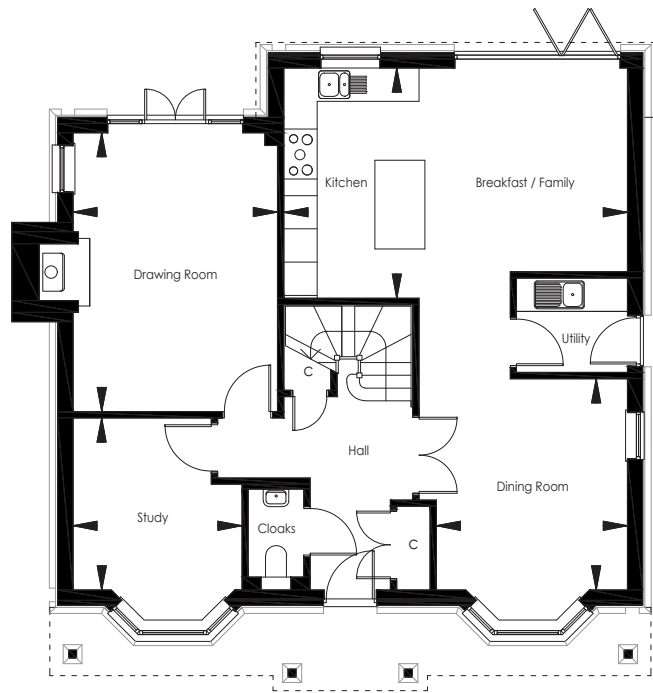
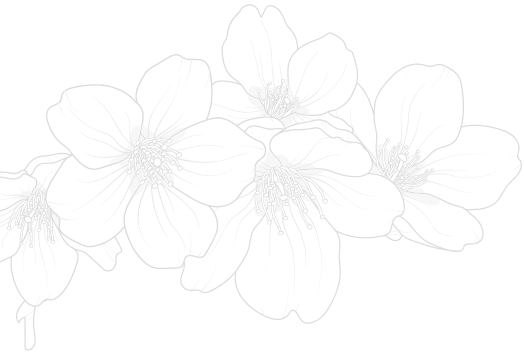


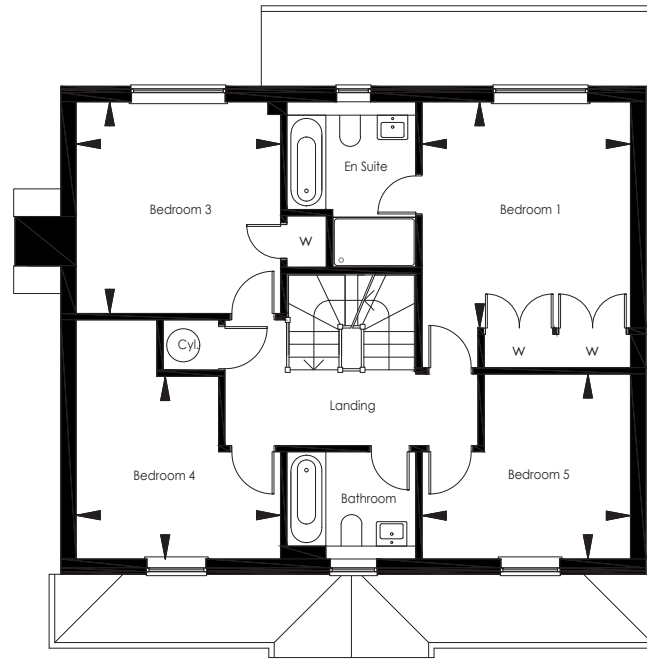
CHERRY TREE LANE
The Greyswood
Home 6





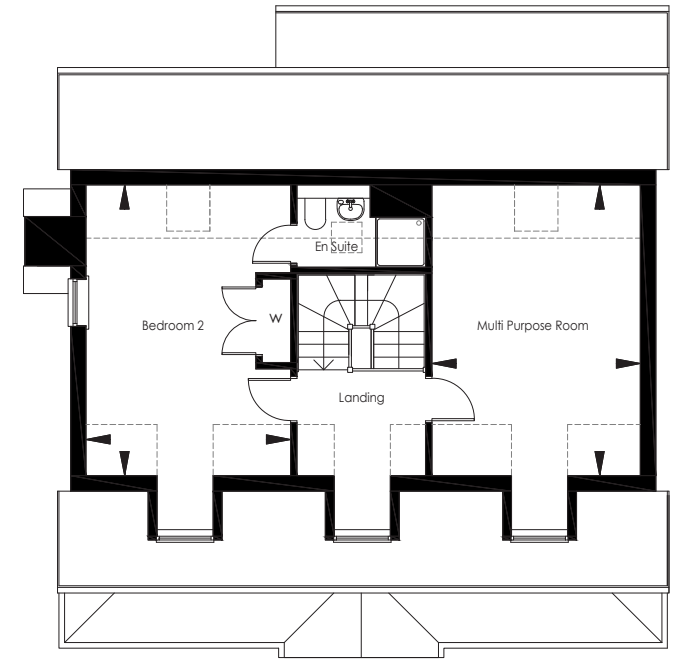
GROUND FLOOR

Drawing Room	5031mm x 3689mm	16'6" x 12'1"
Dining Room	3808mm x 3447mm	12'6" x 11'4"
Kitchen / Breakfast / Family Room	6197mm x 4150mm	20'4" x 13'7"
Study	3100mm x 3047mm	10'2" x 9'12"



FIRST FLOOR

Master Bedroom	4082mm x 3759mm	13'5" x 12'4"
Bedroom 3	3820mm x 3689mm	12'6" x 12'1"
Bedroom 4	3689mm x 3289mm	12'1" x 10'9"
Bedroom 5	3759mm x 3335mm	12'4" x 10'11"



SECOND FLOOR

Bedroom 2	5242mm x 3689mm	17'2" x 12'1"
Multi Purpose Room	5245mm x 3759mm	17'2" x 12'4"

*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, splash back and up stand.
- Fully integrated appliances to include an induction hob, extractor, single electric oven with grill, single oven with microwave function, full height fridge, full height freezer, dishwasher and wine cooler.
- 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 and en suite 1.
- Heated chrome towel rail provided to the bathroom and en suites.
- Mirror and shaver socket provided to the bathroom and en suites.
- Ceramic wall tiles to the bathroom, en suites and cloakroom.

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 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.
- Shelf and hanging space provided to wardrobe in the master bedroom, bedroom 2 and 3.
- All internal joinery will consist of attractive skirtings and architraves finished in a white gloss.
- Karndean flooring fitted to hallway, dining room, kitchen/breakfast/family room, utility, cloakroom, bathroom and en suites.



Typical Millwood interior

EXTERNAL FEATURES

- Landscaped front garden with feature planting.
- Landscaped rear garden with 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 pumped foul water drainage.
- BT Fibre Broadband speed up to 300mb (subject to connection and subscription).

GUARANTEES

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

TENURE

- Freehold.

PEA = B





MILLWOOD
designer homes limited



CHERRY TREE LANE
EWHURST, SURREY

A collection of 1 to 5 bedroom new homes | Sat Nav: GU6 7RJ

T: 01483 677663 | E: cherrytreelane@mdh.uk.com | www.millwooddesignerhomes.co.uk