



ROSEWOOD PLACE

MATFIELD TN12 7BY

THE SHELDWICH

4 BEDROOM HOME

PLOT 23



Fernham
HOMES

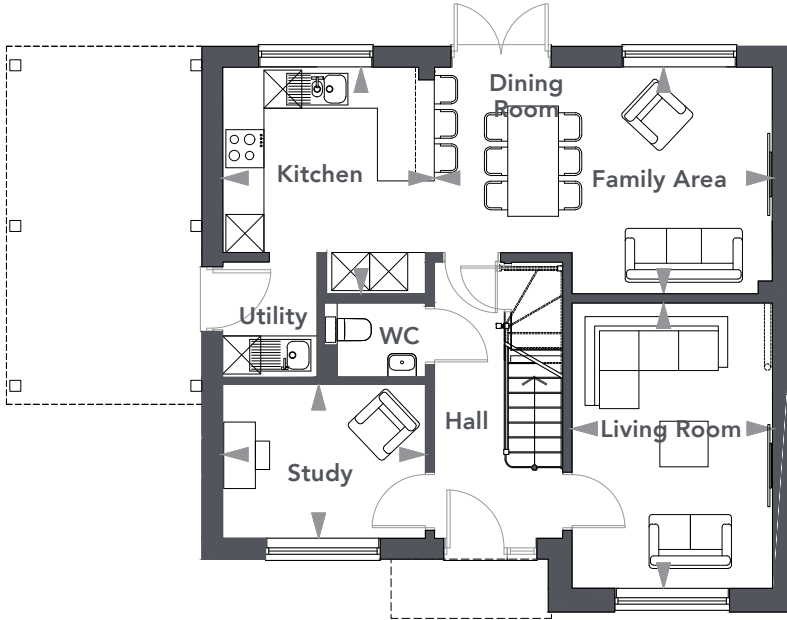


KENT'S LEADING HOUSE BUILDER

WWW.FERNHAM-HOMES.CO.UK

FLOOR PLANS

GROUND FLOOR



Family/Dining Area

5.33 max x 3.62 (17'5" x 11'10")

Kitchen

3.34 x 3.59 (10'11" x 11'9")

Living Room

3.16 x 4.45 (10'4" x 14'7")

Study

3.19 x 2.42 (10'5" x 7'9")

Principal Bedroom

3.19 x 3.10 (10'5" x 10'2")

Bedroom 2

3.10 x 3.10 (10'2" x 10'2")

Bedroom 3

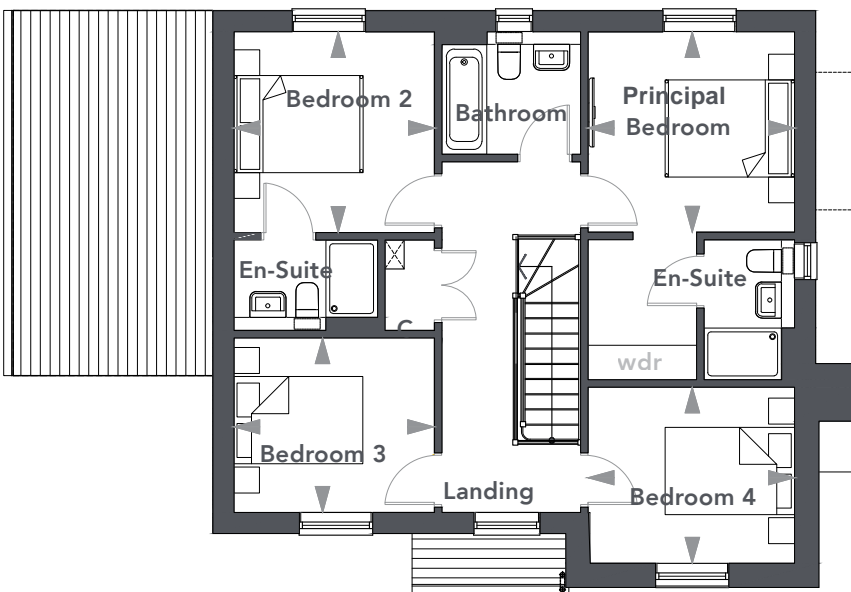
3.19 x 2.72 (10'5" x 8'11")

Bedroom 4

3.09 x 2.70 (10'1" x 8'10")

TOTAL FLOOR AREA : 134.0m² (1442ft²)






FIRST FLOOR



SITE PLAN

MATFIELD



- | | |
|--|---|
|  THE FAIRFIELD - PLOTS 10, 11, 18, 19, 20 & 44
3 BED |  THE RINGLESTONE - PLOTS 2 & 12
4 BED |
|  THE LADDINGFORD - PLOTS 9, 42 & 43
3 BED |  THE SHELDWICH - PLOTS 4 & 23
4 BED |
|  THE WISLEY - PLOTS 21 & 45
3 BED |  THE WINGHAM - PLOTS 5 & 16
4 BED |
|  THE APPLEHURST - PLOTS 14 & 15
4 BED |  THE SHEPHERDSWELL - PLOTS 3 & 17
5 BED |
|  THE CHIDDINGSTONE - PLOTS 1, 6, 13, 24 & 41
4 BED |  SHARED OWNERSHIP |
|  THE HEVERHAM - PLOT 22
4 BED |  HOUSING ASSOCIATION |

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	Flooring included throughout
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 principal bedroom Wiring for SKY to living room
Charger Points	USB charger points in the kitchen/dining areas and principal bedroom.
Telecom Points	Living room and principal 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

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.

These homes are build complete and sold as seen, this does not affect your warranties.

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.