

The Barn, Burtons Lane, Chalfont St Giles, Bucks HP8 4BA

Specification

- Steel frame with cavity blockwork walls
- External cladding – larch (Russwood) and existing - reclaimed yellow stock bricks (sourced Windsor Reclamation)
- Roof – metal zinc roof (VMZINC)
- Windows and front door– steel (Fabco Sanctuary)
- Window and door furniture (Frank Allard)
- Floor – polished concrete (Lazenby)
- Heating and hot water - Underfloor (Nu-Heat)
- Heating and hot water – Air source heat pump (Nibe)
- Insulation – throughout floors, walls and roof
- Wiring for future broadband - Category 6 cabling – router point in main living area
- Underground ducting for future landline from rear telegraph pole to rear of utility
- Sockets and switches – main areas – antique brass (Hamilton)
- Internal lights – various (John Lewis, Industville and reclaimed 1930's green lights from chicken farm in South Wales)
- External lights (Nordlux)
- Kitchen and utility cabinets (Hacker)
- Kitchen and utility work surface – quartz (Konig Stone)
- Kitchen integrated fridge and dishwasher (Neff)
- Kitchen electric range (Rangemaster Professional Plus)
- Kitchen cooker hood (Elica)
- Kitchen and utility taps and sink (Blanco)
- Bathroom sinks and wc (Duravit)
- Bathroom taps (Vado)
- Showers (Crosswater)
- Automated gates (Ascot Gates Automation)
- Mains sewage (Thames Water)
- Mains water (Affinity)
- Mains electricity (Ovo Energy)
- External granite cobbles (reclaimed from Manchester City FC ground at Hyde Road, Manchester)
- Electrical point in drive for future EV charging
- Wiring for aerial point if required
- Burglar alarm (Croxley Alarms)
- Patio – slate (Marshalls – Casarta paving)
- New home warranty (Build Zone, 10 years)
- Home office – electrical sockets, internal and external lights
- EPC rating B