

STYLISH AND LUXURIOUS
INTERIORS



Computer generated images. Indicative only.

CONTACT US

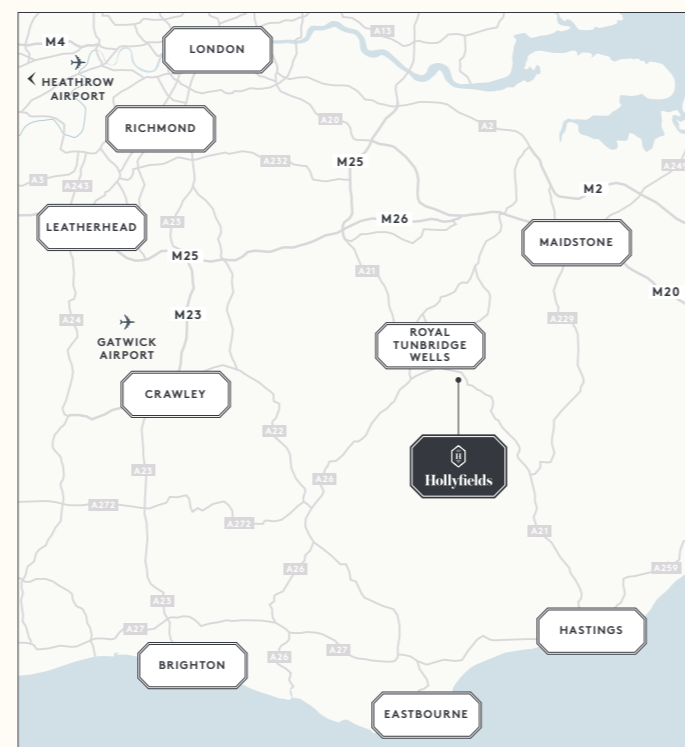
Berkeley Homes
 Hollyfields
 Sales and Marketing Suite
 Hawkenbury Road
 Tunbridge Wells TN2 5BW

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

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

Open daily 10am – 6pm

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 OXLIP
 FIVE BEDROOM HOUSE



Computer generated image of property 99, indicative only.



THE OX LIP

A FIVE BEDROOM HOUSE

PLOT NUMBER 6

TOTAL AREA: 2,363.0 SQ FT / 219.5 SQ M



GROUND FLOOR

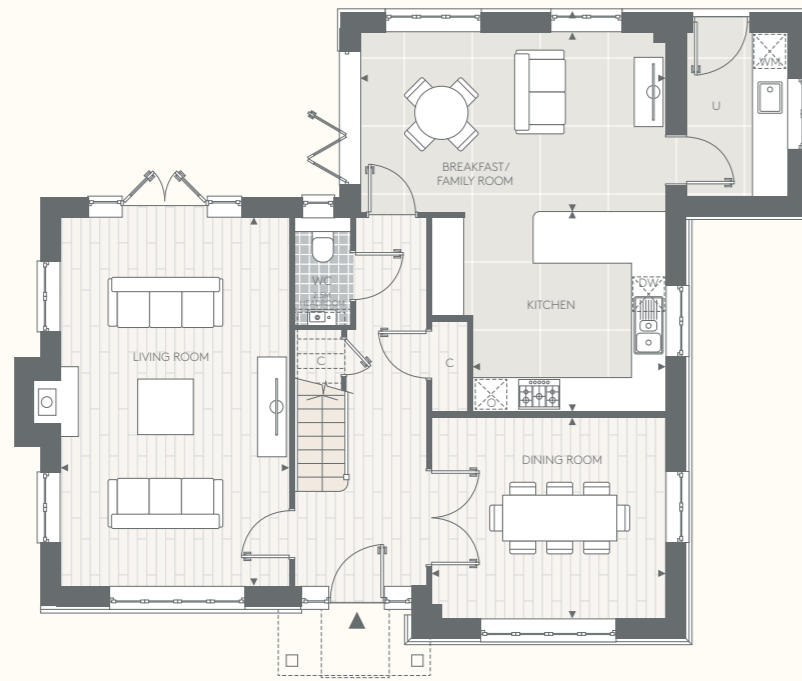
Living Room	4032mm x 6490mm	13' 3" x 21' 4"
Kitchen	4127mm x 3528mm	13' 6" x 11' 7"
Dining Room	4127mm x 3525mm	13' 6" x 11' 7"
Breakfast / Family Room	5365mm x 3162mm	17' 7" x 10' 4"

FIRST FLOOR

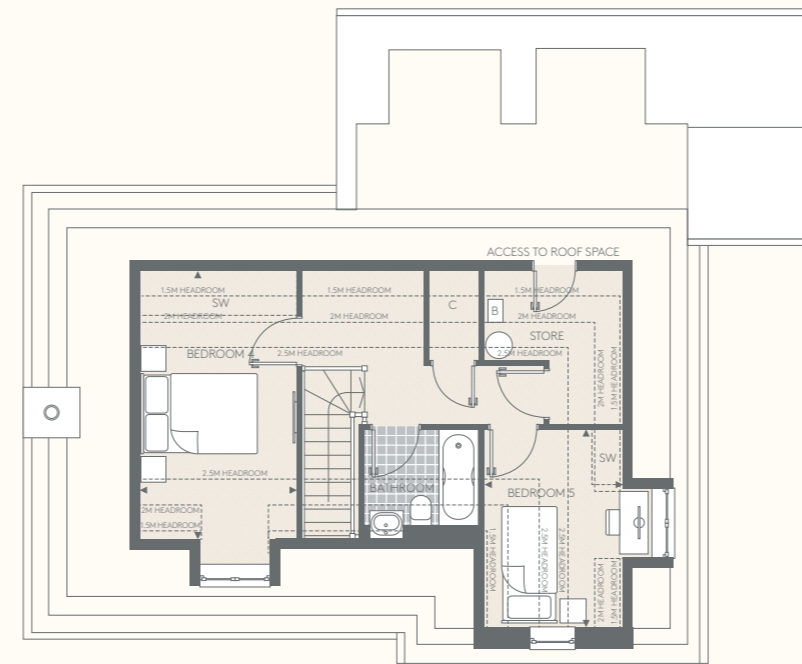
Master Bedroom	4125mm x 3975mm	13' 6" x 13' 0"
Bedroom 2	4042mm x 3300mm	13' 3" x 10' 10"
Bedroom 3	4032mm x 3090mm	13' 3" x 10' 2"

SECOND FLOOR

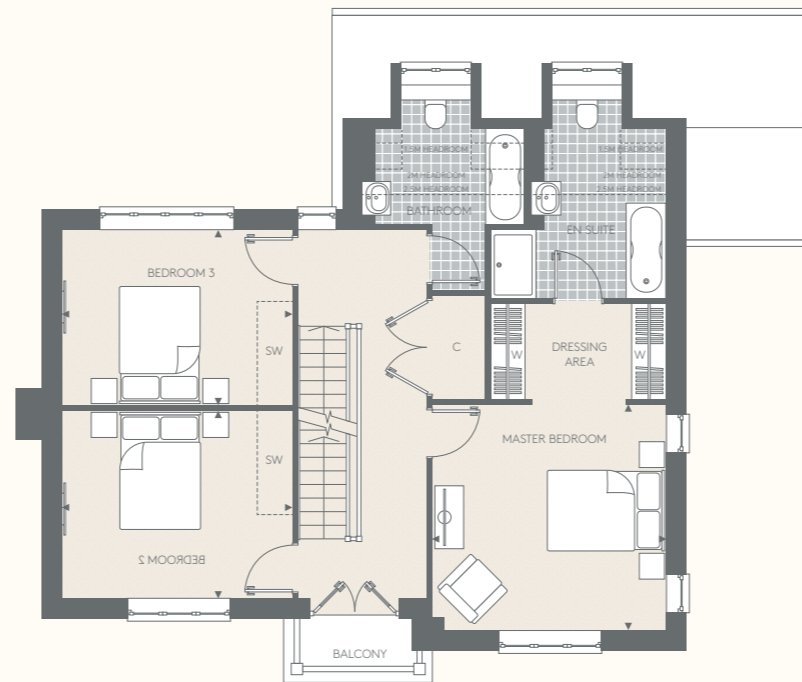
Bedroom 4	2770mm x 4140mm	9' 1" x 13' 7"
Bedroom 5	2375mm x 3500mm	7' 7" x 11' 6"



GROUND FLOOR



SECOND FLOOR



FIRST 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
- 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
- Spaces and plumbing for washing machine and tumble 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

BATHROOMS

- 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/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
- Luxury enamelled steel bath and bath panel
- Concealed valve with thermostatic bath/shower controls
- Deck mounted hand shower
- 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 above bath. 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/breakfast area, dining and living rooms
- Chrome door furniture
- White painted skirting boards and architraves
- Wire shelving system to linen cupboard (where applicable)
- Tiled floor to kitchen/breakfast/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 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, family breakfast area and bedrooms
- Telephone point provided to hall cupboard, living room, breakfast area and bedrooms

ELECTRICAL & LIGHTING

- LED downlights to hallway, kitchen/breakfast/family area, cloakroom, utility room, landings, bathrooms 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 and master ensuite bath and shower room

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 garden

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