

STYLISH AND LUXURIOUS  
**INTERIORS**



Computer generated images. Indicative only.

**CONTACT US**

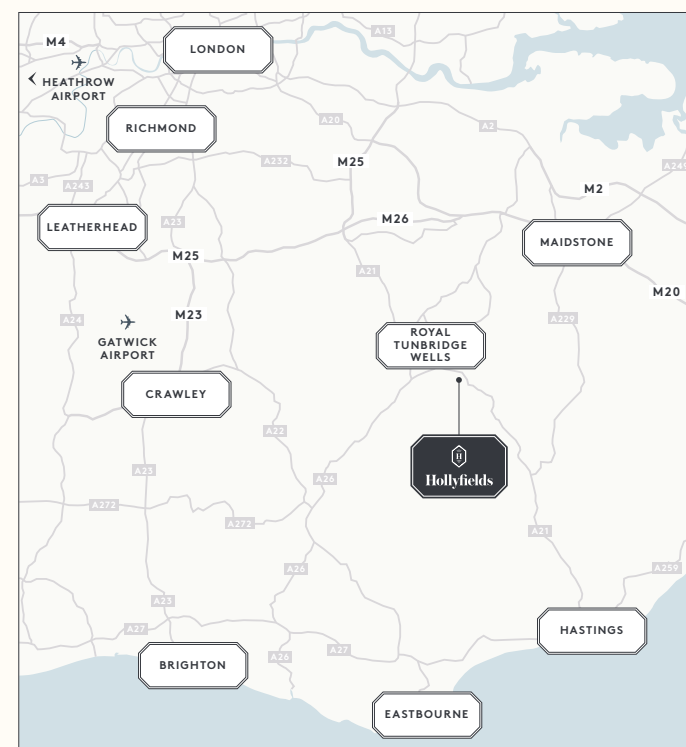
Berkeley Homes  
 Hollyfields  
 Sales and Marketing Suite  
 Hawkenbury Road  
 Tunbridge Wells TN2 5BW

Open daily 10am – 6pm

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

[www.hollyfields-hawkenbury.co.uk](http://www.hollyfields-hawkenbury.co.uk)  
[hollyfields@berkeleygroup.co.uk](mailto: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 HEATHER**  
 THREE BEDROOM HOUSE



Computer generated image. Indicative only.



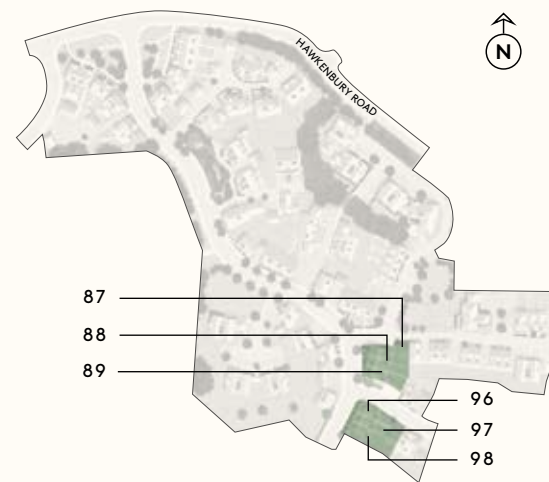


# THE HEATHER

A THREE BEDROOM HOUSE

PLOT NUMBERS 87, 88\*, 89, 96, 97 & 98

TOTAL AREA: 1,193.7 SQ FT / 110.9 SQ M

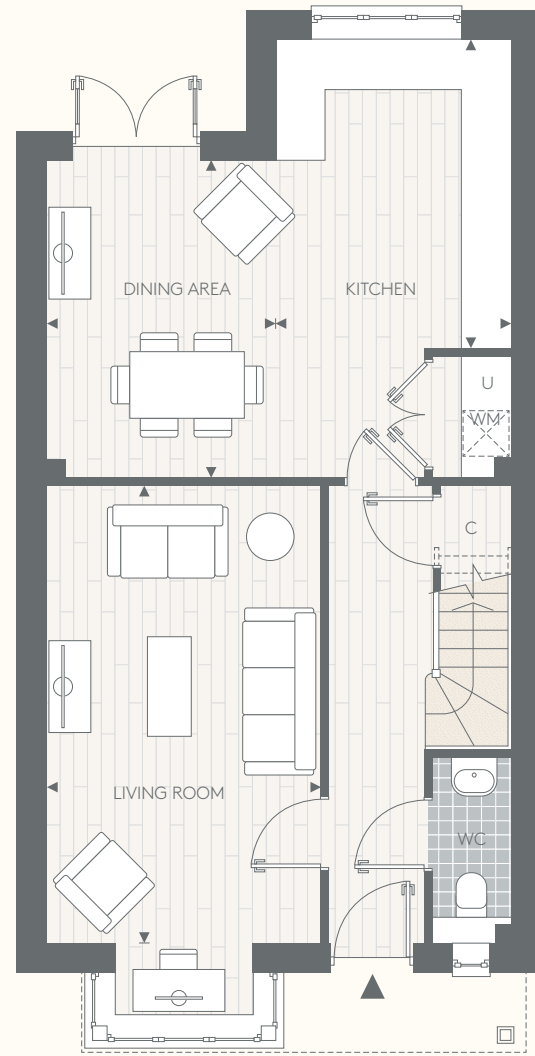


## GROUND FLOOR

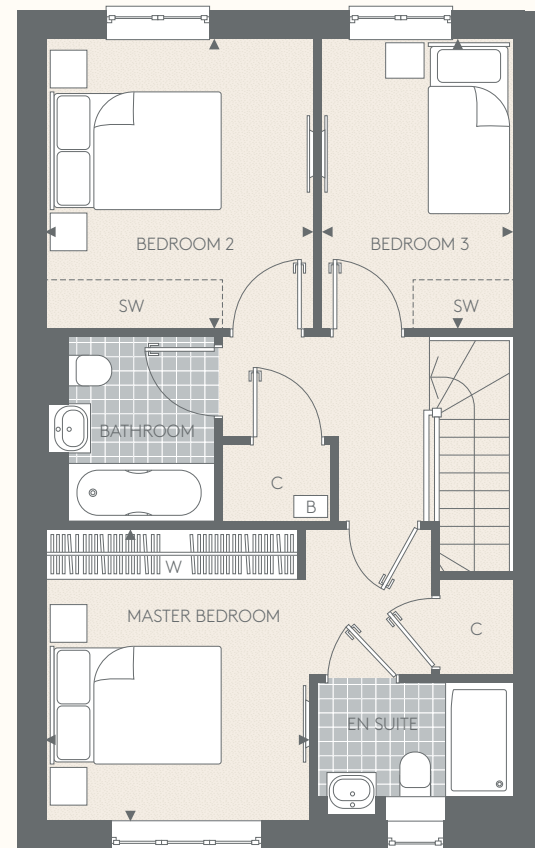
Living Room	3300mm x 5503mm	10' 10" x 18' 1"
Kitchen	2835mm x 3724mm	9' 4" x 12' 3"
Dining Area	2757mm x 3812mm	9' 1" x 12' 6"

## FIRST FLOOR

Master Bedroom	3150mm x 3503mm	10' 4" x 11' 6"
Bedroom 2	3200mm x 3489mm	10' 6" x 11' 5"
Bedroom 3	2292mm x 3489mm	7' 6" x 11' 5"



GROUND FLOOR



FIRST FLOOR

# 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 CUPBOARD

- 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
- Tiled flooring
- Half height tiling to walls

## BATHROOM

- 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 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 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
- 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, ladder moulded 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 and 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.

\*Plot is handed. \*\*Plots 87 & 96 have a window in this location. \*\*\*Plots 89 & 98 have a window in this location.

←→ Measurement Points W Wardrobe C Cupboard WM Space for Washing Machine  
U Utility Cupboard B Boiler SW Space for Wardrobe

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.