

STYLISH AND LUXURIOUS
INTERIORS



Computer generated images. Indicative only.

CONTACT US

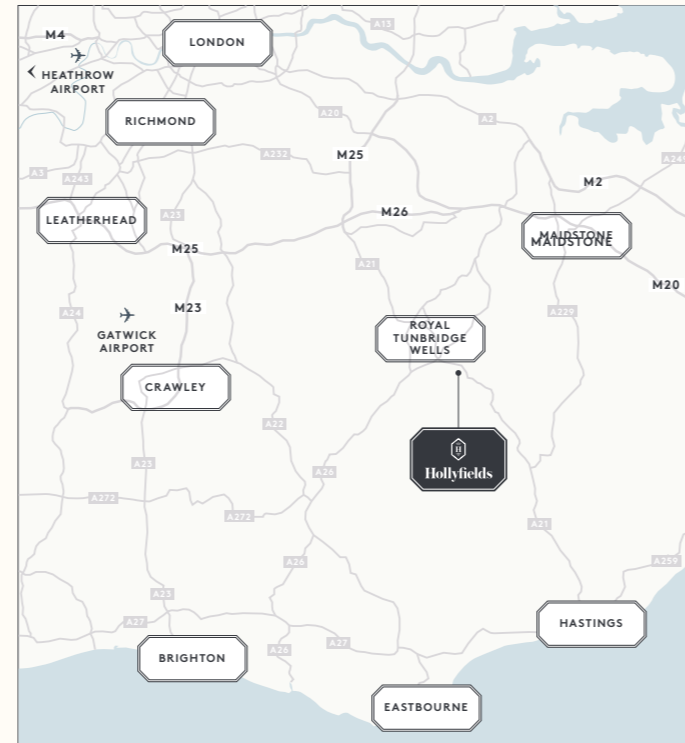
Berkeley Homes
Hollyfields
Sales and Marketing Suite
Hawkenbury Road
Tunbridge Wells TN2 5BW

Open daily 10am – 6pm

For more information please visit our
website or contact our Sales Team:

www.hollyfields-hawkenbury.co.uk
hollyfields@berkeleygroup.co.uk

T: 01892 886 991



How to find us

Hollyfields is located on Hawkenbury Road, off Forest Road.

From Junction 5 of the M25, take the A21 Sevenoaks bypass and turn off onto the A264 to Royal Tunbridge Wells. Pass Dunorlan Park and turn left onto Bayhall Road. Continue onto Forest Road and then turn left onto Hawkenbury Road. Alternatively, from Sevenoaks, head South on the A225 to the A21 and follow the above directions.

Sat Nav postcode: TN2 5BW



THE LAVENDER
FOUR BEDROOM HOUSE



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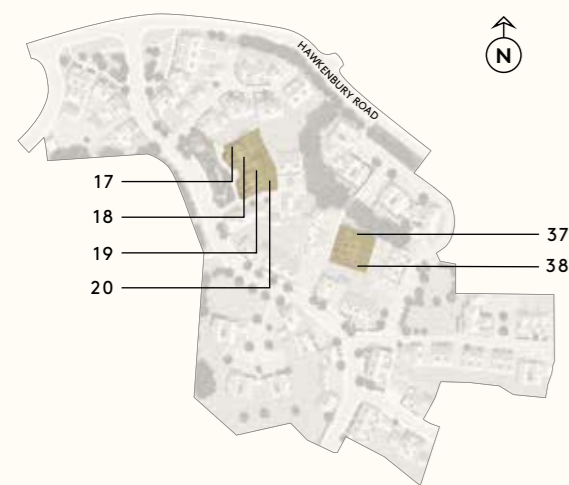


THE LAVENDER

A FOUR BEDROOM HOUSE

PLOT NUMBERS 17, 18*, 19, 20*, 37 & 38*

TOTAL AREA: 1,438.1 SQ FT / 133.6 SQ M



GROUND FLOOR

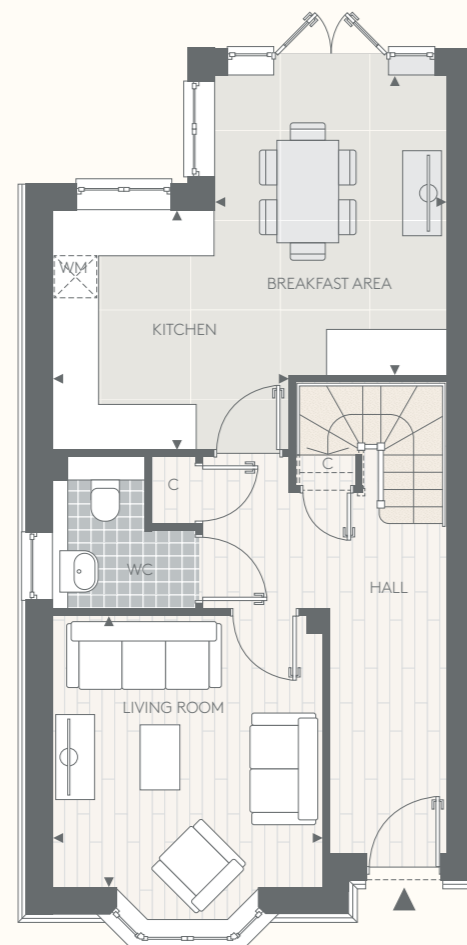
Living Room	3565mm x 3600mm	11' 8" x 11' 10"
Kitchen	3127mm x 3168mm	10' 3" x 10' 5"
Breakfast Area	3060mm x 3983mm	10' 0" x 13' 1"

FIRST FLOOR

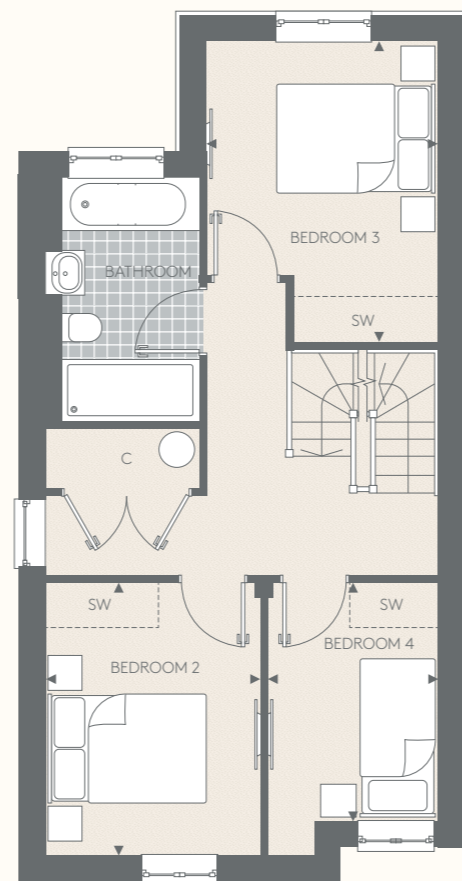
Bedroom 2	2850mm x 3610mm	9' 4" x 11' 10"
Bedroom 3	3060mm x 3983mm	10' 0" x 13' 1"
Bedroom 4	2248mm x 3150mm	7' 4" x 10' 4"

SECOND FLOOR

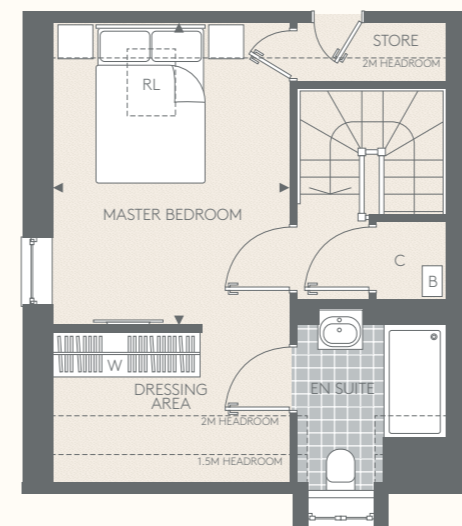
Master Bedroom	3127mm x 4001mm	10' 3" x 13' 2"
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

KITCHEN

- Gloss or matt lacquer cabinet doors in a choice of colours and profiles
- Soft-close cabinet doors and drawers
- Handles to base and tall cabinets
- 20mm Silestone worktops
- Glass splashback behind hob with 100mm high Silestone upstands elsewhere
- Stainless steel, single bowl undermount sink and stylish polished chrome mixer tap
- Integrated waste separation recycling bins
- Siemens built-in single oven
- Siemens compact oven with microwave
- Siemens 5-zone hob with Elica telescopic extractor
- Siemens built-in larder fridge
- Siemens built-in tall freezer
- Siemens fully integrated dishwasher
- Siemens fully integrated washer/dryer
- Recessed LED strip lighting to underside of wall cabinets

CLOAKROOM

- Villeroy & Boch wall hung basin
- Vado single lever polished chrome basin mixer
- Villeroy & Boch WC with soft-close seat cover and concealed cistern with dual flush
- Chrome paper holder
- Heated chrome towel radiator
- Porcelain floor tiles
- Half height tiling to walls

BATH & SHOWER ROOM

- Villeroy & Boch inset basin
- Vado single lever polished chrome basin mixer
- Bespoke vanity unit with soft-close door and internal shelf
- Tile splashback and large mirror behind basin with feature LED downlights
- Villeroy & Boch WC with soft-close seat cover and concealed cistern with dual flush
- Luxury enamelled steel bath and bath panel
- Concealed valve with thermostatic bath/hand shower controls
- Deck mounted hand shower
- Low profile shower tray and glass screen with sliding door
- Concealed valve with thermostatic shower controls
- Multi-function slide rail shower kit

- Chrome robe hook and paper holder
- Heated chrome towel radiator
- Stylish floor tiles
- Full height tiling to walls above bath. Half height feature tiling to sanitaryware wall. Tiled skirting and painted finish to remaining walls

MASTER EN SUITE BATH & SHOWER ROOM

- Villeroy & Boch inset basin and basin waste
- Vado single lever polished chrome basin mixer
- Bespoke vanity unit with soft-close door and internal shelf
- Tile splashback and large mirror behind basin with feature LED downlights
- Villeroy & Boch WC with soft-close seat cover and concealed cistern with dual flush
- Low profile shower tray and glass screen with sliding door
- Concealed valve with thermostatic shower controls
- Wall mounted shower head on arm
- Wall mounted hand shower
- Chrome robe hook and paper holder
- Heated chrome towel radiator
- Stylish floor tiles
- Full height tiling to walls to shower enclosure. Half height feature tiling to sanitaryware wall. Tiled skirting and painted finish to remaining walls

INTERIOR FINISHES

- White painted, ladder moulded solid core doors
- White painted and clear glazed doors between hallway and kitchen/breakfast area and living room
- Chrome door furniture
- White painted skirting boards and architraves
- Wire shelving system to linen cupboard (where applicable)
- Tiled floor to kitchen and breakfast area
- Contemporary wood veneer flooring to hallway, hall cupboards and living room
- Luxury carpet fitted to stairs, bedrooms, landings and first and second floor cupboards
- Bespoke fitted wardrobes to master bedroom with finger pull handles. Internal fittings include mirror to rear of door, hanging rail and shelf with LED strip lighting

HOME ENTERTAINMENT

- Wiring for Sky Q (subject to future purchaser subscription) to living room, breakfast area and bedrooms
- Television point provided to living room, breakfast area and bedrooms
- Telephone point provided to hall cupboard, living room, breakfast and bedrooms

ELECTRICAL & LIGHTING

- LED downlights to hallway, kitchen, cloakroom, landings, bathroom and en suite
- Pendant lights to living room, breakfast area, study and bedrooms
- Master 'on/off' light switch adjacent to front door
- 2-way light switch to master bedroom
- Dimmer switch to living room
- Chrome switch plates and sockets at high level, white sockets at low level
- USB socket to kitchen, living room and master bedroom
- Shaver socket to bathrooms, bath and shower rooms and en suites

HEATING & HOT WATER

- Gas boiler central heating and hot water system
- Mechanical ventilation system

EXTERNAL

- Allocated parking space(s)
- Landscaped front gardens
- Patio area and turfed rear garden
- External power point and tap to rear gardens

SECURITY & PEACE OF MIND

- 10-year Premier guarantee
- Mains fed smoke/heat/CO detectors
- Wiring for future installation of wireless security alarm system
- 2-year Berkeley Homes warranty with our dedicated customer service team

Floorplans shown for Hollyfields 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. Furniture layouts are indicative only. Kitchen layout indicative only. Electrical positions shown are indicative only. Please ask our Sales Consultants for further information. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.

*Plots are handed.

↔ Measurement Points W Wardrobe C Cupboard WM Integrated Washing Machine/Dryer
B Boiler SW Space for Wardrobe RL Roof Light

For the detailed specification, please contact our Sales Consultants. 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. A number of choices and options are available to personalise your home. Choices and colour options are subject to stage of construction and availability. Berkeley reserves the right to make these changes as required.