



# THE FARMHOUSE

HOME 2



# THE FARMHOUSE - SPECIFICATION



## KITCHEN FEATURES

- The kitchen is equipped with a range of wall and floor cabinets with stone worktops.
- Fully integrated appliances to include an induction hob with extractor, single electric oven with grill, combi microwave oven, Warming drawer, full height fridge, full height freezer, dishwasher, wine cooler and hot tap.
- Utility room is provided with a range of base units, laminate work surface, stainless steel sink and drainer with space for freestanding washing machine and tumble dryer.

## BATHROOM, EN SUITES, AND CLOAKROOM

- Contemporary white suites with chrome fittings.
- Cabinetry to cloakrooms, bathroom and en suites.
- 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 bathroom, en suites, and cloakrooms.

## ELECTRICAL AND MULTIMEDIA

- Chrome switch plates and sockets throughout.
- Double socket with USB inserts to be included in kitchen area to the bed position in bedroom 1 and one to all remaining bedrooms.

- 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 drawing room, study, dining room and master bedroom 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 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 both the house and garage with PIRs to ground floor, landing and master bedroom.
- 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

- American white oak 5 vertical panel internal doors with chrome fittings with full glazed doors to the kitchen/breakfast/family room, drawing room and dining room.
- French doors provided to the rear of the dining room.
- Aluminium bi-fold doors provided to the breakfast and family area.
- Brick inglenook fireplace with bressumer beam and wood burning stove provided to the drawing room.
- American White Oak staircase and handrail with softwood treads.
- Sliding doors to wardrobe(s) with shelf and hanging space in the master bedroom and bedroom 2.
- Shelf and hanging space provided to wardrobe in bedroom 3.
- All internal joinery will consist attractive skirtings and architraves finished in a white gloss.
- Amtico flooring fitted to the dining room, kitchen/breakfast/family room, utility, hallway, cloakrooms, bathroom and en suites.

## 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 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, 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.

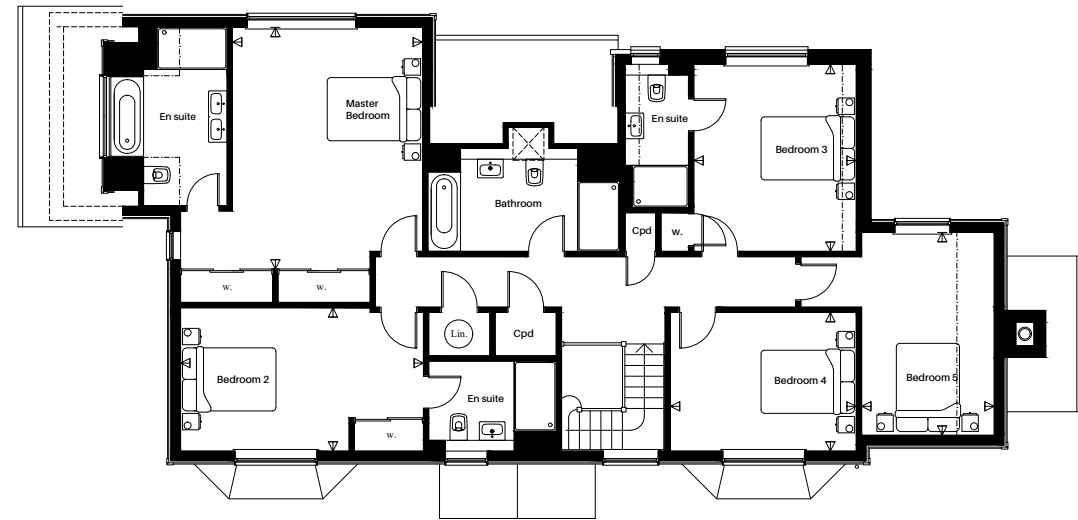
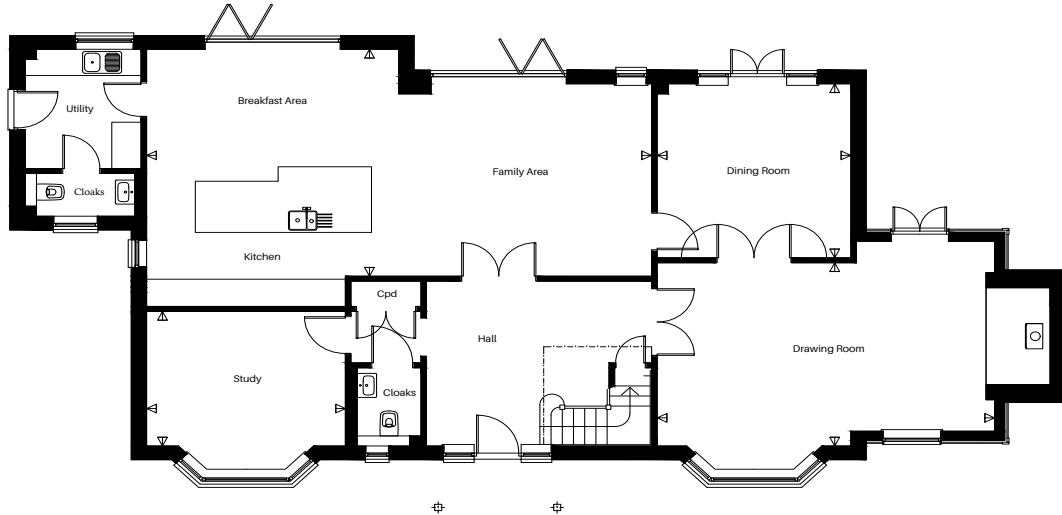
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## 5 BEDROOM DETACHED



### GROUND FLOOR

| Kitchen/Breakfast/Family                                  | Drawing Room   | Dining Room                      | Study                            |
|---|--|----------------------------------|----------------------------------|
| 10.37m (max) x 5.19m (max)<br>34'-0" (max) x 17'-0" (max) | 6.93m (max) x 4.19m (max)<br>22'-8" (max) x 13'-8" (max) | 3.98m x 3.98m<br>13'-0" x 13'-0" | 4.08m x 3.08m<br>13'-4" x 10'-1" |

### FIRST FLOOR

| Master Bedroom                    | Bedroom 2                        | Bedroom 3                        | Bedroom 4                       | Bedroom 5                       |
|-----------------------------------|----------------------------------|----------------------------------|---------------------------------|---------------------------------|
| 4.07m x 5.17m<br>13'-4" x 16'-11" | 5.20m x 3.07m<br>17'-0" x 10'-0" | 3.48m x 4.00m<br>11'-5" x 13'-1" | 3.98m x 2.97m<br>13'-0" x 9'-8" | 2.84m x 4.34m<br>9'-3" x 14'-2" |

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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**2 THE FARMHOUSE**  
5 BEDROOM DETACHED



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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