



ROSEWOOD PLACE

MATFIELD TN12 7JH

## THE WISLEY

3 BEDROOM HOMES  
PLOTS 21 & 45



*Fernham*  
HOMES

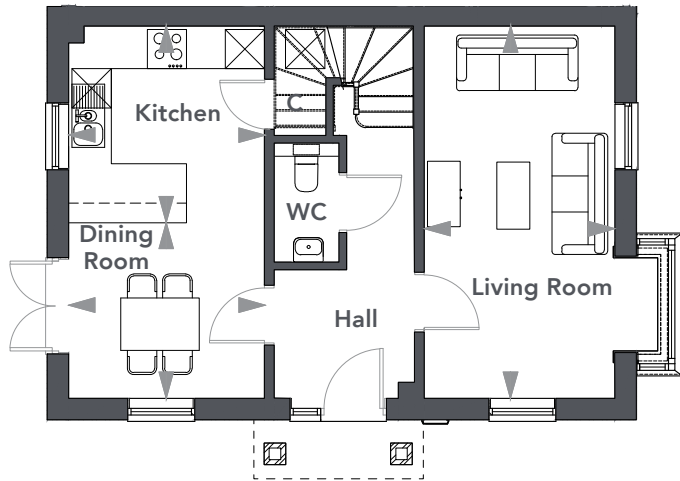


KENT'S LEADING HOUSE BUILDER

[WWW.FERNHAM-HOMES.CO.UK](http://WWW.FERNHAM-HOMES.CO.UK)

# FLOOR PLANS

## GROUND FLOOR



### Dining Room

2.68 x 2.98 (8'9" x 9'9")

### Kitchen

3.00 x 2.98 (9'10" x 9'9")

### Living Room

5.68 x 2.91 (18'7" x 9'6")

### Master Bedroom

3.25 x 3.02 (10'7" x 9'10")

### Bedroom 2

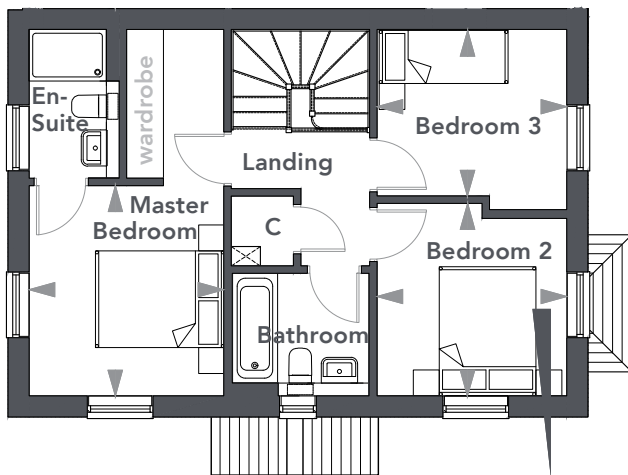
2.98 x 2.94 (9'9" x 9'7")

### Bedroom 3

2.58 x 2.94 (8'5" x 9'7")

TOTAL FLOOR AREA : 95.7m<sup>2</sup> (1030ft<sup>2</sup>)

## FIRST FLOOR





# SITE PLAN

## MATFIELD



THE FAIRFIELD - PLOTS 10, 11, 18, 19, 20 & 44  
3 BED

THE LADDINGFORD - PLOTS 9, 42 & 43  
3 BED

THE WISLEY - PLOTS 21 & 45  
3 BED

THE APPLEHURST - PLOT 14  
4 BED

THE CHIDDINGSTONE - PLOTS 1, 6, 13, 16, 24 & 41  
4 BED

THE HEVERHAM - PLOT 22  
4 BED

THE RINGLESTONE - PLOTS 2, 12 & 23  
4 BED

THE SHELDWICH - PLOT 4  
4 BED

THE WINGHAM - PLOTS 5 & 15  
4 BED

THE SHEPHERDSWELL - PLOTS 3 & 17  
5 BED

SHARED OWNERSHIP

HOUSING ASSOCIATION

AUGUST 2021

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 16 years will not be permitted on site.

# SPECIFICATION

## INTERIORS AND GENERAL FEATURES

<b>Guarantee</b>	NHBC 10 Year Warranty 2 year customer care
<b>Doors</b>	Chrome door furniture
<b>Wardrobes</b>	Built-in wardrobes with sliding mirrored doors in master bedroom
<b>Walls</b>	Internal walls decorated in "White Mist" throughout
<b>Flooring</b>	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)
<b>Windows</b>	Double glazed UPVC windows

## CONTEMPORARY FITTED KITCHENS

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

## WC, BATHROOMS & EN-SUITES

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

## MEDIA

<b>TV Points</b>	TV point provided in the living room and master bedroom
<b>Charger Points</b>	USB charger points in the kitchen/dining areas and master bedroom.
<b>Telecom Points</b>	Living room and master bedroom
<b>Internet</b>	Fibre Optic

## HEATING, SECURITY & SAFETY FEATURES

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

## EXTERIOR FEATURES

<b>Garden</b>	Turf and planting to front garden Outside tap Patio & turf to rear garden
<b>Lighting</b>	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.

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.