



# the Pastures



# the FITZALAN

(HOUSE 1)

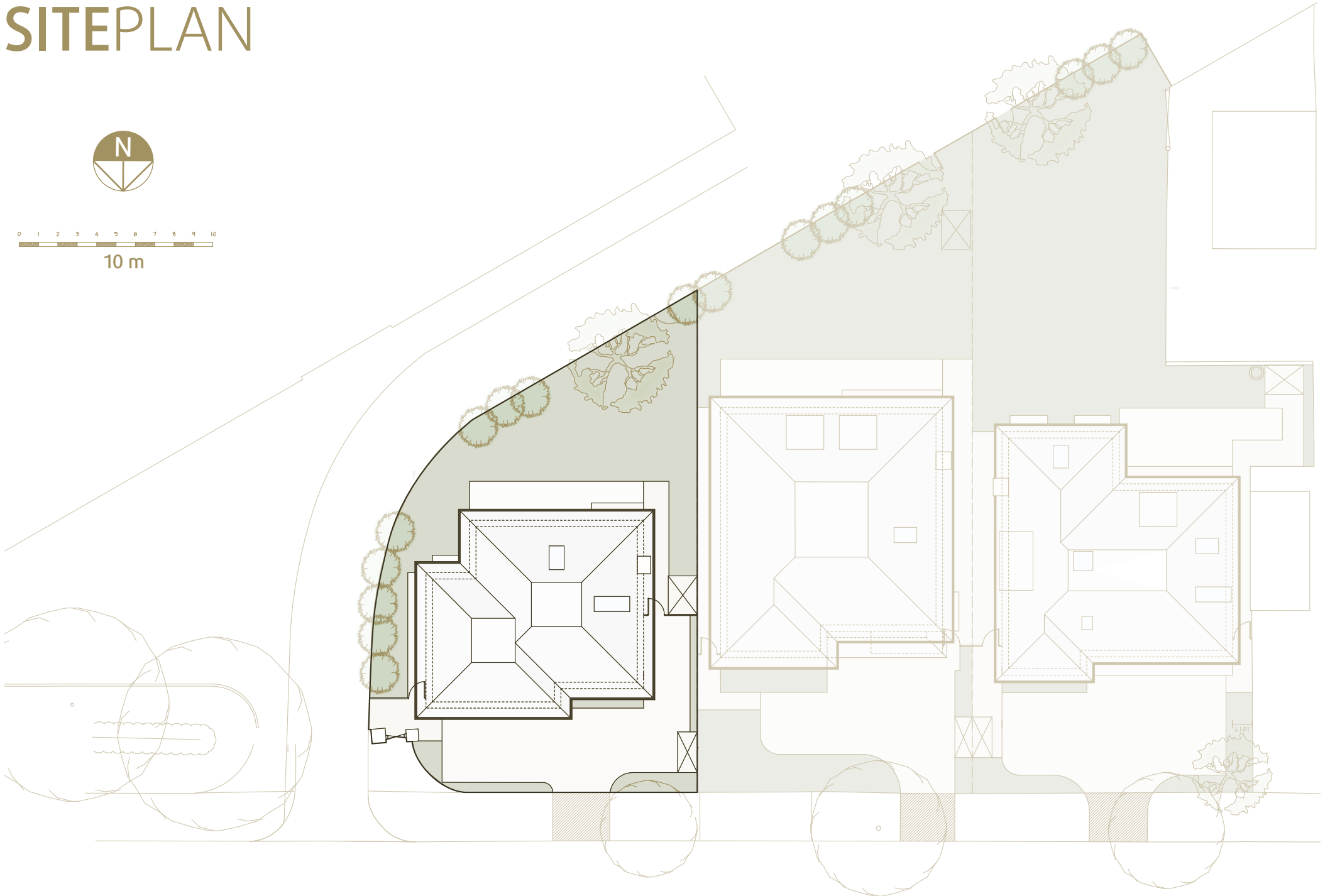
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OVERALL FLOOR AREA: 293 Sq m - 3146 Sq ft

# SITEPLAN



10 m





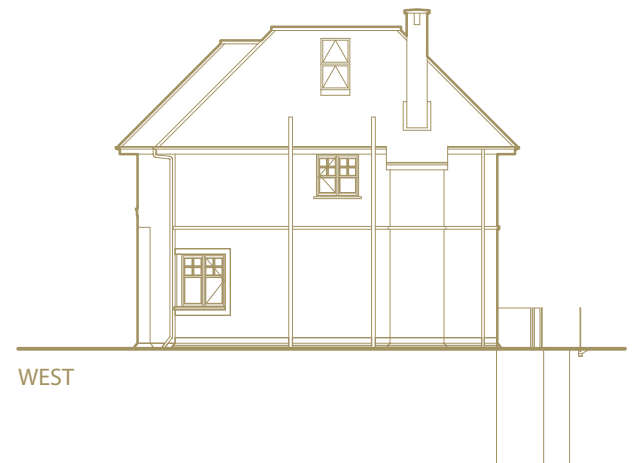
FRONT (NORTH) ELEVATION



SOUTH



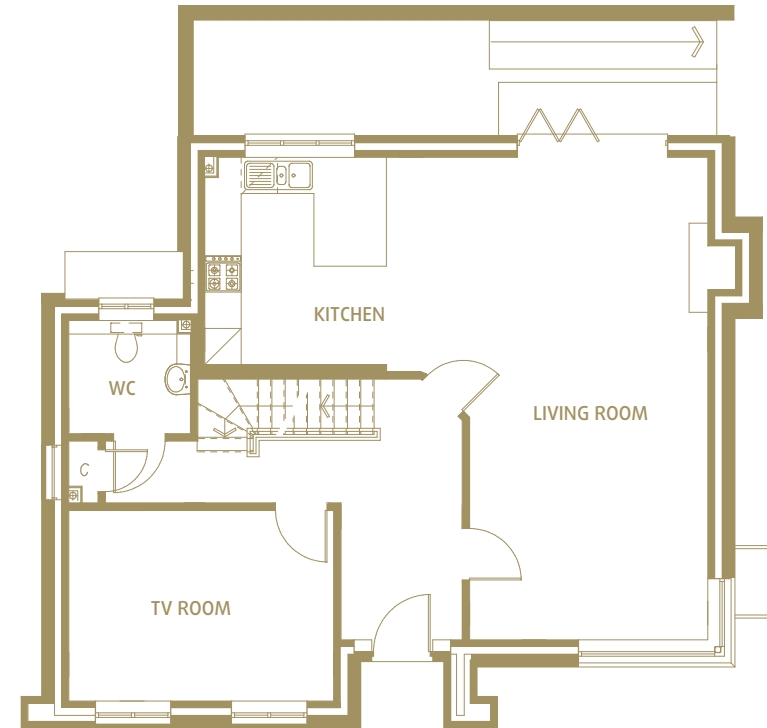
EAST



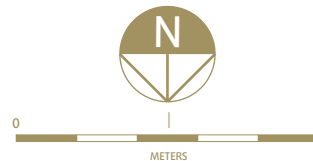
WEST

# LOWER GROUND FLOOR

# GROUND FLOOR

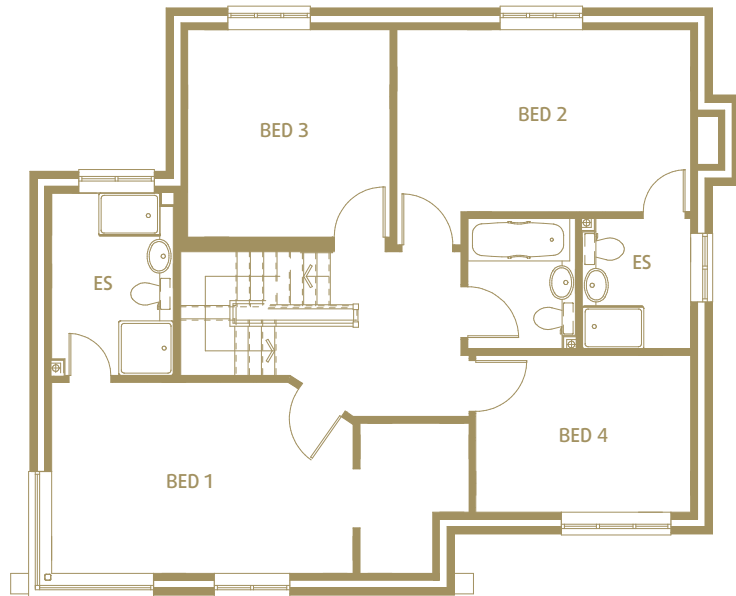


	SQ M	SQ FT
FAMILY ROOM	8.31 x 3.87	27' 3" x 12' 8"
STUDY	6.26 x 3.96	20' 6" x 13' 0"

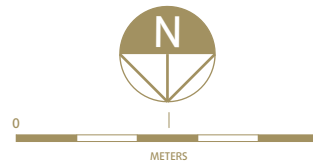


	SQ M	SQ FT
KITCHEN / LIVING	8.31 x 7.98	27' 3" x 26' 3"
TV ROOM	4.38 x 3.15	14' 4" x 10' 4"

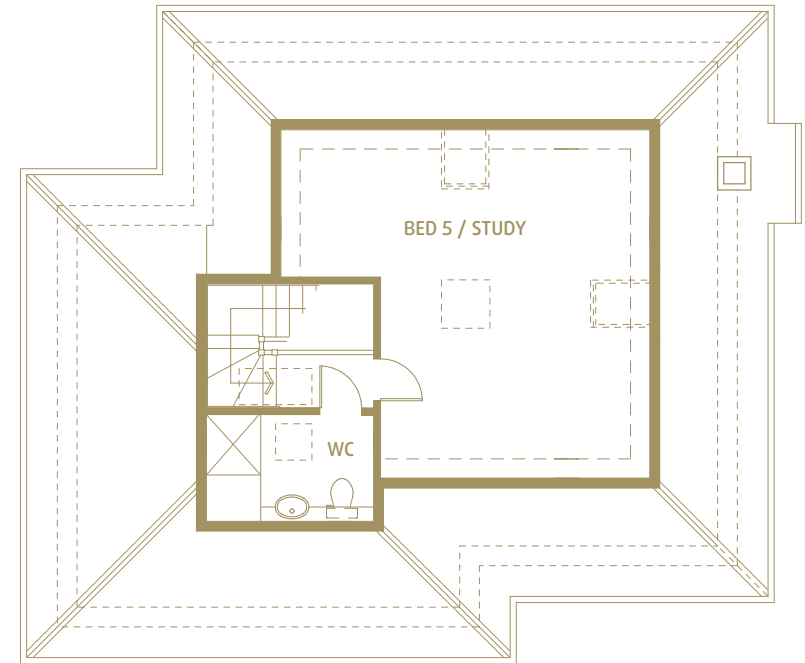
# FIRST FLOOR



	SQ M	SQ FT
BEDROOM 1	4.99 x 3.16	16' 5" x 10' 5"
BEDROOM 2	4.86 x 3.01	15' 11" x 10' 2"
BEDROOM 3	3.43 x 3.34	11' 3" x 10' 11"
BEDROOM 4	3.55 x 2.59	11' 9" x 8' 6"



# SECOND FLOOR



	SQ M	SQ FT
STUDY / BED 5	5.46 x 5.12	17' 11" x 16' 9"

# SPECIFICATION

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## KITCHEN

- Professionally designed custom made kitchens by **Alno**
- Elegant quartz stone work surfaces
- Glass splash backs
- Double bowl stainless steel sinks
- **Miele** fitted fridge & freezer
- **Miele** stainless steel oven
- **Miele** combi steam oven with reheat
- **Miele** combi steam oven with reheat and Miele gas hob
- **Elica** flush ceiling extractor with lighted surround
- **Miele** fully integrated dishwasher
- **Miele** warmer drawer
- Wine cooler
- Recess ceiling low voltage down lights
- Porcelain floor tiling

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## UTILITY ROOM

- Units and worktops by **Alno**
- Stainless steel sink unit
- **Bosch** washing machine
- **Bosch** tumble dryer

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## BEDROOMS

- Walk in dressing area / wardrobes to master bedroom
- Wardrobes to bedroom 2
- **Luxury Wooden** floor in Master Bedroom
- **Luxury Carpets** throughout other Bedrooms

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## BATHROOM

- **Villeroy & Boch** wall mounted toilets
- Stylish Sanitaryware
- Twin Basins to Master Ensuite
- Wet room shower area included in Master Ensuite and Bedroom 2
- Porcelain Tiling
- **Custom fitted** handmade vanity units
- Heated towel rails
- Shaver Socket to all bathrooms
- Recess ceiling **LED** down lights
- Mains-pressure hot water system

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## ELECTRICAL & CABLE

- Wired for TV, Satellite (**Sky+ & HD**)
- Home Network and Telephone\*\*
- Low voltage **LED** down lighting

### Control 4 system throughout consisting of:

- Lighting control (mood lighting)
- Pre-wired AV system to all principal rooms and bedrooms
- Audio System in Master Bedroom, Ensuite bathroom, Kitchen and Living Room.
- Pre-wired Audio System to all other principal rooms and bedrooms
- Heating control
- **Ipad** control
- Alarm system
- Pre-wired external **CCTV** security cameras\*\*

\*\* subject to future connection by purchaser

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## OTHER SPECIFICATIONS

- **Internal bespoke handmade** hardwood doors
- **Bespoke painted timber** architrave, plinth blocks and skirting
- Polished chrome ironmongery
- All taps and fittings in polished chrome
- **Under floor central heating** powered by air to heat source pumps and gas
- **Provision for comfort cooling** to all living rooms and all bedrooms (not including hallways library, WC, cupboards or ensuite)\*\*
- **Concrete solid floors** to lower ground, ground and first floor to assist with **acoustic noise transfer**.

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## EXTERNAL AREAS

- Individual **landscaped** gardens by **Chelsea award winner Kate Gould** including lower ground floor sunken gardens with covered seating area.
- Lighting Designed by **Malissa** Lighting

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## ENVIRONMENTAL DETAILS

- **Heating and hot water** will be largely provided by a **renewable energy** source. An air source heat pump will be installed.
- **Energy efficient** and thermostatically controlled zonal underfloor heating system with secondary heating via **A-rated boiler**.
- **A-rated** kitchen appliances to **reduce** water use.
- **Energy monitor** installed in each home to help **track energy use, reducing bills and environmental impact**.
- Dual flush mechanisms to toilets to reduce water use.
- Provision of recycling bins to kitchens in each home to encourage responsible recycling.
- High level of insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in the summer.

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## OPTIONAL EXTRAS

- Wardrobes to further bedrooms
- Automated Blinds to selected rooms.
- Comfort Cooling options
- Sunken garden fit-out
- External Finish options including Artificial Grass

All specification details provided are indicative and may change. These details should be treated as general guidance only and cannot be relied upon accurately describing any of the specified matters prescribed by any order under the Property Misdescriptions Act 1991. Nor do they constitute a contract or a warranty.

### SALES AGENT

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