

The Alder

Plot 1



Gill Wood
WADHURST PLACE



A prestigious gated development
in a stunning woodland setting

The Alder

The Alder is a beautifully proportioned and appointed five bedroom family home with most attractive traditional external elevations of brick, render and oak, which harmonises seamlessly with the natural surroundings.

There is spacious reception hall with double doors leading to a double aspect sitting room with a fireplace and French doors leading out to a south facing garden. There is a separate dining room and study, which both have large bay windows, a WC and storage cupboard. Double doors from the hall also lead to a superb, open plan kitchen/dining/family room; this wonderful triple aspect living space allows plenty of room for entertaining and has two sets of bi-folding doors opening to the garden.

The kitchen has everything required for modern day living with a large island area, Silestone work surfaces and fully integrated Bosch appliances, including gas hob, oven, combination microwave, fridge freezer, dishwasher and wine fridge, and a separate utility room with a door to the rear garden.

The staircase, with oak handrail and spindles leads to a light and spacious landing and access to the upstairs bedrooms.

The master bedroom suite has an ensuite bathroom with bath and separate walk-in shower and French doors leading to a superb roof terrace. Bedroom two also benefits from an ensuite shower room and there are three further bedrooms and a family bathroom.

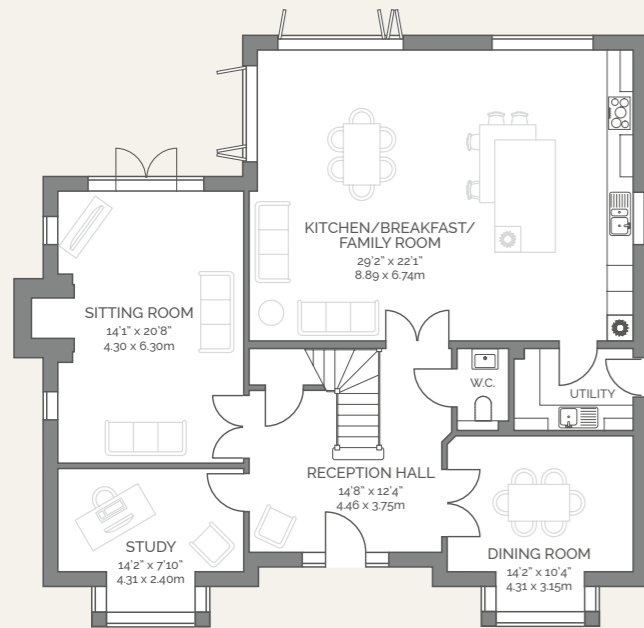
Outside, the detached open bay double garage is clad in traditional timber boarding and the private driveway provides plenty of space for visitors.

The private south facing rear garden backs on to Gill Wood and is landscaped with lawn, borders, well screened hedging and a paved terrace, which ideal for outdoor entertaining.

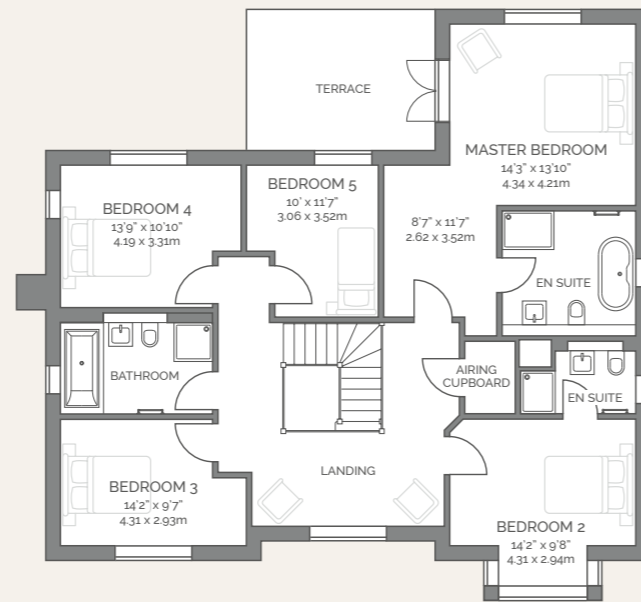


The floor plans

GROUND FLOOR



FIRST FLOOR



Five Bedrooms & Three Bathrooms | Total floor area 3009sq.ft / 279.65sq.m.

Important notice: These details have been produced as a general guide only. All descriptions, photographs, dimensions, and other details are given in good faith and believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact. All floor plans and suggested furniture layouts are for guidance and illustrative purposes only and do not form part of any contract. All room sizes are approximate to maximum dimensions and some rooms may have restricted ceiling heights which are not demonstrated on these plans. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion. Images and photographs are either computer generated or from the show house and are for illustrative purposes.

The fine details

EXTERNAL

- Open bay garage for two cars with generous parking to front driveway
- Paved terrace area to rear gardens
- Well screened hedging, lawns and landscaped borders to rear gardens
- External water tap
- External lighting

WINDOWS AND DOORS

- Traditional timber casement painted windows
- Traditional timber front door with either chrome or brass ironmongery
- White powder coated aluminium external bi-fold doors to kitchen

KITCHENS

- Silestone worktops
- Concealed LED lighting
- Fully integrated Bosch appliances including gas hob, oven, combination microwave, fridge freezer, dishwasher and wine fridge
- Fitted cabinetry and worktops to utility room

BATHROOMS AND ENSUITE

- Roca contemporary luxury brassware with polished chrome fittings
- Roca floor mounted white WC pan with soft close lid and concealed cistern with Roca flushplate
- Wall hung vanity units
- Built in baths and shower enclosures in the family bathroom and master ensuite
- Polished chrome heated towel rails to all bathrooms
- A combination of porcelain and stone wall and floor finishes
- Back lit mirror and shaver socket to family bathroom and bedroom two

AUDIO VISUAL

- HDTV network points to allow for digital TV distribution to primary rooms
- Central TV, FM

INTERIOR FINISHES

- Outstanding decorative finish throughout
- Decorative cornice throughout
- Traditional solid wooden internal doors with complementing ironmongery
- Classically designed skirtings and architraves
- Stone skirtings to wet areas
- Traditional oak handrail to staircases and decorative spindles, fully carpeted
- A combination of luxury floor finishes, wood, stone and carpet

LIGHTING AND POWER

- White ceiling downlighters
- chrome switches and sockets throughout

HEATING

- Energy efficient boiler
- Underfloor heating throughout ground floor (wet system) with individually zoned areas controlled via thermostats, radiators to upper floors, electric UFH to bathrooms upstairs
- Gas-fired stoves with traditional stone surround
- Bosch extractor hood to kitchen, extractor fans to bathrooms

SECURITY

- Intruder and fire alarm system, heat and smoke detectors

AFTERCARE

- 10-year Build Warranty
- Full comprehensive home user manual



Contact



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www.gill-wood.co.uk



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