

# HIGHWOOD

— HORSHAM —

## RIVER WALK



Computer generated image of The Stedham, indicative only (and subject to planning).

# The Stedham

## THREE BEDROOM HOME

---

### *Plot 468*

The Stedham is a charming three bedroom home, featuring a generous kitchen/breakfast area with a large bay window that floods the room with natural light, and an open-plan living and dining area with double doors leading out onto a private garden. Three bedrooms sit on the first floor including a master bedroom with a stylish en-suite and fitted wardrobe.

# THE FLOORPLANS

The Stedham | Plot 468



Dimensions		
Kitchen/Breakfast	6.41m x 2.92m	21'0" x 9'7"
Living/Dining	5.88m x 5.13m	19'3" x 16'10"
Master Bedroom	3.82m x 3.10m	12'6" x 10'2"
Bedroom 2	3.07m x 2.77m	10'1" x 9'1"
Bedroom 3	3.40m x 1.96m	11'2" x 6'5"
Garage	6.09m x 2.99m	20'0" x 9'10"

WM = Washing Machine Location C = Cupboard B = Boiler ◀▶ Depicts where measurements have been taken from  
 ☒ = Rooflight W = Fitted Wardrobe ☒ = Loft Access Hatch

# THE SPECIFICATION



## INDIVIDUALLY DESIGNED KITCHENS

- Contemporary styled kitchen incorporating a choice of door and worktop finishes with complementary back panelling
- Multifunctional stainless steel fan assisted oven (Energy Rated A)
- Induction hob with touch controls and integrated extractor
- Integrated fridge/freezer (Energy Rated A+)
- Integrated dishwasher (Energy Rated A+)
- Provision for freestanding washer/dryer within utility/utility cupboard
- Stainless steel sink with chrome mixer tap
- LED under wall unit lighting
- Chrome power sockets above worktops

## QUALITY BATHROOMS

- Contemporary styled bathrooms incorporating Laufen suite
- Washbasin with wall mounted chrome taps
- Inset mirrored cabinet to en-suite
- Full width mirror to bathroom and cloaks
- Walk-in shower with fixed head and hand held shower to en-suite
- Bath with shower and screen to bathroom
- WC with chrome dual flush plate, concealed cistern and soft close seat
- Chrome heated towel rail
- Ceramic wall tiles to selected areas

## HEATING, ELECTRICAL & LIGHTING

- Energy efficient gas fired central heating and hot water system with central programmer
- Radiators with individual thermostatic control to all rooms except where room thermostat fitted
- Master light switch
- LED downlights to kitchen, hall/landing, all bathrooms and cloakroom
- Power and light to loft with ladder access

## HOME ENTERTAINMENT & COMMUNICATIONS

- TV points to living room/area, breakfast area and all bedrooms
- Satellite dish provided and wired for Sky Q to living room/area
- Digital TV aerial and distribution system provided
- Telephone points to living room/area and master bedroom
- Cat 6 pre-wired Home Network points to living room/area, breakfast area and all bedrooms

## INTERIOR FINISHES

- Flush American White Oak veneered internal doors with V groove detailing and chrome finish door furniture
- Painted staircases with oak handrail
- Full height wardrobe with sliding white glass doors to master bedroom
- Satin paint finish to all internal joinery
- Amtico flooring to hall, kitchen, cloakroom and all bathrooms.
- Fitted carpets to the remainder of the property

## EXTERNAL

- Feature glazed entrance door set with chrome door furniture
- PVCu windows and casement doors
- Garage with power and light
- Allocated parking
- Landscaped front garden and turf to rear gardens
- Natural sandstone paving to paths and patio areas
- External tap and water butt

## SECURITY & PEACE OF MIND

- High security front entrance door with multi point locking system
- External light to all external doors with PIR control to house frontage
- Facility for future wireless alarm system
- Mains fed smoke detector with battery back up, fitted to hall and landing
- 10 Year NHBC Buildmark Scheme

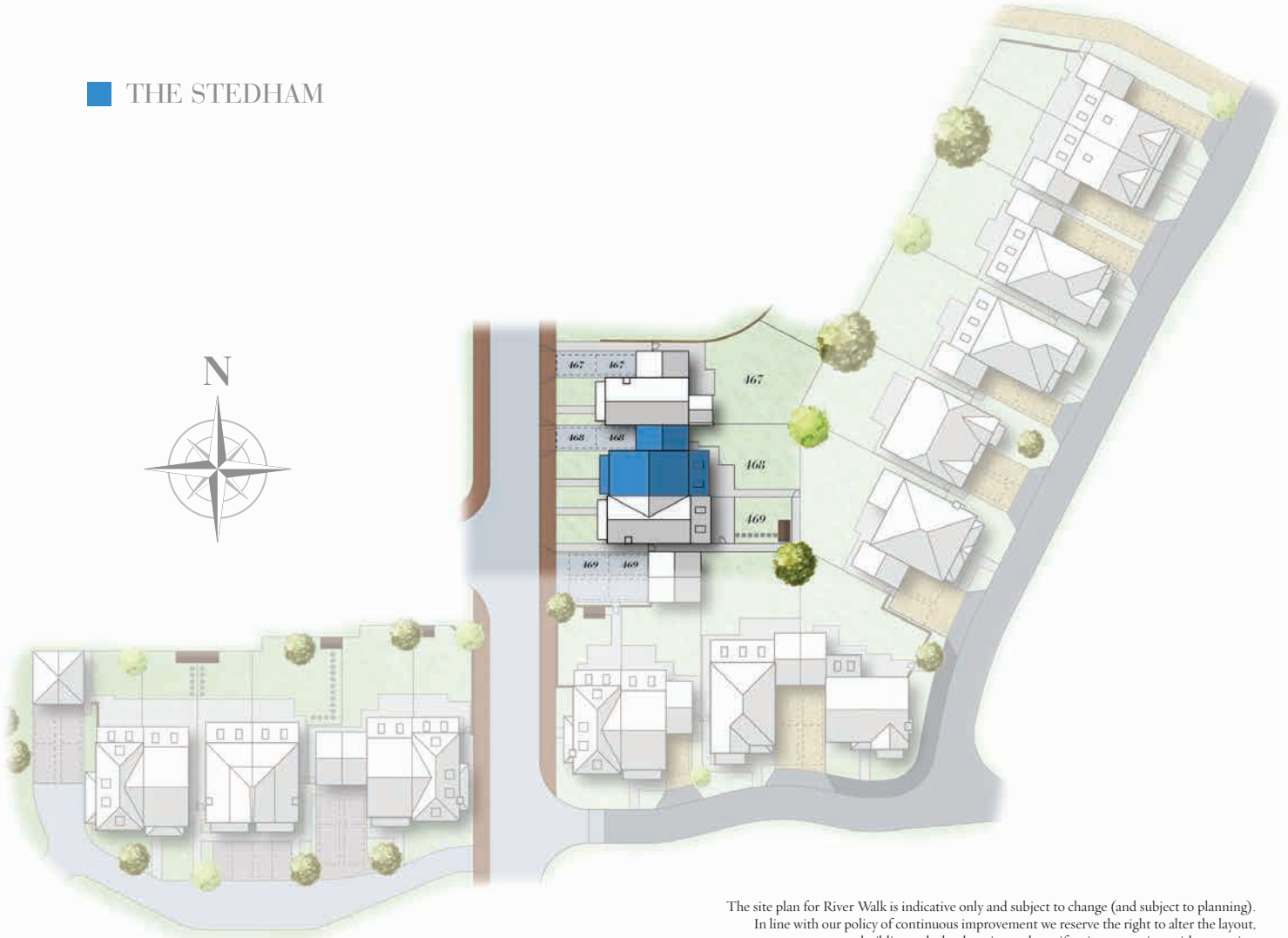
Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. Berkeley Homes reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to time frames, availability and change. Photography depicts previous Berkeley Homes Showhome and is indicative only.

# THE PHASE PLAN

## AT RIVER WALK

■ THE STEDHAM



The site plan for River Walk is indicative only and subject to change (and subject to planning).  
In line with our policy of continuous improvement we reserve the right to alter the layout,  
building style, landscaping and specification at anytime without notice.

DISCOVER HIGHWOOD TODAY.

CALL OUR DEDICATED SALES TEAM TO BOOK YOUR PERSONAL APPOINTMENT

[www.highwoodhorsham.co.uk](http://www.highwoodhorsham.co.uk) | 01403 334 334 | [highwood@berkeleygroup.com](mailto:highwood@berkeleygroup.com)

Highwood, 2 The Boulevard, Horsham, West Sussex RH12 1EP



The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley Homes' policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Highwood and River Walk are marketing names and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley Homes to ascertain the availability of any particular property. XXXX/XXXX/0917.