

Brackenside Specification

Hidden behind beautiful mature planting you will find our treasure. Our beautifully designed Georgian style mansion offering elegance and grace in a prime area of Kingswood.

Brackenside at a glance ...

Luxury new home

Circa 7,350 sq ft

0.7 acre plot

Stunning 2 storey entrance hall with oak staircase and feature chandelier

Luxury fitted kitchen, open plan to breakfast & family area with bi-fold doors onto the terrace

Grand drawing room with coffered ceiling and feature fireplace

Spacious Dining room

Study

Luxury cloakroom

Utility room

Galleried first floor landing

Master bedroom with sitting area, dressing room, balcony & luxury en-suite bath/shower room

Three further bedrooms to the first floor all with luxury en-suites

Studio room annex with kitchenette & en-suite which can be separate from the main house

Gymnasium & media/cinema room to the top floor

Luxury bath/shower room to the top floor

Double garage

Gated driveway

Landscaped rear garden

INTERNAL FINISHES & FLOORING

Bespoke interior design by Fiona Nix.

Porcelain and ceramic floors to hall, cloakroom, utility, kitchen / breakfast / family room and all bathrooms.

Professionally selected interior decoration, with a combination of wallpaper and paint.

Plaster cornice throughout. Coffered ceilings with mood lighting to drawing room, dining room and master suite.

Stunning bespoke staircase in oak rises to the first floor, complimented by a balustrade gallery featuring beautifully crafted solid oak handrails, newels and spindles.

High quality carpets are fitted elsewhere.

Signature 2 panel oak doors with polished chrome ironmongery feature to all rooms.

Under floor heating to the ground and first floors.

KITCHEN

Wooden Heart of Weybridge has designed a stunning, hand painted kitchen, featuring a large Island workstation, complimented with a 40 mm granite surface and unusual curved wooden breakfast bar.

Alongside a Falcon range cooker & Leibherr, ice-making fridge freezer, you will find an extensive range of Miele appliances. These include a wine chiller, combination microwave oven, coffee machine and dishwasher. Boiling hot and chilled filtered water taps are also offered.

UTILITY ROOM

The utility room boasts traditional style units with granite work surfaces, a stainless steel single bowl undermounted sink and mixer tap. A Miele washing machine and tumble dryer compliment the area, together with an additional dishwasher.

ANNEX

The kitchen area features traditional style wall and base units. A granite work surface with stainless steel single bowl under mounted sink with mixer tap, Miele combination oven/microwave and Miele built under fridge complete the area.

DRESSING ROOMS AND WARDROBES

Master bedroom dressing area finished in oak Skyline furniture. Bedroom 4 includes beautifully designed glass sliding doors. Bedrooms 2 and 3 also have fitted dressing areas.

BATHROOMS & ENSUITES

Each of the bathrooms have been individually designed to the highest standard and include white sanitaryware predominately by Villeroy & Boch, with beautifully polished chrome taps and fittings From Villeroy & Boch and Grohe. Showers are thermostatically controlled with glass screens and polished chrome ladder towel rails.

MULTI ROOM / MULTI SOURCE AUDIO AND MEDIA

The Control 4 multi room audio and media system covers the principle rooms of the house and includes the drawing room, dining room, kitchen/breakfast room, family room, master suite and cinema room.

The system allows for individual rooms or multi rooms to be able to source the same music/video feeds or separate feeds dependent on the equipment added to the expandable system.

The system allows for 2 way control of media including music, radio and video, with all the source equipment housed in a purpose built racking system in a comms cupboard on the ground floor. The system also integrates into the lighting control system and becomes a lighting control point to selected rooms.

The cinema room is pre-wired for a 5.1 surround sound integrated speaker system which is connected to source points in the room and wall mounted TV point.

The system is expandable to include dedicated remote controls either using Control 4 units or other third party colour touch screen remotes and Ipads.

All the principle rooms in the property have been pre-wired with an 'HD' system over cat 5, as well as an HD Sky point which enables multiple sky box decoders to be added.

Wireless access points are provided throughout the property to ensure complete Wi-Fi coverage.

ELECTRICAL AND LIGHTING

Chrome sockets and switches with white inserts throughout.

Recessed LED downlights to all rooms.

Low level feature LED lighting on ground to first floor staircase.

Motion sensor LED lighting to en-suites and family bathroom.

Under unit lighting to the kitchen.

MOOD LIGHTING SYSTEM

The Control 4, single colour, mood lighting is featured in the kitchen, family room, drawing room, dining room, study and master suite.

ENTRY SYSTEM AND SECURITY

The property has colour video entry handsets on each floor and is covered by CCTV cameras to the 4 corners of the house. The CCTV is also viewable on the handsets and family room TV.

There is a video entry system on the entrance gate.

An SSAIB approved grade 2 alarm system is offered. The system is designed in such a way that it can be expanded to include an external monitoring system such as 'Red Care'.

Outside lighting is controlled by either passive infra red motion detector or Control 4.

There is a multi point locking system to the front door.

Locks are suited to enable one key to open the front door and all other external doors, except for the utility door, which is separately keyed to provide a separate access to the isolatable annex.

PEACE OF MIND

A fire alarm system is fitted with smoke and heat detectors and sounder.

HEATING AND VENTILATION

Gas fired central heating is utilised for under floor heating to the ground and first floors. The property has extensive insulation and double glazed timber windows.

A painted timber fire surround with gas fire is installed in the drawing room.

CENTRAL HEATING

With individual thermostatic controls to each room.

Heating and cooling is provided to Bed 5/Gym and Bedroom 6/Cinema Room by a VRF air conditioning system.

ENVIROMENTAL DETAILS

Energy efficient and thermostatically controlled gas central heating and A- rated boilers to minimise gas usage.

Double glazed timber windows providing a high level of thermal insulation and reduced heat loss.

Minimum A-rated kitchen appliances (except tumble dryer) to reduce water and energy use.

Dual flush mechanisms to toilets to reduce water use.

Provision of recycling bins to kitchen cupboard.

High levels of insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in the summer.

External lighting is in part controlled by passive infra red motion sensors and the Control 4 system, to reduce electricity usage.

Significant amounts of recycling of waste materials and packaging during construction to reduce the environmental impact of the development.

GROUNDS

The secluded grounds extend to about 0.7 acres and have been professionally landscaped.

Extensive natural stone terracing enclosed by well stocked planters.

Resin bound gravel drive and parking area for numerous cars. Double garage.

DISCLAIMER

The property is still under construction and this specification is subject to modification and change.

The appliances and furniture in the kitchens and bathrooms are subject to design.

Cornice does not apply to rooms with reduced head height.

Any savings relating to government incentives for renewable heat will be passed on to the purchaser.

Views from CCTV cameras are accessible from the family room TV point with a standard television, Control 4 touchscreens and ipad application. Additional upgrades for the Control 4 system can be purchased to enable CCTV viewing on other TV outlets.

Proportions may vary.

Please consult your sales adviser for further details on the above.