

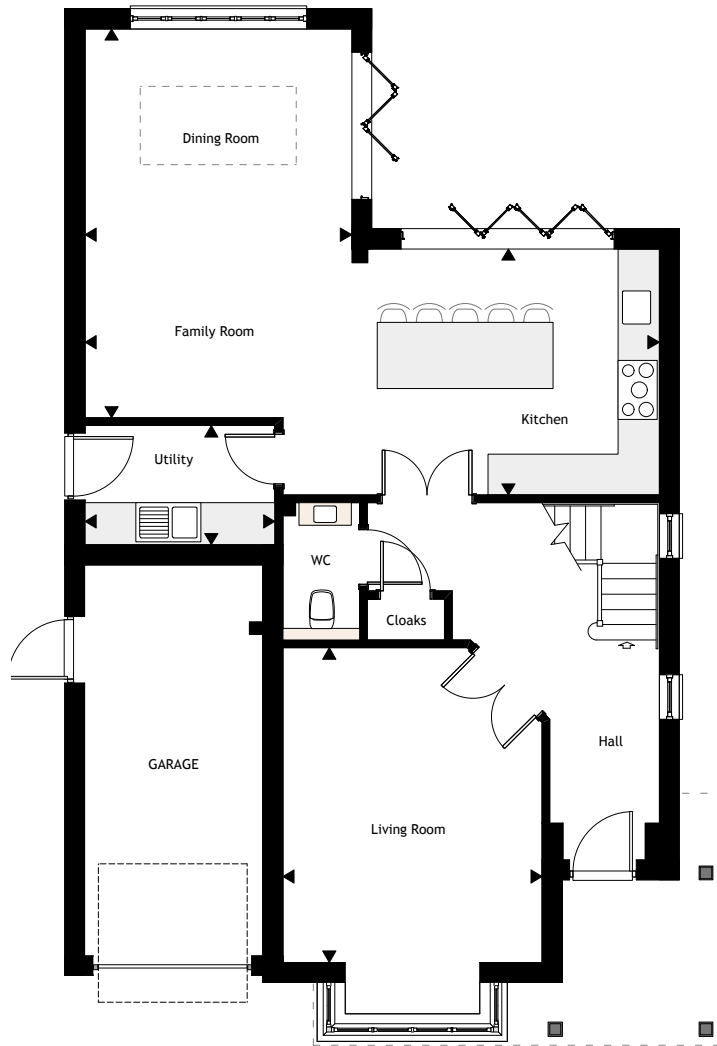
2 SANDEMAN WAY
HORSHAM, RH13 6EL

An exceptional, brand new, detached family home
-Four Bedrooms & Three Bathrooms -

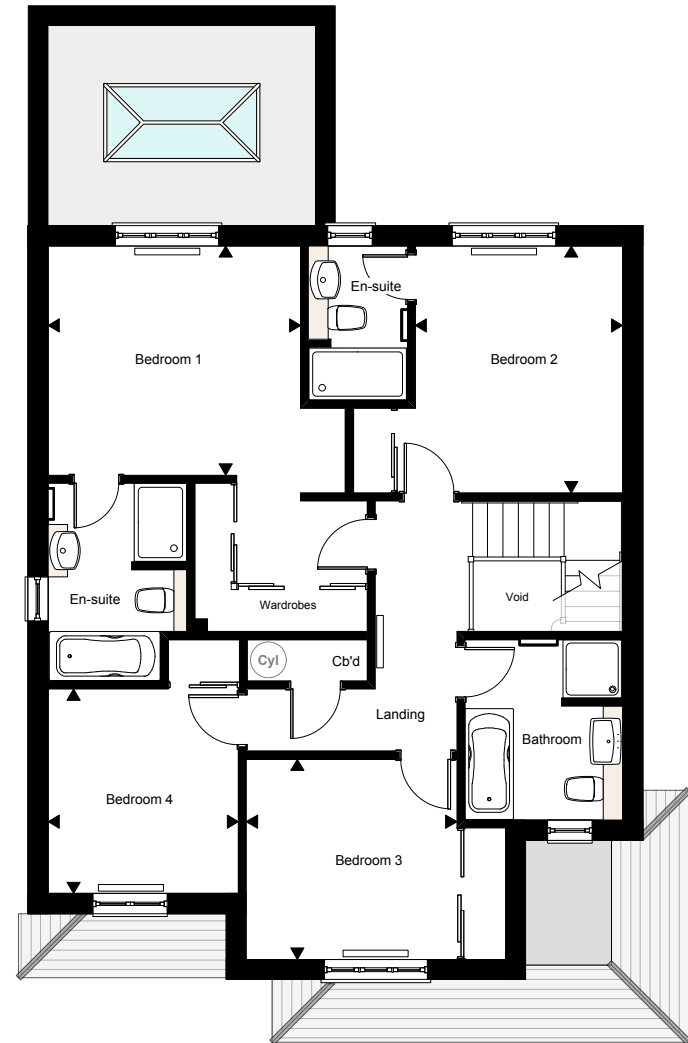


BOUGHTONWOOD
HOMES





GROUND FLOOR PLAN



FIRST FLOOR PLAN

2 Sandeman Way

Four Bedrooms & Three Bathrooms

GROUND FLOOR

Living Room	4.80m x 3.96m	15'9" x 13'0"
Kitchen/Family Room	8.76m x 3.76m	28'9" x 12'4"
Dining/Family Room	5.95m x 4.05m	19'6" x 13'3"
Utility Room	2.89m x 1.81m	9'6" x 6'0"

FIRST FLOOR

Bedroom 1	3.86m x 3.50m	12'8" x 11'6"
Bedroom 2	3.76m x 3.17m	12'4" x 10'4"
Bedroom 3	3.22m x 3.07m	10'6" x 10'1"
Bedroom 4	3.12m x 2.19m	10'3" x 9'6"

Denotes maximum measurements. Floor plans shown for approximate measurements only. Exact layout and sizes may vary and kitchen and furniture layouts are indicative only. All measurements may vary within a tolerance of +/- .5%

2 SANDEMAN WAY

An exceptionally well appointed, brand new, detached family home featuring four double bedrooms and three bathrooms.

Arranged over two floors this stunning family home also features an open plan kitchen/dining and family room with two sets of bi-fold doors opening onto the rear terrace and an elegant roof lantern above, which floods the space with natural light.

Finished to the highest standard, the kitchen is fitted with Siemens appliances and beautiful stone work surfaces and the bathrooms incorporate Duravit sanitaryware with the best of contemporary styling.

KEY FEATURES

- Four double bedrooms
- Master suite with dressing area and en-suite bathroom
- En-suite shower room to bedroom 2
- Family bathroom with separate bath and walk-in shower
- Living room with attractive square bay window
- Beautifully fitted kitchen/dining/family room
- Utility room with stone worktops and stainless steel sink
- Cloakroom and separate coats cupboard
- Integral garage with electric up and over door
- Driveway parking for two additional cars
- Good size landscaped rear garden with mature sycamore tree

Individually Designed Kitchen

- Contemporary styled kitchen with stone worktop and upstand
- Multifunctional stainless steel fan assisted oven
- Latest technology steam oven
- Integrated warming drawer
- 90cm wide 5 ring induction hob with touch control and integrated extractor
- Integrated tall fridge/freezer
- Integrated dishwasher
- Space and plumbing for separate washing machine and condenser dryer within utility room
- Stainless steel under-mounted sink with chrome 3 way tap for instant boiling water
- LED continuous feature lighting
- Chrome power sockets above worktops
- Porcelain floor tiles

Quality Bathrooms

- Contemporary styled bathrooms incorporating Duravit suites with complementary chrome taps
- Vanity units with full width mirrors to all bathrooms
- Walk-in shower with fixed head and hand held shower to all bathrooms
- Bath with central filler and retractable hand held shower
- WC with chrome dual flush plate, concealed cistern and soft close seat
- Chrome heated towel rail to all bathrooms
- Porcelain wall and floor tiles throughout
- Chrome shaver socket to all bathrooms

Home Entertainment & Communications

- Digital TV points to living room, kitchen/family and all bedrooms
- Digital TV aerial and Satellite dish provided
- Wired for satellite & Sky, plus link to living room and master bedroom
- Telephone points to living room, kitchen/family and all bedrooms
- USB charger point incorporated within kitchen Island socket

Heating, Electrical & Lighting

- Energy efficient gas-fired central heating with mains pressure hot water system with central programmer
- Underfloor heating throughout ground floor with thermostatic control
- Radiators to first floor with individual thermostatic control
- LED down-lights to kitchen/dining/family, utility, hall, all bathrooms and cloakroom
- Chrome light switch plates throughout
- Power and light to loft space with ladder access

Interior Finishes

- Feature roof light to dining area with lighting coffer
- Full width glazed bi-fold doors to kitchen and dining area
- PVCu windows with multipoint locking system with chrome handle
- Oak veneer feature doors incorporating fully glazed double doors to living room and kitchen with chrome door furniture
- Painted staircases with oak handrail
- Full height wardrobe with sliding mirror/glass doors to all bedrooms.
- Gloss paint finish to all internal joinery
- Ceiling cornice to hall, landing and living room
- Porcelain floor tiles to kitchen/dining/family, cloakroom and all bathrooms
- Carpet to all other rooms

Security & Peace of mind:

- High security front entrance door with multi point locking system
- External light to all external doors with PIR control
- Fully fitted wireless alarm system
- Mains fed smoke detector with battery backup, fitted to hall and landing
- Carbon monoxide detector to utility
- 10 Year Checkmate Warranty Scheme

External

- Tarmacadam double fronted driveway.
- Garage with electric opening up and over door and half glazed pedestrian access door
- Fully landscaped garden
- Natural sandstone paving to paths and patio area
- External tap
- External power point

NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained.

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