



THE GATEHOUSE

HOME 1



THE GATEHOUSE - SPECIFICATION



KITCHEN FEATURES

- The kitchen is equipped with a comprehensive range of wall and floor cabinets with laminate worktops and splash back.
- Fully integrated appliances to include a 4 ring induction hob, extractor, double oven with grill, fridge/freezer and dishwasher.
- Utility is provided with a range of wall and base units, laminate work surface, stainless steel sink and drainer with space for freestanding washing machine and condenser dryer.

BATHROOM, EN SUITE AND CLOAKROOM

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

ELECTRICAL AND MULTIMEDIA

- Brushed chrome sockets and light switches included in kitchen. White switch plates and sockets to remaining areas/rooms.

- Double socket with USB inserts included in kitchen area and double sockets by bed position in bedroom 1.
- Recessed down lights or pendant lighting to all rooms.
- TV and BT points are provided to selected rooms with a provision for Sky Q (box, dish and subscription not included).
- CAT6 cabling from master BT point (under stairs cupboard) to TV position in the living room, study and bedroom 1 to allow for hard wired internet access to these locations only. Other locations to rely on wireless internet access (subscription not included).
- Provision for future car charging station with a termination point or blanking plate labelled 'EV ready' within the garage (charging unit to be installed by the occupier if and when required)
- Power provided to loft area.

CENTRAL HEATING AND HOT WATER

- An efficient combination boiler controls both the hot water and central heating system, via radiators with thermostatic controls.

PEACE OF MIND

- 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/dining/family room and living room.
- French doors to the kitchen/dining/family room.
- White painted softwood staircase with oak handrail.
- Sliding wardrobe doors with shelf and hanging space in bedroom 1.
- All internal joinery will consist attractive skirtings and architraves finished in a white gloss.
- Amtico flooring fitted to the kitchen/dining/family room, cloakroom, hallway, bathroom and en suite.

EXTERNAL FEATURES

- Landscaped front garden with feature planting.
- Turf to rear garden with an area of patio.
- Double external waterproof socket to the rear of the property.
- External tap provided.
- Double garage to have manual opening door, 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, drainage and Calor gas.
- BT Super-Fast Fibre Broadband speed provided to each home (Subject to connection and subscription).

GUARANTEES

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

TENURE

- Freehold.

PEA = B

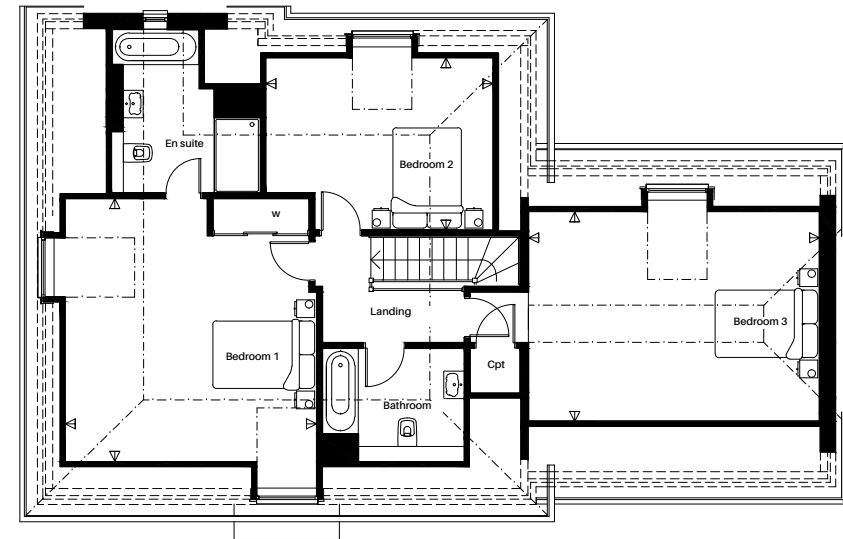
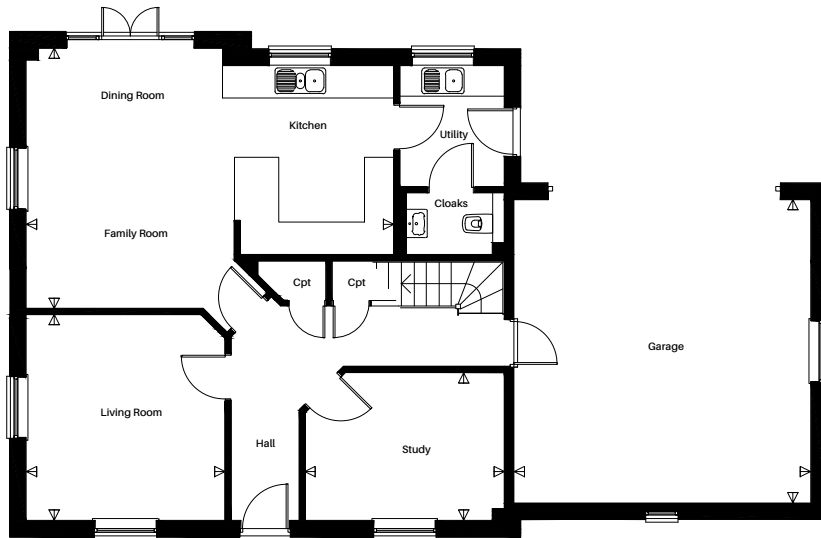


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The photographs shown within this brochure are indicative of the quality of a Millwood Designer Home and do not necessarily relate to the housetype

THE GATEHOUSE - HOME 1

3 BEDROOM DETACHED



GROUND FLOOR

Kitchen/Dining/Family	Living Room	Study
7.03m(max) x 5.04m(max) 23'-0"(max) x 16'-6"(max)	3.81m x 3.99m 12'-6" x 13'-1"	3.81m x 2.87m 12'-6" x 9'-4"

FIRST FLOOR

Bedroom 1	Bedroom 2	Bedroom 3
4.93m x 5.24m 16'-2" x 17'-2"	4.45m x 3.43m 14'-7" x 11'-3"	5.70m x 4.17m 18'-8" x 13'-8"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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Part of Places for People



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Tibbs Court Farm is a small collection of 9 exclusive farmstead homes located outside the beautiful village of Brenchley, Kent. This enchanting hamlet is perfectly set within a peaceful orchard setting.

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