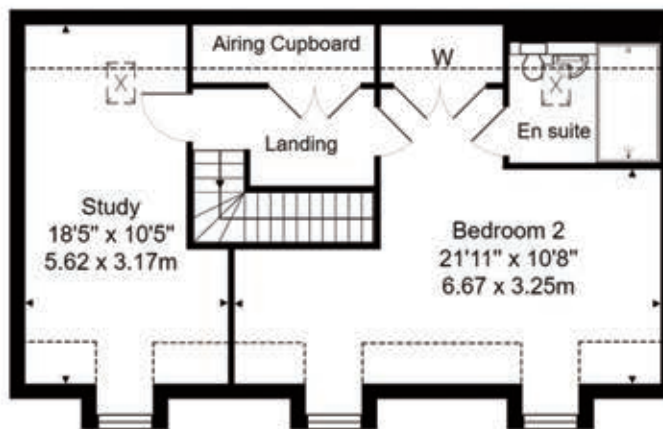


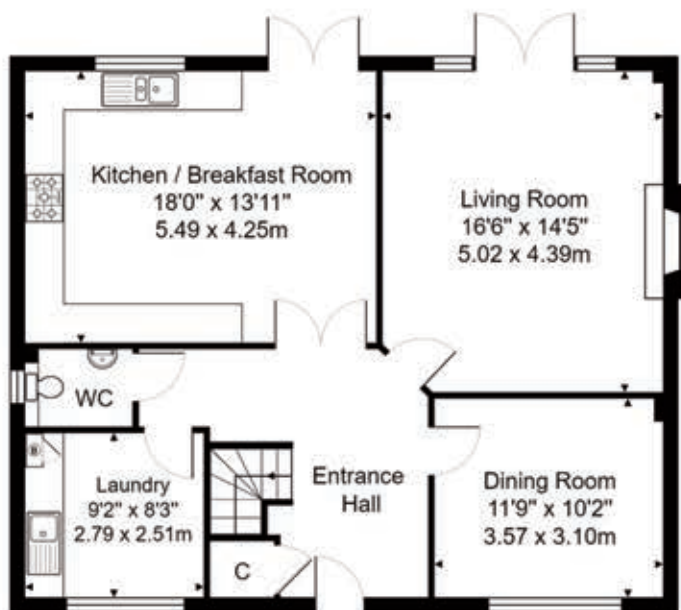


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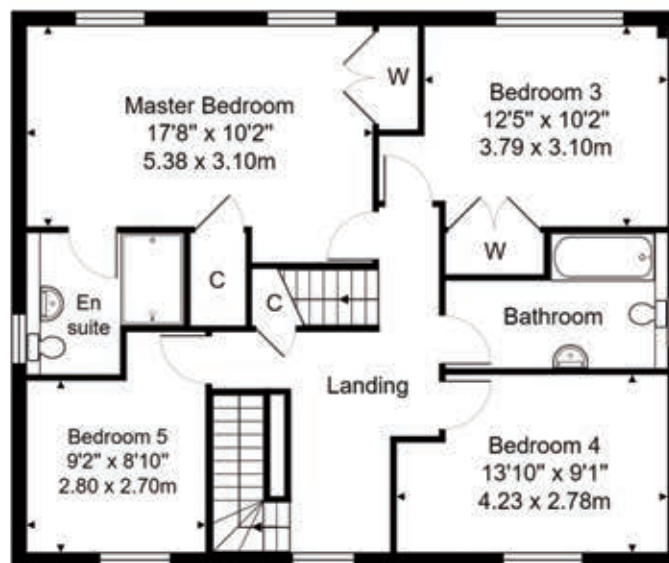
# THE STANFORD - PLOT 14



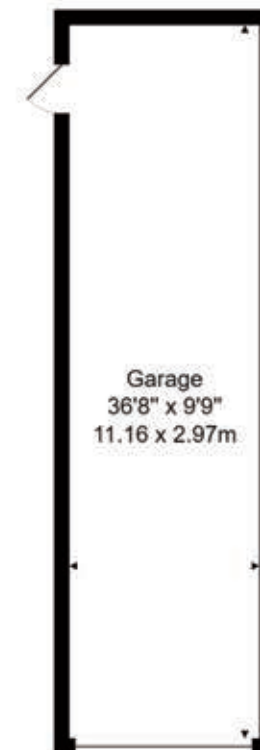
Second Floor



Ground Floor



First Floor



Garage

House Approx. Internal Floor Area 2374 sq. ft / 220.55 sq. m  
Garage Approx. Internal Floor Area 357 sq. ft / 33.15 sq. m





### External features

- Landscaped front garden with feature planting.
- Turf to the rear garden and an area of patio.
- External tap provided.
- Garage to have electronically operated 'up and over' door with remote control, power and light.
- Underground stand-alone rain water harvesting for garden water only.

### Flooring

- Ceramic floor tiles to kitchen/breakfast room, laundry room, bathroom, en suites and cloakroom.
- Quick step flooring to hallway.
- 42oz Cormar carpets to living room, dining room, study, stairs, landing and all bedrooms.

### Aftercare

- Millwood Designer Homes has a dedicated Customer Aftercare Department providing peace of mind for two years after you move into the property.

### Services

- Electricity, LPG gas and mains drainage.

### Guarantees

- All the homes come with a ten-year LABC warranty.

### Tenure

- Freehold.

EPC = C

This brochure has been produced for your guidance only. Whilst every care has been taken, its accuracy cannot be guaranteed. Millwood Designer Homes Ltd reserves the right to change the specification without prior notice. The photographs shown within this brochure are indicative of the quality of a Millwood Designer home and do not necessarily relate to the housetypes.\*Internal photography of typical Millwood Designer Homes interiors.



### Kitchen features

- The kitchen is equipped with a comprehensive range of wall and floor cabinets with Quartz worktops, up stand and splash back.
- Fully integrated appliances to include a 5 ring induction hob, 2 x single electric ovens, extractor, combi microwave oven, full height fridge, full height freezer, wine cooler and dishwasher.
- Laundry room is provided with a range of base units, laminate work surfaces, stainless steel sink and drainer and space for a washing machine and tumble dryer.

### Bathroom, en suites and cloakroom

- Contemporary white suites with chrome fittings.
- Cabinetry to cloakroom, bathroom and master en suite.
- Heated chrome towel rail provided to the bathroom and en suites.
- Mirror and shaver socket provided to the bathroom and en suites.
- Ceramic wall and floor tiles to the bathroom, en suites and cloakroom.

### Electrical and multimedia

- Chrome switch plates and sockets throughout.
- Recessed down lighters or pendent provided to all rooms.
- TV and BT points are provided to selected rooms with a provision for Sky plus HD (box, dish and subscription not included).

### Central heating and hot water

- A highly efficient gas-fired central heating system, via radiators with thermostatic controls, is provided in conjunction with a pressurised hot water cylinder.

### Peace of mind

- An alarm system is provided to the ground floor, landing and master bedroom with PIRs.
- Double glazed PVCu windows and doors with multi point locking system.
- External coach lighting provided to all external doors.
- A mains fed smoke alarm is fitted to the hall and landing with a battery backup.

### Finishing touches

- Vertical five panel moulded internal doors with chrome fittings finished in a white gloss with half glazed doors to the kitchen/breakfast room, living room and dining room.
- French doors provided to the rear of the living room and kitchen/breakfast room.
- Inglenook fireplace with woodburning stove provided to the living room.
- White painted softwood staircase with oak handrail.
- Shelf and hanging space provided to wardrobe(s) in the master bedroom and bedrooms 2 and 3.
- All internal joinery will consist of attractive skirtings and architraves finished in a white gloss.





An exciting development of 39 homes comprising a grand manor house divided into luxury apartments, opulent farm and oast houses, as well as traditionally-inspired semi and detached homes, each with exquisite attention to detail and a meticulous finish.

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