



ACACIA
GARDENS

FARNHAM
GU10 4JX

SPECIFICATION

High Quality

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GENERAL

Each new home is constructed with a concrete ground floor system with timber to first floor and traditional brick and block external cavity walls. The elevations are brick, feature brick, render, vertical tile hanging and clay or slate tiles to the roof.

HIGH QUALITY FIXTURES & FITTINGS

- Double glazed Veka white PVCu windows, multi-point locks with white furniture
- White ladder moulded Premdor internal doors
- Composite front entrance door Antique Oak with white PVCu frame
- Polished chrome door furniture
- Oak handrails and newel caps to staircase balustrade, with balusters and strings painted Dulux Trade White Satinwood
- Contemporary moulded skirting boards and architraves
- Dulux Trade White emulsion smooth finished ceilings throughout
- Internal walls painted Dulux Trade Almond White emulsion with woodwork painted Dulux Trade White Satinwood
- Coving to living room, dining room, study, hall, stairs and landing. Also living/dining room but not kitchen/dining room
- Built-in wardrobes as per floor plans

HEATING, SECURITY & ELECTRICS

- Vaillant gas fired boiler central heating system with thermostatically controlled radiators
- Mains operated smoke detectors
- Cabling for future installation of a wireless security alarm system

- TV points to kitchen/dining room, family room and all bedrooms
- Media plate to living room consisting of TV point, Sky Q point and data point
- Provision for BT Fibre to the premises to the under stairs cupboard
- Shaver socket in bathroom and en-suite

KITCHEN & UTILITY

- Choice of designer kitchen units* with post-formed laminate worktop, upstands and glass splashback to hob – 2 and 3 bedroom houses
- Choice of designer kitchen units* with Silestone or Granite worktop, upstands and splashback to hob – 4 bedroom houses
- Pelmet lighting
- Stainless steel finished SMEG appliances consisting of:
 - o Double oven – 4 bedroom houses
 - o Single oven – 2 and 3 bedroom houses
 - o 4 ring burner gas hob
 - o Integrated telescopic hood to 2 and 3 bedroom houses
 - o Contemporary chimney extractor hood to 4 bedroom houses
 - o Integrated dishwasher
 - o Integrated fridge/freezer
 - o Integrated washing machine (if no utility)
 - o Utility (where applicable) space, plumbing and electrics for future installation of either washing machine or washer dryer
- Stainless steel 1½ bowl sink with polished chrome monobloc mixer tap
- Recessed white LED downlights
- Chrome switches and sockets to kitchen area, white elsewhere
- Choice of ceramic floor tiling to kitchen and local area to kitchen i.e. kitchen/family/dining areas*

BATHROOM, EN-SUITE & CLOAKROOM

- Thermostatic mixer valve to shower cubicle
- Simpson shower screen
- Recessed white LED downlights
- Choice of half height wall tiling* to master en-suite. Family bathroom and 2nd en-suite with choice of half height wall tiling behind sanitaryware
- Full height tiling to shower cubicle and 3 sides of bath
- Splashback to cloakroom wash basin
- Choice of ceramic floor tiles*
- Multi rail chrome towel warmer

EXTERNALS

- Access road, driveways and parking spaces to be block paved
- Private footpaths and patios to be paving slabs
- Front gardens turfed and landscaped to approved design
- Rear gardens cleared and graded to natural contours
- Rear garden boundaries to be close board, gate with rear dividing panel fencing in accordance with a comprehensive landscape scheme
- Wiring for light fitting to all external doors. Front door overhead downlight or light fitting
- Light and power to garage
- Sheds to properties with no garage
- Single electric car charging point within garage or to front/side of house
- Communal car charging points
- Water tap to rear of properties

PREMIER GUARANTEE

Each property will be sold with the benefit of the 10 year Premier structural warranty. A comprehensive Premier handbook will be given to the purchasers on completion and full details of the scheme will be available via our Sales Advisor.

24 hr Emergency Cover – npa 24:7

All Bewley Homes purchasers benefit from 24-hour emergency cover, 7 days a week, provided by npa 24:7.

This service is valid for a period of two years from the date of legal completion and should assistance be required includes cover for the following:

- Water leaks that cannot be contained
- Complete failure of electrics
- Central heating and hot water system breakdown, leak or failure
- Flooding caused by drain blockages
- Main lock failure

In addition, appliances are covered by manufacturer warranties. All corresponding paperwork will be given to new homeowners upon completion. This includes details of how to register products with the manufacturer, so that repairs can be carried out by the provider in the unlikely event of a breakdown.

* Subject to stage of construction and availability.





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Area map



Local map

**BEWLEY
HOMES**

ACACIA GARDENS | WRECLESHAM HILL | FARNHAM | GU10 4JX

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Whilst these particulars are prepared with due care for the convenience of intending purchasers, the information contained herein is intended as a preliminary guide only. They do not form part of any contract and the developer reserves the right to vary as necessary to complete the works. All designs may vary a little according to plot and all details should be checked at the sales office. Photography is of a previous Bewley development and is indicative only. Maps are not drawn to scale. Designed by ThinkBDW 179663 05/18.