



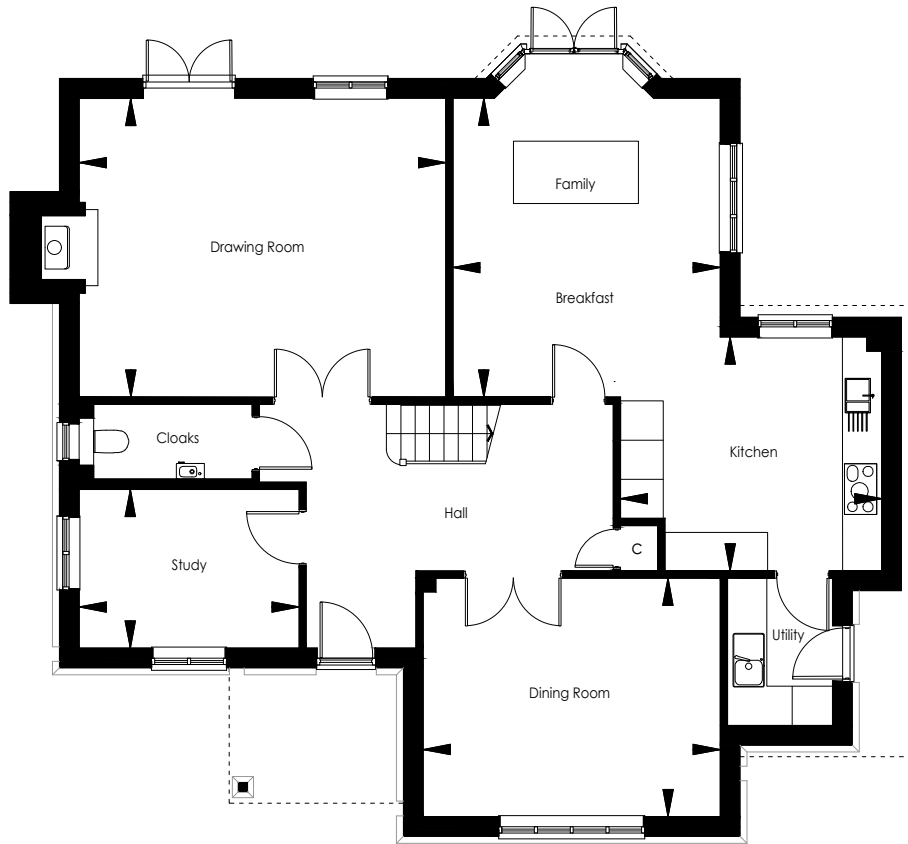
POLO FIELD

THE HANBURY

HOME 14



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GROUND FLOOR

Drawing Room	5875 mm x 4785 mm	19' 3" x 15' 8"
Dining Room	4762 mm x 3823 mm	15' 7" x 12' 6"
Kitchen	4188 mm x 3749 mm	13' 8" x 12' 3"
Breakfast / Family Room	4285 mm x 4788 mm	14' 0" x 15' 8"
Study	3525 mm x 2543 mm	11' 6" x 8' 4"



FIRST FLOOR

Master Bedroom	4762 mm x 3087 mm	15' 7" x 10' 1"
Bedroom 2	4213 mm x 3735 mm	13' 9" x 12' 3"
Bedroom 3	3499 mm x 2790 mm	11' 5" x 9' 1"
Bedroom 4	3058 mm x 3735 mm	10' 0" x 12' 3"
Bedroom 5	2775 mm x 3735 mm	9' 1" x 12' 3"



*Please note kitchen layout is indicative only. Please check with the sales team for detailed layout.



Typical Millwood interior

KITCHEN FEATURES

- The kitchen is equipped with a range of wall and floor cabinets with Silestone worktops and splash back.
- Fully integrated appliances to include an induction hob, extractor, single electric oven with grill, single oven with microwave function, 2 x full height fridge/freezer, hot tap, wine cooler and dishwasher.
- Utility room is provided with a range of base units, laminate work surface, 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 & en suite 1.
- Heated chrome towel rail provided to the bathroom & en suites.
- Mirror and shaver socket provided to the bathroom & en suites.
- Ceramic wall and floor tiles to the bathroom & en suites.

ELECTRICAL AND MULTIMEDIA

- Chrome switch plates and sockets throughout.
- Recessed down lighters or pendant 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).
- CAT6 cabling from master BT point (understairs cupboard) to TV position in the drawing room, master bedroom and study to allow for hard wired internet access to these locations only. Other locations to rely on wireless internet access (subscription not included).
- Power provided to loft area.

CENTRAL HEATING AND HOT WATER

- An 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 ground floor and landing 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/family room, drawing room and dining room.
- French doors provided to the rear of the drawing room and breakfast/family room.
- Brick fireplace with bressumer beam and wood burning stove provided to the drawing room.
- White painted softwood staircase with oak handrail.
- Shelf and hanging space provided to wardrobe in master bedroom and bedroom 2.
- All internal joinery will consist of attractive skirtings and architraves finished in a white gloss.
- Karndean flooring fitted to kitchen/breakfast/family room, utility, hallway and cloakroom.

EXTERNAL FEATURES

- Landscaped front garden with feature planting.
- Rear garden is provided with top soil and an area of patio.
- External tap provided.
- Garage to have electronically operated 'up and over' door with remote control, power and light.

AFTERCARE

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

SERVICES

- Mains electricity, gas and drainage.

GUARANTEES

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

TENURE

- Freehold.

PEA = B





LITTLEBOURNE ROAD

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