



DENHAM COURT FARM

Hayloft Specification

Reception/Hall

Bi-fold entrance door with 3 point locking
Stunning oak & glass vaulted cart shed entrance
Original oak beams
Bespoke oak staircase
Oak panelled doors
Wrought iron chandelier
Mandarin Stone Jaipur flagstone floor
Underfloor heating
Alarm panel
IP door entry panel
2 x lighting circuits
Heating zone thermostat

Cloakroom

Original oak beams
Oak panelled door
Mandarin Stone Jaipur flagstone floor
Underfloor heating
Villeroy & Boch sanitary ware
Vanity unit
Ceramic counter top basin
LED downlights

Kitchen/Breakfast/Family Room

Original oak beams
Oak windows with locks
Bi-fold door
Mandarin Stone Jaipur flagstone floor
Underfloor heating
Neptune fitted hand painted kitchen
Granite work surface
Breakfast bar
Villeroy & Boch double Belfast sink
Perrin and Rowe chrome tap
Rangemaster professional cooker with induction hob
Rangemaster cooker hood
Full height larder
Bosch integral larder fridge
Bosch dishwasher
4 lighting circuits with LED downlights
Wall wi-fi
2 x CAT 5 & TV outlets
Smoke & CO2 detector
Heating zone thermostat

Utility

Mandarin Stone Jaipur flagstone floor
Original oak beams
Oak panelled door
Underfloor heating
Neptune fitted hand painted units
Granite work surface
Villeroy & Boch Belfast sink
Perrin & Rowe chrome tap
Cupboard for washing machine
Cupboard for drier
Space for full height freezer
Worcester Bosch boiler
LED downlights
Cupboard containing CAT5, alarm & TV distribution
Smoke & CO2 detector

Reception 1

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

Reception 2/Study

Oak floor
Original oak beams
Oak windows with locks
Underfloor heating
2 x Lighting circuits
CAT 5 & TV outlets
BT master socket

Landing

Oak floor
Original oak beams
Cast iron radiator
2 x lighting circuits
Smoke detector



DENHAM COURT FARM

Hayloft Specification

Master Bedroom

Oak floor
Original oak beams
Oak panelled door
Conservation roof light
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
Conservation roof light
1400mm shower enclosure
Aqualisa digital shower & remote
Stand alone bath
Villeroy & Boch sanitary ware
Bauhaus vanity unit
Dual fuel heated towel rail
Electric underfloor heating with timer
Cast iron radiators
2 lighting circuits with LED up lighters & down lighters
Shaver socket
Storage area

Bedroom 2

Oak floor
Original oak beams
Conservation roof light
Vaulted ceiling
Storage area
Cast iron radiators
CAT 5 & TV outlets
2 lighting circuits
Heating zone thermostat

Bedroom 2 En-suite

Original oak beams
Oak panelled door
Conservation roof light
Airing cupboard
Tiled floor
1200mm shower enclosure
Aqualisa digital shower
Free standing bath

Bedroom 2 En-suite cont'd

Free standing bath
Villeroy & Boch sanitary ware
Vanity unit
Cast iron radiators
Underfloor heating with timer
Dual fuel heated towel rail
2 lighting circuits with LED up lighters & down lighters
Shaver socket

Bedroom 3

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

Bedroom 3 En-suite

Original oak beams
Oak panelled door
Tiled floor
1200mm shower enclosure
Aqualisa digital shower
Villeroy & Boch sanitary ware
Vanity unit
Shaver socket
Illuminated mirror

Garage

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

Landscaped Gardens

Mature landscaped garden front & back
Patio area front & back
External wi-fi
Automatic external lighting with timer
External taps (front & back)
External 13Amp sockets (front & Back)
Electric car charging point
Waste bin store enclosure