

Pearson House



BROOK PLACE

FRITTENDEN • KENT • TN17 2FA

INTRODUCING PEARSON HOUSE, AN ELEGANT 5 BEDROOM DETACHED HOME



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Home comforts of the highest order



Computer generated image

A SECLUDED, TUCKED AWAY POSITION WITH AN ULTRA-GENEROUS GARDEN

Pearson House continues the tradition for statement residences in the Kent countryside, with more than 2,800 sqft of space set across two floors. Stand-out features include a principal bedroom with dressing area, four bathrooms and a kitchen/ dining room that's linked to a double-aspect living room with a working fireplace. A focus on traditional craftsmanship is evident throughout, especially noted in the hand-built kitchen with integrated appliances. Underfloor heating and Italian porcelain form part of a prestige specification, while an integrated double garage and a driveway for up to six cars complete the property.





3



5



5

Total Floor Area: Home 8 - 267.87 m² / 2883 ft²

Areas below 1.5m height excluded.

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

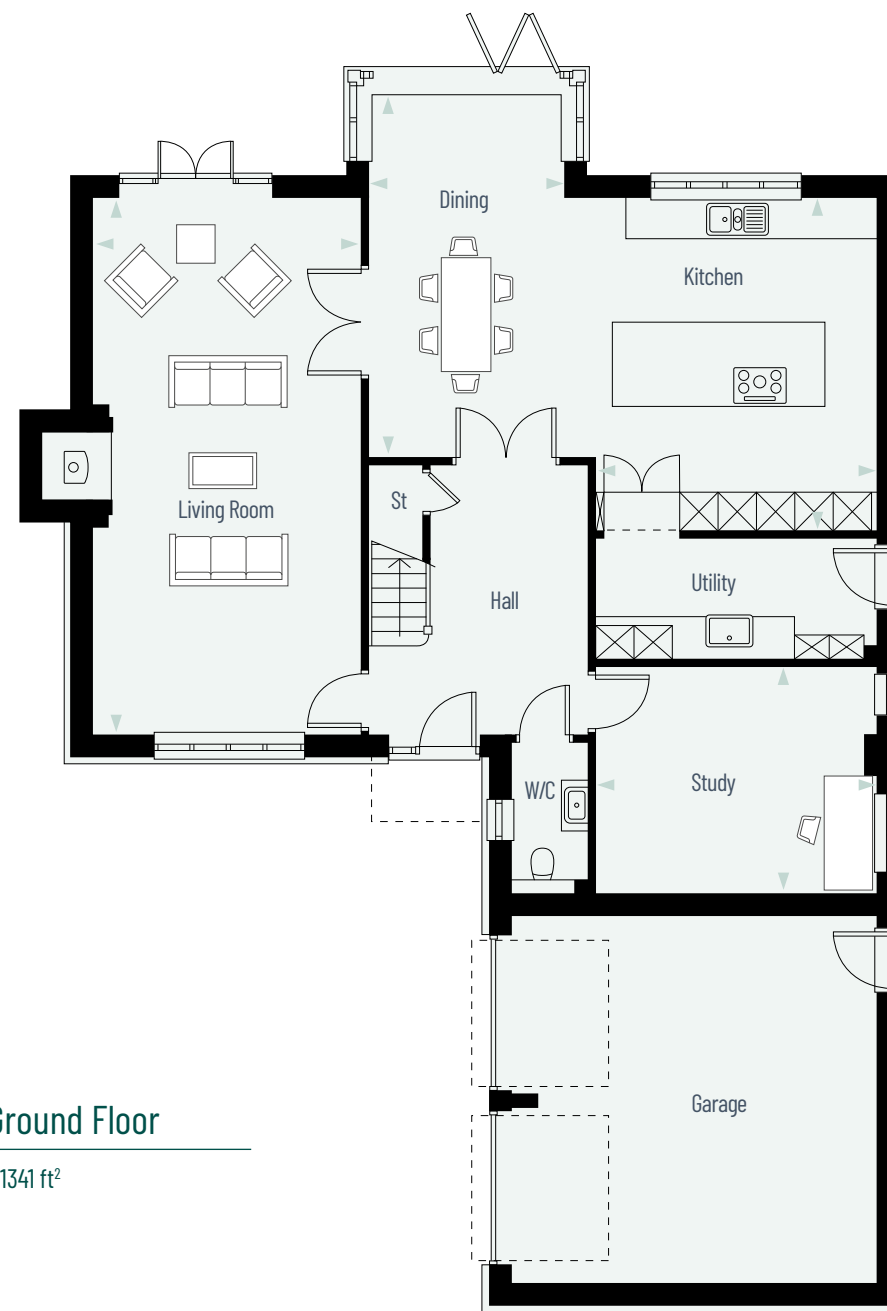
Dimensions are indicative and are not to be used for carpet sizes, appliance spaces or items of furniture.

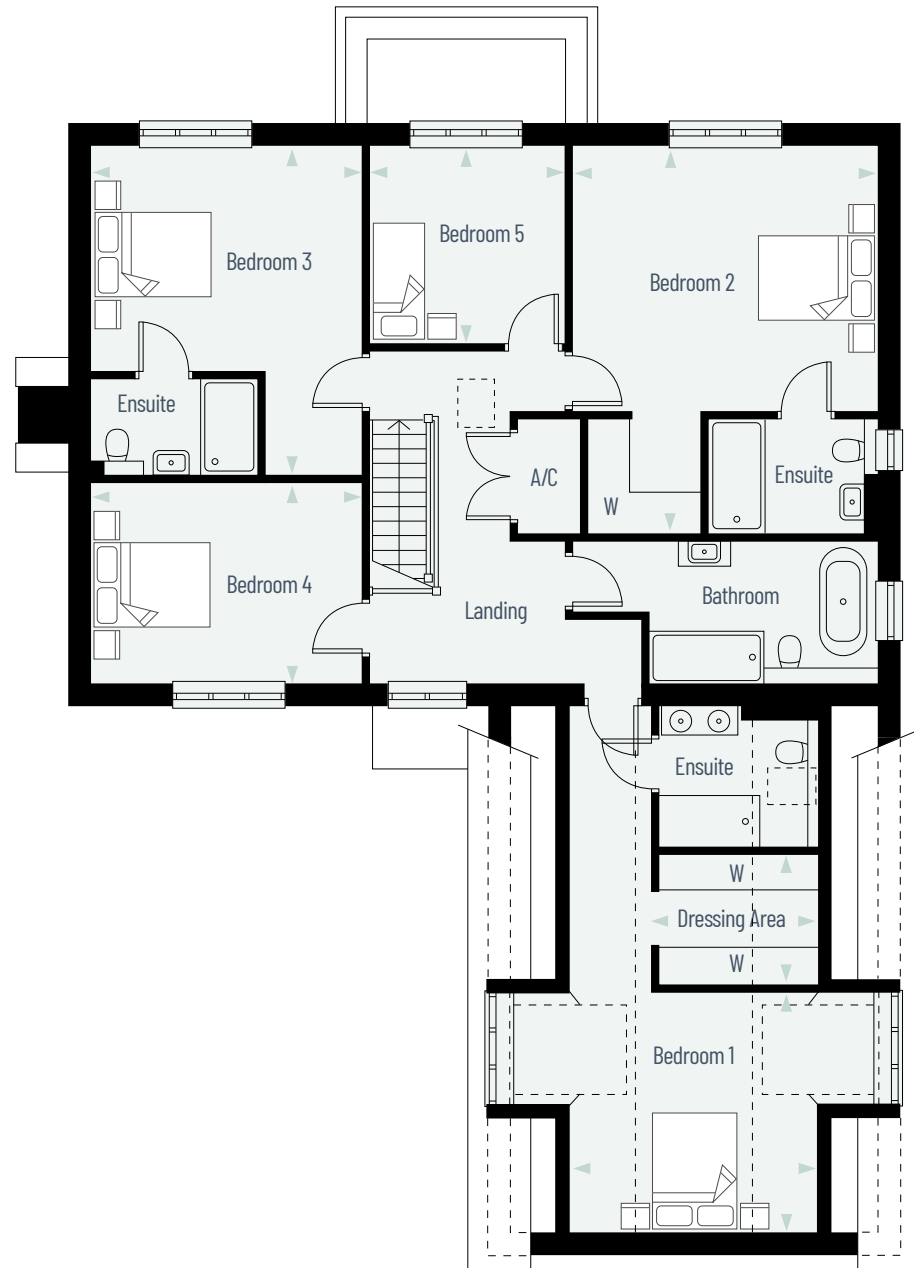
Ground Floor

Kitchen	4.43m x 5.24m	14'5" x 17'2"
Dining	3.06m x 5.74m	10'0" x 18'8"
Living Room	4.23m x 8.46m	13'9" x 27'8"
Study	4.43m x 3.57m	14'5" x 11'7"

First Floor

Bedroom 1	3.96m x 3.78m	13'0" x 12'4"
Dressing Area	2.66m x 2.06m	8'7" x 6'8"
Bedroom 2	4.80m x 6.10m	15'9" x 20'0"
Bedroom 3	4.27m x 4.45m	14'0" x 14'6"
Bedroom 4	4.27m x 3.88m	14'0" x 12'7"
Bedroom 5	3.08m x 3.11m	10'1" x 10'2"





First Floor

- 1541 ft²

KEY

ST Store Cupboard

A/C Airing Cupboard

Attention to detail makes all the difference

Highly considered to the very last detail, Pearson 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

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
- 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 wall WC with concealed cistern with soft close seat and cover
- Chrome flush plate



WC

- Armera oval sink, Dasani vanity unit & Silestone countertop
- 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 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
- Dressing area to bedroom 1 and built-in wardrobes to bedroom 2
- Bespoke white painted staircase with oak handrails
- Contemporary white painted skirting & architraves throughout

EXTERNAL FINISHES

- Double garage with power & lighting
- 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

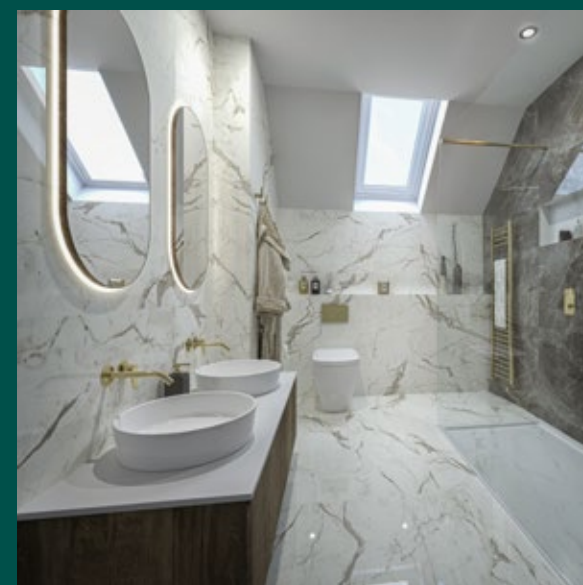
- Mains fed smoke & heat detectors with battery backup
- PVCu double glazed windows & external doors with multi lock points
- Aluminium bi-folding doors with multi lock points

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





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