



PLOT 1

# BOTSOM COTTAGES

WEST KINGSDOWN

In the heart of West Kingsdown is Botsom Cottages; a development of 3 four bedroom homes. Situated in a country lane just off the A20 London Road, these detached homes are ideally located for access to the motorway networks, British Rail stations which are located

at Borough Green & Wrotham approx 5.6 miles Kemsing approx 5.3 miles. A selection of shops in the village are located close by n Hever Road offering most things for everyday needs. There is also a village library with the Medical Centre located on the A20 London Road.

Places of interest and attractions close by include Lullingstone Castle (3 miles), Great Comp Garden (5 miles), Bromley Museum (7 miles), with the famous Brands Hatch motor circuit a short drive away.

  
Clarendon  
Homes

# SPECIFICATIONS

## KITCHENS

- DESIGNER FITTED KITCHEN
- BUILT IN FRIDGE FREEZER
- BUILT IN DISHWASHER
- INSET SINK
- CERAMIC TILED FLOOR & UNDER WALL UNITS
- OVEN, HOB AND EXTRACTOR

## BATHROOMS

- FITTED FURNITURE TO ALL BATHROOMS
- THERMOSTATICALLY CONTROLLED SHOWERS
- CERAMIC TILES TO ALL WALLS AND FLOORS
- HALF TILING TO CLOAKROOMS
- SHAVER POINT IN ALL BATHROOMS AND ENSUITES

## HEATING AND HOT WATER

- LATEST HIGH EFFICIENCY GAS BOILERS
- MAINS PRESSURE HOT WATER SYSTEM
- PROGRAMMABLE ROOM THERMOSTATS
- THERMOSTATIC RADIATOR CONTROLS
- HIGH EFFICIENCY HOT WATER TANK
- DRY LOFT – NO TANKS OR WATER PIPES

## HOME COMMUNICATIONS

- TV AERIAL POINTS TO ALL BEDROOMS, KITCHEN AND LIVING ROOM
- TELEPHONE POINTS TO ALL BEDROOMS, KITCHEN AND LIVING ROOM

## DOORS AND INTERNAL JOINERY

- UPVC ENTRANCE AND REAR DOORS
- INTERNAL OAK DOORS
- QUALITY CHROME DOOR FURNITURE
- CONTEMPORARY MOULDED SKIRTING AND ARCHITRAVES
- UPVC WINDOWS WITH HIGH SECURITY LOCKS (EXCEPT FIRE EXIT WINDOWS)
- LOW E GLASS

## SECURITY

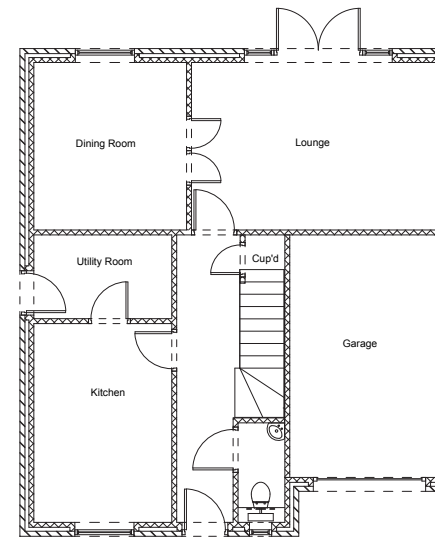
- 10 YEAR HOUSE BUILDERS GUARANTEE
- MAIN POWERED SMOKE ALARMS WITH BATTERY BACKUP
- HIGH SECURITY 5 POINT LOCKING TO EXTERNAL DOORS
- WIRING PROVIDED FOR A NACOSS APPROVED SECURITY SYSTEM

## FINAL TOUCHES

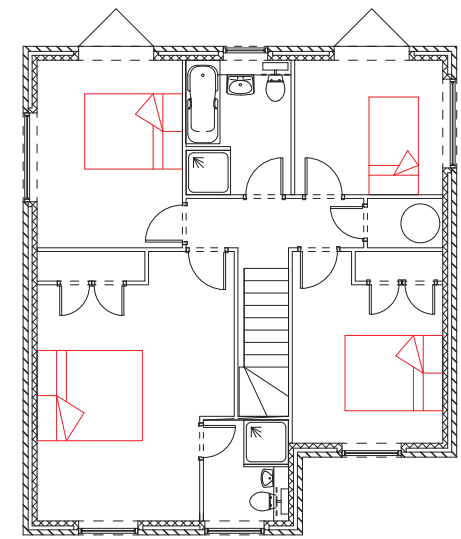
- PLAIN CEILINGS
- ENERGY EFFICIENT LIGHTING
- UPVC SOFFITS AND FASCIAS
- FULLY LAID PATIO AREAS
- LANDSCAPED FRONT AND REAR GARDENS
- EXTERNAL LIGHTS AND SOCKETS
- EXTERNAL GARDEN TAP

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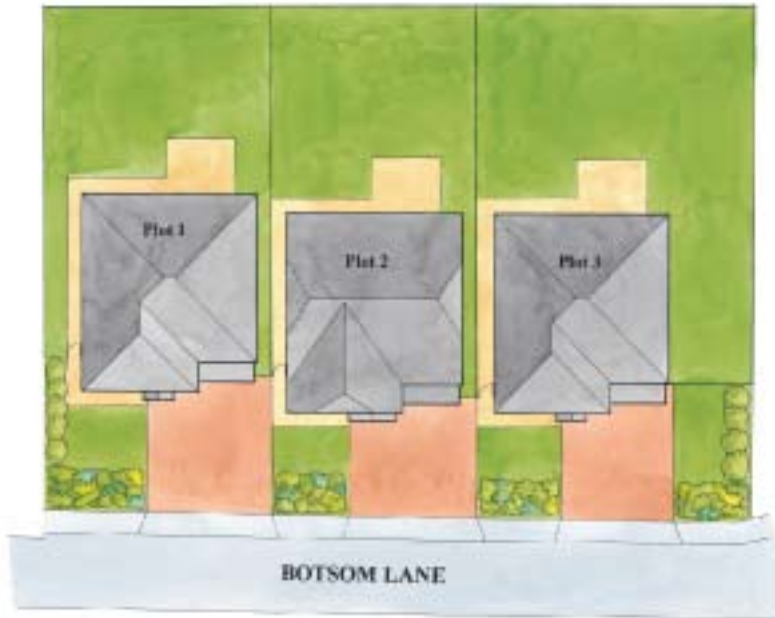
## PLOT 1



GROUND FLOOR



FIRST FLOOR



## ROOM SIZES

## METRIC

## IMPERIAL

	WIDTH	LENGTH	WIDTH	LENGTH
DINING ROOM	3100	3400	10' 2"	11' 1"
UTILITY ROOM	1700	2800	6' 6"	9' 2"
KITCHEN	4030	2800	13' 2"	9' 2"
LOUNGE	3400	5000	11' 1"	16' 5"
BEDROOM 1	5150	5300	16' 10"	17' 4"
BEDROOM 2	3000	3750	9' 10"	12' 3"
BEDROOM 3	2940	3850	9' 7"	12' 7"
BEDROOM 4	2925	2800	9' 7"	9' 2"
BATHROOM	2200	2800	7' 2"	9' 2"

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