

# millers' gate



## A NEW DEVELOPMENT OF LUXURY HOMES IN SINDLESHAM BERKSHIRE

A small village in beautiful Berkshire, Sindlesham sits north west of the historic town of Wokingham, now revered as one of the most popular places to live in England, and south east of Reading, the capital town of the county. Easy access to the M4 motorway yet so close to the serenity of acres of untouched countryside makes Sindlesham a most desirable place to set up home.



# specifications

## KITCHENS & UTILITY ROOMS

- The kitchen is equipped with a traditional comprehensive range of stylish cream finished wall and floor cupboards with granite worktops and upstands.
- A 1½ bowl under-mounted stainless steel sink is provided.
- Natural steel finish appliances to include a freestanding dual fuel range cooker with extractor, American style fridge/freezer incorporating cold water and ice making facilities, integrated microwave oven and dishwasher.
- Utility room fitted with matching cupboards with laminate worktop.
- Fully integrated washer/dryer.
- Secondary electric underfloor heating to the kitchen.

## BATHROOM, EN SUITES & CLOAKROOM

- Contemporary white sanitary ware with chrome fittings.
- Chrome towel ladder to bathrooms and shower rooms.
- Shower doors with clear glass, chrome effect frames.

## CERAMIC WALL & FLOOR TILING

- Feature ceramic wall tiling to bathroom and shower rooms.
- Ceramic floor tiling to kitchen, utility room and all bathrooms, en suites and cloakrooms.

## FLOOR FINISHES

- Oak flooring to entrance hall and family room (plot 4 only).

## DOORS

- Oak veneer doors with chrome furniture.
- Composite front door with security locking.

## STAIRCASE

- The oak staircase is finished in a clear varnish including handrail newels and balustrades.

## FIREPLACE

- Contemporary limestone fireplace and matching hearth.

## WINDOWS

- Sealed unit double glazed PVCu windows with Espagnolette security locking mechanisms are fitted to all ground floor windows and doors.

## INTERNAL DECORATION & FINISH

- All walls and ceilings have a smooth plaster finish.
- Sculptured coving throughout excluding bathrooms and en suites.

## CENTRAL HEATING

- Energy efficient gas fired condensing boiler with traditional radiators with thermostatic valves throughout.
- Pressurised hot water system eliminating the need for shower pumps.

## ELECTRICAL INSTALLATION

- Recessed low voltage downlighters in kitchens and bathrooms. Chrome finished light switches throughout.

## TELEPHONE & TELEVISION

- Telephone outlets to the living room, kitchen/dining room, study, all bedrooms and adjacent to the intruder alarm control panel (to allow customer connection to a monitored alarm if desired).
- TV points to the living room, family room, kitchen and all bedrooms. TV points wired to a central position in the loft with an adjacent power supply for customers to supply and fit an aerial of their choice.
- All TV points incorporate satellite wiring to allow for customer subscription and connection (subject to service provider).
- Some rooms are wired for speakers.

## EXTERNAL FINISHES

- The patio and paths are finished in buff riven paving.
- The gardens are laid to lawn with mulched shrub borders where required.
- The driveway is finished in herringbone block paving with granite sett edgings.
- An external tap is provided.

## SECURITY & PEACE OF MIND

- NACOSS approved security installation.
- Mains smoke detectors to upper and lower halls.
- External lighting to garage and entrance porches.
- A 2 year after build service.

All descriptions, dimensions, areas and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness. All measurements are approximate. The process of producing new homes can be affected by many factors and it is sometimes necessary to change the layout, materials, services or other items of specification mentioned.



The National House Building Council will independently survey the property and, upon satisfactory structural completion, issue their 10 year NHBC Buildmark warranty.

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