

STYLISH AND LUXURIOUS
INTERIORS



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CONTACT US

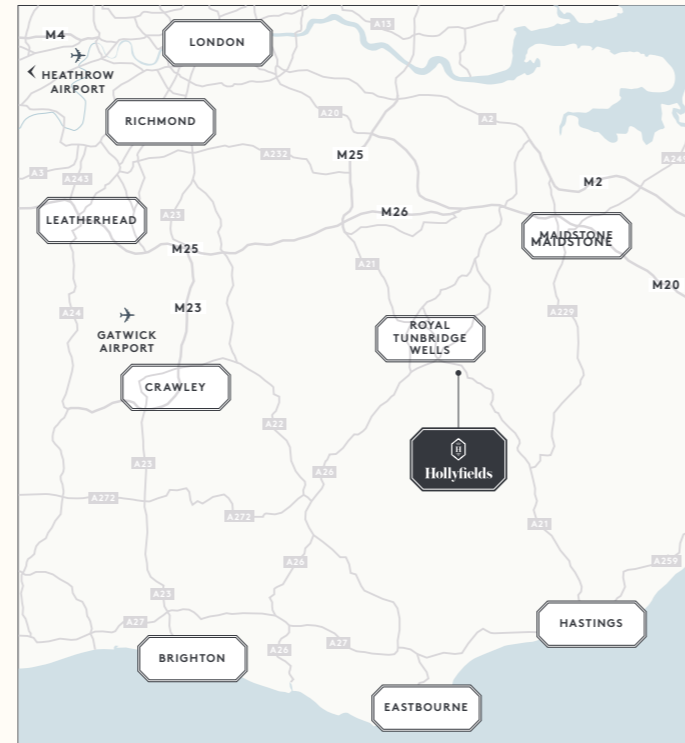
Berkeley Homes
Hollyfields
Sales and Marketing Suite
Hawkenbury Road
Tunbridge Wells TN2 5BW

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 LUPIN
FOUR BEDROOM HOUSE



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THE LUPIN

A FOUR BEDROOM HOUSE

PLOT NUMBER 7

TOTAL AREA: 1,630.7 SQ FT / 151.5 SQ M

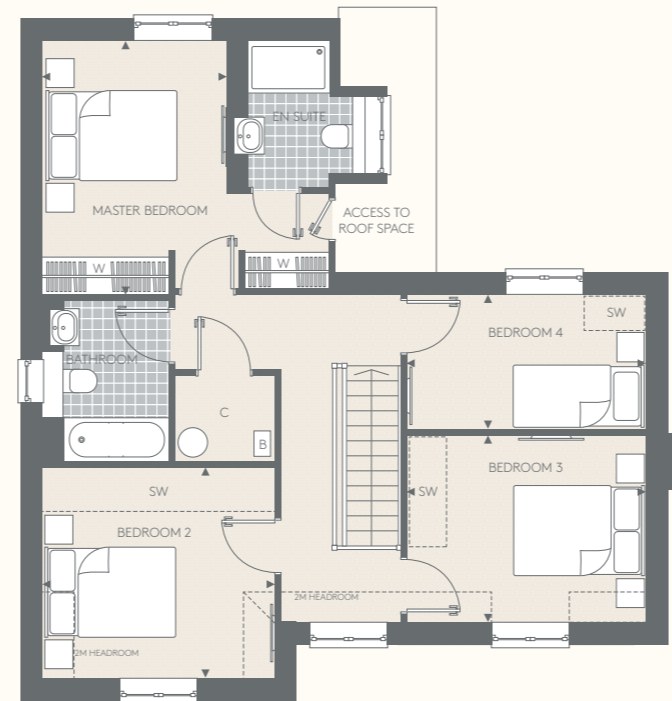


GROUND FLOOR

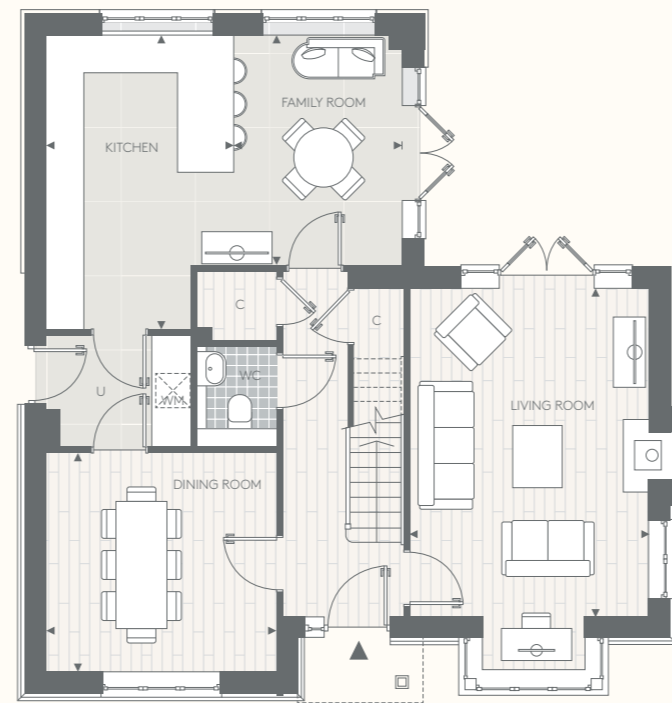
Living Room	3814mm x 5253mm	12' 6" x 17' 3"
Kitchen	2991mm x 4709mm	9' 10" x 15' 5"
Family Room	2712mm x 3679mm	8' 11" x 12' 1"
Dining Room	3677mm x 3504mm	12' 1" x 11' 6"

FIRST FLOOR

Master Bedroom	2920mm x 4063mm	9' 7" x 13' 4"
Bedroom 2	3677mm x 3366mm	12' 1" x 11' 1"
Bedroom 3	3814mm x 3000mm	12' 6" x 9' 10"
Bedroom 4	3814mm x 2152mm	12' 6" x 7' 1"



FIRST FLOOR



GROUND FLOOR

◄► Measurement Points W Wardrobe C Cupboard WM Space for Washing Machine
U Utility Room B Boiler SW Space for Wardrobe

SPECIFICATION

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
- Recessed LED strip lighting to underside of wall cabinets

UTILITY ROOM

- Gloss or matt lacquer cabinet doors in a choice of colours and profiles
- Soft-close cabinet doors
- 40mm laminate worktops
- 100mm high laminate upstands
- Stainless steel, single bowl inset sink with drainer and stylish polished chrome mixer tap
- Space and plumbing for washing machine or washer/dryer

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

BATHROOM

- 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 with glass screen and bath panel
- Concealed valve with thermostatic bath/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 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
- 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, solid core doors
- White painted and clear glazed doors between hallway and kitchen/family room, dining and living room
- Chrome door furniture
- White painted skirting boards and architraves
- Wire shelving system to linen cupboard (where applicable)
- Tiled floor to kitchen/family area and utility room
- Contemporary wood veneer flooring to hallway, hall cupboards, dining room and living room
- Luxury carpet fitted to stairs, bedrooms, landings and first 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, family room and bedrooms
- Television point provided to living room, family room and bedrooms
- Telephone point provided to hall cupboard, living room, family room, study and bedrooms

ELECTRICAL & LIGHTING

- LED downlights to hallway, kitchen, cloakroom, utility room, landings, bathroom and en suite
- Pendant lights to living room, dining room 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
- Feature fireplace with wood burning stove
- 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