



# TITHE BARN

HOME 4



# TITHE BARN - SPECIFICATION



## KITCHEN FEATURES

- The kitchen is equipped with a range of wall and floor cabinets with stone worktops and splash back.
- Fully integrated appliances to include an induction hob with extractor, single electric oven with grill, combi microwave oven, 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 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 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 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 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, dining room 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 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

- Vertical five panel moulded internal doors with chrome fittings finished in a white gloss with half glazed doors to the kitchen/ breakfast/garden room, living room, family room and dining room.
- French doors provided to the living room, family room and the breakfast area.
- Aluminium bi-fold doors provided to the garden room.
- Brick fireplace with bressumer beam and wood burning stove provided to the living room.
- White painted softwood staircase with oak handrail.
- Fully fitted dressing area in bedroom 1.
- Sliding wardrobe doors with shelf and hanging space provided in bedroom 2.
- All internal joinery will consist attractive skirtings and architraves finished in a white gloss.
- Amtico flooring fitted to the kitchen/breakfast/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.
- Double garage to have electronically operated 'up and over' doors 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.

## PEA = B

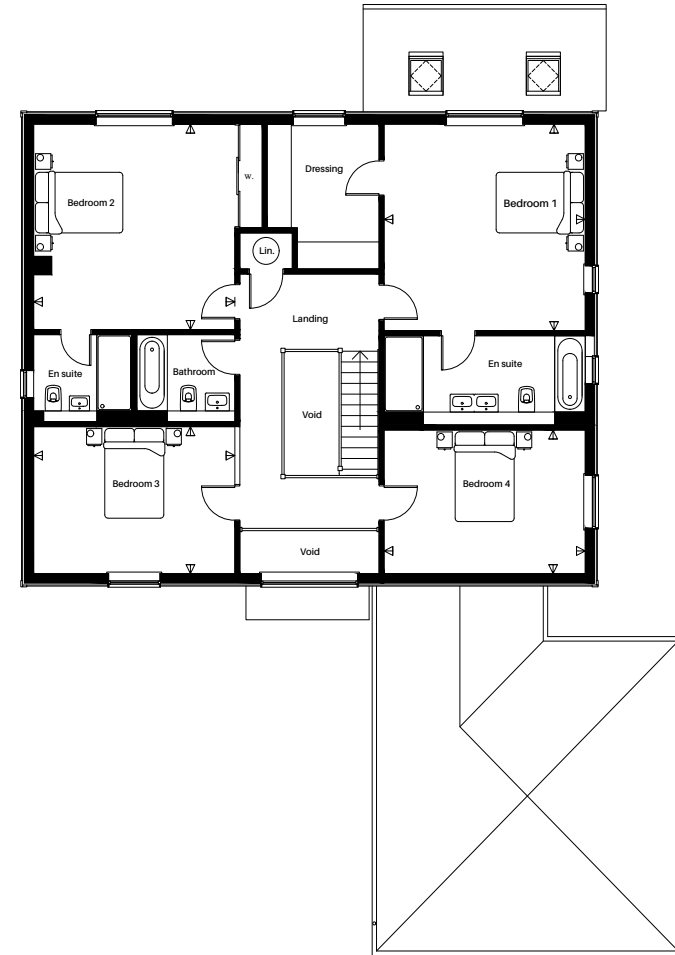
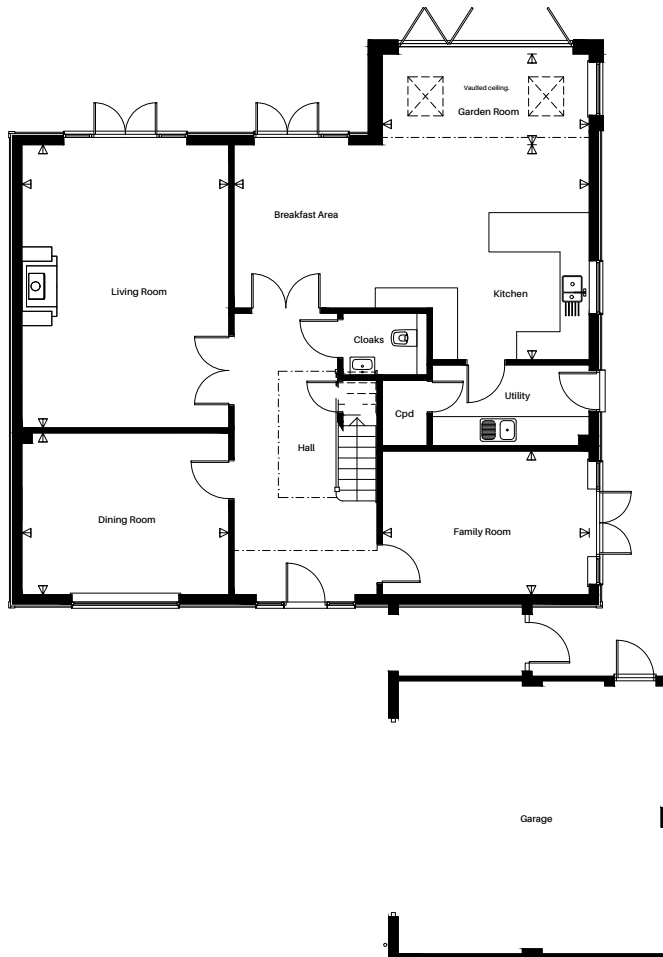


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The photographs shown within this brochure are indicative of the quality of a Millwood Designer Home and do not necessarily relate to the housetype

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## 4 BEDROOM SEMI-DETACHED



### GROUND FLOOR

Kitchen/Breakfast	Garden Room	Living Room	Dining Room	Family Room
7.91m (max) x 4.79m (max) 25'-11" (max) x 15'-8" (max)	4.61m x 2.02m 15'-1" x 6'-7"	4.61m x 6.30m 15'-1" x 20'-8"	4.61m x 3.60m 15'-1" x 11'-9"	4.61m x 3.20m 15'-1" x 10'-5"

### FIRST FLOOR

Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4
4.61m x 4.60m 15'-1" x 15'-1"	4.61m x 4.58m 15'-1" x 15'-0"	4.61m x 3.28m 15'-1" x 10'-9"	4.61m x 3.20m 15'-1" x 10'x5"

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



**4** **TITHE BARN**  
4 BEDROOM SEMI-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.

Tibbs Court Farm  
Tibbs Court Lane  
Brenchley  
Kent  
TN12 7AH

T: 01892 646440  
E: [tibbscourtfarm@mdh.uk.com](mailto:tibbscourtfarm@mdh.uk.com)