

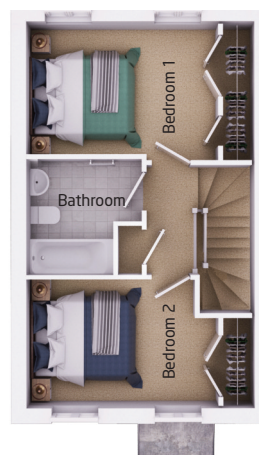


High Penn Park Calne



The Grafton

- a two bedroom two storey house
(Plots 6-9, 19, 20, 45, 46, 49, 50 and 128-131)



Ground floor	Metric	Imperial
Hall	1.05m x 3.85m	3'5" x 12'7"
Living/dining room	4.45m max x 4.10m max	14'7" max x 13'5" max
Kitchen	2.30m x 3.30m	7'6" x 10'9"
Cloakroom	0.90m x 1.75m	2'11" x 5'8"

First floor	Metric	Imperial
Bedroom 1	3.75m x 2.55m	12'3" x 8'4"
Bedroom 2	3.75m max x 2.50m	12'3" max x 8'2"
Bathroom	2.25m max x 2.25m max	7'4" max x 7'4" max

Note - All dimensions are taken to the nearest 50mm metric, 2 inch imperial.

Please note: These details are intended to give a general indication of the proposed development and floor layouts. The company reserves the right to alter any part of the development, specification or floor layouts at any time. The contents herein shall not form any part of any contract and is purely for illustrative purposes. These properties are offered subject to availability and final specification. High Penn Park is a marketing name and may not necessarily form any part of the approved postal address. The dimensions are intended for guidance only and may vary. Maps are not to scale. Travel times and distances quoted are approximate only. Purchasers are advised to contact the marketing team to ascertain the availability of any particular property.



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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