



# BLACKWOOD HOUSE

HOME 3





Blueberry House is a substantial five bedroom home with space for all the family.

To the left, the open plan kitchen/breakfast/family room includes a utility room and bi-fold doors leading to the rear garden.

To the right, there is a drawing room with an inglenook fireplace and wood-burning stove.

Finishing touches include American white oak 5 vertical panel internal doors with chrome fittings with full glazed doors to the kitchen/breakfast room, drawing room and dining room.

Upstairs there are five spacious bedrooms, three of them with en suites plus a family bathroom. The main bedroom features a large bathroom and fitted wardrobes.

Blueberry House has the added benefit of a home study ideal for working from home, found above the double garage with external access.



# BLACKWOOD HOUSE - SPECIFICATION



- 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, dining room, garden room, MPR 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 room, drawing room and dining room.
- French doors provided to the rear of the dining room, drawing room and breakfast area.
- Aluminium bi-fold doors provided to the garden room.
- 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, bedrooms 2 and 3.
- All internal joinery will consist attractive skirtings and architraves finished in a white gloss.
- Amtico flooring fitted to the dining room, kitchen/breakfast room, garden room, utility, hallway, cloakroom, 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.

## 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

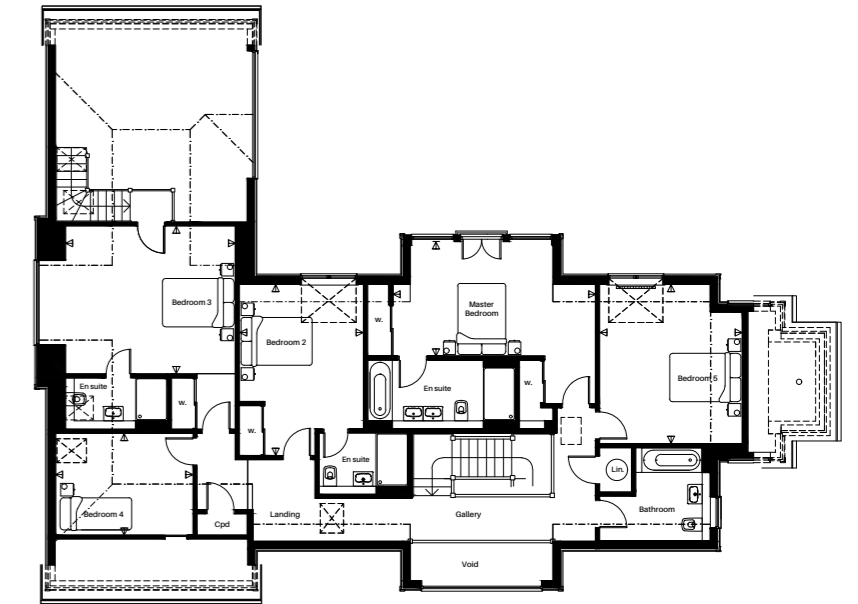


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The photographs shown within this brochure are indicative of the quality of a Millwood Designer Home and do not necessarily relate to the house type

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## 5 BEDROOM DETACHED



## GROUND FLOOR

Kitchen/Breakfast	Drawing Room	Garden Room	Dining Room
10.14m (max) x 4.30m (max) 33'-3" (max) x 14'-1" (max)	6.12m (max) x 5.48m (max) 20'-0" (max) x 17'-11" (max)	5.38m x 5.41m 17'-7" x 17'-8"	4.00m x 5.25m 13'-1" x 17'-2"

## FIRST FLOOR

Master Bedroom	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5
5.69 x 3.21m 18'-8" x 10'-6"	3.48m x 4.80m 11'-5" x 15'-8"	4.76m x 4.15m 15'-7" x 13'-7"	3.85m x 2.86m 12'-7" x 9'-4"	4.00m x 4.47m 13'-1" x 14'-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.

## 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 cloakroom, 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 cloakroom.

## ELECTRICAL AND MULTIMEDIA

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



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Part of Places for People



**3** BLACKWOOD HOUSE  
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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