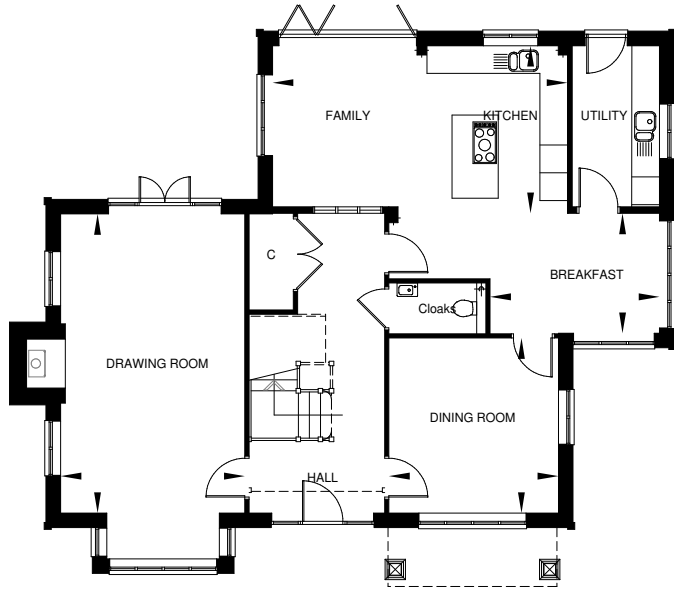


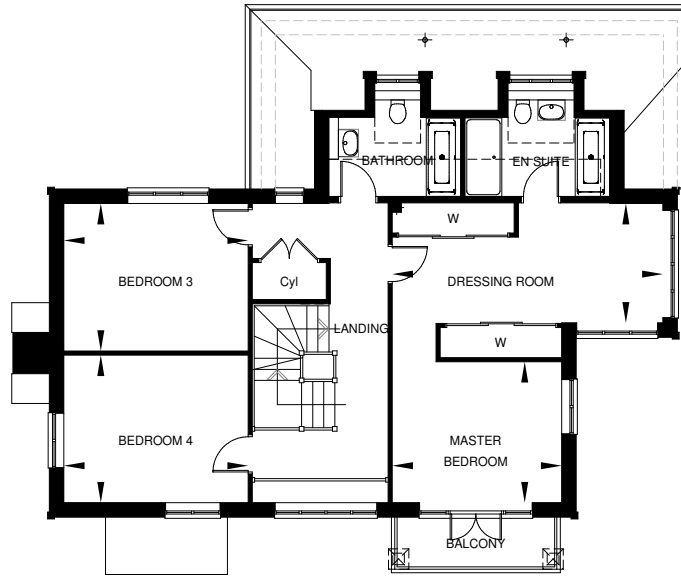


THE POND HOUSE



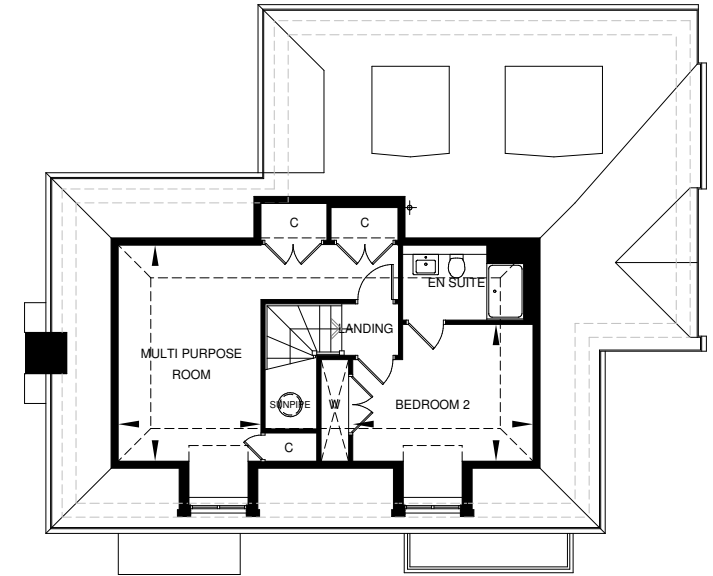
### GROUND FLOOR

Drawing Room	6471mm x 3988mm	21'2" x 13'1"
Kitchen / Family Room	6381mm x 3628mm	20'11" x 11'10"
Breakfast Area	3666mm x 2593mm	12'0" x 8'6"
Dining Room	3788mm x 3668mm	12'5" x 12'0"



### FIRST FLOOR

Master Bedroom	3668mm x 3048mm	12'0" x 10'1"
Dressing Room	5856mm x 2581mm	19'2" x 8'5"
Bedroom 3	3988mm x 3191mm	13'1" x 10'5"
Bedroom 4	3988mm x 3191mm	13'1" x 10'5"



### SECOND FLOOR

Bedroom 2	3899mm x 2960mm	12'9" x 9'8"
Multi Purpose Room	4675mm x 3090mm	15'4" x 10'1"

TOTAL SQUARE FOOTAGE - 2,589<sup>SQ.FT.</sup>

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



#### KITCHEN FEATURES

- The kitchen is equipped with a range of wall and floor cabinets with Silestone worktops and up stand.
- Fully integrated appliances to include an induction hob with extractor, single electric oven with grill, single oven with microwave function, full height fridge, dishwasher and wine cooler.
- Utility room is provided with a range of base units, laminate work surface, stainless steel sink and drainer, full height 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 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.
- Double car charging point provided to the rear of the garage.

#### 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/family room, breakfast area, drawing room and dining room.
- French doors provided to the rear of the drawing room.
- Aluminium bi-fold doors provided to the kitchen/family room.
- Brick fireplace with bressumer beam and wood burning stove provided to the drawing room.
- White painted softwood staircase with oak handrail.
- Sliding mirror fronted wardrobe with shelve, half and full height hanging provided in the master bedroom.
- 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 hallway, cloakroom, kitchen/family room, breakfast area, utility, cloakroom, bathroom and en suite.
- 42oz wool mix Cormar carpets to the drawing room, dining room, stairs, landing and all bedrooms.

#### EXTERNAL FEATURES

- Landscaped front garden with feature planting.
- Turf to the 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.

EPC = B





- 1 The Gate House
- 3 Apple House
- 4 Blackberry House
- 5 Mulberry Lodge
- 6 Tree Tops
- 8 The Pond House
- 9 The Lodge
- 10 Foxglove House
- 11 Willow House
- 14 Rose Cottage
- 15 Wisteria Cottage
- 17 Bluebell Cottage
- 18 Primrose Cottage
- 19 Lavender Cottage
- 20 Honeysuckle House
- 21 Holly House
- 22 Mistletoe House

CHERRY TREE LANE, EWHURST, SURREY |  
Sat Nav: GU6 7RJ | T: 01483 677663 | E: [cherrytreelane@mdh.uk.com](mailto:cherrytreelane@mdh.uk.com)

A boutique collection of new homes | [www.millwooddesignerhomes.co.uk](http://www.millwooddesignerhomes.co.uk)



**MILLWOOD**  
designer homes limited  
Part of Places for People

Computer generated image