



THE COTTAGES

HOME 9



THE COTTAGES - 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 cupboard provided with laminate worktop and space for a washing machine and condenser

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 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.

ELECTRICAL AND MULTIMEDIA

- 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, bedroom 1 and study area 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.

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 and living/dining room.
- French doors to the living/dining room.
- White painted softwood staircase with oak handrail.
- Sliding wardrobe doors with shelf and hanging space in bedroom 1 and 2.
- Shelf and hanging space provided to wardrobe in master bedroom
- All internal joinery will consist attractive skirtings and architraves finished in a white gloss.
- Amtico flooring fitted to the kitchen/breakfast, cloakroom, hallway, utility cupboard, living/dining room, bathroom and en suite.

EXTERNAL FEATURES

- Landscaped front garden with feature planting.
- Turf to rear garden with an area of patio.
- 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

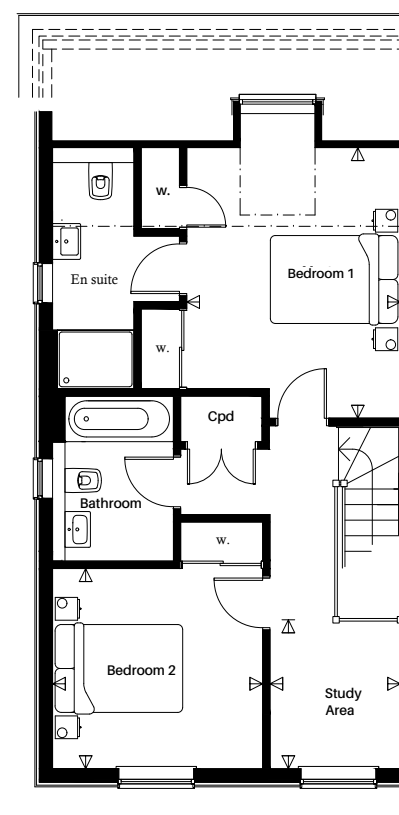
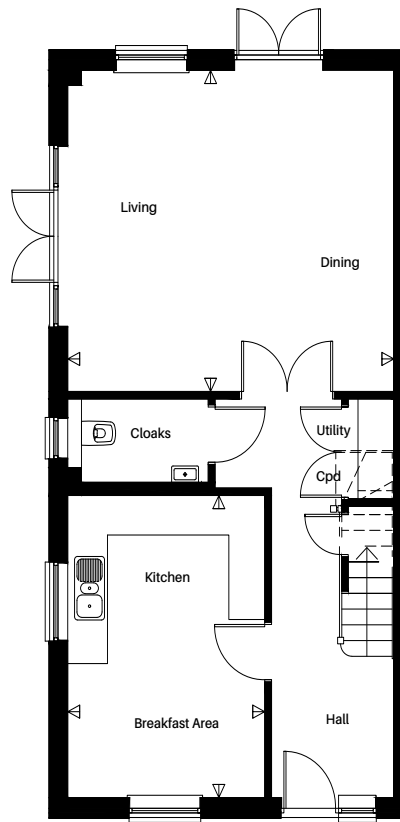


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The photographs shown within this brochure are indicative of the quality of a Millwood Designer Home and do not necessarily relate to the housetype

THE COTTAGES - HOME 9

2 BEDROOM SEMI-DETACHED



GROUND FLOOR

Kitchen/Breakfast Room

3.29m x 4.59m
10'-9" x 15'-0"

Living/Dining Room

5.46m x 4.88m
17'-10" x 16'-0"

FIRST FLOOR

Bedroom 1

3.35m x 4.16m
10'-11" x 13'-7"

Bedroom 2

3.30m x 3.08m
10'-9" x 10'-1"

Study

2.05 x 2.29m
6'-8" x 7'-6"

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.

Please note that home 9 is to the left.



MILLWOOD
designer homes limited

Part of Places for People



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2 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.

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