



**FOXGLOVE  
AND YEW TREE  
COTTAGE**

PARBROOK, BILLINGSHURST,  
WEST SUSSEX RH14 9ET

## SPECIFICATION

### KITCHEN HIGHLIGHTS

- Modern grey handleless kitchen in Foxglove complete with a range of floor and wall cabinetry complimented with laminate worktops, splashback, upstand and window sill
- Shaker style dark blue kitchen in Yew Tree complete with a range of floor and wall cabinetry complimented with chrome handles, Slab Tech worktops, upstand and window sill
- Fully integrated Smeg, Bosch and Zanussi appliances to include a Fridge/Freezer, two ovens (one with microwave and grill), 4 ring touch induction hob, extractor hood (Yew Tree has an integrated extractor within the hob), dishwasher and washer/dryer

### BATHROOM, SHOWER ROOM AND CLOAKROOM

- Stylish modern white suites with chrome fittings
- Build in cabinetry for additional storage in the bathroom, shower room and cloakroom
- Mirror and shaver socket provided in the bathroom and shower room (mirror in cloakroom)
- Ceramic wall and floor tiles in the bathroom, shower room and cloakroom
- Heated chrome towel rails in the bathroom, shower room and cloakroom

### ELECTRICAL AND LIGHTING

- Recessed white LED downlighters throughout
- Pendant chandelier over the stairs
- TV points are provided to selected rooms
- Light switches, sockets above kitchen worktops and shaver sockets are finished in polished chrome with slimline white sockets at low level
- USB double sockets to selected rooms
- Light provided in the loft area
- Cabling provided to Foxglove and Yew Tree Cottage for future car charging points in the parking area (subject to confirmation and approval from UK Power Networks). Equipment and installation not included

### CENTRAL HEATING AND HOT WATER

- A highly efficient gas central heating system with radiators in Yew Tree Cottage via a hot water cylinder
- A highly efficient electric central heating system with radiators in Foxglove cottage via a combination boiler
- Digitally controlled thermostats

### PEACE OF MIND

- Double glazed PVCu windows and doors
- Composite front doors have a multi-point locking system and chrome letter plate
- Mains fitted smoke alarms and carbon monoxide detector
- External lighting to all door openings

### FINISHING TOUCHES

- Oak panelled internal doors with chrome fittings and half glazed doors to the living room in Yew Tree Cottage
- Modern white painted doors with chrome fittings in Foxglove
- Aluminium Bi-Fold doors finished in anthracite leading to the rear gardens
- White painted softwood staircase with oak handrail and newel cap in Yew Tree Cottage
- Contemporary staircase with glass balustrades, oak handrail and white painted newel posts in Foxglove
- Wardrobe provided in the master bedroom with shelf and hanging rail in Foxglove
- Engineered oak flooring throughout the ground floor in Foxglove
- LVT oak finished flooring throughout the ground floor in Yew Tree
- Carpets provide to the stairs, landing and all bedrooms
- All internal joinery will consist of attractive skirtings and architraves finished in white satin gloss
- All internal walls will be painted in soft white matt finish
- Vaulted ceilings to all bedrooms in Yew Tree Cottage and master bedroom in Foxglove

### EXTERNAL HIGHLIGHTS

- Patios finished in a dark blue/grey porcelain tile
- Bordered landscaped rear gardens with areas of turf and planting
- External tap provided
- Waterproof double socket provided at the rear of the property
- Both homes will benefit from off road parking finished in Cotswold stone with a flint brick edging

### AFTERCARE

- Affinity Homes has a dedicated customer care dept offering customers peace of mind for the first 2 year

### INFRASTRUCTURE

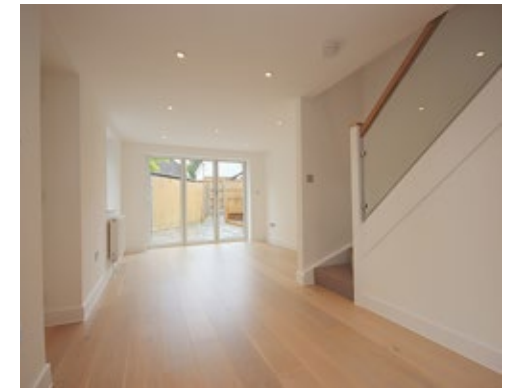
- Main's Gas, electric and water
  - Full fibre high speed broadband is available in the property
- (Speeds may vary depending on the local network and provider) and equipment not included

### WARRANTY

- All certificates and warranty documents will be provided on handover
- 10 year Buildzone guarantee

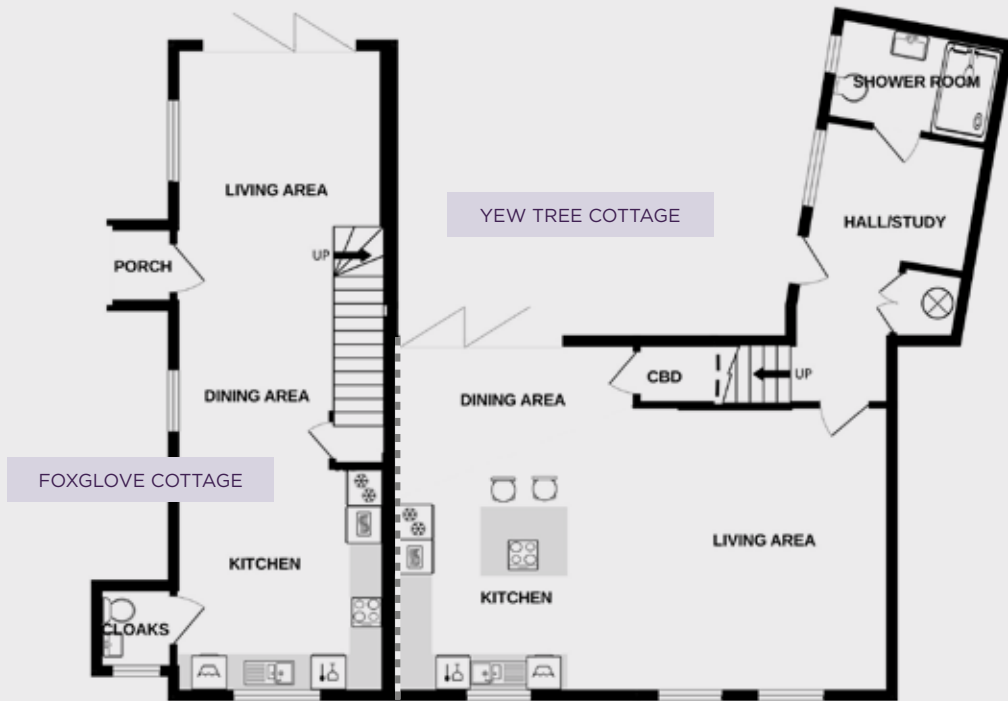
### LAND TENURE

- Freehold

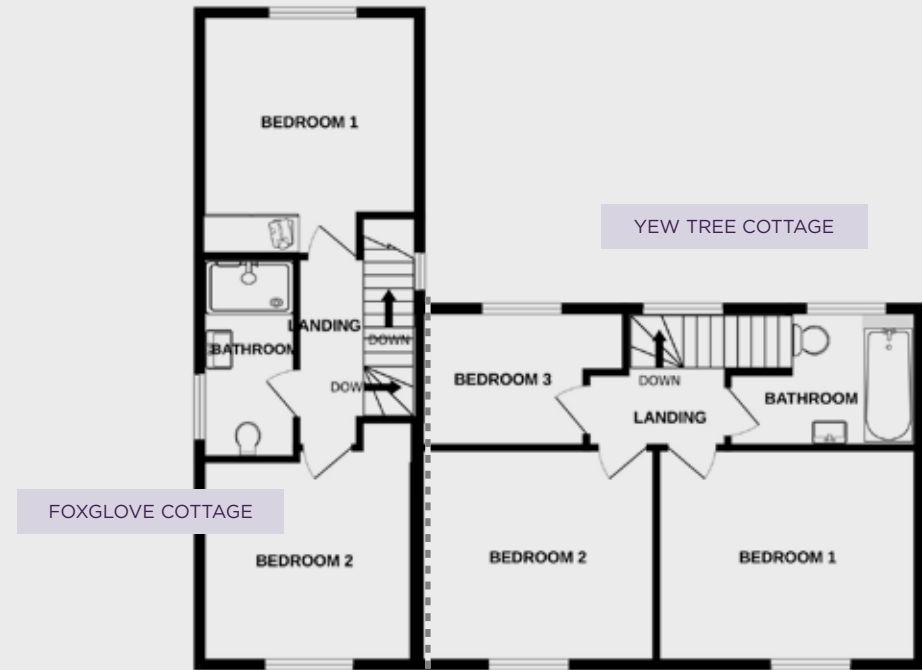


## FLOOR PLANS

GROUND FLOOR



FIRST FLOOR



Foxglove Cottage

Kitchen/Dining/ Living Area	10.8m x 3.13m	35'4" x 10'3"
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Yew Tree Cottage

Kitchen/Dining/ Living Area	8.14m x 5.18m	26'7" x 17'
Hall/Study Area	2.84m x 2.30m	9'3" x 7'5"

Foxglove Cottage

Bedroom 1	3.77m x 3.14m	12'4" x 10'3"
Bedroom 2	3.24m x 3.13m	10'6" x 10'3"

Yew Tree Cottage

Bedroom 1	4.25m x 3.07m	14' x 10'
Bedroom 2	3.71m x 3.04m	12'2" x 9'9"
Bedroom 3	2.93m x 2.11m	9'6" x 7'



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