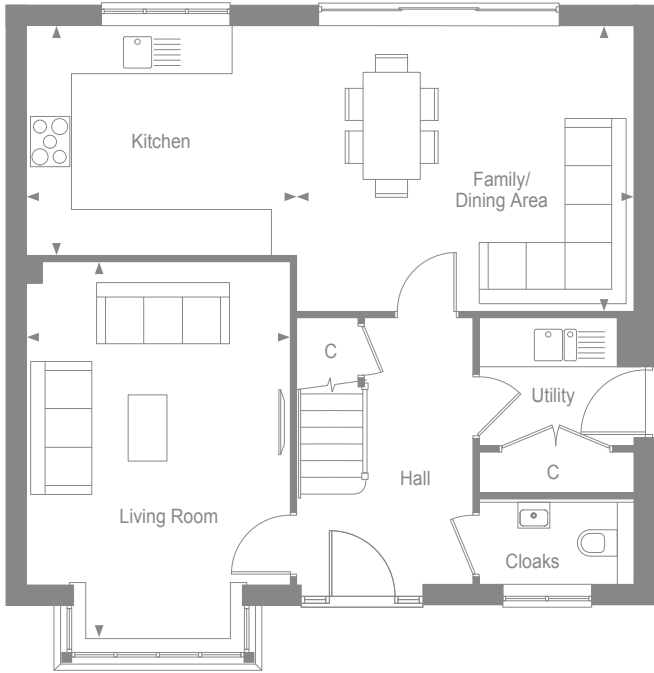
MANORWOOD

West Horsley, Surrey



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GROUND FLOOR



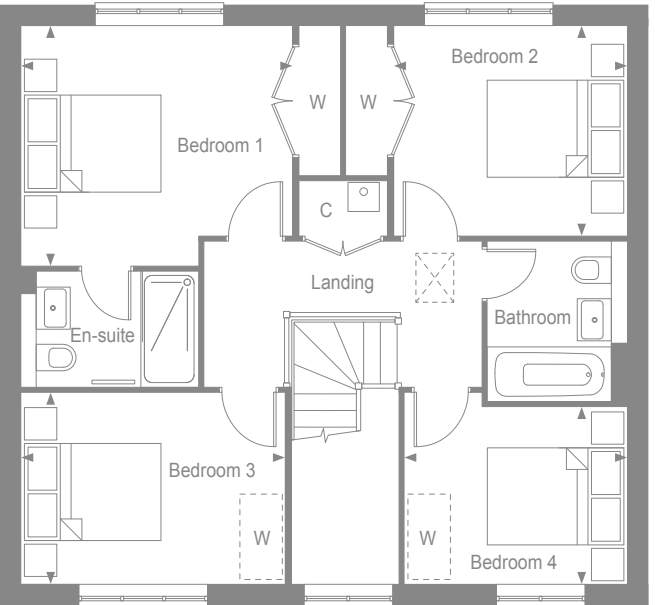
Kitchen	3.77m x 3.19m	12'3" x 10'5"
Family/Dining Area	4.71m x 3.95m	15'4" x 11'0"
Living Room*	3.64m x 5.26m	11'9" x 17'2"

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FIRST FLOOR



Bedroom 1	3.78m x 3.33m	12'3" x 13'0"
Bedroom 2	3.24m x 2.91m	10'6" x 9'6"
Bedroom 3	3.67m x 2.65m	12'0" x 8'7"
Bedroom 4	3.09m x 2.45m	10'1" x 8'0"

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



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THE TADWORTH 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
- Plumbing 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
- 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, 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
- 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

Floorplans shown are for approximate measurements only. All measurements may vary within a tolerance of 5% and are not intended to be used for carpet or appliance sizes or items of furniture. Furniture layouts are indicative only. Accordingly, due to Thakeham's policy of continuous improvement, the finished product may vary from the information provided. CGI indicative only and external finishes may vary. All customers are advised to contact Thakeham to ascertain the availability of any particular property. September 2024.