



St Saviour

Farm House



Revision E
20-09-16

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Highstead Farm St Saviour

Farm House

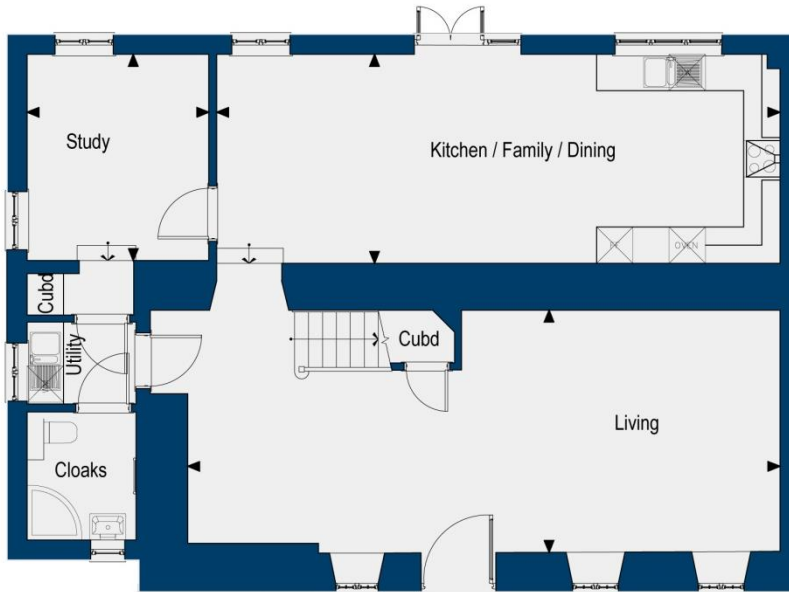


Site Layout

Note: Total area of property is the useable space measured to the 1.5m height line on a sloping ceiling. Rooms areas are the total floor area measured wall to wall.

Farm House

Internal Area
156.7sqm (1686sqft)



GROUND FLOOR

Kitchen/Family/Dining

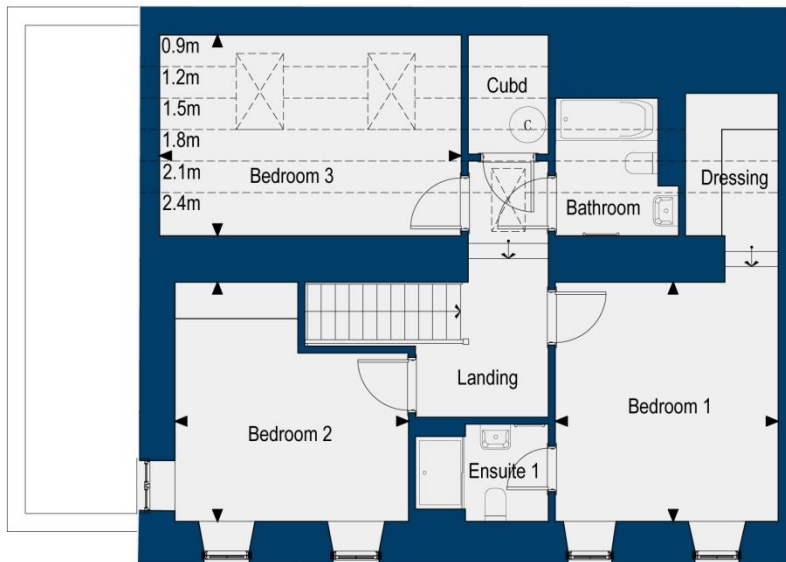
32.0sqm (344.45sqft)
9.30m x 3.45m (30'6" x 11'4")

Living Room

38.0sqm (409.03sqft)
9.78m x 4.00m (32'1" x 13'1")

Study

10.2sqm (109.79sqm)
3.40m x 3.00m (11'2" x 9'11")



FIRST FLOOR

Bedroom 1

18.8sqm (202.36sqft)
3.94m x 3.69m (12'11" x 12'1")

Bedroom 2

13.0sqm (139.93sqft)
3.94m x 3.86m (12'11" x 12'8")

Bedroom 3

16.50sqm (177.60sqft)
4.99m x 3.31m (16'4" x 10'10")

Farm House and Coach House

KITCHEN

- Luxury fitted high specification Omega kitchen from the Mackintosh range with feature under pelmet lighting.
- Granite or Silestone worktop with 100mm upstand.
- 1½ bowl under mounted stainless-steel sink with pillar chrome mixer tap.
- A full range of integrated appliances including stainless-steel double oven, microwave/oven, fridge/freezer, dishwasher, compact wine fridge.
- Induction hob and extractor hood.
- Ceramic floor tiles.

(Appliances subject to detailed kitchen design)

UTILITY

- Fitted furniture to match principal kitchen with post formed worktops and upstands.
- Waste and water provided for washing machine / tumble dryer space.
- Single, stainless steel sink with drainer and pillar tap.
- Ceramic floor tiles.

CLOAKROOM

- White sanitaryware with chrome fittings.
- Contemporary fitted vanity furniture with storage under sink and large recessed mirror.
- Ceramic floor tiles with feature tile wall.

HOUSE BATHROOM / EN-SUITES

- White sanitaryware with chrome fittings.
- Contemporary fitted vanity furniture with storage under sink and large recessed mirror.
- Thermostatic controlled mixers to bath and adjustable rail for shower head.
- Close coupled WC with soft close seats and dual flush.
- Bath / shower screen, (if no shower in bathroom).
- En-suite, large walk in shower and thermostatic controlled mixer and fixed head.
- Illuminated feature recess with granite or Silestone cill.
- Ceramic floor and wall tiles with feature tile wall

HEATING AND WATER

- Electric under floor heating to all habitable rooms (low-tariff E20) off individual room thermostats.
- Electric thermostatically controlled towel chrome radiators to all bathrooms / en-suites.
- Electric (low-tariff E20) to hot water cylinders with secondary immersion heater. Mains pressure water.
- 1 external water tap to rear patio/garden.

ELECTRICAL

- Satin stainless steel sockets with white insets throughout (white sockets in cupboards).
- Wiring for Satellite (Sky+), TV & telephone points to living room, kitchen, all bedrooms and study. (Please note satellite dish not included)

- Cat 5 data cabling to all TV points to central cupboard.
- Satin stainless steel shaver sockets to bathrooms and en-suites.
- Individual flush ceiling fans to bathrooms, en-suites and cloakrooms.
- Mains-operated smoke alarms.
- External RCD socket to patio.
- Front door bell and chime in hallway.
- Entrance, living rooms, wall mounted plaster (paint grade finish) LED uplights.
- Pendant light fitting with LED bulbs to all bedrooms and study.
- Satin stainless steel LED downlights to bathrooms, dressing areas, cloaks, kitchen, utility and landing.
- Cupboards to have LED wall light on movement sensor
- Recessed LED strip lighting in bathroom / en-suites.
- Rear terrace LED wall mounted coach lantern.
- Front door LED wall mounted coach lantern on PIR /photo cell operation. (Coach house – additional wall mounted coach lantern to side of house)

FINISHES

- Windows and external doors pre-factory finished.
- Internal walls generally in matt emulsion except bathrooms and cloakroom.
- Bathrooms and cloakroom walls in white vinyl silk.
- Plain ceilings finished in white matt emulsion.
- External walls (if not granite) painted in high quality external paint with feature bands and ashlar render defined in an alternative colour.
- Internal woodwork painted in white satin finish.

WINDOWS, DOORS & WOODWORK

- Softwood double glazed windows, doors and frames with softwood cills, pre-finished internally/externally.
- Farm House entrance door - solid hardwood with routed detail, paint grade finish.
- Coach House entrance door –glazed door, with fixed side panels.
- Solid oak internal doors, polished finish, with satin stainless steel door furniture. Double doors to be glazed.
- Staircase: New softwood and MDF staircase , newel post, string and balustrade spindles painted. French polished oak handrail.
- Stained and polished oak carpet thresholds between habitable rooms.
- Fitted wardrobes to master bedroom only.

EXTERNAL

- Grass seeded rear garden with selected tree planting.
- Paved patio.
- Timber close-board fence to surround gardens.
- Block paving to private car parking bays.

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