



## St Saviour

House 4



Revision F  
29-09-16

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# Highstead Farm St Saviour

House 4



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.*

# House 4

Internal Area  
134.5sqm (1448sqft)



**GROUND FLOOR**

## Kitchen/Dining

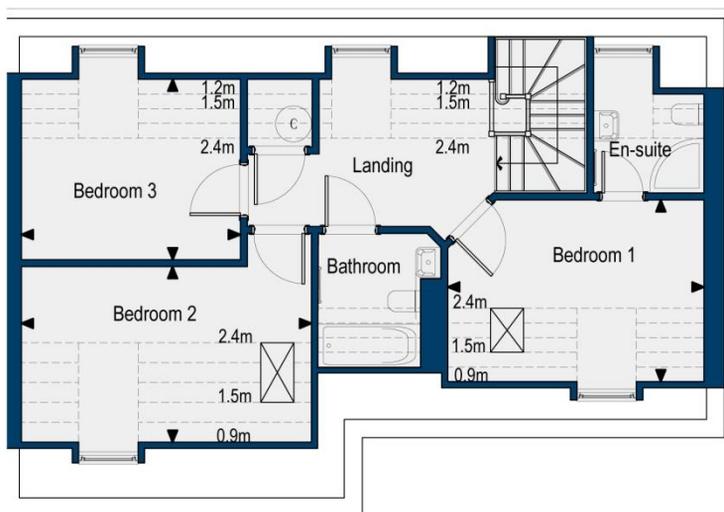
22.0sqm (236.8sqft)  
5.89m x 3.61 (19'4" x 11'10")

## Living Room

26.3sqm (283.09sqft)  
5.36m x 4.91m (17'7" x 16'1")

## Study

7.7sqm (82.88sqft)  
2.98m x 2.57m (9'9" x 8'5")



**FIRST FLOOR**

## Bedroom 1

12.6sqm (135.62sqft)  
4.26m x 3.01m (13'8" x 9'10")

## Bedroom 2

14.8sqm (159.30sqft)  
4.83m x 2.91m (15'10" x 9'6")

## Bedroom 3

11.2sqm (120.55sqft)  
3.64m x 2.99m (11'11" x 9'10")

# Houses 4 and 5

## 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. *(No appliances provided in utility)*
- 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.
- Pendant light fitting with LED bulbs to living room, all bedrooms and study.
- Satin stainless steel LED downlights to bathrooms, dressing areas, cloaks, kitchen, utility, hall and landings.
- 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.

## 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 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.
- Cottage style half glazed hardwood front doors with satin stainless steel door furniture.
- 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.

## GARAGE (part of shared garage block, see site plan)

- Fair-faced blockwork walls.
- Electric sectional garage door.
- Double RCD power socket.
- Fluorescent switched light.

## 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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