

STYLISH AND LUXURIOUS
INTERIORS



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CONTACT US

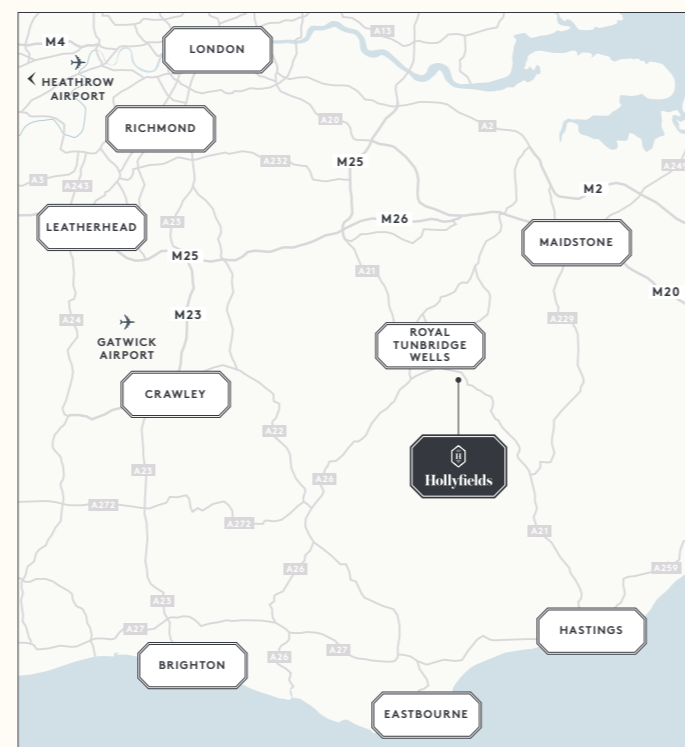
Berkeley Homes
Hollyfields
Sales and Marketing Suite
Hawkenbury Road
Tunbridge Wells TN2 5BW

Open daily 10am – 6pm

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

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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 POPPY
THREE BEDROOM HOUSE



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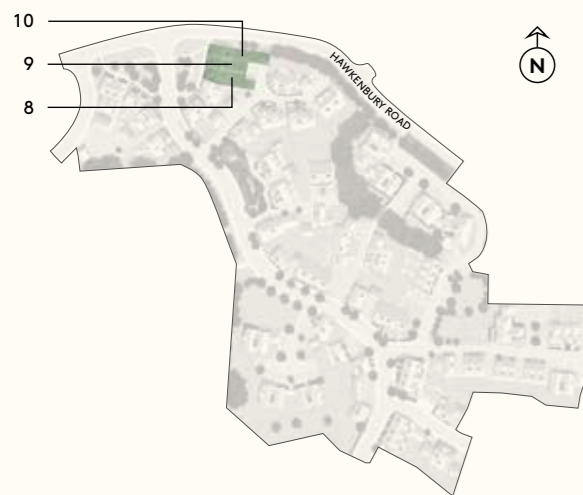


THE POPPY

A THREE BEDROOM HOUSE

PLOT NUMBERS 8, 9 & 10

TOTAL AREA: 1,205.6 SQ FT / 112.0 SQ M

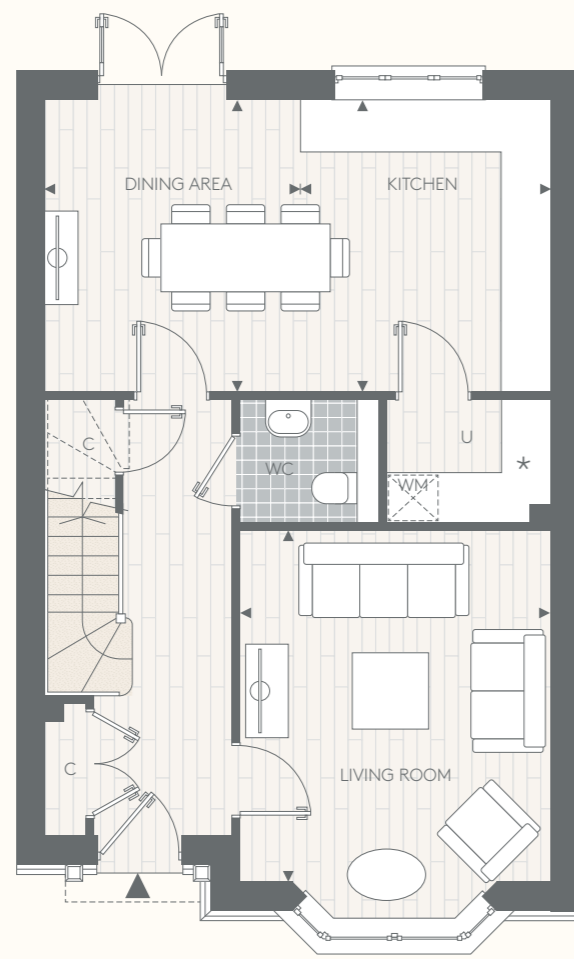


GROUND FLOOR

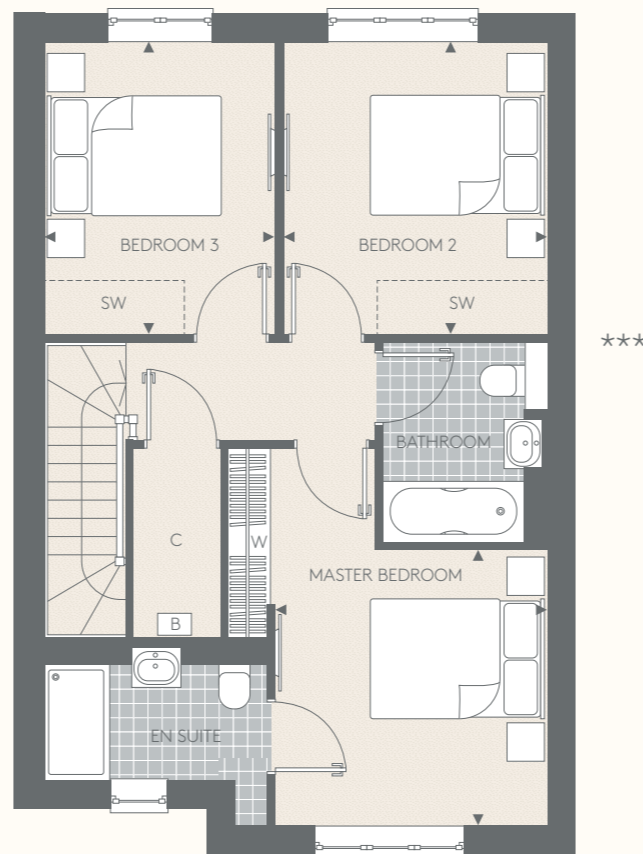
Living Room	3735mm x 4450mm	12' 3" x 14' 7"
Kitchen	2976mm x 3505mm	9' 9" x 11' 6"
Dining Area	3066mm x 3505mm	10' 1" x 11' 6"

FIRST FLOOR

Master Bedroom	3240mm x 3309mm	10' 6" x 10' 8"
Bedroom 2	3165mm x 3500mm	10' 5" x 11' 6"
Bedroom 3	2777mm x 3505mm	9' 11" x 11' 6"



GROUND FLOOR



FIRST FLOOR

*Plot 8 has a door in this location. **Plot 10 has a window in this location ***Plot 8 has a window in this location.

←▶ 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
- 40mm laminate worktops
- Glass splashback behind hob with 100mm high laminate upstands elsewhere
- Stainless steel, single bowl inset sink and stylish polished chrome mixer tap
- Integrated waste separation recycling bins
- Siemens built-in single oven
- Siemens compact oven with microwave
- Siemens 4-zone induction hob with Elica telescopic extractor
- Siemens built-in fridge 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, 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
- 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
- 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 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
- Chrome door furniture
- White painted skirting boards and architraves
- Contemporary wood laminate flooring to hallway, hall cupboards, kitchen/dining area, utility 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, dining area and bedrooms
- Television point provided to living room, dining area and bedrooms
- Telephone point provided to hall cupboard, living room, dining area and bedrooms

ELECTRICAL & LIGHTING

- LED downlights to hallway, kitchen, cloakroom, utility room, landings, bathroom and en suite
- Pendant lights to bedrooms, living room and dining area
- 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 bathroom and en suite

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
- 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.

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.