



Kingfisher

SOUTH DOWNS VIEW

Rowlands Castle



BRIARSGATE
HOMES



Kingfisher

SOUTH DOWNS VIEW

Rowlands Castle



Ground Floor

Kitchen/Dining	6756 x 5786	22'2" x 19'
Living	5136 x 4613	16'10" x 15'11"
Study	2841 x 1820	9'4" x 5'11"
Garage	7800 x 6102	25'7" x 20'



First Floor

Bedroom One	5616 x 4556	18'5" x 14'11"
Bedroom Two	6081 x 4335	19'11" x 14'2"
Bedroom Three	4613 x 3380	15'2" x 11'1"
Bedroom Four	3576 x 2804	11'8" x 9'2"

A superior specification

Kitchens & Utility

- Laura Ashley Designer kitchens featuring painted timber doors and inlay units
- Single oven, single oven microwave, warmer drawer, wide five-burner induction hob and feature extractor hood
- Integrated full height fridge and integrated full height freezer
- Wine cooler to island
- Silestone/granite worktops with matching splashbacks
- Utility units and worktops to match kitchen, space for washing machine and tumble dryer

Bathrooms & En-suites

- Roca Laufen sanitaryware
- Wall hung rimless pans with soft close seats and concealed cisterns
- Wet room showers with valve, head soaker and handheld heads
- Feature vanity unit and integrated basin to WCs, bathrooms and en-suites
- Porcelanosa full height tiling to bathrooms and en-suites

Heating & Insulation

- Daikin monobloc air source heat pump, zoned underfloor heating to the ground floor
- Low temperature radiators to the first floor, all thermostatically controlled
- Predicted Energy Assessment "B" (TBC)

Lighting & Electrical

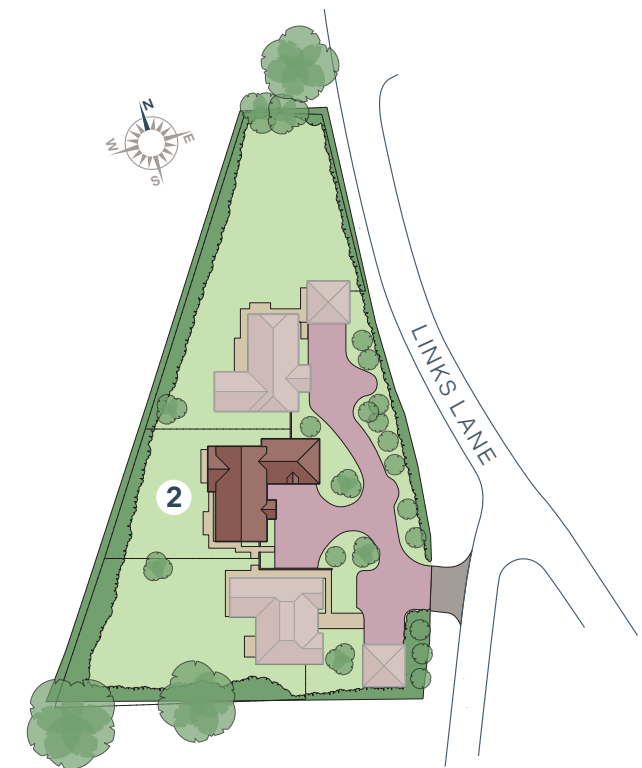
- LED downlights to hallways, kitchens, bathrooms and en-suites
- External lights to front and rear
- Electric car charging points
- CAT 5 cabling to lounge and master bedroom]

Internals

- Oak veneered cottage-style doors
- Feature open string staircases with feature oak treads and handrails
- Porcelanosa floor tiles to entrance, kitchen/diner, cloakroom, bathroom and en-suites
- Full height wall tiles to bathrooms and en-suites
- Walk in/through wardrobes (fitted wardrobes units by customer) to master bedroom and built in wardrobe to bedroom two

Externals

- Low U value, pre-coloured hardwood timber, flush casement double glazed windows
- Cedar retractable doors
- Clay plain tiled roofs with matching bonnet hip feature tiles
- Natural flint, feature stock bricks with plinth and features
- Bi-fold doors to lounge and kitchen diner
- French doors and balcony to master bedroom
- Feature natural oak cladding
- Outside tap
- Fencing around the boundary



BRIARSGATE
HOMES

briarsgatehomes.co.uk

01329 887554 | enquiries@briarsgatehomes.co.uk

Briarsgate Homes, Bizspace, Steel House
4300 Parkway, Whiteley, Fareham PO15 7FP

South Downs View, Links Lane, Rowlands Castle PO9 6AF

The computer generated illustration is an artist's impression, landscaping shows how the site may look when mature. Finishes and treatments may vary from those shown. All measurements have been taken from plans, and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. This brochure does not constitute an offer or contract and Briarsgate Homes reserve the right to change any specifications of the homes at any time during the course of construction without notice. Brochure: fruitful.studio