



MILLER ✕ DENE

FORAYS
HOMES

MILLER ✕ DENE

MILLER DENE, SHIPLEY, WEST SUSSEX RH13 8PT

Miller Dene is a collection of eight beautiful homes situated in the historic village of Shipley, nestled within the West Sussex countryside.

These 2, 3 and 4 bedroom houses built in a mews style offer the charm of living in the country and yet close to Billingshurst town with everything it has to offer along with easy access to Gatwick Airport and London Victoria from its mainline train station.



LOCATION

Shipley is a small village with the charm of its own parish church, St Mary the Virgin, a village hall and a local pub. There is also a Primary school which is great for young families moving into the area.

The local pub serves as a small community shop, as well as having Billingshurst (5 miles) and Horsham (10 miles), for more extensive shopping and leisure facilities.

SPECIFICATION

Every home has been finished to the highest possible standards with luxury kitchens featuring Bosch and Siemens appliances, tiled bathrooms and luxury flooring throughout.

Thoughtfully designed open-plan kitchen, dining and family areas flow to the garden through elegant bifold doors whilst each home features fitted wardrobes/dressing rooms to at least two bedrooms.



EXTERNAL

- Private gardens laid to lawn, with boundary hedging and planted front gardens
- Indian Sandstone paving to paths and patios
- Aged Tegula Block paving driveways with granite set edging
- Combination of close board fencing, hedging and post & chestnut rail fencing to boundaries
- External lighting to front and rear doors
- External tap
- External power to private patios
- Sliding electric communal gate, with private intercom controls to each property

GENERAL

- Double glazed bifold doors opening onto the patio
- Cottage style internal doors
- Floor coverings throughout – a mix of Parador laminate, tiling and carpets
- Double glazed UPVC wood grained windows
- Double glazed French doors (Plots 4 & 5)
- Bespoke wardrobes/dressing rooms fitted to principal bedrooms
- Additional amenity space, private to Miller Dene
- Construction stage Building Control inspections and 10-year structural warranty upon completion provided by ICW

KITCHEN

- Bespoke Shaker style kitchen with Siemens and Bosch appliances, including integrated fridge/freezer, single oven, combi oven/microwave, 5 zone induction hob, full size dishwasher, integrated wine cooler and separate fridge and freezer (Plots 4 & 5)
- Large single bowl stainless steel sinks with chrome mixer tap
- Composite stone work surfaces

UTILITY ROOM

- Laminate work surfaces with space for a washing machine and dryer or combined washer/dryer (plots 1 & 8)
- Doors and handles to match the kitchen

BATHROOM AND EN-SUITES

- Ceramic/Porcelain Porcelanosa tiles to all bathroom floors and walls where detailed
- White sanitaryware to all bathrooms with wall hung or floor standing vanity units
- Heated chrome ladder rails
- Fitted recessed mirrors
- Thermostatic shower controls
- Chrome taps and shower heads

LIGHTING, HEATING AND ELECTRICS

- Air Source Heat Pumps
- Main pressure water to all taps
- Generous supply of power points, including USB outlets
- TV and data points installed to principal rooms
- Electric Vehicle charging point
- SMART controls to allow app control of hot water and central heating
- Zoned underfloor heating throughout
- Chrome switch and socket plates
- Pendant or downlights throughout
- Photovoltaic solar panels with battery-ready inverter (Capable of generating enough power to charge an Audi Q4 e-tron for 6434 miles (plots 1&8), 5507 miles (plots 2&4) and 11543 miles (plots 5&7) per annum depending on operation (information ev-database.org)

DECORATIVE FINISHES

- Satin woodwork with emulsion painted walls throughout
- Painted solid core timber doors
- Half glazed doors to kitchen
- Staircase with Oak handrail and Oak feature step

SECURITY AND FINISHES

- British Standard 4737/BS EN50131 compliant hard-wired intruder alarm system comprising keypad, door contacts and PIR detectors with SMART app controls enabling remote access
- Security lock to doors and windows
- Hard-wired heat/smoke detectors and carbon monoxide detectors installed in accordance with building regulations

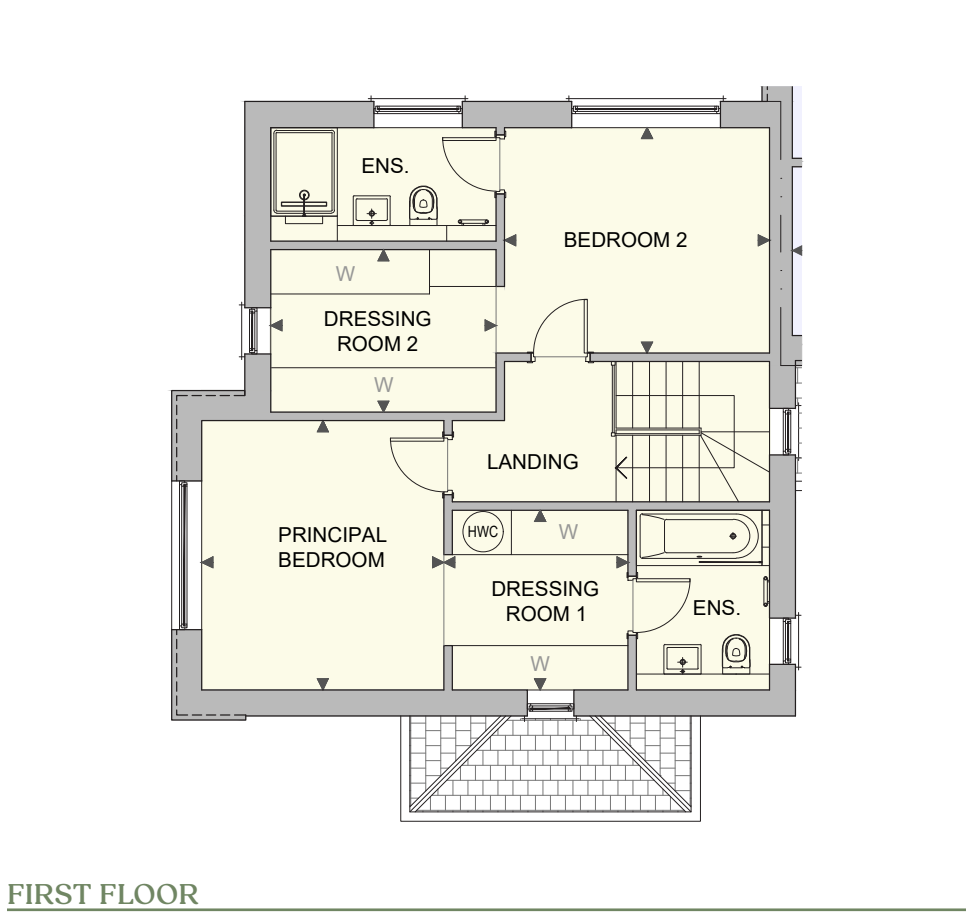
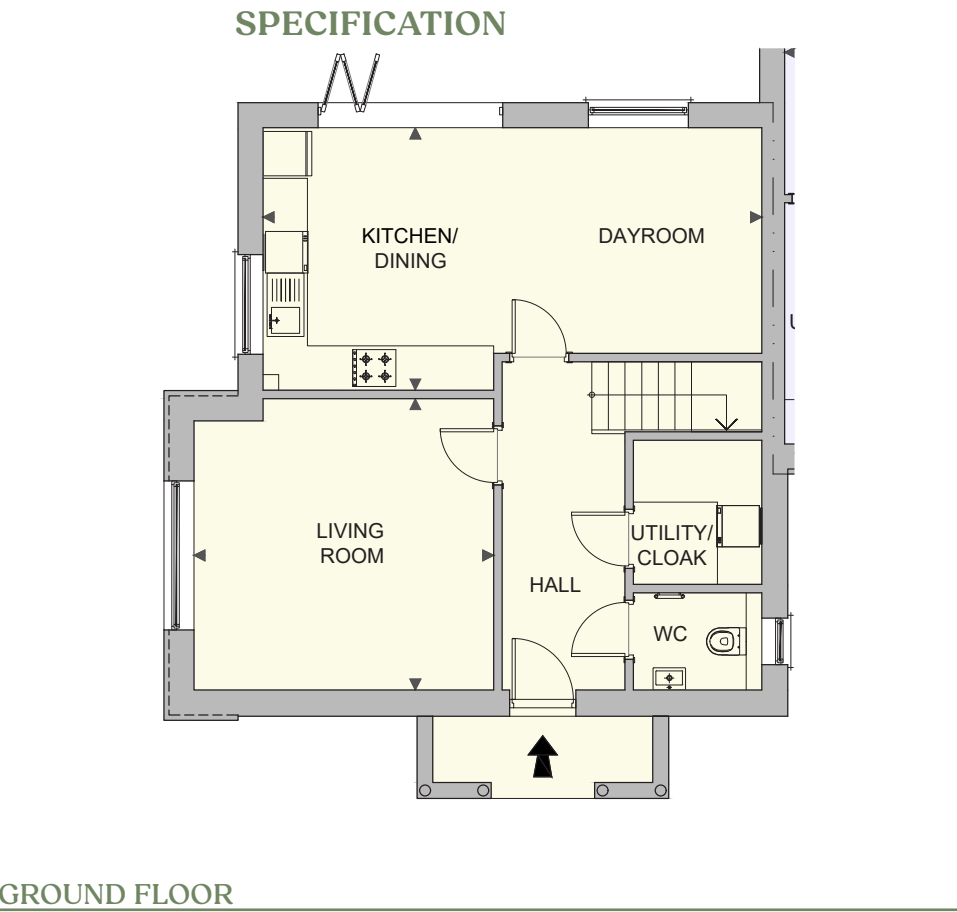
Please note the specification may change during the construction process.

PLOTS 1 & 8 - GROUND FLOOR

KITCHEN / DINING / DAYROOM	11'6" x 22'1"	3550mm x 6750mm
LIVING ROOM	12'9" x 13'3"	3945mm x 4055mm

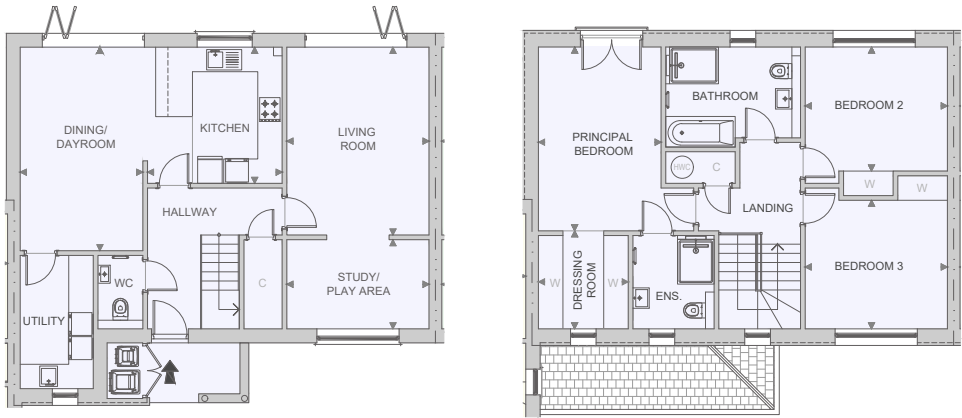
PLOTS 1 & 8 - FIRST FLOOR

PRINCIPAL BEDROOM	11'9" x 10'7"	3645mm x 3280mm
DRESSING ROOM 1	7'9" x 7'8"	2430mm x 2380mm
BEDROOM 2	10'0" x 11'7"	3055mm x 3585mm
DRESSING ROOM 2	7'2" x 10'0"	2200mm x 3050mm



PLOTS 2 & 7 - GROUND FLOOR		
KITCHEN	10'9" x 10'8"	3335mm x 3300mm
DINING/DAYROOM	16'4" x 9'8"	4985mm x 3000mm
LIVING ROOM	15'1" x 11'4"	4600mm x 3485mm
STUDY AREA	7'2" x 11'4"	2185mm x 3485mm

PLOTS 2 & 7 - FIRST FLOOR		
PRINCIPAL BEDROOM	14'7" x 9'9"	4500mm x 3005mm
BEDROOM 2	9'9" x 11'4"	3035mm x 3485mm
BEDROOM 3	10'3" x 11'4"	3150mm x 3485mm

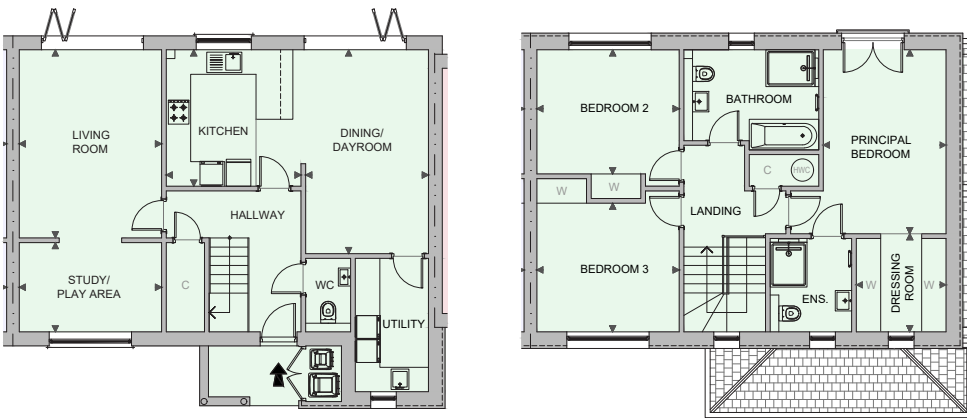


GROUND FLOOR

FIRST FLOOR

PLOTS 3 & 6 - GROUND FLOOR		
KITCHEN	10'9" x 10'8"	3335mm x 3300mm
DINING/DAYROOM	16'4" x 9'8"	4985mm x 3000mm
LIVING ROOM	15'1" x 11'4"	4600mm x 3485mm
STUDY AREA	7'2" x 11'4"	2185mm x 3485mm

PLOTS 3 & 6 - FIRST FLOOR		
PRINCIPAL BEDROOM	14'7" x 9'9"	4500mm x 3005mm
BEDROOM 2	9'9" x 11'4"	3035mm x 3485mm
BEDROOM 3	10'3" x 11'4"	3150mm x 3485mm



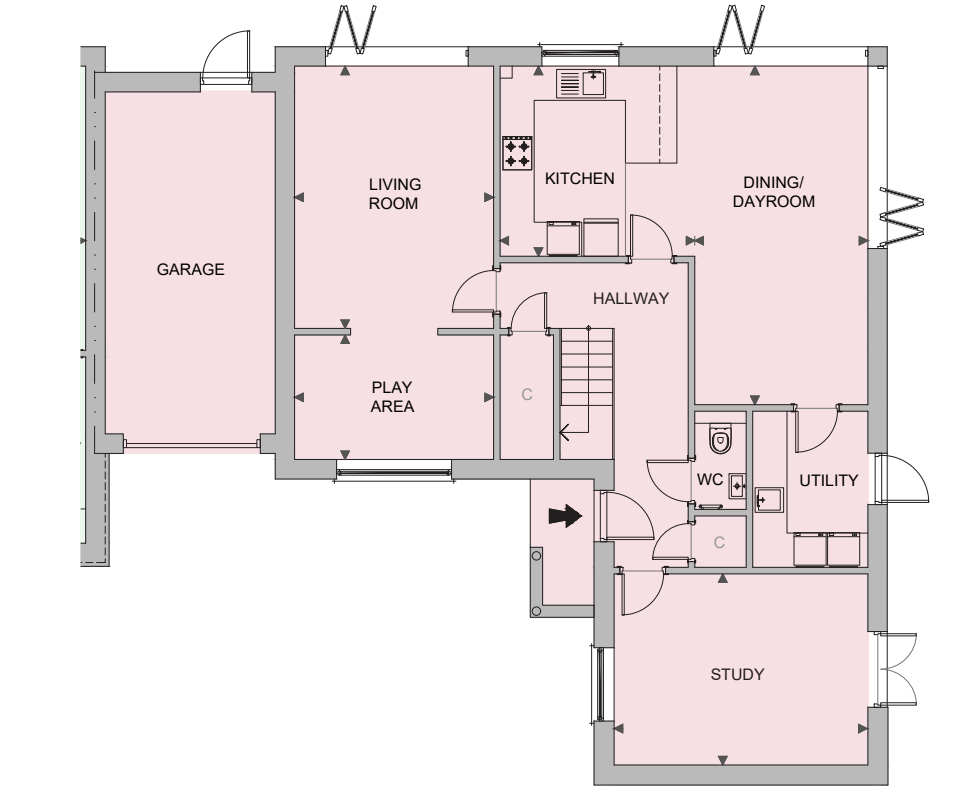
GROUND FLOOR

FIRST FLOOR

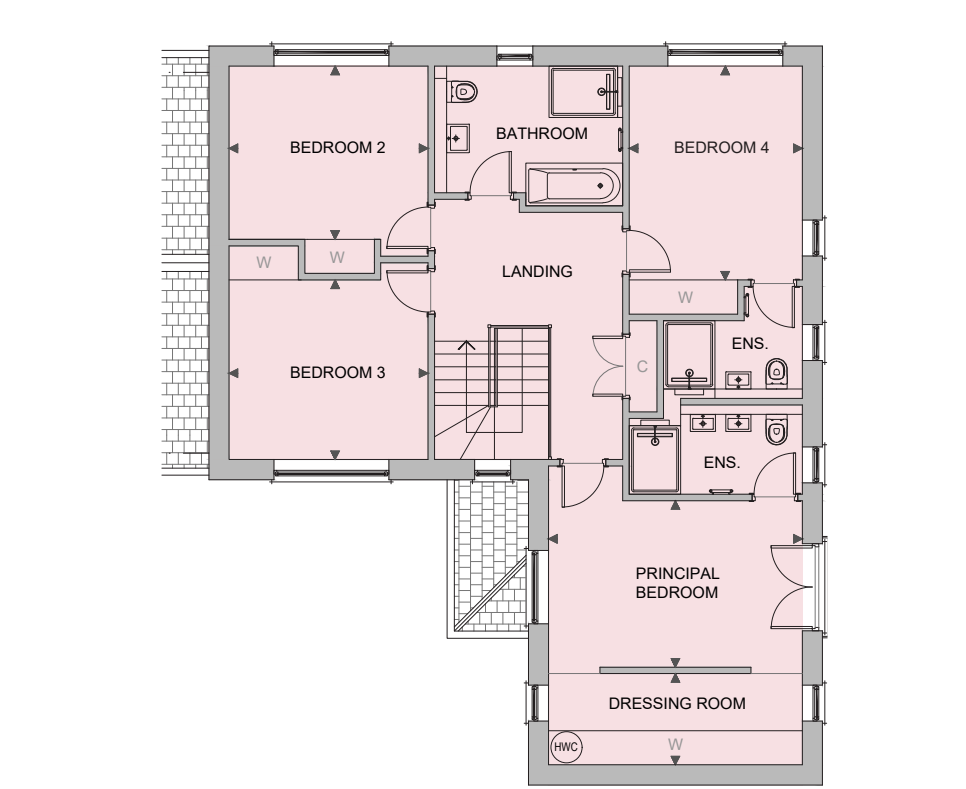


PLOTS 4 & 5 - GROUND FLOOR		
KITCHEN	10'9" x 11'2"	3335mm x 3415mm
DINING/DAYROOM	19'5" x 9'9"	5935mm x 3030mm
LIVING ROOM	15'1" x 11'4"	4600mm x 3485mm
STUDY AREA	11'0" x 14'6"	3350mm x 4445mm
PLAY AREA	7'2" x 11'4"	2185mm x 3485mm

PLOTS 4 & 5 - FIRST FLOOR		
PRINCIPAL BEDROOM	9'5" x 14'6"	2920mm x 4445mm
DRESSING ROOM	5'2" x 14'6"	1600mm x 4445mm
BEDROOM 2	9'9" x 11'4"	3035mm x 3485mm
BEDROOM 3	10'3" x 11'4"	3150mm x 3485mm
BEDROOM 4	12'3" x 9'9"	3750mm x 3030mm



GROUND FLOOR



FIRST FLOOR



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