



POLO FIELD

THE BEAUFORT

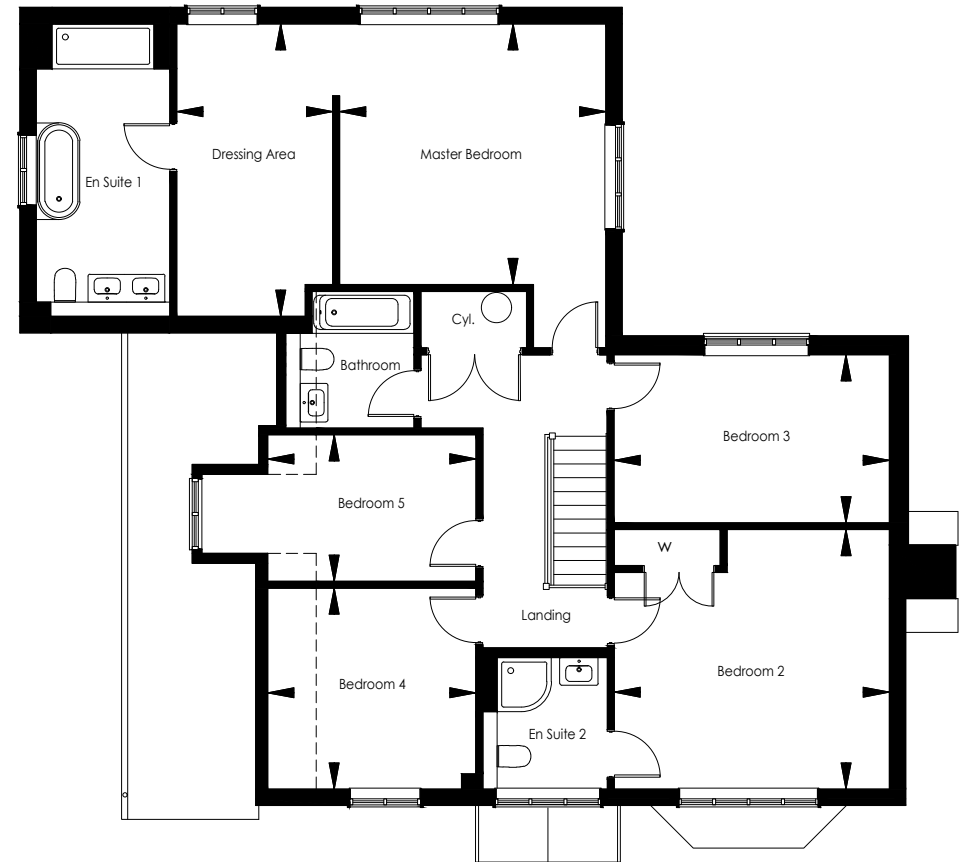
HOME 8





GROUND FLOOR

Drawing Room	7237 mm x 4576 mm	23' 8" x 15' 0"
Dining Room	5298 mm x 3350 mm	17' 4" x 10' 11"
Kitchen / Breakfast / Family Room	9487 mm x 4874 mm	31' 1" x 15' 11"
Study	4648 mm x 2300 mm	15' 3" x 7' 6"



FIRST FLOOR

Master Bedroom	4435 mm x 4345 mm	14' 7" x 14' 3"
Dressing Area	4874 mm x 2599 mm	15' 11" x 8' 6"
Bedroom 2	4584 mm x 4323 mm	15' 0" x 14' 2"
Bedroom 3	4584 mm x 2800 mm	15' 0" x 9' 2"
Bedroom 4	3467 mm x 3348 mm	11' 4" x 10' 11"
Bedroom 5	3467 mm x 2439 mm	11' 4" x 8' 0"





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 with extractor, single electric oven with grill, single oven with microwave function, full height fridge/freezer, hot tap, wine cooler and dishwasher.
- Utility room is provided with a range of wall and base units, laminate work surface, stainless steel sink and drainer, full height fridge/freezer 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.
- Aluminium Bi-fold doors provided to the kitchen/breakfast/family room.
- Brick fireplace with bressumer beam and wood burning stove provided to the drawing room.
- White painted softwood staircase with oak handrail.
- Fully fitted dressing area, to include drawers, shelves and hanging space.
- Shelf and hanging space provided to wardrobe in 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





POLO FIELD
LITTLEBOURNE ROAD,
CANTERBURY, KENT

An exclusive collection of 18 three,
four & five bedroom homes

Sat Nav: CT3 4AF

T: 01227 490227

E: polofield@mdh.uk.com

www.millwooddesignerhomes.co.uk



MILLWOOD
designer homes limited

LITTLEBOURNE ROAD

Computer generated image