



Plot B 104 Oakhill Road Sevenoaks TN13 1NU  
Draft Specification Document

**5 BEDROOM DETACHED HOUSE – 3,529sq ft GIA + DETACHED GARAGE  
with Studio Room/Gym above 592sq ft GIA**

**Total 4,121sq ft Gross Internal Area**

**KITCHEN**

- Bespoke kitchen incorporating large island unit with integral breakfast bar, stone worksurfaces and upstands
- Integrated electric oven, induction hob\* and extractor unit
- Integrated fridge/freezer and wine cooler
- Integrated dishwasher
- Integrated washing machine

**INTERIOR DESIGNED BATHROOMS & EN SUITES**

- Luxurious bath and shower rooms featuring quality white sanitary ware
- Wall mounted vanity units\*
- Fitted mirrors and electric shaver sockets
- Heated towel rails

**HEATING, ELECTRICAL & LIGHTING**

- Air source heat pumped central heating and hot water system
- Underfloor heating to all ground floor rooms with radiators to 1<sup>st</sup> & 2<sup>nd</sup> floors
- Recessed LED and feature lighting throughout
- Primary BT points and pre wiring for multi media system
- TV points to principal rooms including aerial and satellite connections
- CAT 6 electrical wiring system and pre wired for Wi-Fi booster

**INTERIOR FINISHES**

- Matt paint finishes to walls and ceilings\*
- Satin paint to internal joinery\*
- Moulded skirtings and architraves to all rooms
- Quality porcelain/ceramic tiling to all bathrooms and kitchen/kitchen breakfast areas\*
- Quality carpeting/wood flooring throughout\*
- Feature fireplace
- Bespoke fitted wardrobe suite to Master bedroom

**EXTERNAL FINISHES**

- Landscaped gardens
- External lighting
- External power sockets and water tap
- Electric car charging point
- Detached garage with studio/Gym above
- Security double glazed aluminium windows

**GENERAL FEATURES**

- High security intruder alarm system
- High security front entrance door with multi point locking system
- Mains connected smoke and carbon monoxide detectors
- 10 year Buildzone (or equivalent) building warranty
- Resin bound driveway
- Integrated wardrobes to secondary bedrooms with fitted internal doors

\*Subject to buyers personal specification  
PC Sums shown separately