



ROSEWOOD PLACE

MATFIELD TN12 7JH

THE FAIRFIELD

3 BEDROOM HOMES
PLOTS 10, 11, 18, 19, 20 & 44



 Fernham
HOMES

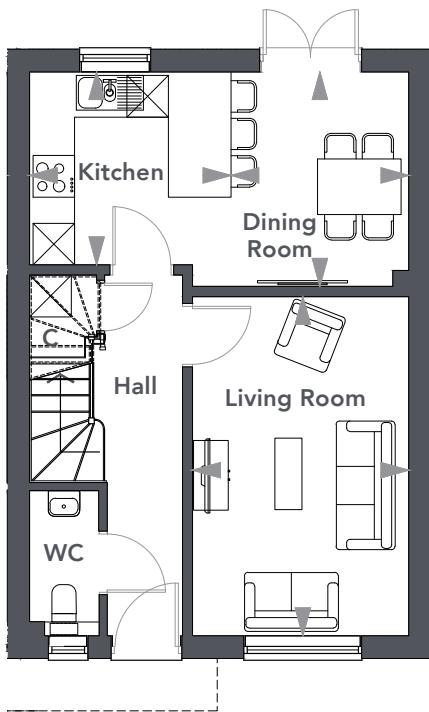


KENT'S LEADING HOUSE BUILDER

WWW.FERNHAM-HOMES.CO.UK

FLOOR PLANS

GROUND FLOOR



Dining Room

2.55 x 3.08 (8'4" x 10'1")

Kitchen

2.90 x 2.77 (9'6" x 9'1")

Living Room

3.11 x 4.88 (10'2" x 16'0")

Master Bedroom

3.34 x 2.87 (10'11" x 9'4")

Bedroom 2

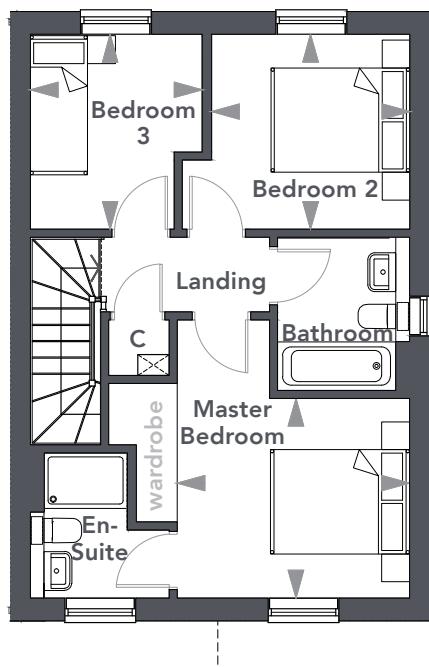
2.85 x 2.80 (9'4" x 9'2")

Bedroom 3

2.47 x 2.80 (8'1" x 9'2")

TOTAL FLOOR AREA : 88.4m² (950ft²)

FIRST FLOOR

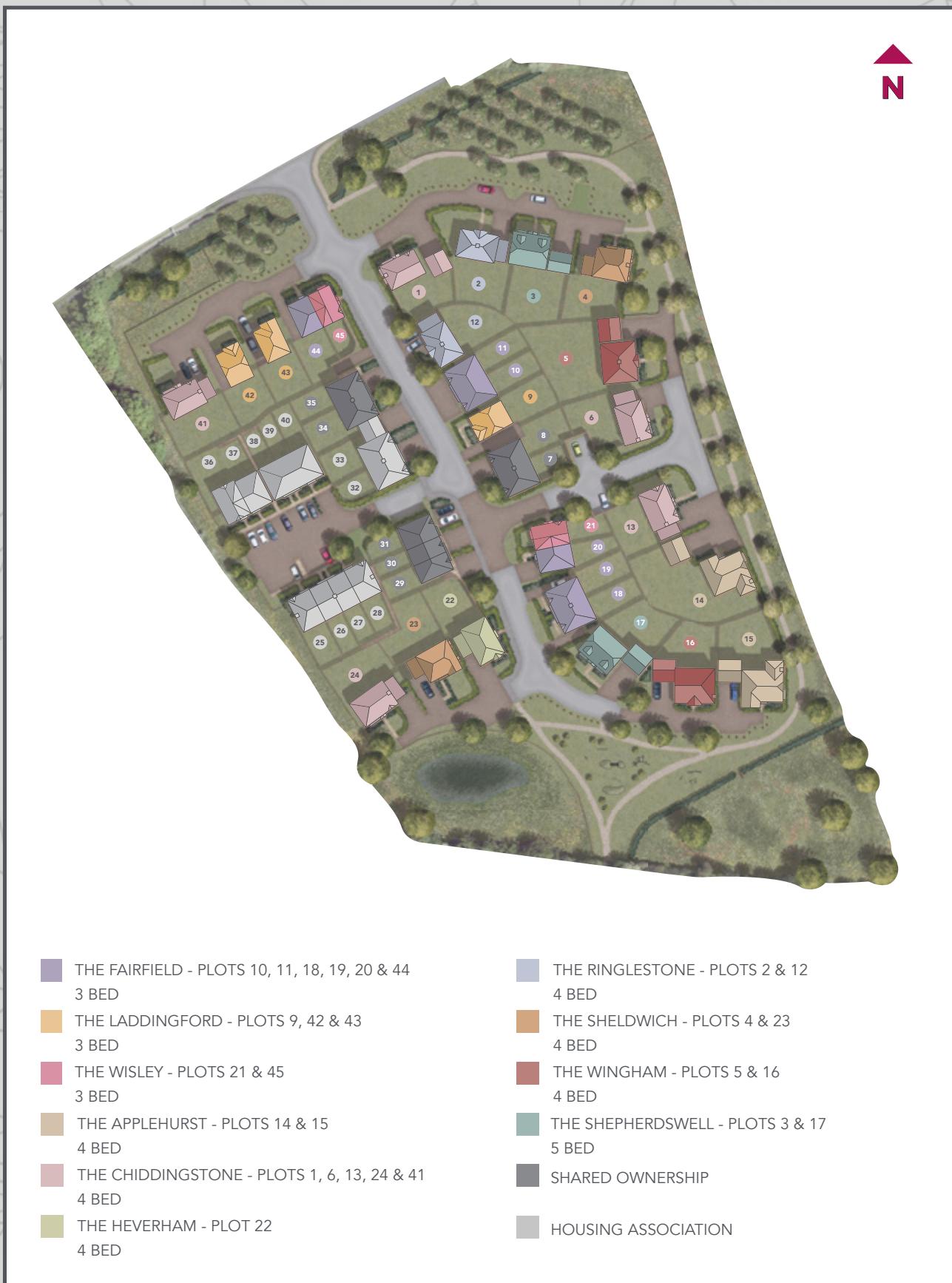


NOTE: Plots 11 & 19 are handed.

Elevation treatments, landscaping details and position and levels of properties may vary from plot to plot. For individual plot specifications please refer to working drawings which are available for inspection on site. The computer generated illustration shows plot 18-19 in a mature setting and is for general guidance only. Please check with our sales representative for external specifications. Floor plans are not to scale. All room dimensions are approximate and for general guidance only. External materials are subject to local authority approval.

SITE PLAN

MATFIELD



MARCH 2022

THE SITE PLAN IS NOT TO SCALE

BUILDING SITES ARE DANGEROUS: All visitors to site must wear the appropriate health & safety attire which will be provided. Children under the age of 12 years will not be permitted on site.

SPECIFICATION

INTERIORS AND GENERAL FEATURES

| | |
|------------------|--|
| Guarantee | NHBC 10 Year Warranty 2 year customer care |
| Doors | Chrome door furniture |
| Wardrobes | Wardrobes to principal bedroom |
| Walls | Internal walls decorated in "White Mist" throughout |
| Flooring | Choice of flooring included to kitchen/diner, utilities (where applicable), WC, bathrooms and en-suites (Subject to build dates, please speak to sales advisor for further details) |
| Windows | Double glazed UPVC windows |

CONTEMPORARY FITTED KITCHENS

| | |
|-------------------|---|
| Appliances | Plot specific integrated fridge freezer, ovens (double where applicable), induction hobs and dishwasher |
| Worktops | Laminate with upstands (also to utility rooms where applicable) |
| Lighting | LED low energy recessed ceiling downlighters |
| General | Soft close drawers/doors |

WC, BATHROOMS & EN-SUITES

| | |
|----------------------|---|
| Sanitary ware | White suite with polished chrome bath fittings Shower point |
| Tiling | Half height ceramic wall tiling to selected walls Tiled shower enclosures (en-suite) |
| Lighting | LED low energy recessed ceiling downlighters |

MEDIA

| | |
|-----------------------|--|
| TV Points | TV point provided in the living room and master bedroom Wiring for SKY to living room |
| Charger Points | USB charger points in the kitchen/dining areas and master bedroom. |
| Telecom Points | Living room and master bedroom |
| Internet | Fibre Optic |

HEATING, SECURITY & SAFETY FEATURES

| | |
|----------------|--|
| Heating | Gas condensing 'A rated' boiler & mains pressure unvented hot water Wall mounted radiators throughout |
| General | Mains operated smoke detectors Battery operated carbon monoxide detector Low energy LED security porch light GRP secure front doors |

EXTERIOR FEATURES

| | |
|-----------------|--|
| Garden | Turf and planting to front garden Outside tap |
| | Patio to rear garden |
| Lighting | External lighting to front porch & rear Light and power to garage |

COMMUNAL AREAS

The communal areas of the development will be maintained via a management company.
Please speak to the sales advisor who will be able to provide you with full details and annual service charge fees.

Optional extras are available, please speak to our sales team.

Intending purchasers must satisfy themselves by inspection or otherwise of items included. The specification may be liable to change due to availability of materials and changing products.
Information correct at time of going to press.