



Barden Croft

Specification

Tonbridge



Photography from a previous Cala development



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Desirable in every detail

The finishing touches, unexpected flourishes and innovative features. Designer kitchens with high-end technology built-in, for showing off your proudest recipes. Impressive family bathrooms and en suites with desirable sanitaryware, for enjoying some well-deserved pampering.

With every home comfort considered for energy-efficient and low maintenance living, each aspect of your family home is beautifully designed and built to the highest standards; because when you look for quality, it's the little things that make all the difference. If you need adaptations to make your home more accessible (for example a fire alarm for the deaf or hard of hearing), we can install these for you subject to build stage. There is no installation fee, just a charge (at cost) for the product.



Specification for The Bayberry, The Cedar and The Everglade

Kitchen

- Individually designed contemporary kitchen
- Carron Phoenix Onda 651 sink, reversible 1.5 bowl inset stainless steel with single drain
- Vado Sky kitchen mixer with swivel spout in chrome
- 20mm thick premium laminate worktop with square edge profile. Upstand to match
- Glass splashback to rear of hob
- Lighting under units
- Indesit built in single oven
- Indesit 4 zone 600 ceramic hob
- Indesit 600 chimney hood
- Indesit built-in 70/30 fridge freezer
- Indesit integrated 600 dishwasher
- Bosch integrated washer dryer

Bathroom, shower rooms & en-suite(s)

- White sanitaryware with Vado chrome fittings
- Thermostatic shower to bathrooms with separate shower cubicle and en-suite(s)
- Under-basin double door vanity unit to bathroom (and primary en-suite to 3 beds and above)
- Pisa chrome flat towel rail plumbed to heat with central heating and hot water to all bath & shower rooms.

Ceramic tiling

- Cloakroom: Half height to rear of W/C and basin and full depth on windowsill
- Bath & Shower Rooms: Full height to shower, full height around bath if folding shower screen fitted or half height around bath if not, half height to rear of WC & basin and full depth on windowsill
- Chrome tile trim
- Skirting: 200mm tiled upstand to walls without tiling

Heating, lighting & electrical

- DAKIN Air Source Heat Pump & associated Stat.
- DAKIN cylinder
- Recessed LED downlights to kitchen, utility, cloakroom and all bath and shower rooms. Pendant light fittings to all other rooms, hallways, and landings
- Outside lighting to external doors with dusk-to-dawn sensor to front door
- Underfloor heating to ground floor

Internal finishes

- Double glazed windows (finished externally in Grey RAL:7016, white internally) with chrome handles
- All walls finished in white paint
- All woodwork and timber stair spindles finished in white paint
- Stair handrail finished in white paint
- Amtico flooring to hallway, kitchen, utility room (if applicable), cloakroom, bathroom, shower room and en-suite(s)
- Carpets to all other areas
- Wardrobe to bedroom 1

Media communications

- Power point for TV
- Telephone socket

External features

- Zaptec electric vehicle charging point
- Marshall Urbex Slabbing
- Rear garden tap
- Front garden planting
- Rear turf

Efficiency details

- ASHP to all units
- Double-glazed PVCu windows providing a high level of thermal insulation and reduced heat loss
- Energy efficient kitchen appliances
- High levels of insulation within roof spaces and external wall cavities
- Low energy lighting to all homes

Enviromental features

- Bird boxes located throughout site – on properties and in trees
- Bat boxes located throughout site – on properties and in trees
- Bee Bricks located throughout site
- Hedgehog highways located through fencing – allowing free movement for hedgehogs across site

Specification for The Hornbeam, The Larch, The Mulberry, The Poplar, The Rowan, The Walnut, The Willow and The Yew

Kitchen

- Individually designed contemporary kitchen
- Carron Phoenix Zeta 105U undermount sink with single drainer
- Vado Origins kitchen mixer with swivel spout in chrome
- 30mm Quartz / Silestone worktops. Upstand to match
- Quartz splashback to rear of hob
- Kitchen windowsills in quartz to match
- Lighting under units

Utility

- Units to match kitchen
- Carron Phoenix Zeta 105U undermount sink with single drainer
- Vado Sky Mono kitchen mixer with swivel spout in chrome
- 30mm Quartz / Silestone worktops. Upstand to match
- Bosch built-in or built under double oven
- Bosch 4 ring 800 electric hob
- Bosch 750 chimney hood
- Bosch built-in 70/30 fridge freezer
- Bosch integrated 600 dishwasher

Bathroom, shower rooms & en-suite(s)

- White sanitaryware with Vado chrome fittings
- Thermostatic shower to bathrooms with separate shower cubicle and en-suite(s)
- Under-basin double door vanity unit to bathroom (and primary en-suite to 3 beds and above)
- Pisa chrome flat towel rail plumbed to heat with central heating and hot water to all bath & shower rooms.

Ceramic tiling

- Cloakroom: Half height to rear of W/C & Basin and full depth on windowsill
- Bath & Shower Rooms: Full height to shower, full height around bath if folding shower screen fitted or half height around bath if not, half height to rear of WC & basin and full depth on window sill
- Chrome tile trim
- Skirting: 200mm tiled upstand to walls without tiling

Heating, lighting & electrical

- DAKIN Air Source Heat Pump & associated Stat.
- DAKIN cylinder
- Recessed LED downlights to kitchen, utility, cloakroom and all bath and shower rooms. Pendant light fittings to all other rooms, hallways, and landings
- Outside lighting to external doors with dusk-to-dawn sensor to front door
- Underfloor heating to ground floor

Internal finishes

- Double glazed windows (finished externally in Grey RAL:7016, white internally) with chrome handles
- All walls finished in white paint
- All woodwork and timber stair spindles finished in white paint
- Oak handrail, varnish applied
- Amtico flooring to hallway, kitchen, utility room (if applicable), cloakroom, bathroom, shower room and en-suite(s)
- Carpets to all other areas
- Wardrobe to bedroom 1
- Wardrobe to bedroom 2 in the Poplar, the Rowan, the Walnut, the Willow and the Yew

Media communications

- Power point for TV
- Telephone socket

External finishes

- Zaptec electric vehicle charging point
- Marshall Urbex slabbing
- Rear garden tap
- Front garden planting
- Rear turf

Efficiency details

- ASHP to all units
- Double-glazed PVCu windows providing a high level of thermal insulation and reduced heat loss
- Energy efficient kitchen appliances
- High levels of insulation within roof spaces and external wall cavities
- Low energy lighting to all homes

Environmental features

- Bird boxes located throughout site – on properties and in trees
- Bat boxes located throughout site – on properties and in trees
- Bee Bricks located throughout site
- Hedgehog highways located through fencing – allowing free movement or hedgehogs across site



Barden Croft
Lower Haysden Lane
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For more information 

[CALA.CO.UK](https://www.cala.co.uk)

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Stock photography