



HAYDEN
HOMES

SOUTHFIELDS
WESTON-ON-THE-GREEN

Plot 19: THE WOODSTOCK



THE WOODSTOCK

Bedrooms: 4 | Plot: 19 | Garage: Single

Internal Living Area: 214m² | 2,303sq ft² Garage Area: 16m² | 172sq ft² Total Area: 230m² | 2,475sq ft²

A perfect blend of country charm and modern comfort, The Woodstock is a timelessly beautiful country home with four bedrooms and an abundance of living space. Styled in mellow Cotswold stone and sporting a traditional red tiled roof, it's a great looker inside and out.

Perfect for family life, The Woodstock's ground floor includes a spacious sitting room with doors opening onto the garden and a separate home office/family room adding space to play or work. The airy kitchen-diner has bifold doors opening onto the rear garden, guaranteeing lovely views and creating a perfect opportunity for alfresco drinks in the summer – or you could simply relax in the dining room and watch the children play outside.

Upstairs, the four double bedrooms come with ample storage, and you'll also have the comfort of two en-suite bathrooms along with a large family bathroom. If you outgrow the four bedrooms, we've designed the loft to be easy and affordable to convert. All the finer details of your home will be designed by you with the help of our expert team, who will create a virtual reality (VR) version of your home for you to explore. Tailor-made to your taste, your home will be ready to live in from the moment you arrive.



Front elevation of Plot 19

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Rear elevation of Plot 19

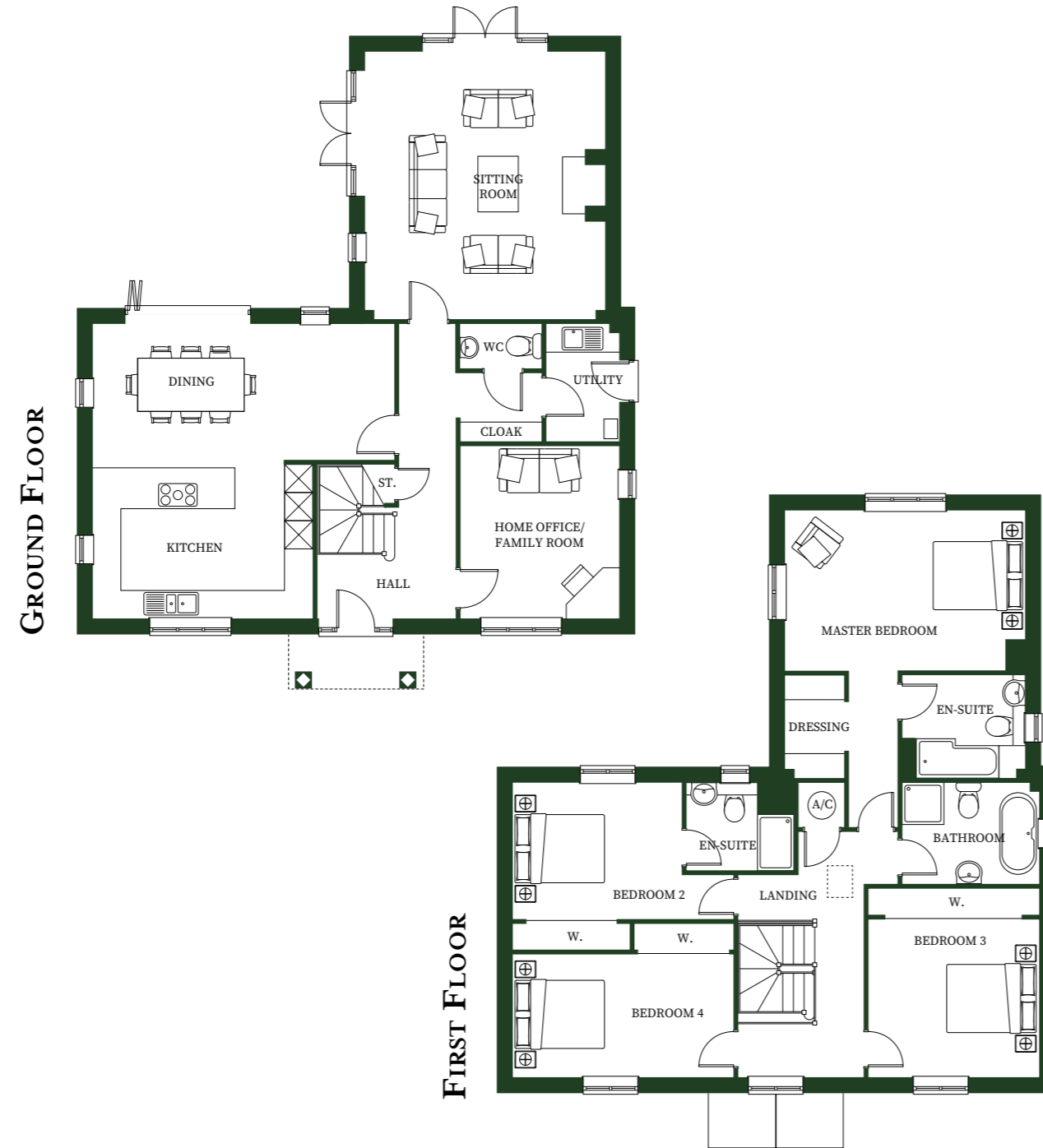
GROUND FLOOR

Sitting Room	5.25m x 5.85m	17'3" x 19'2"
Kitchen / Dining	6.60m* x 6.45m	21'8" x 21'2"
Utility	1.58m x 2.55m	5'2" x 8'4"
WC	1.75m x 0.95m	5'9" x 3'1"
Home Office / Family Room	3.45m x 3.75m	11'4" x 12'4"
Garage	2.77m x 5.89m	9'1" x 19'4"

FIRST FLOOR

Master Bedroom	5.25m x 3.50m*	17'3" x 11'6"
En-Suite	2.68m x 2.25m	8'10" x 7'5"
Wardrobe	1.28m x 2.25m	4'2" x 7'5"
Bedroom 2	3.70m* x 2.98m*	12'2" x 9'9"
En-Suite	2.35m x 1.90m	7'9" x 6'3"
Bedroom 3	3.73m x 3.45m*	12'3" x 11'4"
Bedroom 4	4.84m x 2.68m*	15'11" x 8'10"
Bathroom	2.98m x 2.20m	9'9" x 7'3"

Internal floorplans may be subject to alteration. *Dimensions listed are maximum and approximate. Computer Generated Images are for illustrative purposes only.
Fitted wardrobes to Master Bedroom and Bedroom 2 as standard.



YOUR STANDARD SPECIFICATION

KITCHEN/UTILITY

- Bespoke fitted kitchen with worktop and upstand. Under mounted stainless-steel sink with drainer and chrome mixer tap. LED plinth and pelmet lighting. Hot/Cold/Boiling kitchen tap to Plots 1, 6 & 20
- Fully integrated Neff appliances including Fridge/ Freezer, Steam oven (2nd oven to Plots 1, 6 & 20), 5 burner Gas hob, Microwave, Warming drawer, Dishwasher and Cooker hood. Wine cooler by Caple
- Neff 8kg washer/dryer. Plots 1, 5, 6, 14, 19 & 20 feature a separate washer and dryer

BATHROOMS, EN-SUITES & W/C

- Contemporary suspended sanitaryware
- 2 Drawer vanity unit with sink and waterfall mixer tap (Single drawer to W/C). Waterfall taps to fitted baths
- Family Bathrooms feature a free-standing bath and separate shower with body jets and polished stone 'Feature Wall' tiling (excl. Plot 8 which features free-standing bath only). Plots 7, 9 & 10 have P-bath with shower over
- Illuminated 2 door mirrored cabinet to bathrooms and en-suite (Mirror only to W/C). Chrome wall-mounted towel rail (Dual fuel)

INTERNAL FINISHES

- Full panelled, half panelled and half glazed internal doors. Handmade oak staircase
- Draks soft-close fitted Canto wardrobes to bedrooms 1 & 2 with door motion sensitive lighting and selected accessories. Dressing rooms to Master bedroom for Plots 1, 5, 6, 14, 19 & 20
- Vaulted ceilings using decorative oak purlins to Plots 7 and 10 - First floor. Plot 8 - Sitting Room, Kitchen / Diner, Bed 3 / Home Office & Hall. Plots 2, 17, 5, 14 & 19 - Master bed. Plots 1, 6 & 20 - Master bed and 2nd floor bedrooms
- Porcelain tiled flooring to Hallway, Kitchen, Diner, Utility and W/C. Half-height tiling to walls in Bathroom and En-suite. High gloss tiled flooring with border to Sitting Room and Family Room
- Fitted Cavalier carpets to all bedrooms and first/second floor landings
- Attic trusses in plots 1, 2, 5, 6, 14, 17, 18, 19 & 20 to allow for future loft conversions, subject to necessary planning permission

ELECTRICAL/LIGHTING & HEATING

- Satin chrome light switches & sockets with concealed fixings and USB charger fitted throughout. Ceiling lights are pre-wired with bulb holder. TV/Satellite/Sky and Telephone points fitted to Dining Room, Sitting Room, Home Office and Master bedroom
- Underfloor heating throughout, with wifi enabled thermostat
- Bluetooth ceiling speaker to Kitchen/Diner and Master bedroom
- Motorised garage doors with remote to plots 1, 5, 6, 14, 19 & 20
- Fibre Optic Broadband to each Plot

EXTERNAL FINISHES

- Natural stone finished properties. Plots 7, 8, 9 & 10 feature a mixture of stone, pastore brickwork and timber larch cladding
- Hardwood framed double glazed windows with spray finish and monkey tail furniture. Feature handmade oak porch (Excl. Plots 7, 8, 9 & 10)
- Natural slate or clay roof tiles and seamless aluminium guttering
- Front and rear garden taps. Turfed front & rear gardens. 1.8m boundary fencing with either trellis or closed top. Paving to Bifold/Trifold/French door patio areas and front, side and rear pathways

SECURITY

- Protek 10 year new home warranty
- Wiring for Zoned alarm system. Motion sensitive (PIR with override) lighting to front, rear and side of property. Zoned NACOSS approved alarm system installed to plots 1, 5, 6, 14, 19 & 20
- Ceiling mounted, mains connected smoke, heat and CO detectors to Hall, Landing, Kitchen & Utility

PLEASE NOTE:

* For a Detailed Standard Specification please see separate PDF.

** See the Choices Palette for your no cost options to compliment the Standard Specification and the Upgrades Palette for cost upgrades to complete your vision

*** The above standard specification is subject to manufacturer specification variances, product availability and the client selecting any relevant Choices within the specified construction timeframe. VR representations of the above specification are for illustrative purposes only

**** VAT at the prevailing rate will apply to fitted appliances, carpets and wardrobes



The Master Bedroom



Kitchen/Dining/Family



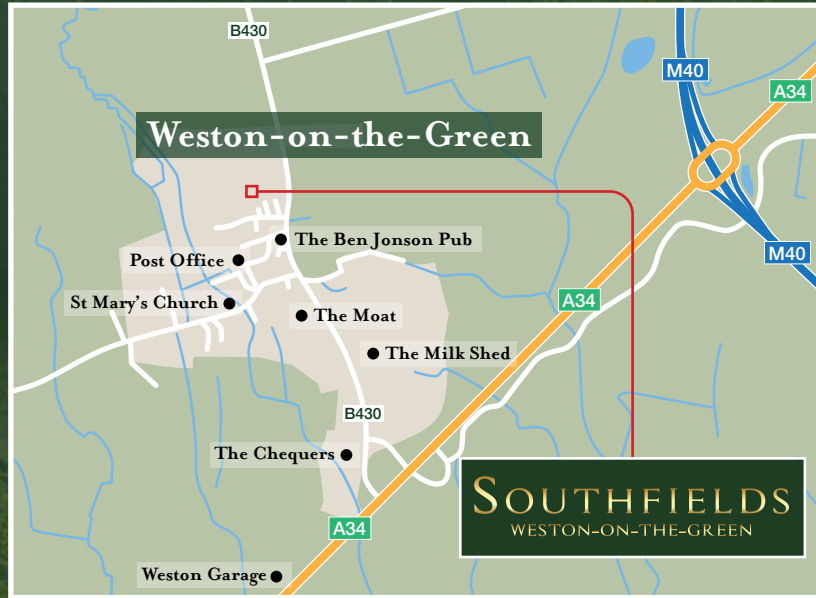
Sitting Room



Family Bathroom

SOUTHFIELDS

WESTON-ON-THE-GREEN



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The Developer reserves the right to make alterations to the specifications and elevational treatments without prior notice. These particulars are for guidance only and do not in any way form part of a warranty or guarantee. Please consult our Sales Negotiator for specific elevational treatments and details. Illustrations are of typical elevations. Please note that all dimensions indicated are approximate and plans are not shown to scale.

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