

STYLISH AND LUXURIOUS  
**INTERIORS**



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**CONTACT US**

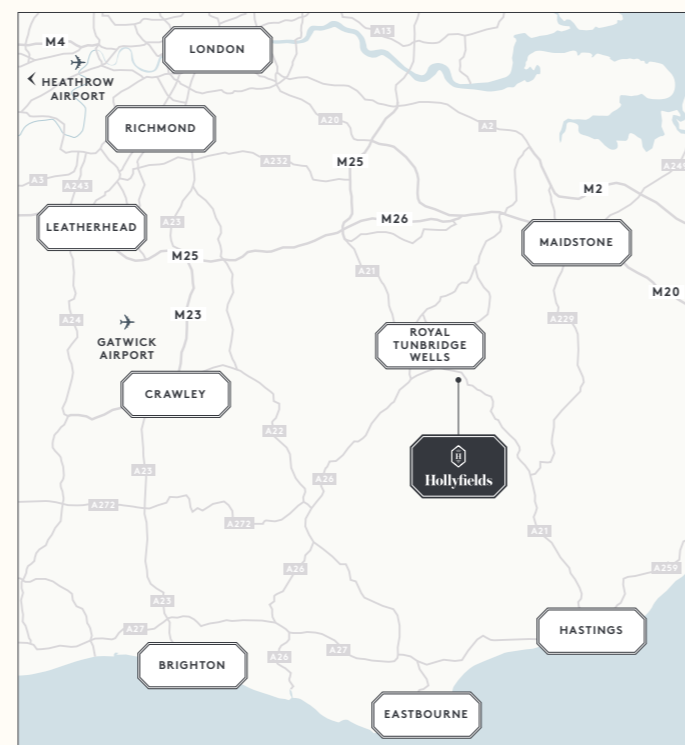
Berkeley Homes  
Hollyfields  
Sales and Marketing Suite  
Hawkenbury Road  
Tunbridge Wells TN2 5BW

Open daily 10am – 6pm

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

[www.hollyfields-hawkenbury.co.uk](http://www.hollyfields-hawkenbury.co.uk)  
[hollyfields@berkeleygroup.co.uk](mailto:hollyfields@berkeleygroup.co.uk)

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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 CLOVER**  
FOUR BEDROOM HOUSE



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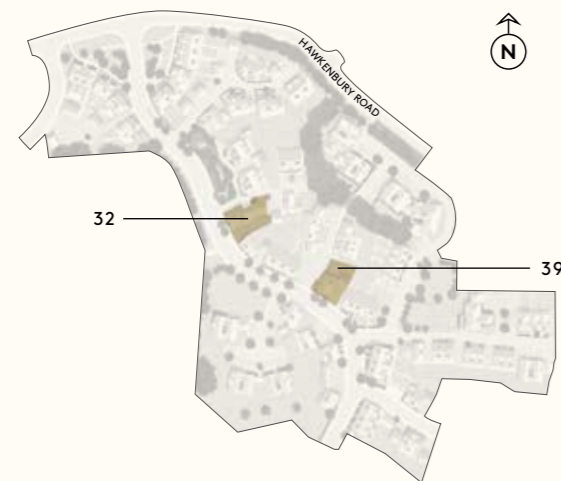


# THE CLOVER

A FOUR BEDROOM HOUSE

PLOT NUMBERS 32 & 39

TOTAL AREA: 1,454.2 SQ FT / 135.1 SQ M



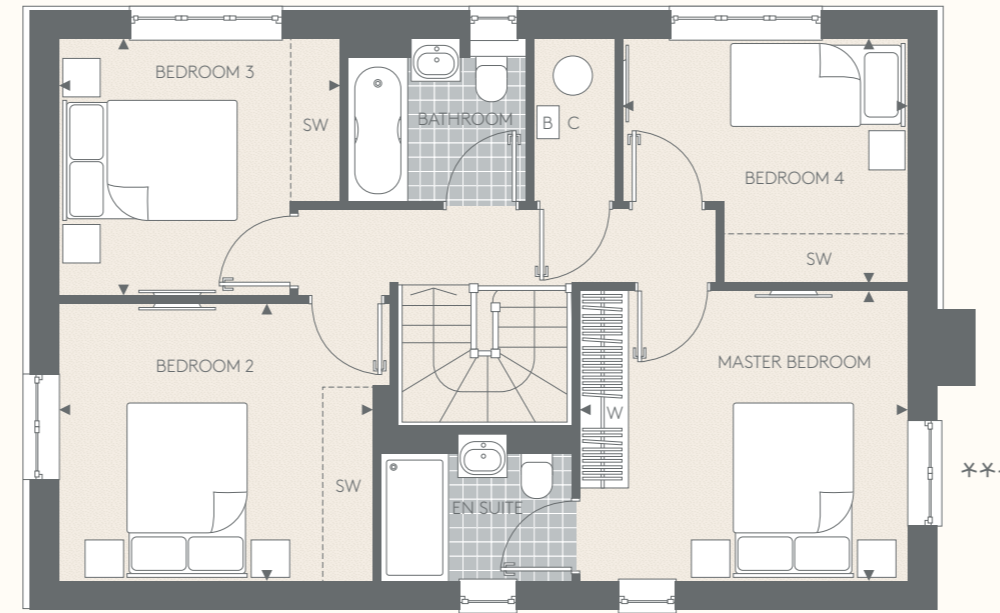
## GROUND FLOOR

Kitchen	3000mm x 3983mm	9' 10" x 13' 1"
Dining Area	3490mm x 3180mm	11' 5" x 13' 0"
Living Room	6492mm x 3957mm	21' 4" x 13' 0"

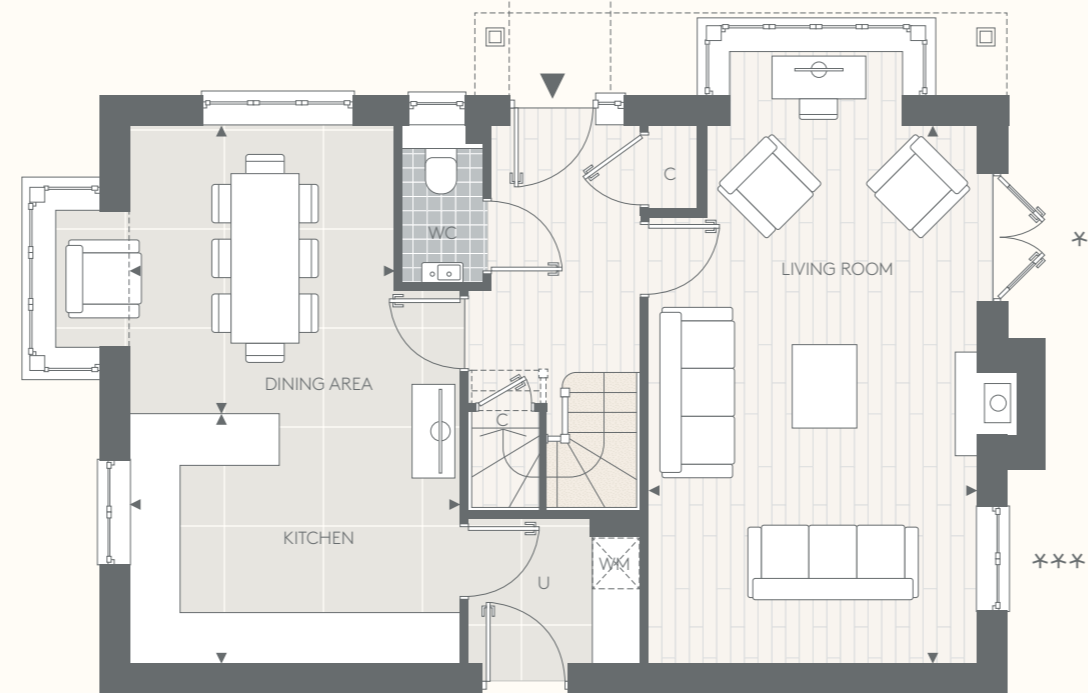
## FIRST FLOOR

Master Bedroom	3467mm x 3957mm	11' 4" x 13' 0"
Bedroom 2	3317mm x 3770mm	10' 11" x 12' 4"
Bedroom 3	3072mm x 3379mm	10' 1" x 11' 1"
Bedroom 4	2923mm x 3423mm	9' 7" x 11' 3"

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.



FIRST FLOOR



GROUND FLOOR

\*\*Plot 32 does not have a door in this location due to car port.  
 \*\*\*Plot 32 does not have a window in this location. \*\*\*\*Plot 32 window location. \*\*\*\*\*Plot 32 door 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
- 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 integrated under counter 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/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/dining area and utility room
- Contemporary wood veneer flooring to hallway, hall cupboards 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 living room, dining room, family/breakfast/dining 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
- Feature fireplace with wood burning stove
- Mechanical ventilation system

## EXTERNAL

- Allocated parking space(s)
- Landscaped front gardens
- Patio area and turf ed 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

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.