

# Cromwell House



BROOK PLACE

FRITTENDEN • KENT • TN17 2FA



# INTRODUCING CROMWELL HOUSE, AN OPULENT 5 BEDROOM DETACHED HOME



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# Traditional exterior, modern luxuries

At more than 3,300 sqft, Cromwell House is a magnificent gated residence paying homage to the classic Kentish farmhouse. Three floors of generous accommodation include five bedrooms, four bathrooms and a ground floor that mixes open plan living with more intimate and practical spaces. The specification has been hand selected for

its durable but design-led qualities – expertly installed with care and precision. Details include underfloor heating, a working fireplace, two suites with dressing rooms, bespoke storage, a handcrafted kitchen with integrated appliances, Italian porcelain tiles, an oak-framed double garage with log store and a driveway for up to six cars.

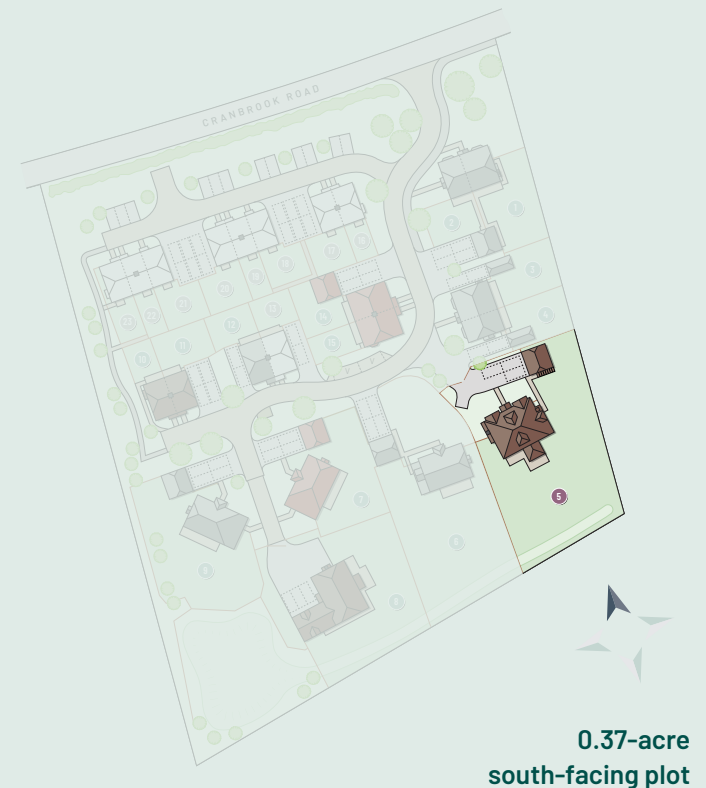


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SPACE TO GROW  
AND A STYLE  
THAT MAKES AN  
IMMEDIATE DESIGN  
STATEMENT





4



5



5

**Total Floor Area: Home 5 - 314.49 m<sup>2</sup> / 3385 ft<sup>2</sup>**

Areas below 1.5m height excluded.

All images and floor plans are for illustrative purposes only and may be changed.

Dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

### Ground Floor

Kitchen	4.37m x 4.82m	14'3" x 15'8"	Total: 739ft <sup>2</sup>
Dining	4.20m x 7.81m	13'8" x 25'6"	
Family	4.68m x 4.30m	15'4" x 14'1"	
Living Room	5.42m x 5.78m	17'8" x 18'10"	
Study	3.43m x 3.95m	11'3" x 12'10"	

### First Floor

Bedroom 1	4.67m x 4.20m	15'3" x 13'8"	Total: 472ft <sup>2</sup>
Walk in Wardrobe	4.34m x 2.67m	14'2" x 8'8"	
Bedroom 2	3.62m x 5.34m	11'9" x 17'5"	
Bedroom 3	4.49m x 3.38m	14'7" x 11'1"	
Bedroom 5	2.37m x 3.97m	7'8" x 13'0"	

### Second Floor

Bedroom 4	4.98m x 5.27m	16'3" x 17'3"	Total: 416ft <sup>2</sup>
Walk in Wardrobe	2.46m x 2.53m	8'0" x 8'3"	

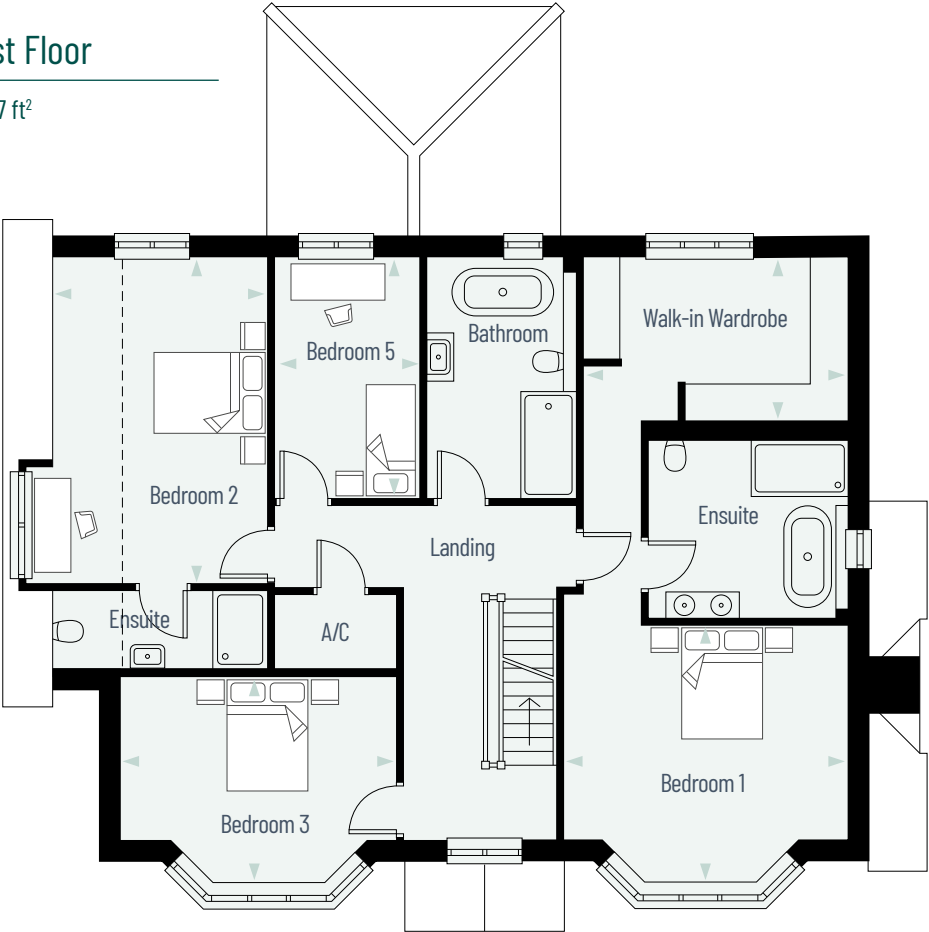
### Ground Floor

- 1527 ft<sup>2</sup>



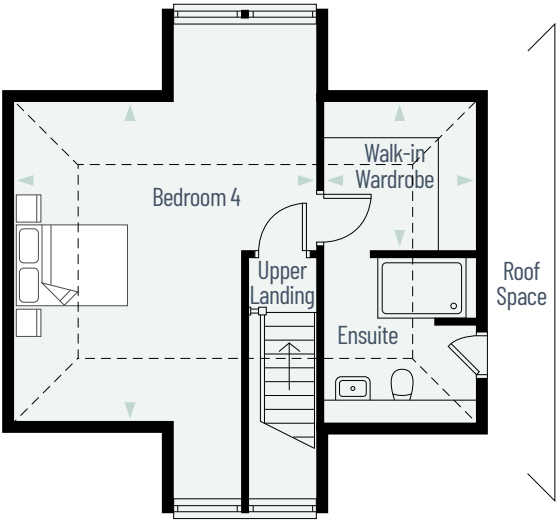
First Floor

- 1357 ft<sup>2</sup>



Second Floor

- 500 ft<sup>2</sup>



- KEY**
- ST Store Cupboard
  - A/C Airing Cupboard

# Attention to detail makes all the difference

Highly considered to the very last detail, Cromwell House is finished to an extremely high standard with contemporary interiors and modern fittings throughout.

## KITCHEN

- Fully fitted bespoke designer kitchen by Gardiners of England
- Smooth shaker style doors and drawers with matt finish and aged brass knurled T-bar handles
- Oak carpentry with inset cutlery draws and pull out pantry
- Quartz Strata Statuario work top and upstands
- Under unit LED lighting
- Aged brass Quooker hot & cold tap
- Undermounted white composite sink
- Integrated pull-out bins
- Integrated tall larder unit
- Secret doors to utility room
- Chrome sockets and switches

### INTEGRATED APPLIANCES INCLUDED:

- Siemens induction hob with integrated extractor
- Siemens touch display Pyrolytic+Hydrolytic oven
- Siemens touch display Pyrolytic+Hydrolytic steam oven
- 2 No. Siemens warming drawers
- Siemens full height frost free fridge
- Siemens full height freezer
- Siemens 14 place dishwasher
- Siemens wine cooler

## FAMILY AREA

- Panelled TV /media wall with matching low-level storage & brushed brass handle profile

## UTILITY ROOM

- Smooth shaker style doors and drawers with matt finish by Gardiners of England with aged brass knurled T-bar handles
- Boot room seating area
- Built in appliance & pantry cupboard
- Quartz Strata Statuario work top and upstands
- Chrome flex tap
- Belfast white ceramic sink
- Space & plumbing for washing machine & tumble dryer

## FAMILY BATHROOM

- Extra large format full height Italian porcelain Minoli tiles
- Wall mounted Armera illuminated mirror
- Armera white ceramic sink
- Wall hung Armera reeded oak vanity unit with internal divider
- Freestanding stone bath with Armera chrome floor standing bath shower mixer
- Low profile walk-in shower with niche
- Chrome Armera rainwater shower & hand held shower
- Armera wall hung WC with soft close seat and cover
- Armera chrome flush plate
- Chrome electric towel rail

## BEDROOM 1 EN-SUITE

- Extra large format full height Italian porcelain Minoli tiles
- His & Hers wall mounted Armera illuminated mirror
- His & Hers Armera round sinks
- Wall hung Armera reeded walnut vanity unit with solid worktop
- Wall mounted brushed champagne gold mixer taps
- Freestanding stone bath with Armera brushed champagne gold floor standing bath shower mixer
- Low profile walk-in shower with niche
- Brushed champagne gold Armera rainwater shower & hand-held shower
- Armera wall hung WC with soft close seat and cover
- Armera brushed champagne gold flush plate
- Brushed champagne gold electric towel rail
- Brushed champagne gold robe hooks

## EN-SUITES 2 & 3

- Large format Italian porcelain Minoli tiling
- Roca wall mounted sink and vanity unit
- Armera chrome mixer tap
- Low profile shower tray with sliding/pivot doors
- Armera chrome rainwater shower & hand-held shower
- Back to the wall WC with concealed cistern and soft close seat and cover
- Chrome flush plate



## WC

- Armera oval sink, Dasani vanity unit & Silestone worktop
- Brushed champagne gold wall mounted mixer tap
- Brushed champagne gold towel ring & paper holder
- Wall hung WC with concealed cistern & brushed champagne gold flush plate

## FLOORING & TILING

- LVT to hallway, study, kitchen/dining/family room, utility room, WC & en-suites 2 & 3
- Carpets to living room, stairs, landing and all bedrooms
- Minoli porcelain floor tiles, with electric under floor heating, to family bathroom and en-suite 1
- Fully tiled family bathroom & en-suite 1 with feature to rear wall of shower
- Half height tiling to en-suites 2 & 3 and full height tiling in shower cubicle

## ELECTRICAL & HEATING

- Heating provided by energy efficient air source heat pump
- Underfloor heating to ground floor, radiators to first and second floor
- Fibre connection
- Combination of energy efficient downlights and pendant lighting throughout
- Feature limestone surround fireplace to living room
- Lined chimney ready for wood burner

## INTERNAL FINISHES

- Walls finished in classic neutral colour, Portland
- White painted 3 panel internal doors
- Fitted dressing areas to bedroom 1 & 4
- Bespoke white painted staircase with oak handrails
- Contemporary white painted skirting & architraves throughout

## EXTERNAL FINISHES

- Oak framed double garage with power & lighting
- Log store
- Large gated block paved drive with ample room for parking minimum 6 vehicles
- Generous Indian sandstone patios
- Aesthetic planting and turf to front garden
- Turf to rear garden
- Cold mains outside tap
- PIR light to front & rear
- Electric vehicle charging point

## SAFETY & SECURITY

- Mains fed smoke & heat detectors with battery backup
- PVCu double glazed windows & external doors with multi lock points
- Aluminium bi-fold doors with multi lock points

## AFTER CARE & GUARANTEES

- Dedicated Canham Homes Customer Service Contact for peace of mind for the first 24 months from purchase
- All homes come with a 10 year LABC Structural Warranty

## COMMUNAL AREAS

The Communal areas of the development will be maintained via a residents management company. Please speak to a sales advisor who will provide full details and annual service charge fees.







**01732 757346**

[sales@canhamhomes.co.uk](mailto:sales@canhamhomes.co.uk)

[www.canhamhomes.co.uk](http://www.canhamhomes.co.uk)