



St Saviour

House 6



Rev A
20-09-16

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Highstead Farm St Saviour

House 6

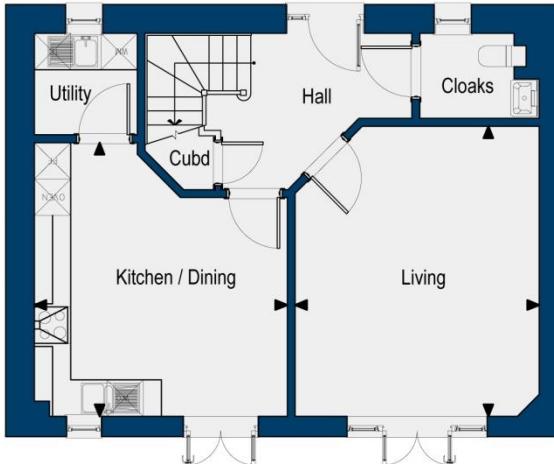


Site Layout

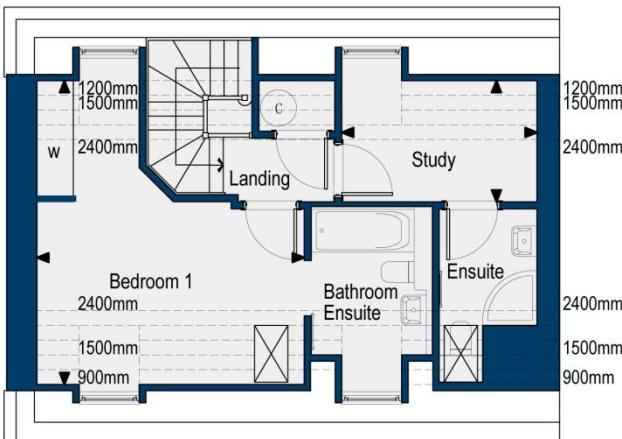
Note: Total area of property is the useable space measured to the 1.5m height line on a sloping ceiling. Rooms areas are the total floor area measured wall to wall.

House 6

Internal Area
91.4sqm (983sqft)



GROUND FLOOR



FIRST FLOOR

Kitchen/Dining

16.8sqm (180.8sqft)
4.51m x 4.18m (14'9" x 13'8")

Living Room

18.6sqm (200.2sqft)
4.78m x 4.03m (15'8" x 13'3")

Bedroom 1

17.2sqm (185.1sqft)
5.01m x 4.41m (16'5" x 14'6")

Study

6.8sqm (73.2sqft)
3.23m x 2.00m (10'7" x 6'7")

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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 sill.
- 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.

EXTERNAL

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

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