

£900,000



The Hawthorns, 1 Paddock Place,
Soldiers Field Lane, Findon Village,
West Sussex, BN14 0SH

A newly built five bedroom executive residence situated in a quiet cul-de-sac position within the picturesque location of Findon Village.

- Entrance Hall
- Ground Floor Cloakroom
- Sitting Room
- Dining Room
- Study
- Kitchen/Breakfast Room
- Fully Integrated Appliances
- Utility Room
- Five Bedrooms
- Master Bedroom with En-suite
- Bedroom Two with En-suite Facilities
- Family Bathroom
- Ground Floor Underfloor Heating
- Attached Double Garage
- Landscaped Gardens Front and Rear

The Hawthorns forms part of a select newly built development of three substantial homes constructed to a high specification and located within this highly regarded village location at the foot of the South Downs. Features include: polished porcelain floors to spacious entrance halls, bespoke oak staircase and galleried landings, oak doors throughout, underfloor heating system to ground floor, bespoke fitted kitchens with granite working surfaces and fully integrated appliances, 'Duravit Starck' sanitary ware with chrome and glass fittings, multi-media system installed, landscaped gardens front and rear with attached double garage, westerly rear aspect.



Entrance Panelled uPVC front door to:

Reception Hall 20' 0" x 7' 8" (6.1m x 2.34m) Tiled underfloor heating, wall-mounted thermostatic control, impressive oak and glass staircase, understairs storage cupboard, concealed spot lighting, door leading to garage.

Ground Floor Cloakroom Low level push flow w.c., wall-mounted wash hand basin, radiator.

Sitting Room 18' 0" x 14' 1" (5.49m x 4.29m) Feature fire surround with gas point, uPVC French doors leading to patio area, concealed spot lighting, integrated ceiling speakers, TV point, wall-mounted thermostat control for underfloor heating.

Dining Room 16' 5" x 13' 0" (5m x 3.96m) uPVC double glazed window bay, concealed spot lighting, thermostat control for underfloor heating, inset speakers.

Study 11' 0" x 9' 0" (3.35m x 2.74m) uPVC double glazed windows, telephone point.

Open Plan Kitchen/Breakfast Room 25' 1" x 17' 9" (7.65m x 5.41m)

Kitchen Area Comprising custom built fitted kitchen, integrated 'NEFF' appliances comprising double oven, microwave and grill with warming plate, fridge and freezer, dishwasher, range of granite working surfaces with one and a half bowl sink with groove drainer, breakfast island with inset 'NEFF' five ring electric hob with glass and chrome extractor over and range of drawers and cupboards under, uPVC double glazed windows overlooking rear garden, concealed spot lighting, door through to:

Utility Room 8' 8" x 5' 9" (2.64m x 1.75m) Stainless steel single drainer sink unit, range of eye-level storage cupboards with further storage cupboards under, further cupboard with integrated washing machine, tiled flooring, uPVC door to side access, extractor fan.



Breakfast Area Feature skylight, tiled flooring, wall-mounted underfloor heating thermostat control, integrated speaker system, bi-folding uPVC doors to terraced area, TV point.

Stairs To: First Floor

Landing Radiator, cupboard housing pressurised cylinder.

Master Bedroom 17' 9" x 14' 1" (5.41m x 4.29m) Radiator, uPVC double glazed windows, concealed spot lighting, TV point, inset speaker system, door to:

En-Suite Bathroom Inset panelled bath with central chrome shower attachment, tiled flooring, part tiled walls, two heated verticle chrome towel rails, wall-mounted wash hand basin with toiletries cupboard under, low level push flow w.c., fully enclosed separate shower cubicle with fitted shower unit and folding glass and chrome screen, fully tiled, inset speaker system.

Bedroom Two 17' 7" x 14' 0" (5.36m x 4.27m) Radiator, uPVC double glazed windows, TV point, door to:

En-Suite Shower Room Walk-in double shower unit, fully tiled with glass and chrome fitments and shower attachment, low level push flow w.c., wall-mounted wash hand basin, tiled flooring, part tiled walls.

Bedroom Three 12' 2" x 12' 1" (3.71m x 3.68m) Radiator, uPVC double glazed windows, access to loft space.

Bedroom Four 9' 1" x 8' 10" (2.77m x 2.69m) Radiator, uPVC double glazed windows, TV point.

Bedroom Five 14' 1" x 8' 6" (4.29m x 2.59m) Radiator, uPVC double glazed windows, telephone point.

Family Bathroom Inset panelled bath with fitted chrome shower attachment, wall-mounted wash hand basin, low level push flow w.c., tiled flooring, part tiled walls, heated chrome towel rail, fully enclosed separate shower cubicle with glass and chrome fitments with fitted independent shower unit.

Outside

Front Brick paved driveway parking for several vehicles with landscaped gardens leading to:

Attached Double Garage 20' 6" x 18' 9" (6.25m x 5.72m) Electronically operated up and over doors, wall-mounted boiler, power points, door to side access.

Rear Garden Majority west facing, paved terraced area, enclosed by fence panelling.





Managing Director:
Marcel Hoed



DETAILED SPECIFICATION

• KITCHENS

- Fully Fitted bespoke contemporary kitchens with indulgent granite worktops
- Stainless steel sink set off by a contemporary mixer tap
- Built-in stainless steel electric twin ovens with complementary stainless steel hobs
- Integrated Neff appliances including dishwasher, fridge/freezer, washing machine, microwave
- Pelmet lighting to work top areas
- Porcelain floor tiles to the kitchen/breakfast room and utility room

• BATHROOMS AND EN-SUITES

- Luxurious white Duravit Starck 3 sanitary ware with Hansgrohe contemporary chrome fittings
- Showers to feature thermostatic shower valves and adjustable riser with an elegant clear glass enclosure to en-suites
- Half height luxurious wall tiles in all bathrooms and full height tiling to shower enclosures
- Sleek floor tiling to bathrooms and en-suites
- Stylish heated chrome towel rails to bathrooms and en-suites

• AV AND MULTIMEDIA

- Multi-room audio system installed in master bedroom, bathroom, kitchen and living room. Further rooms
- Pre-wired for future expansion
- BT telephone and high-speed data network throughout
- SAT HD and Freeview TV points in all bedrooms and living areas
- DAB and FM Radio points in all bedrooms and living areas

DETAILED SPECIFICATION

• HEATING AND HOT WATER

- Gas-fired central heating system
- Underfloor heating throughout ground floor

• INTERNAL FINISHES

- Polished Porcelain floors to entrance halls
- Bespoke solid Oak staircase and gallery landings
- Luxurious fitted carpets throughout
- Oak internal doors with contemporary ironmongery
- White moulded skirting and co-ordinated architrave
- Internal walls finished in matt almond white

• GENERAL FEATURES

- Mains operated security & smoke alarms
- Double glazed timber windows
- External lighting provided to front and back doors and garages
- Landscaped front and rear garden
- External tap provided

• AFTER CARE

- Each home carries a ten year Premier Warranty.

The Hawthorns, 1 Paddock Place, Soldiers Field Lane, Findon Village, West Sussex, BN14 0SH



Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ

www.fowleronline.co.uk

Important Notice

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc. Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or

make further enquiries on their own behalf.

4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.
5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves on these points.

