

HARTLEY ROW PARK

- Fleet Road | Hartley Wintney | Hampshire | RG27 8ED



Specification

Each new home is constructed with concrete floors to the ground, first and second floors with a timber floor to the third floor and traditional brick and block external cavity walls.

The elevations have stock facing brickwork, monocouche render, stone cills and brick arches. The roof is pitched and covered with natural slates with a central flat roof area.

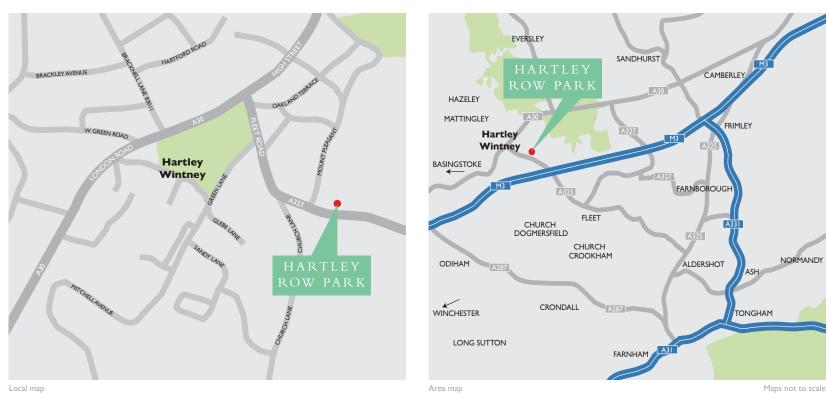
BEI	O NOS.	SQ.FT
2	DETACHED	828
2	SEMI-DETACHED	828
3	DETACHED	1007, 1085 & 1308
3	SEMI-DETACHED	1034, 1283 & 1698
4	DETACHED	1170, 1180, 1491, 1509, 1758 & 1910
4	DETACHED	2231
5	DETACHED	2322 & 2570

	DETACHED	SEMI-DETACHED	DETACHED	SEMI-DETACHED	DETACHED	DETACHED	DETACHED
BED NOS.	2	2	3	3	4	4	5
 High quality fixtures & fittings Double glazed PVCu windows and multi-point locks White 4 panel smooth internal room doors Oak veneered deluxe internal room doors Prefinished Oak effect front entrance door set in cream PVCu frame Polished chrome door furniture Feature painted staircase with varnished hardwood handrail and newel cap Contemporary moulded skirting boards and architraves Dulux White painted smooth finished ceilings Internal wall painted Dulux Almond White with woodwork painted Dulux White Gloss Coving to living room, dining room, living/dining room, study, hall, stairs and landing Cornice to living room, hall and landing Built-in sliding mirrored wardrobes or built in opening wardrobes as per floor plans 					1		
 Heating, security & electrics Gas fired condensing boiler central heating system with thermostatic controlled radiators Limestone fireplace surround (no appliance) Mains operated smoke detectors Light to under stairs cupboard TV points to kitchen, study and all bedrooms Media point to living room consisting of TV point, 2 satellite points and BT point BT points to under stairs cupboard, kitchen, living room, study and bedroom I Shaver socket in bathroom and en-suite 					1	1	
*Subject to stage of construction							

	DETACHED	SEMI-DETACHED	DETACHED	SEMI-DETACHED	DETACHED	DETACHED	DETACHED
BED NOS.	2	2	3	3	4	4	5
 Kitchen & Utility Choice of designer kitchen units * with post formed laminate worktops and upstands with a stainless steel splash back to hob 	s	√	1	√			
Choice of designer kitchen units * with granite/stone worktops and upstands with a granite/stone splash back to hob					1	1	1
 LED strip lighting under wall units Stainless steel finished appliances consisting of: Single oven plus microwave oven and grill - Electrolux 	1	1	1	1	<i>y</i>	<i>y</i>	<i>y</i>
 Single oven plus combi microwave oven - AEG Integrated 4 ring burner gas hob - Electrolux Integrated 5 ring burner gas hob - AEG and wiring for induction hob 	/	1	1	1	1	1	1
- Extractor hood - Extractor hood - curved glass	✓	1	1	✓	✓	✓	✓
 Integrated fridge/freezer - Electrolux Integrated dishwasher - Electrolux Integrated washing machine - Electrolux 	1	1 1	1	✓ ✓	1	1	1
 Plumbing for washing machine and tumble drier in the utility Stainless steel I bowl sink with polished chrome monobloc mixer tap 	1	1	√	▲ ✓		1	1
 Stainless steel bowl under mount sink Recessed white LED down lights Stainless steel switches and sockets 	1	1	1	1	1	1	1
• Choice of ceramic floor tiling including kitchen/dining or kitchen/family areas* ■ Not plots 1 and 2 ▲ Plots 1 and 2	✓	1	1	✓	1	1	1

	DETACHED	SEMI-DETACHED	DETACHED	SEMI-DETACHED	DETACHED	DETACHED	DETACHED
BED NOS.	2	2	3	3	4	4	5
Bathroom, En-suite & Cloakroom							
Roca white bathroom suite with steel bath and chrome fittings	/	1	/	1	/	/	/
Thermostatic mixer valve to shower cubicle	/	1	/	/	/	/	1
Simpson shower screen (where applicable)	1	1	1	1	1	1	1
Over bath screen (extended hose and slider rail) to bath - bathrooms only	1	1	1	1	1	1	1
Roca vanity unit with basin (not cloakroom)					1	1	✓
Recessed white LED down lights	/	1	/	1	/	1	1
Choice of half height wall tiling* to master en-suite							
Family bathroom and 2nd en-suite with choice of half height wall tiling* behind	,	,	,	,	,	,	,
sanitaryware. Full height tiling* to shower cubicle and three sides of bath • Splash back to cloakroom	/	1		1			/
Multi rail chrome towel warmer	1	1	1	1		1	1
Choice of ceramic floor tiles*	/	1	/	/	/	/	/
External							
Private drives block paved	1	1	/	1	1	1	1
Driveways and parking spaces to be block paved or tarmac	1	1		1			1
Private footpaths and patios to be paving slabs	1	1	1	1	1	1	1
Front gardens turfed and landscaped to approved design	1	1	1	1	1	1	✓
Rear gardens cleared and graded to natural contours	1	1	1	1	1	1	✓
Rear garden boundaries to be close board fence, gate with rear dividing							
panel fencing in accordance with a comprehensive landscape scheme	1	1	1	1	/	/	1
Light fitting to front door	/	/	/	1	1	/	/
Light and power to garage: timber garage door Shad(and a stand if no garage)		,	A	/	/	/	/
Shed/cycle store if no garage Water butt	1	1	▼ ✓	1	1	1	1
External tap to rear of property	1	1	1	1	1	1	1
■ Plot 79 only ▲ Not plot 32 ◆ Plot 49 only ▼ Plot 32 only	٠	•	•		·		

FLEET ROAD | HARTLEY WINTNEY | HAMPSHIRE | RG27 8ED



SAT NAV: RG27 8ED

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