

SPECIFICATION

EXTERNAL FINISHES

MAIN HOUSE BRICK

- Plots 1,2,5,6 & 8 Wienerberger Rudgwick Multi Stock
- Plots 3,4 & 7 Wienerberger Maplehurst Light Multi Stock

FEATURE BRICK

- Plots 1,2,5,6 & 8 Wienerberger Olde Horsham Red Multi

CLADDING

- Plots 3,4 & 7 Hardie Plank Cedar Arctic White

ROOF TILES

- Plots 1,2,5 & 8 Sandtoft Kensington Humber Sandfaced
- Plots 3,4,6 & 7 Sandtoft Tuscan

TILE HANGING INCLUDING CLUB TILES

- Plots 1,2,5 & 8 Sandtoft Light Rusper

WINDOWS

- Kommerling UPVC White Ash Inside and outside, Horizontal bar with Graphite lever

DOORS

- Solidor Composite Front Door Schwarz Braun outside White Ash Inside
- Flint Beeston Composite Back Door Black outside White Ash Inside

RAINWATER GOODS

- Brett Martin Cascade Cast Effect Guttering System
- Pathways & Patio's-
- Bradstone Natural Sandstone Fossil Buff Project Packs 15.3m2

FENCING

- 1.8m Close Board Fencing Installed by OB Fencing
- 1.2m Chestnut Post & Rail with 600mm wire netting (At the end of the gardens) Installed by OB Fencing

LANDSCAPING

- Turf & planting to rear gardens & communal areas.

INTERNAL FINISHES-

FLOOR FINISHES

- Hawwoods 180mm Azur Pettit Oak 1 Strip Character Brushed Stained Matt Lacquered – Entrance Hall,
- Downstairs WC, Utility, Kitchen/ Family Room, Study
- Pimlico Calico Carpet – Bedrooms, Lounge, Stairs & Landing Installed by Station Road Carpets

SKIRTING & ARCHITRAVE

- 18mm x 168mm MDF Torus Skirting
- 18mm x 68mm MDF Torus Architrave

INTERNAL DOORS

- LPD London 4p Smooth

IRONMONGERY

- Frelan Three One Six Diamond Knurled Lever On Rose Gunmetal

STAIRCASE

- Multi Turn softwood staircase with Oak handrail, White painted risers, Softwood chamfered white painted spindles, White painted softwood newel & Oak newel caps.

FITTED WARDROBES

- Bespoke fitted wardrobes

INTERNAL DECORATION

- Walls, Ceiling & Woodwork – Little Greene Staked Lime (Johnstons colour match)

KITCHEN

- Individually designed & manufactured by Windmill Kitchens. Please refer to plan
- Worktop & Splashback – 20mm BQS Blanco Fontana (Utility) - 38mm Egger Postformed Laminate White Sparkle Grained Worktop with matching upstands)

TAP

- Kitchen - Quooker Fusion Instant hot water taps Gunmetal.
- Utility – Blanco Max II S/Steel

SINK

- Kitchen Sink – Blanco Supreme 533-U
- Utility Sink- Blanco Luvit XL 6S

APPLIANCES

- Bosch Series 4 Built In oven
- Bosch Series 4 Built In microwave oven
- Bosch Series 4 Induction hob with integrated ventilation system (Plots 1,2 & 5)
- Bosch Series 6 Induction hob (Plots 3,4,6,7 & 8)
- Falmecc Gruppo Incasso Slim Extractor (Plots 3,4,6,7 & 8)
- Hoover Integrated fridge freezer
- Hoover Dishwasher
- Hoover Washer Dryer 300 PRO (Plots 1,2,3,4 & 8)
- Hoover Wine Cooler (Plots 1-7)
- Utility – Hoover undercounter freezer (Plots 2,5 & 7)

SANITARYWARE BATHROOM

- Saneux Stetson single Ended Gloss White Bath 1700 x 700
- Crosswater bath clicker waste & filler Brushed Brass
- Crosswater Flute 470 Wall Hung Drawer Unit Ice White
- Crosswater Glass Basin – No tap hole
- Crosswater MPRO Croshead basin 3-hole tap set Brushed Brass with click clack waste.
- Crosswater Kal X BTW pan & soft close seat, Concealed cistern & Brushed Brass flush plate.
- Crosswater MPRO 2 handle 3 outlet valve, MPRO handheld shower Brushed Brass
- Crosswater MPRO Towel Rad 480 x 1380, MPRO Corner TRV, 600w heating element Brushed Brass

SANITARYWARE ENSUITE 1

- Crosswater Limit 600 wall Hung Drawer Unit Modern Oak
- Crosswater 600mm Basin – No tap hole
- Lusso Stone Urban Gunmetal Grey wall mounted basin mixer tap.
- Crosswater Kal X BTW pan & soft close seat, Concealed cistern & Black flush plate.
- Low profile shower tray with Black waste & Crosswater Black framed shower screen.
- Lusso Stone Urban Gunmetal Grey thermostatic shower & handheld shower
- Crosswater MPRO Towel Rad, MPRO Corner TRV, 600w heating element Black.

SANITARYWARE ENSUITE 2

- Crosswater Mada 600 Unit
- Crosswater Mineral Marble Basin White
- Crosswater MPRO Croshead 3-hole basin set Brushed Stainless Steel with click clack waste.
- Crosswater Kal X BTW pan & soft close seat, Concealed cistern & Brushed Stainless Steel flush plate.
- Low profile shower tray with White waste & Crosswater frameless shower screen
- Crosswater Concealed shower valve Brushed Stainless Steel, MPRO 300 wall mounted shower arm,
- MPRO wall outlet & handset brushed Stainless Steel.
- Crosswater MPRO Towel Rad, MPRO Corner TRV, 600w heating element Brushed Stainless Steel.

SANITARYWARE WC

- Crosswater ALO Cloakroom Unit Black Rattan, 400mm stone resin basin.
- Crosswater Jone6 Lever Mini Basin Mono Brushed Stainless Steel.
- Crosswater Kal X BTW Pan & soft close seat, Concealed cistern front flush plate Brushed Stainless Steel.

PLUMBING & HEATING

- Samsung Air Source Heat Pump Heating System & Joule unvented hot water cylinder
- Joule Water Fed Underfloor Heating System to ground floor.
- Thermostatic radiators to first floor
- Outside tap

TILING

FAMILY BATHROOM

- Floor, Skirting, Boxing & Bath Panel – Mandarin Stone Fragments Ivory 600 x 600.
- Top of bath to ceiling – Mandarin Stone Zellige 2022 Sage 100 x 100.

ENSUITE 1

- Floor, Skirting – Mandarin Stone Violetta Nouveau Matt Marble Porcelain 600 x 600.
- Full Height Shower, Boxing & Splashback – Mandarin Stone Zellige 2022 White Gloss 100 x 100.

ENSUITE 2

- Floor, Skirting, Boxing & Niche – Mandarin Stone Rigla Stone Effect Porcelain 600 x 600.
- Shower Walls – Mandarin Stone Rigla Honey Slat 1000 x 333.

ELECTRICAL

- White fittings throughout
- Recessed LED downlights to ground floor rooms & bathrooms
- Pendant lights to first floor rooms.
- CAT 5 Cabling to all living rooms, Bedrooms & study.
- Fibre Installed to main hub in under stairs cupboard.
- Extractor fans to all wet rooms.
- Mains wired smoke detectors.
- Light to loft space.
- Outside lights.
- Outside socket.
- Electric car charging point.

LOFT SPACE

- Fully insulated loft space
- Fully insulated loft hatch with 3 section fold down ladder

SECURITY & PEACE OF MIND-

- Multi Point locking system to all doors.
- Lockable windows
- New 10-year structural warranty provided by Global Home Warranties
- Brand new home with high quality finishes and specifications
- Construction completed by Remmus Designer Homes – Multi award winning house builders.