



DENHAM COURT FARM

Dairy Specification

Reception Hall

Stable entrance door with 3 point locking
Vaulted entrance
Original oak beams
Bespoke oak panelled doors
Bespoke oak staircase
Mandarin Stone Dijon limestone floor
Underfloor heating
Alarm panel
IP door entry panel
Smoke & CO2 detector
Heating zone thermostat
Wall Wi Fi

Kitchen/Dining/Family Room

Oak shaker door
Original oak beams
Oak windows with locks
Bi-fold doors
Mandarin Stone Dijon limestone floor
Underfloor heating
Neptune hand painted fitted kitchen
Granite work surface
Full height larder with internal LED light
Kitchen island with Villeroy & Boch double Belfast sink
Perrin and Rowe chrome tap
Rangemaster professional plus cooker with Induction hob
Rangemaster cooker hood
Bosch integral larder fridge
Bosch dishwasher
4 lighting circuits with LED downlights
2 x CAT 5 & TV outlets
Smoke & CO2 detector
Heating zone thermostat

Utility

Mandarin Stone Dijon limestone floor
Original oak beams
Oak panel door
Oak windows with locks
Underfloor heating
Neptune hand painted fitted units
Granite work surface
Villeroy & Boch Belfast sink
Perrin & Rowe chrome tap
Space for full height freezer
LED downlights
Cupboard containing CAT5, alarm panel, & TV distribution
Smoke & CO2 detector

Cloakroom

Bespoke oak panelled door
Original oak beams
Mandarin Stone Dijon limestone floor
Underfloor heating
Villeroy & Boch sanitary ware
Neptune vanity unit
Ceramic counter top basin
Perrin & Rowe chrome tap
Worcester Bosch boiler
Worcester Bosch hot water tank

Reception 1

Oak panelled door
Original oak beams
Oak windows with locks
Oak floor
Underfloor heating
Bi-fold patio door
BT, CAT 5 & TV Outlets
2 Lighting circuits & LED downlighting
Heating zone thermostat
Smoke & CO2 detector

Reception 2

Oak floor
Original oak beams
Oak panelled door
Oak windows with locks
Bi-fold patio door
Oak floor
Underfloor heating
2 Lighting circuits & LED downlighting

Landing

Original oak beams
Oak floor
Vaulted ceiling
Wrought iron chandelier
Storage area
2 x lighting circuits
Smoke detector



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Dairy Specification

Master Bedroom

Oak floor
Original oak beams
Oak panelled door
Oak windows with locks
Dressing area with fitted wardrobes
Vaulted ceiling
Cast iron radiators
CAT 5 & TV outlets
2 lighting circuits
Heating zone thermostat
Panic alarm button

Master Bedroom En-suite

Original oak beams
Oak panelled door
Tiled floor
1500mm shower enclosure
Aqualisa digital shower & remote
Lusso stone bath
Villeroy & Boch sanitary ware
Bauhaus vanity unit
Dual fuel heated towel rail
Underfloor heating with timer
Cast iron radiator
2 lighting circuits with LED up lighters & down lighters
Shaver socket
View over Buckinghamshire golf course

Bedroom 2

Oak floor
Original oak beams
Oak panelled door
Conservation roof light
Vaulted ceiling
Storage area
Cast iron radiators
CAT 5 & TV outlets
2 lighting circuits
Heating zone thermostat
View over Buckinghamshire golf course

Bedroom 2 En-suite

Original oak beams
Oak panelled door
Tiled floor
1400mm shower enclosure
Aqualisa digital shower
Villeroy & Boch sanitary ware
Utopia vanity unit
Electric underfloor heating with timer
Dual fuel heated towel rail
Shaver socket
LED down lighters

Bedroom 3

Oak floor
Original oak beams
Oak panelled door
Conservation roof light
Vaulted ceiling
Storage area
Cast iron radiators
CAT 5 & TV Outlets
2 lighting circuits
Heating zone thermostat
View over Buckinghamshire golf course

Bedroom 3 En-suite

Original oak beams
Oak panelled door
Tiled floor
1700mm shower enclosure
Aqualisa digital shower
Villeroy & Boch sanitary ware
Vanity unit
Shaver socket
Electric underfloor heating with timer
Cast iron radiator
Dual fuel heated towel rail
Illuminated mirror
2 lighting circuits with LED up lighters & down lighters

External Office/Garden Room

Oak stable door
Oak beams
Black slate riven flagstone floor
Vaulted ceiling
Roof light
Cast iron radiators
Heating zone thermostat
Insulated building
Pendant lighting
BT, CAT 5 & TV Outlets

Landscaped Gardens

Landscaped gardens front & back
Patio area front & back
Gate to rear footpath
External wi-fi
Automatic external lighting with timer
External mains supply (Front & back)
Electric car charging point
Waste bin storage area

Garage

Oak framed, ledged and braced garage doors
Oak beams
Black slate riven flagstone floor
Vaulted ceiling
Automatic pendant lighting

Village Road, Denham Village, Buckinghamshire. UB9 5BG