

High Specification, The Great Oaks, 107 Poyle Road, Tongham.

Warranty

- BLP Secure 10-year House Warranty.
- Completion certificate from the Building Control Partnership.

Kitchen

- Units fitted to a cutting edge design featuring shaker style soft close doors
- Supplied and Fitted by Hubble Kitchens in Guildford / Chichester.
- Worktops and splash backs to be grey or black Labrador granite.
- Gas Range cooker by Bosch or equivalent.
- Integrated washing machine/dryer and dishwasher both by Bosch or equivalent.
- Integrated fridge freezer again by Bosch or equivalent.
- Chrome Franke mixer tap and chrome sink

Bathrooms and WC's

- Contemporary Italian white sanitary ware with fitted vanity units with soft close doors. Close coupled wc.
- Light Grey porcelain floor tiles and grey gloss porcelain wall partially tiled.
- Recessed low voltage lighting
- Soft close toilet seats.
- Chrome showers featuring large heads and hand held shower spray by Mira
- Chrome shaver points
- Bath screen with chrome handles / Chrome and glass shower doors

Heating

- High-Efficiency A Rated gas boiler with manufacturers
- (6years parts and labour warranty) Pressurised hot water solar cylinder.
- Under floor heating to Ground floor with independent zone stats.
- Radiators or Under floor to 1st Floor. All Fitted with TRVs.
- Chrome heated towel rails 1000 x 500mm
- Open Fire Ready for either Fire basket/Logs or coal.
- Roof voids fully insulated to current regulations.

Electrical and Lighting

- Principal rooms feature central ceiling rose and recessed low voltage spotlights
- Switch and socket plates in satin finished steel with Black inserts
- TV and telephone points to principal rooms
- Mains-connected smoke detectors fitted
- Security lighting with motion sensors to the externals

Alarm System

- Multilec UK Ltd Wireless Alarm / Keypad / Pirs to ground floor

Electric Gates –House Entrance

Wooden entry gates to Front access with electric Motors and key pad entry and hand held controllers.

Windows and Doors

- UPVC in white / Light grey with Low E double glazed sealed units, safety toughened where required, all fitted with white trickle vents and cockspur handles with locks. Or Timber if a planning requirement.
- Doors to have secure by design multi point locking mechanism.

Flooring

- Cloakroom and bathroom floors to be porcelain, Splash backs again will be tiled with Italian Porcelain
- The Kitchen /Diner and Utility Floors to be 450mm x 450mm Ceramic tiles.
- High quality wool mix Carpet to all other floors.

Decorative Finishes

- Ogee style skirting boards and matching architraves
- Walls and ceilings painted with Dulux emulsion (White and light Grey)
- Woodwork painted with white Satinwood
- Shaker style Internal doors, 4 panel painted with Italian design chrome handles

Stair case

- Stop end chamfered newels, spindles and oak handrails (compliant with current building and fire regulations).

External Features

- External lighting fitted including security lighting to rear
- A wide range of carefully selected seasonal planting
- Granite edging to parking areas and block paving in grey.
- Pathways in Indian sandstone (Raj Green). Or Grey.
- Garages with Tiled roof and electric up and over door with hand held key fob.
- Chestnut Post and rail fencing to the boundary

Building Materials

- Roof Tiles will be HF weathered / Brown clay tile
- Face Bricks to be agreed .a budget of £480.00 per thousand
- Bath or Portland stone cills and stone features
- All internal walls to be High strength 7 Celcons.
- Block and beam floor to Ground floor, easi joists to 1st Floor.
- Trussed Roof Cut and Pitched Infills.
- Walls part Tile Hung with feature Club tiles.
- Rain water goods and down pipes to be black upvc .
- Fascias and Soffit are grey UPVC.
- All building work and materials to comply with current building control requirements.