

# High Penn Park Calne



## The Fyfield

- a four bedroom two storey house  
(Plot 51)

Ground floor	Metric	Imperial
Hall	3.75m max x 3.15m max	12'3" max x 10'4" max
Living room	4.45m max x 4.20m max	14'7" max x 13'9" max
Kitchen/dining area	6.95m x 3.05m	22'9" x 10'0"
Cloakroom	1.60m max x 1.45m max	5'2" max x 4'9" max
Integral garage	3.00m x 6.65m	9'10" x 21'9"

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First floor	Metric	Imperial
Bedroom 1	3.75m x 3.50m	12'3" x 11'5"
Bedroom 1 en-suite	1.70m x 2.50m	5'6" x 8'2"
Bedroom 2	3.90m max x 3.00m max	12'9" max x 9'10" max
Bedroom 2 en-suite	2.20m max x 2.10m max	7'2" max x 6'10" max
Bedroom 3	4.55m max x 3.05m max	14'11" max x 10'0" max
Bedroom 4	3.00m x 3.10m	9'10" x 10'2"
Bathroom	3.25m max x 2.00m max	10'7" max x 6'6" max

Notes: All dimensions are taken to the nearest 50mm metric, 2 inch imperial.



# High Penn Park Specifications



## Finishes

Constructed from a mix of brick, stone and render under tiled roofs to reflect the architecture of Calne, these new homes have been built to Hills' exacting standards with modern methods and traditional materials. Information relating to the external finishes of individual properties will be available to view in the sales office.

## Kitchens and bathrooms

The heart of any home is a sociable kitchen with space for family and friends to meet, chat, cook, eat and entertain. These homes feature bespoke kitchens individually designed to maximise their space and layout and feature integrated appliances for a sleek, clean finish. The bathrooms are no less striking with contemporary white sanitary ware and stylish chrome taps and shower fittings, complemented by the latest floor and wall tiling from British Ceramics.

## Heating and electrics

Individually designed lighting and heating systems ensure the most economical and sustainable use of energy. These homes are full of the features you would expect with plentiful double sockets and downlights to kitchens, bathrooms and en-suites.

High efficiency gas fired boilers provide central heating and hot water, supplying individually thermostatically controlled radiators to allow flexibility in the heating of your new home.

Bathrooms and en-suites are fitted with heated chrome towel rails. Combined with the use of the best quality materials and systems available, these contribute towards providing economical, sustainable and efficient modern living.

## Safe and sound

With Hills Homes, safety is paramount and the systems are enhanced by mains operated smoke detectors, carbon monoxide alarms and a heat detector in the kitchen too. External doors feature multipoint locking, while the front doors also include an eye viewer, letter plate and security chain.

**Your new Hills home will ensure a warm, safe, low energy, sustainable living space for you and your family, built with care and attention to provide the best of contemporary convenience with traditional character and excellent build quality. We don't just build houses, we build homes.**



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