

'Clifton Grove'

Specification for 'Beechcroft'

- Automated black powder coated aluminium metal gates and posts at entrance to road, which will open automatically as a vehicle approaches, there will be no video monitoring of who enters or exits the gate from each individual property. There is a black powder coated aluminium metal pedestrian gate (key coded) to the side of this automated gate to allow access to friends visiting on foot and the postman.
- Mature, screened garden with 1.8m high fencing to the bottom boundary and side boundaries, which will be planted up with laurel and a mixture of deciduous, native trees and spaced pleached photinia. Within the front garden there will be border planting around the front façade of the house and deciduous, native trees planted in line with the approved landscaping scheme. The planting scheme will be designed within the Procurement Meetings, we usually design a mixture of buxus macrophylla (box balls) with azaleas, rhododendrons, camellias, helleborus niger, hydrangeas etc to provide an all year-round colour scheme to the front herbaceous border, but this is completely client driven. Within the landscaping scheme there will be some form of planting/edging designed within the rear patio area.
- Driveway to be shingle/gravel with drainage channel located at front edge of garage. If the client would like to upgrade to block pavements or another material then this will be an additional cost that the client has to pay, the difference between the shingle and the other chosen material.
- Patio area to extend across the Kitchen/Family Room with paving slabs to be the same as utilised at Heathcote Mint Ivory oversized 100cm x 100cm Indian Sandstone slabs.
- Window frames are all black powder coated aluminium inside and out and set into thermally insulated Cotswold coloured stone mullions, which are all lockable
- Large door mat sunken into floor at front door and entrance to the Utility Room.
- 1 x external tap located at the back of the house within the patio area, an additional tap will be located at the front of the house just within the garage
- Integral oak panelled electric up-and-over double garage doors
- Expansive Kitchen/Breakfast Area and Family Room with bespoke Italian Cabinetry and appliances to include Miele Integrated Tall Fridge K37472iD, Miele Integrated Tall Freezer FNS37402i, Miele Integrated Dishwasher G4990SCVi CLST, Miele Built-in Pyrolytic Oven H2661BP, Miele Built-in Microwave M6260TC, Miele Warming Drawer ESW6214 and Miele 5 burner gas hob KM3054 with Built-in extractor, utilising Oakeve's preferred suppliers. If the client wants to replace, upgrade or increase the Miele products, this will can be done and the cost difference will be charged to the client at the trade Miele price list.
- Large range of Kitchen/Utility Room work surfaces to choose from, for example silestone, granite, quartzite, composite etc.
- Utility Room to include sink, Miele Washing Machine WDD020 and Miele Tumble Dryer Heat Pump TBD220WP

- Water softener in garage
- Contemporary Dancing Flame Fireplace with Plasma above within the Family Room
Dru Metro 130 XT
- Orangery with LED 'starlit' black powder coated aluminium roof lantern
- Feature Oak or Walnut Staircase with glass or wooden balustrading within Oakeve's design specification
- Fully fitted wardrobes to all First Floor Bedrooms utilising Oakeve's preferred supplier
- Internal Oak or Walnut Doors from Oakeve's preferred supplier
- Fully wired network using Cat6 with central patch panel located within the Utility Room to meet with the router. Ports can then be identified as either for internet or phone use.
- Control4 Multi Room Audio AV System in Kitchen/Breakfast Area/ Family Room, Dining Room, Drawing Room, Study, Master Bedroom, Master Dressing Room and Master en-suite and 2 external speakers
- Full Surround Sound Cinema system with amplifier, sub-woofer, directional speakers and LED HDR 4K Ultra HD Smart TV 55" Sony KD55XE7073 to Family Room
- Programmable 'Lutron' lighting system within Kitchen/Breakfast Area/ Family Room, Dining Room, Drawing Room, Study, Main Hallway, Master Bedroom, Master en-suite and Master Dressing Room, First and Second Floor Landings and external lighting scheme
- Dimmer switches will be located within all other rooms, where Lutron is not available
- 'Gold' NACOSS security alarm
- PIR security lighting and full LD2 fire detection system
- Multi-point locking to all external doors
- Individually zoned underfloor heating system to maximise comfort and flexibility to Ground Floor and First Floor
- Large Georgian Fibrous Cornice (not Second Floor or sloping ceilings)
- Painted MDF architrave and skirting, colour to be chosen by client
- Outdoor entertaining terrace with 2 external speakers outside of Family Room
- Carpet Flooring – Cormar Carpet, Sensation in Drawing Room, Dining Room, all Bedrooms, First Floor Landing and to also include carpet runner to main staircase, colour to be chosen by client. Cormar Carpet, Sensation Ventura Opal was used at our latest show home 'Heathcote' in Beaconsfield.
- Ceramic Floor Tiles in Main Hallway, Kitchen/Family Room/Breakfast Area, cloakrooms, w/c and full height tiling in all en-suites
- Vinyl wallpaper to downstairs WC
- Any contractors/suppliers appointed directly by the client or any third party contractor appointed by the client may only undertake their work on site post the completion and handover of the new dwelling from Oakeve Limited.
- Garage roof space will be boarded out to provide as much useable storage space in the roof.

- All feature light fittings and chandeliers to be at client's cost, including all internal wall lights, chandeliers etc, but Oakeve can supply at trade cost if r.equired
- All external light fittings included, as per specification at Heathcote.
- All toilet roll holders, towel holders are included within the Sanitaryware Specification.

