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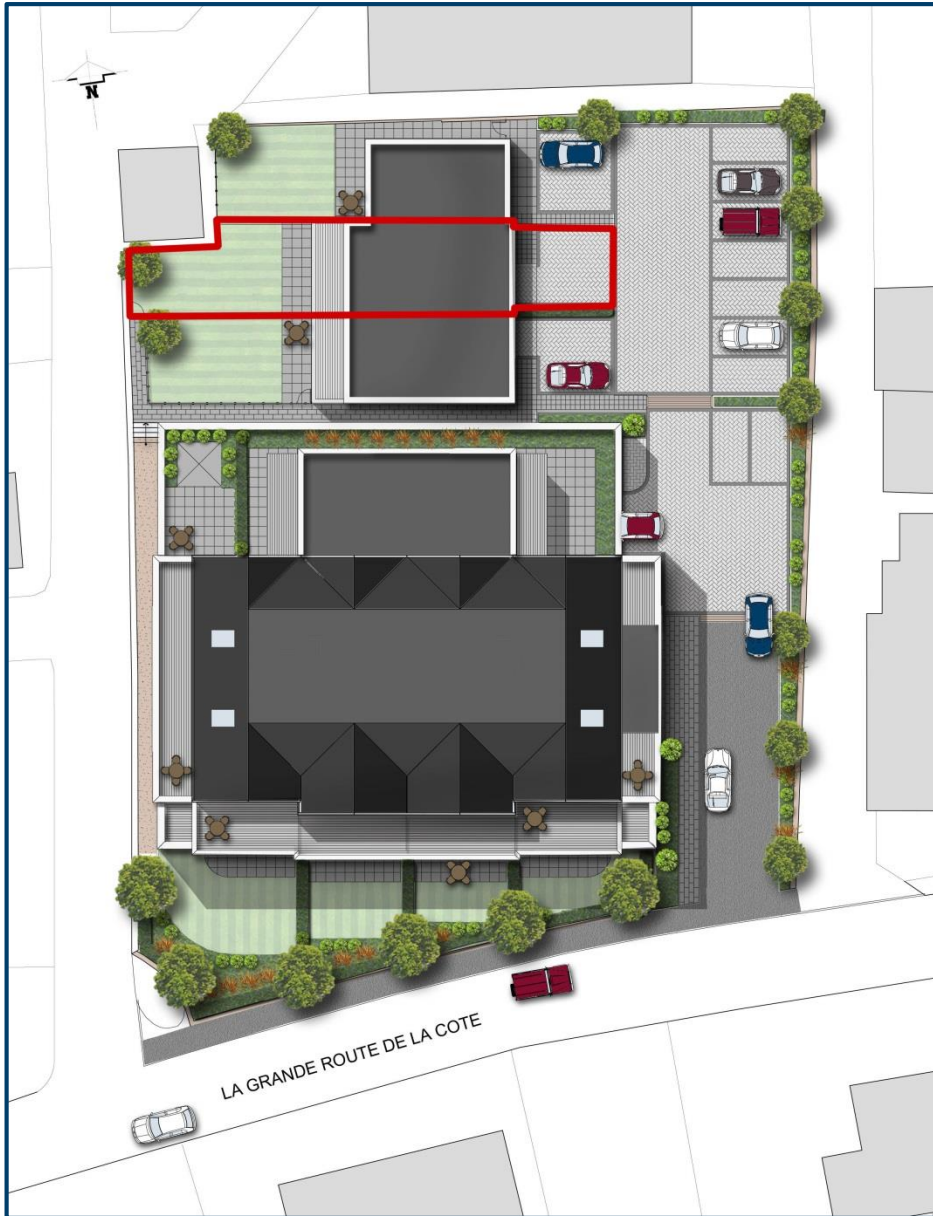
Sophie



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Rocque Bay

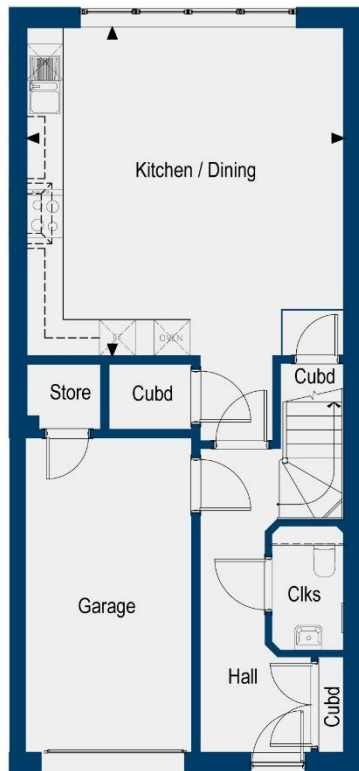
Sophiche



Site Layout

Sophiche

Internal Area
162.3sqm (1747 sqft)

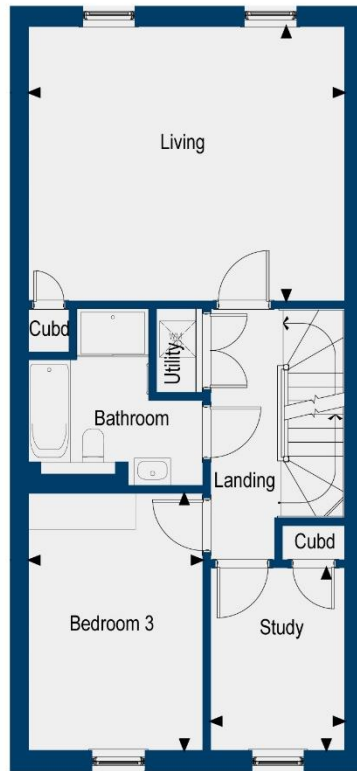


GROUND FLOOR

Kitchen/Dining

30.1sqm (323.99sqft)

5.43m x 5.24 (17'10"x17'2")



FIRST FLOOR

Living

23.8sqm (256.18sqft)

5.24m x 4.55m (17'2"x14'11")

Bedroom 3

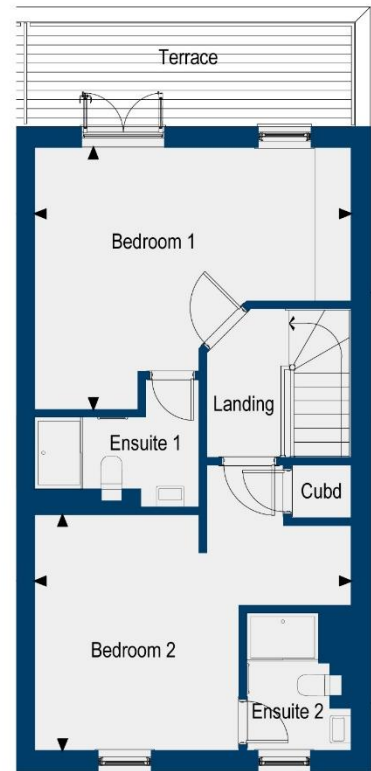
12.3sqm (132.40sqft)

4.26m x 2.89m (14'x 9'6")

Study

6.8sqm (73.19sqm)

3.03m x 2.23m (9'10" x 7'4")



SECOND FLOOR

Bedroom 1

17.9sqm (192.67sqft)

5.24m x 4.34m (17'2"x14'3")

Bedroom 2

16.8sqm (180.83sqft)

5.24m x 3.91m (17'2"x12'10")

Fontaine, Sophiche & Roka

KITCHEN

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

UTILITY

Fontaine

- 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)*
- Single, stainless steel sink with drainer and pillar tap.
- Ceramic floor tiles.

Roka and Sophiche

- Utility cupboard with waste and water provided for washing machine / tumble dryer. *(No appliances provided)*

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 behind basin and WC.

HOUSE BATHROOM / EN-SUITES

- White sanitaryware with chrome fittings.
- Contemporary fitted vanity furniture under basin.
- 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.
- Ceramic floor and wall tiles with feature tile wall and recess
- Illuminated, demisting mirror cabinets to master en-suites and recessed tile mirrors to bathroom.

HEATING AND WATER

- Electric under floor heating to all habitable rooms (low-tariff E20) off individual room thermostats.
- Underfloor heating to all bathrooms off domestic supply.
- 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/gardens and also inside garage door. (Sophiche and Roka)

ELECTRICAL

- Satin stainless steel, screwless sockets with white insets throughout (white sockets in cupboards).
- External RCD socket to all patios and terraces to Sophiche and Roka.

- 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 (May be fitted in bathroom cabinet).
- Individual flush ceiling fans to bathrooms, en-suites and cloakrooms.
- Mains-operated smoke alarms / heat detectors.
- 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. (Utility cupboards to have recessed white LED lights).
- Cupboards to have LED wall light on movement sensor
- Recessed LED strip lighting in bathroom / en-suites.
- Garden and terraces LED wall mounted feature lighting.
- Front door LED wall mounted coach lantern on PIR /photo cell operation.
- Garages to include double plastic socket, protected RCD and switched motor for garage door, fluorescent lighting.

FINISHES

- Windows and external doors timber pre-factory finished.
- Internal walls generally in matt emulsion except bathrooms and cloakroom.
- Bathrooms and cloakroom walls in white vinyl silk where not tiled.
- 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.
- Fair-faced garage blockwork walls and painted garage floor.
- Internal woodwork painted in white satin finish.
- All ironmongery to be satin stainless steel, external ironmongery pva / marine finished.

WINDOWS, DOORS & WOODWORK

- UPVC sectional retractable garage door, electric operation.
- Softwood triple glazed windows, doors and frames with softwood cills, pre-finished internally/externally with stainless steel ironmongery (marine grade)
- Georgian style half glazed hardwood entrance doors, paint grade finish
- Oak internal doors with 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.
- Terraces to Sophiche and Roka to be composite decking boards.
- Timber close-board fence to surround gardens with lockable gates.
- Block paving to private car parking bays.
- All residents of Roque Bay will have private access to the beach via secure gated steps.

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