

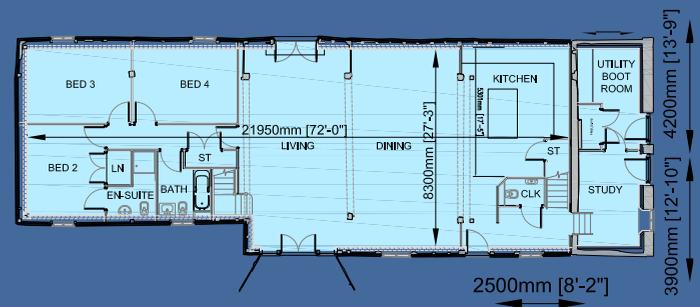
# The Old Thatched Barn



**First Floor Plan**



**Ground Floor Plan**



# The Old Thatched Barn | Manor Barns

## Enjoy a Superior Specification

### Kitchen

- A bespoke high gloss Kitchen featuring a stunning Quartz Worktop
- Siemens 800mm Induction Hob
- Siemens Integrated Twin Ovens at high level
- Siemens Integrated Steam Oven
- Siemens Integrated Microwave
- Down draft Extraction to Island
- Caple Wine Cellar
- Siemens Integrated Tall Fridge
- Siemens Integrated Tall Freezer
- Siemens Integrated Dishwasher
- 1 ½ Bowl Stainless Steel Under Mount Sink
- Hans Grohe Tap with Pullout Mixer
- LED Spot and Plinth Lights with Feature Under Cupboard Lighting

### Utility

- Siemens Washing Machine
- Siemens Tumble Dryer
- Stainless Steel Insert Sink
- Hans Grohe Lever Tap

### Bathroom and En-suites

- A stunning range of Duravit Sanitaryware and Hans Grohe Taps
- Duravit Bath with Wall Mounted Bath/Shower Mixer to Bathroom

- Matki Shower Trays and Screens
- Grohe Shower Valves
- Rainhead Shower to Master Bedroom En-suite
- Double Vanity Unit with Double Duravit Bowl Sinks to Master Bedroom En-suite
- Duravit Mirrored Wall Unit complete with Lighting to Master Bedroom En-suite
- Chrome Towel Rails with separate Timer Control
- Chrome Shaver Light

### Heating and Hot Water Provision

- Underfloor Heating to Ground Floor
- Highly efficient and economic Ground Source Heat Pump to provide Heating and Hot Water
- Thermostatically Controlled Radiators to first floor with separate programmers

### Electrics and Lighting

- Chrome faceplates throughout
- Elegant dimmable Chrome and Plaster Wall Lights
- Energy Efficient LED Spot Lighting and Wall Lighting
- Media Point to Living Room
- Provision for Wall Mounted Television to Living Room and Master Bedroom

- Television Points to Kitchen, Living Room, Library/Gallery, Master Bedroom and Bedroom 2
- Telephone Points to Study, Living Room Library/Gallery and Master Bedroom
- Plentiful Double Power Points throughout
- External Socket
- External Lighting with PIR Controls
- Mains fed Smoke and Heat Detectors with Battery back-up
- Hard wired for NACOSS approved Alarm

### Finishes and Decorations

- Oak Front Door
- Pair of Glazed Oak Doors in feature full height Oak Screen
- Pebble Grey Flush Casement Windows, with Chrome Ironmongery
- Oak Solid Cottage Internal Doors with Chrome Ironmongery
- Crown Emulsion to Walls (1 colour choice per room, dependent on build stage)
- Smooth White Ceilings throughout
- Amazing Exposed Wall Timbers, Beams, Purlins and Trusses
- Deep Skirtings and Architraves throughout all finished with White Eggshell

- Stunning Oak Staircases to Galleries
- Galleries with Oak Handrails

### Flooring

- Ceramic Floor Tiling to Kitchen, Utility, Bathroom, En-suites and Cloakroom
- Ceramic Wall Tiling to Bathroom, En-suites and Cloakroom
- Carpet and Wood Flooring can be supplied from our select range as an additional option

### External

- Grass to all lawn areas
- Native Hedges and Post and Rail Fence to Garden
- Patio and Path finished in Natural Sandstone
- Courtyard to be finished in Gravel
- Dedicated Garage with Timber Door and Electric Light and Power
- Dedicated three further Parking Spaces in Courtyard
- Entrance Road to be Tarmac with Grey Chippings over

### Services

- Mains Electric and Water
- Sewage to Environmentally Friendly Combined Package Plant

**Note all specifications are subject to change without notification. All options dependent upon stage of build process.**

The information contained in this brochure is for guidance only. Due to our policy of continuous improvement, sizes, plans and specifications shown may be subject to alteration at any time. Dimensions are approximate only and not intended to be used for carpet, appliance or furniture sizes. It should be noted that whilst similar, the representations of the development within the brochure are not necessarily accurate in every respect. The information provided does not, therefore, form part of any legal contract. All prices quoted may be subject to VAT.

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