



Marsh Farm

OLDHURST

AN EXCLUSIVE DEVELOPMENT OF FIVE DETACHED FAMILY HOMES

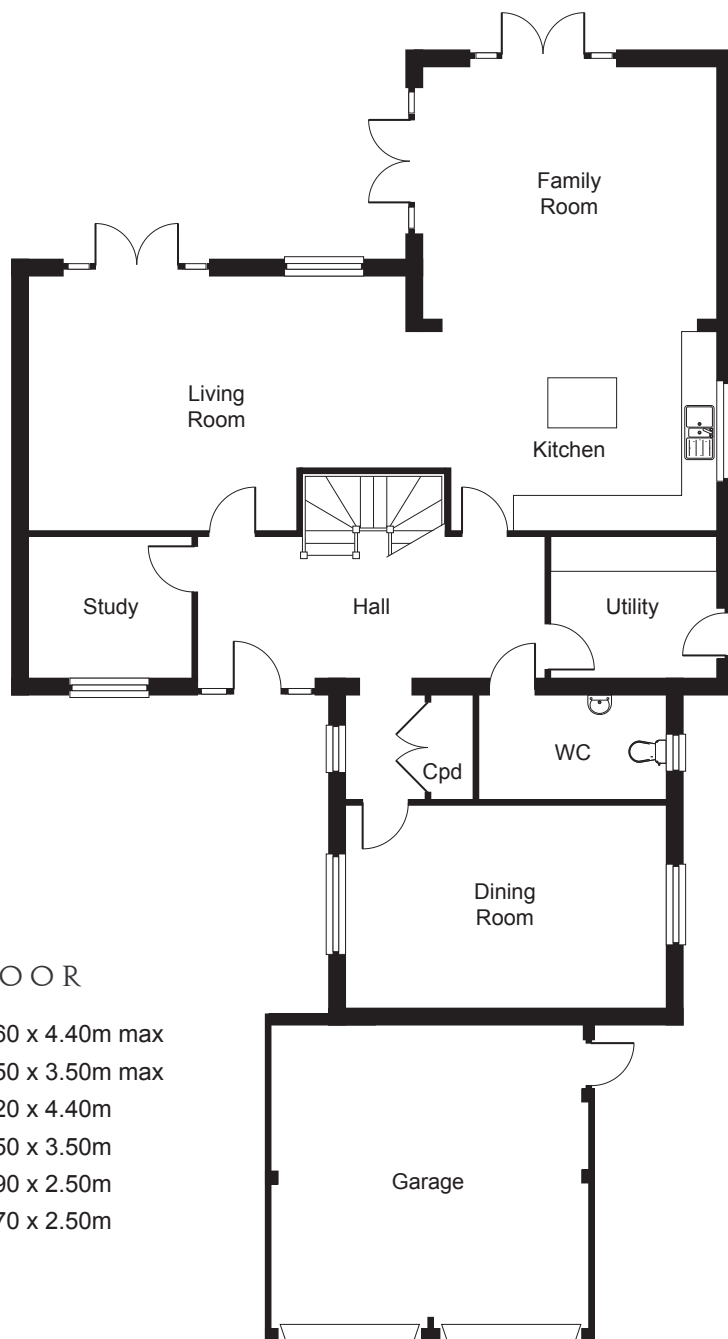


Bewick Homes
LIMITED

PLOT 1

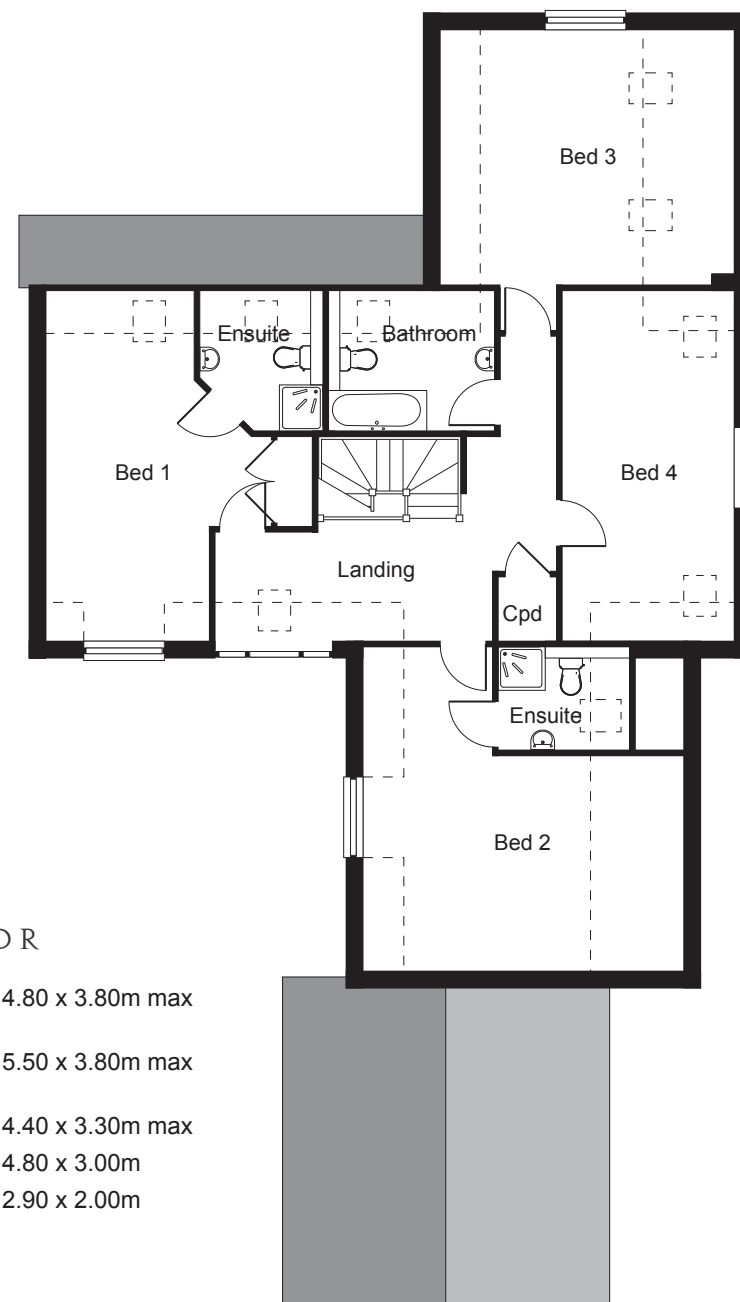
A FOUR BEDROOM FAMILY HOME WITH TWO ENSUITES
PRIVATE GARDEN AND DOUBLE GARAGE





GROUND FLOOR

Living Room	6.60 x 4.40m max
Kitchen / Breakfast	5.50 x 3.50m max
Family Room	5.20 x 4.40m
Dining Room	5.50 x 3.50m
Utility	2.90 x 2.50m
Study	2.70 x 2.50m



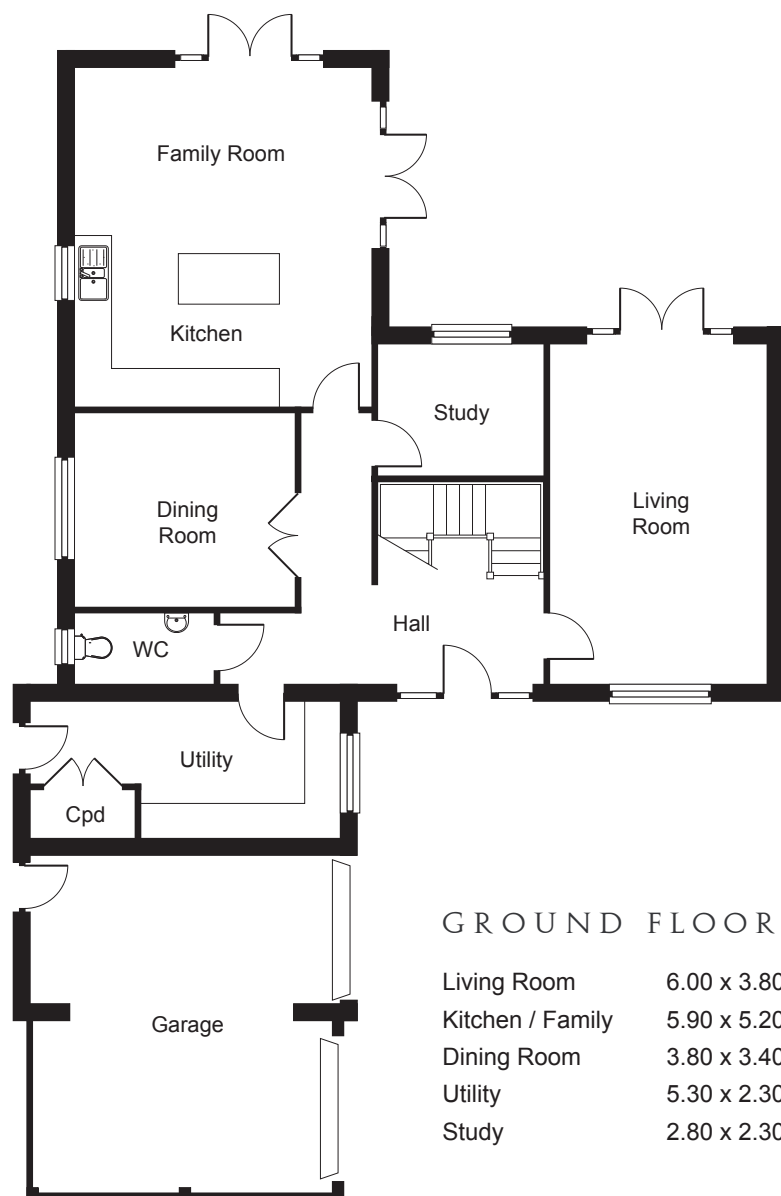
FIRST FLOOR

Bedroom 1 including Ensuite	4.80 x 3.80m max
Bedroom 2 including Ensuite	5.50 x 3.80m max
Bedroom 3	4.40 x 3.30m max
Bedroom 4	4.80 x 3.00m
Bathroom	2.90 x 2.00m

PLOT 2

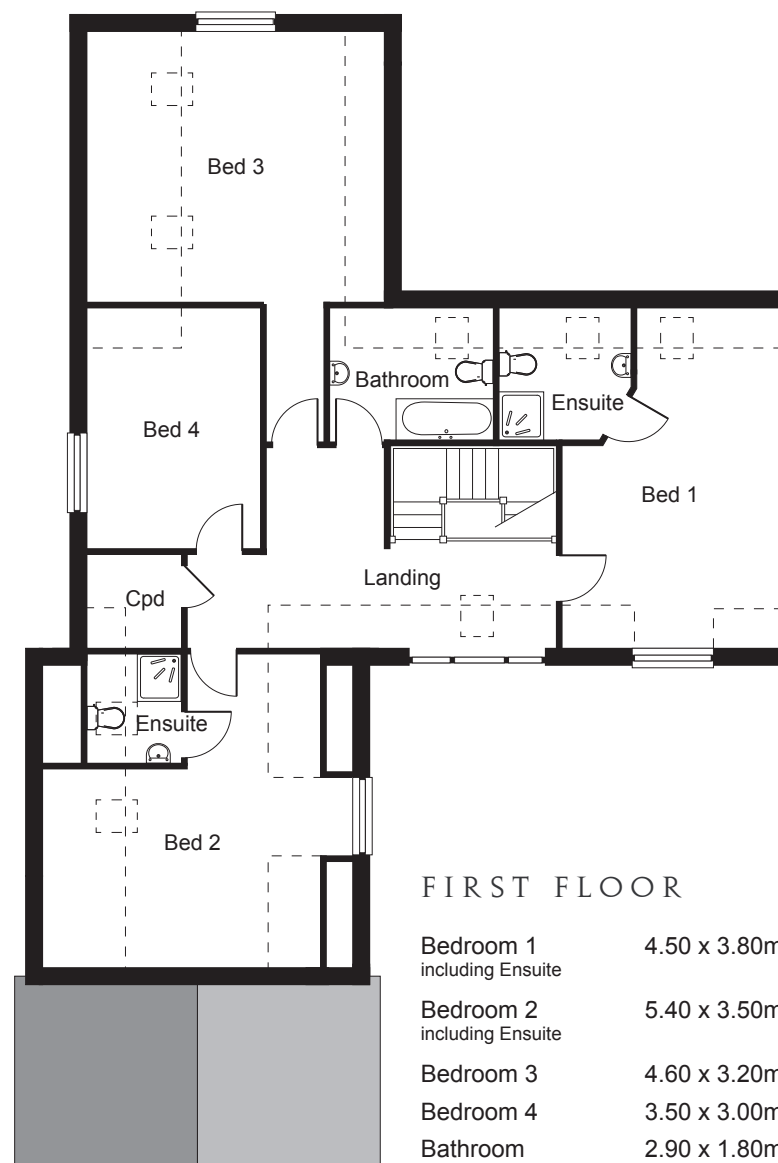
A FOUR BEDROOM FAMILY HOME WITH TWO ENSUITES
PRIVATE GARDEN AND DOUBLE GARAGE





GROUND FLOOR

Living Room	6.00 x 3.80m
Kitchen / Family	5.90 x 5.20m
Dining Room	3.80 x 3.40m
Utility	5.30 x 2.30m
Study	2.80 x 2.30m



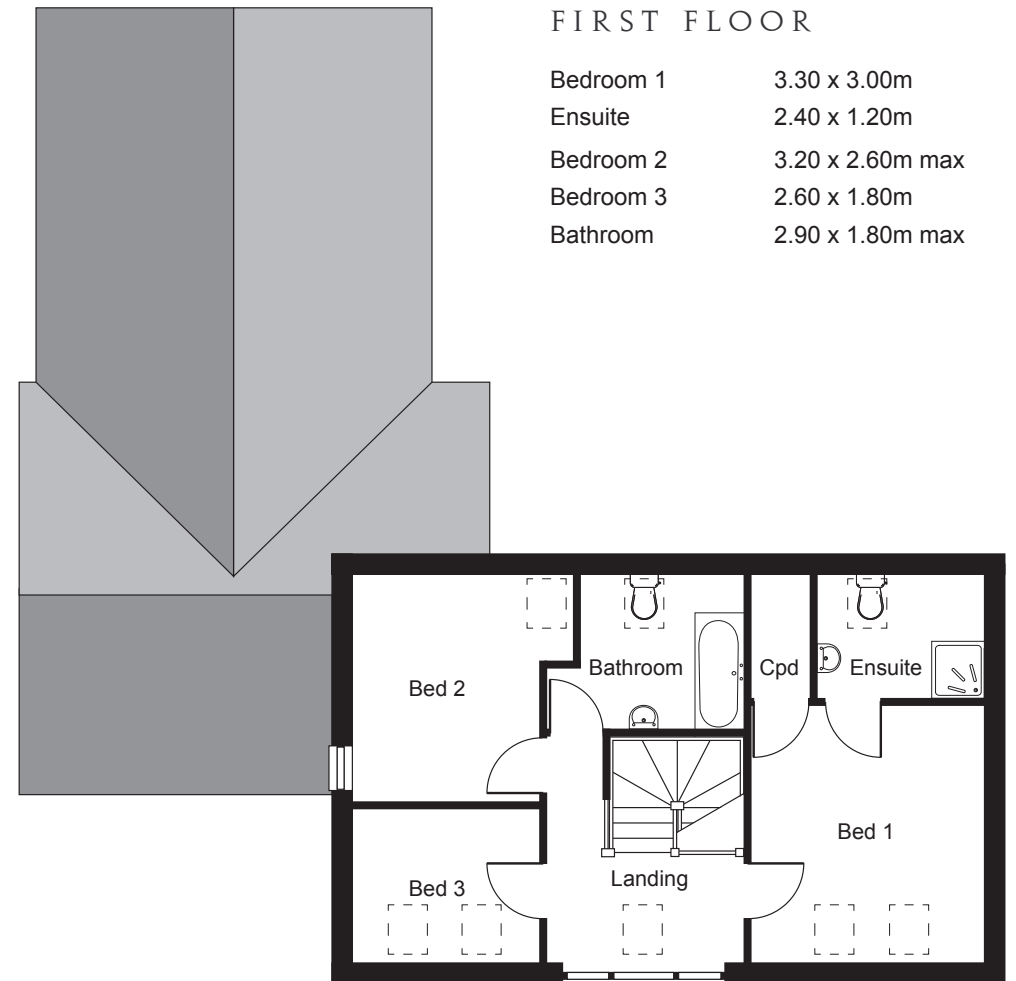
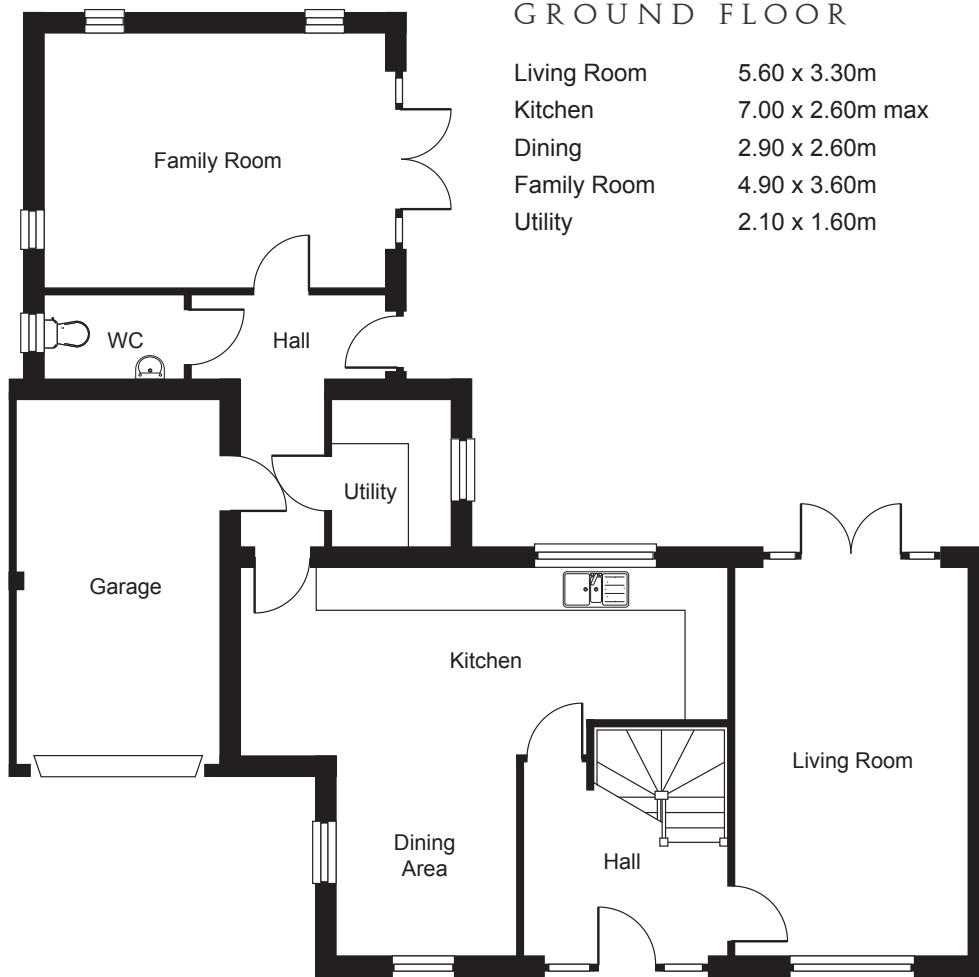
FIRST FLOOR

Bedroom 1 including Ensuite	4.50 x 3.80m max
Bedroom 2 including Ensuite	5.40 x 3.50m max
Bedroom 3	4.60 x 3.20m max
Bedroom 4	3.50 x 3.00m
Bathroom	2.90 x 1.80m

PLOT 3

A THREE BEDROOM FAMILY HOME WITH ENSUITE
PRIVATE GARDEN AND SINGLE GARAGE

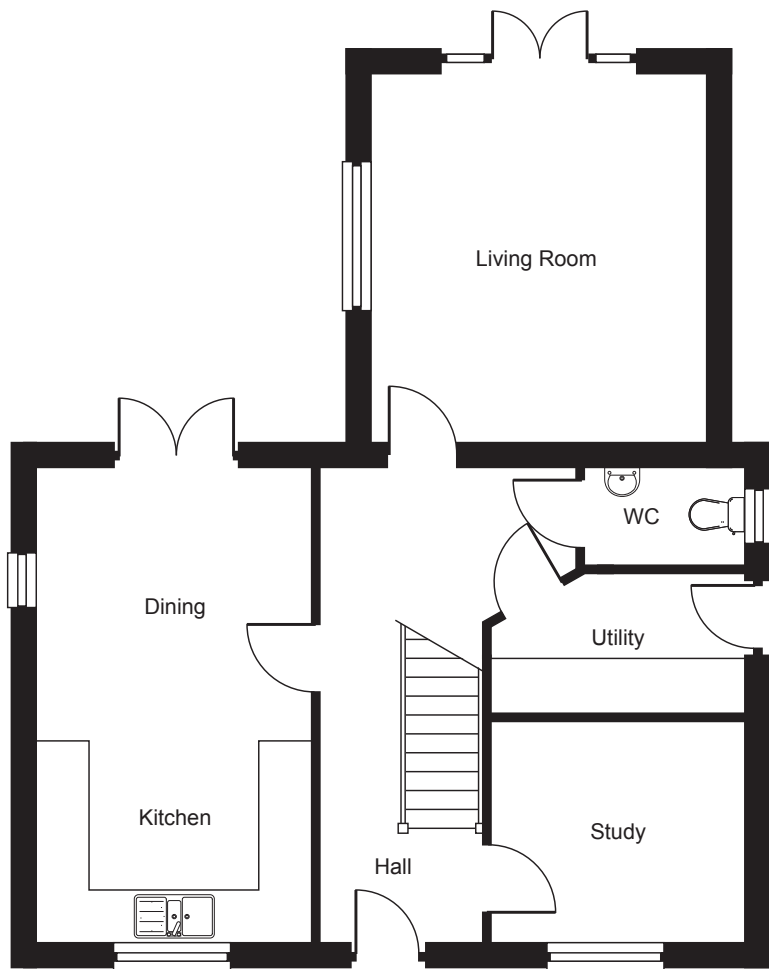




PLOT 4

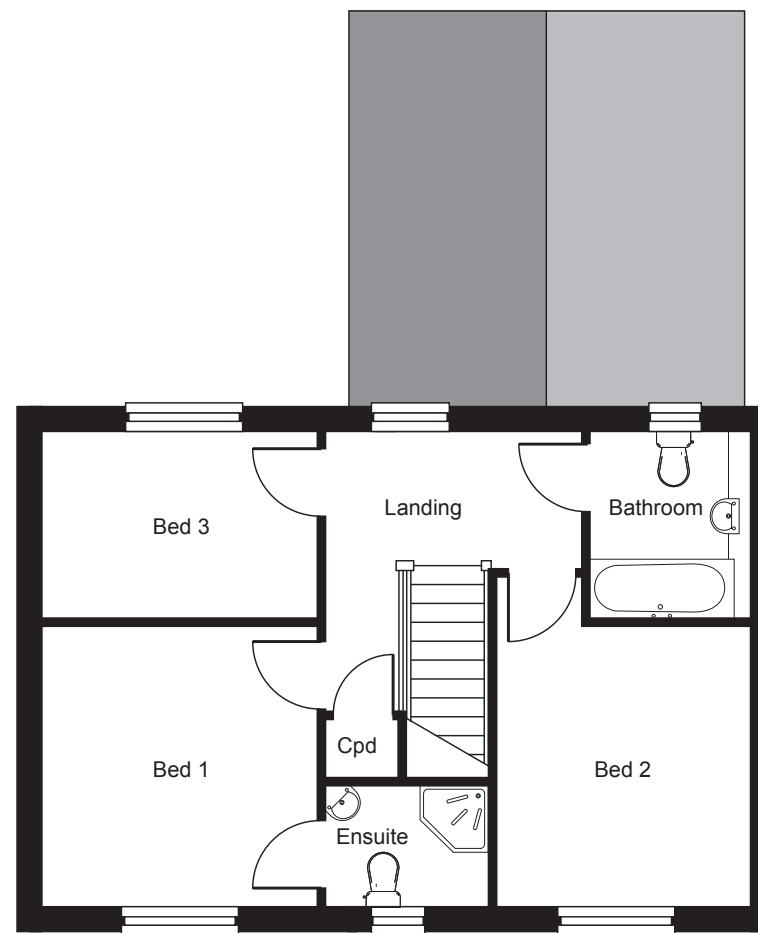
A THREE BEDROOM FAMILY HOME WITH ENSUITE
PRIVATE GARDEN AND SINGLE GARAGE





GROUND FLOOR

Living Room	4.30 x 3.90m
Kitchen / Dining	5.60 x 3.20m
Utility	3.00 x 1.60m max
Study	3.00 x 2.60m



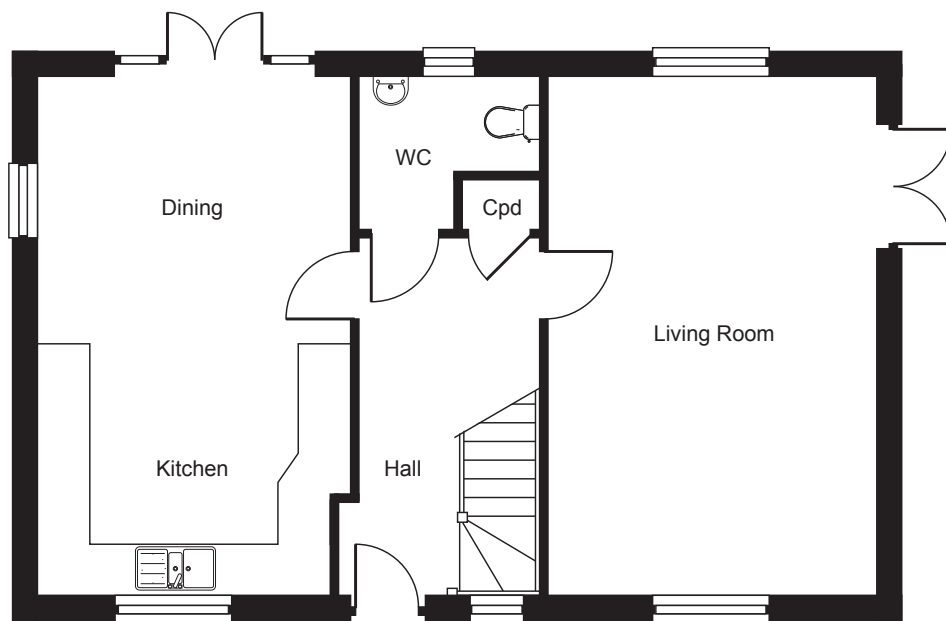
FIRST FLOOR

Bedroom 1	3.20 x 3.20m
Ensuite	1.80 x 1.40m
Bedroom 2	3.90 x 3.00m max
Bedroom 3	3.20 x 2.20m
Bathroom	2.10 x 1.90m

PLOT 5

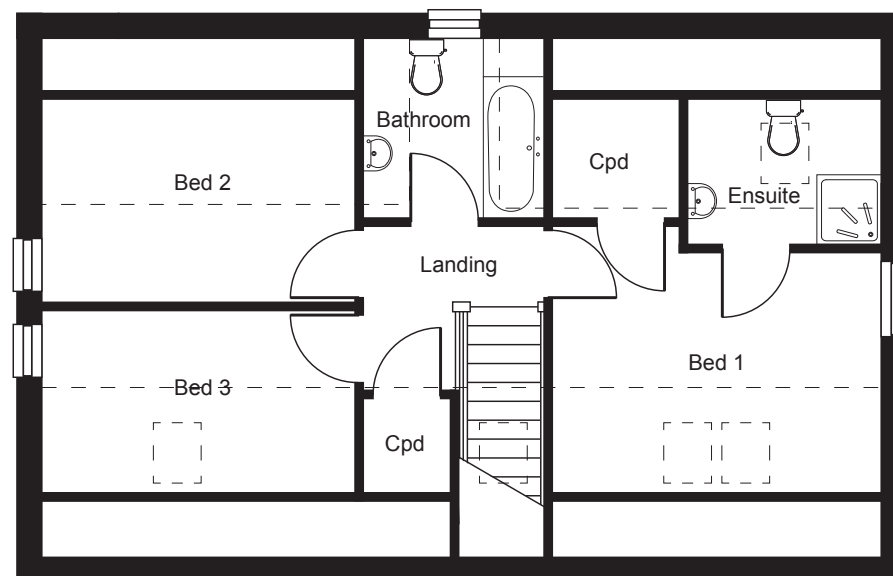
A THREE BEDROOM FAMILY HOME WITH ENSUITE
PRIVATE GARDEN AND SINGLE GARAGE





GROUND FLOOR

Living Room	6.10 x 3.80m
Kitchen / Dining	6.20 x 3.70m max



FIRST FLOOR

Bedroom 1	3.90 x 2.40m max
Ensuite	2.20 x 1.20m
Bedroom 2	3.70 x 1.80m
Bedroom 3	3.70 x 1.60m
Bathroom	2.00 x 2.00m

SPECIFICATION

KITCHEN

- Fully fitted contemporary designer kitchen with a comprehensive bespoke range of floor and wall cupboards, incorporating 'soft close' doors and drawers together with pelmet lighting.
- Worktops with matching upstand, feature splashback provided to area behind hob.
- Integrated appliances are provided to include double multi-function oven, induction hob Plots 1 & 2 only. Electric hob Plots 3, 4 and 5, dishwasher and fridge freezer and stainless steel extractor hood.
- Stainless steel 1½ bowl undermounted sink and contemporary chrome tap.

UTILITY ROOM (PLOTS 1, 2, 3 & 4)

- Fitted with ample units with laminated work surface over, space for washing machine and tumble drier or washer drier.

BATHROOM

- Equipped with contemporary sanitaryware in white with stylish chrome fittings and chrome towel rail.

MAIN BEDROOM EN SUITE

- Equipped with contemporary sanitaryware in white with stylish chrome fittings, chrome towel rail as main bathroom, shower enclosure incorporating low profile shower tray, with feature shower.

OTHER EN SUITES (PLOTS 1 & 2)

- Contemporary sanitaryware in white with chrome fittings, shower enclosure incorporating low profile shower tray and thermostatic shower. Chrome towel rail as standard.



DECORATION AND INTERNAL FINISH

- Plaster walls and ceilings throughout finished in emulsion 'soft white'.
- Contemporary architraves and skirtings provided with a gloss finish.
- Featured oak newel caps and handrail to stairs.
- Wood internal doors painted white with contemporary chrome furniture.
- Painted external front door with 3-point locking system.

ELECTRICAL INSTALLATION

- Spotlights to kitchen / breakfast room.
- Power point and lighting to loft.
- Alarm system as standard.
- External lighting is provided to all external doors.
- Power and light to garages.
- Ample TV & BT points.

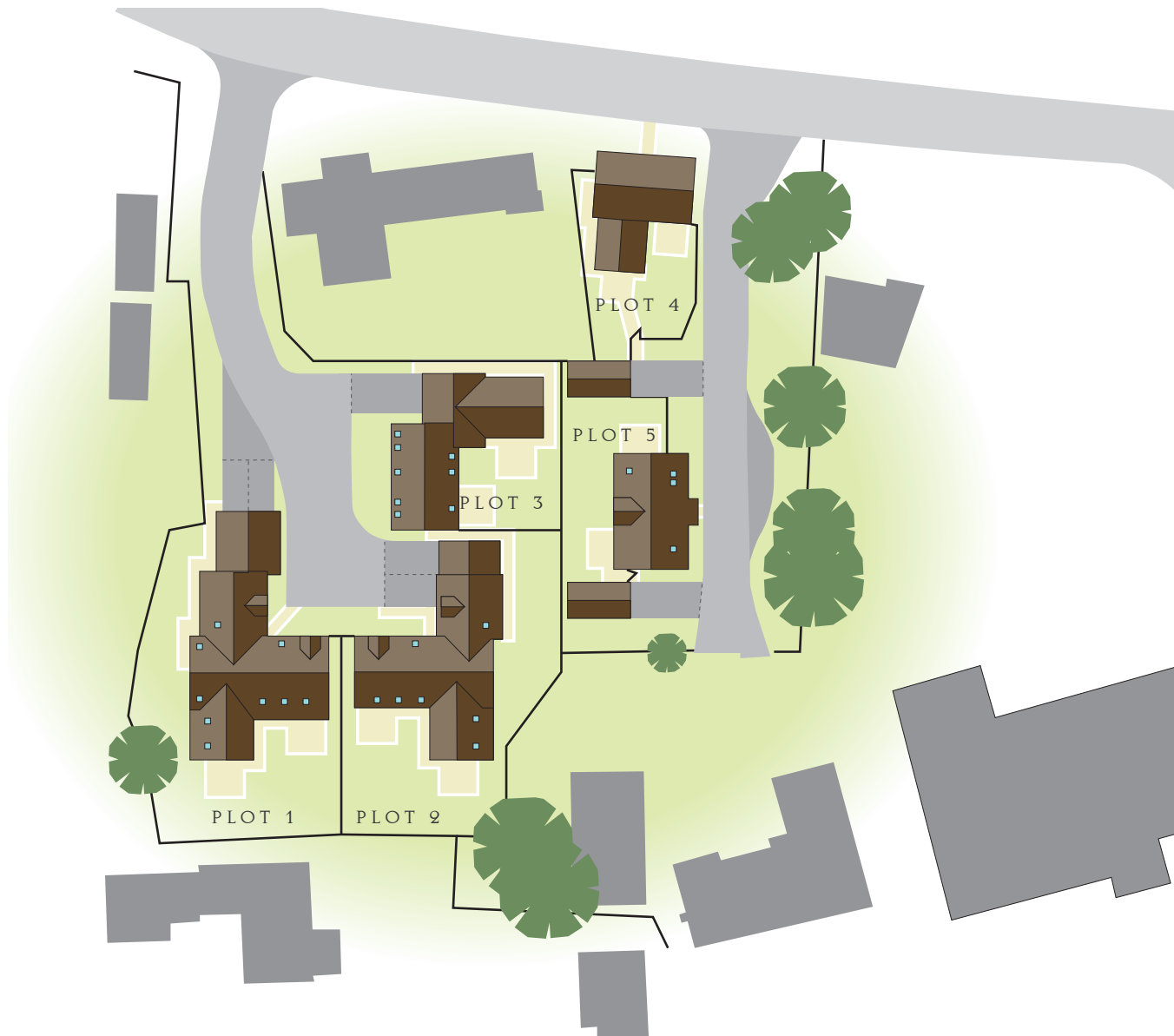
ENERGY EFFICIENCY & HEATING INSULATION

- Oil fired central heating with thermostatically controlled radiators.
- Mains pressure hot water system with electronic programmer.
- Two zone central heating system.
- PVCu double glazed windows throughout, cavity wall, ground floor and loft insulation is installed to provide maximum energy efficiency.
- EPC provided for all houses.

EXTERNALS

- Individual driveways laid with block paving.
- Paths and patios laid in riven slabs.
- Outside tap as standard.
- Fencing all as approved plans.
- Front gardens turfed and landscaped to approved plans, back gardens turfed.





ABOUT THE DEVELOPER

Founded in 1994 by Ivan Twigden, former Chairman of Twigden Plc, Bewick Homes is a privately owned company. The company's ethos is simple, to design and build distinctive quality homes on select developments, in highly desirable locations. Each location provides a choice of individually designed homes with the emphasis on traditional styling, combined with generous accommodation.

Bewick have an excellent relationship with warranty providers and offer warranties with either the NHBC or LABC. Houses built by Bewick Homes are to standards of the highest quality.

CUSTOMER CHARTER

Visit our website www.bewickhomes.co.uk for a copy of our Charter. This sets out our commitments to you, our customer and explains the level of service and information you can expect to receive from us.

Whilst every effort has been made to ensure the accuracy of this brochure and its contents, certain aspects may vary to those shown.

All drawings, floor plans, layouts and artist impressions are representative only of the properties available and do not conform to any scale.

Due to ever changing market conditions the developer reserves the right to both change the nature of its developments and, depending upon the availability of materials, fixtures and fittings alter the specification and sales price of any property at any given time without prior notice. The particulars of this brochure do not form any part of any contract of sale.



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