



FAIRFORD
GREEN

GLOUCESTERSHIRE

Preliminary details

For further information please contact:

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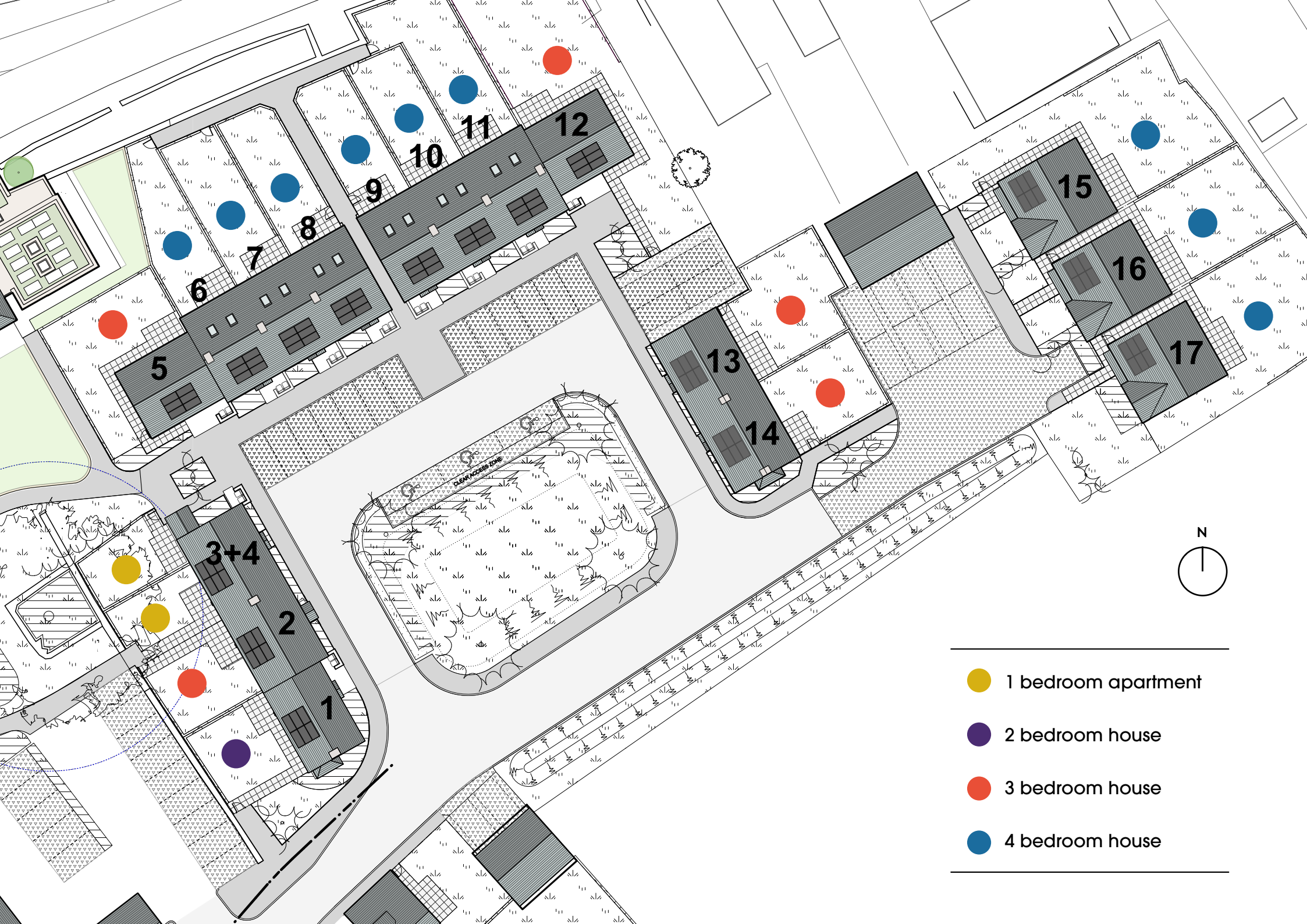
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different by design





Computer generated image of phase 1



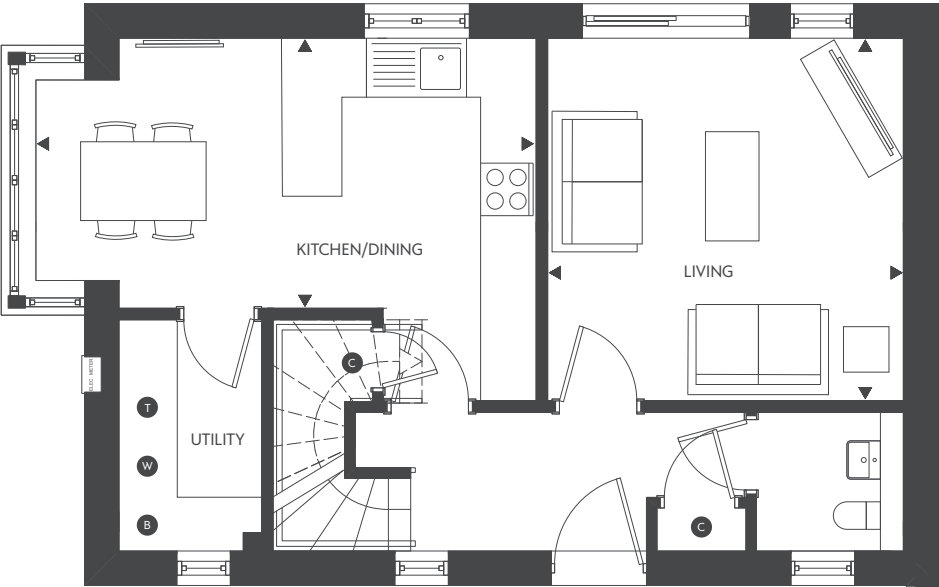


Computer generated image of house 1

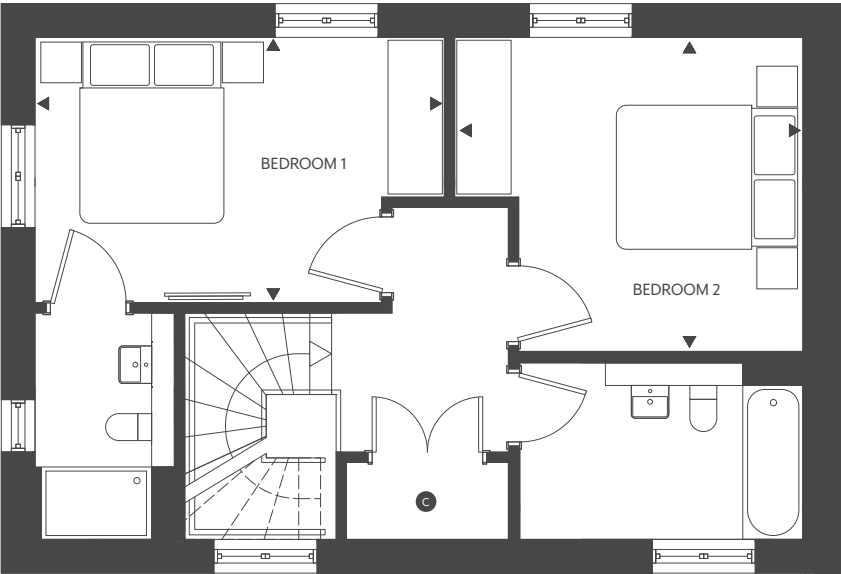
HOUSE 1

W Washing machine space T Tumble dryer space B Boiler C Cupboard

Ground Floor



First Floor



Kitchen/Dining 5.4m x 2.9m		Bedroom 1 4.5m x 2.9m	
17' 9" x 9' 6"		14' 9" x 9' 6"	
Living 3.9m x 3.8m		Bedroom 2 3.8m x 3.4m	
12' 10" x 12' 6"		12' 6" x 11' 2"	

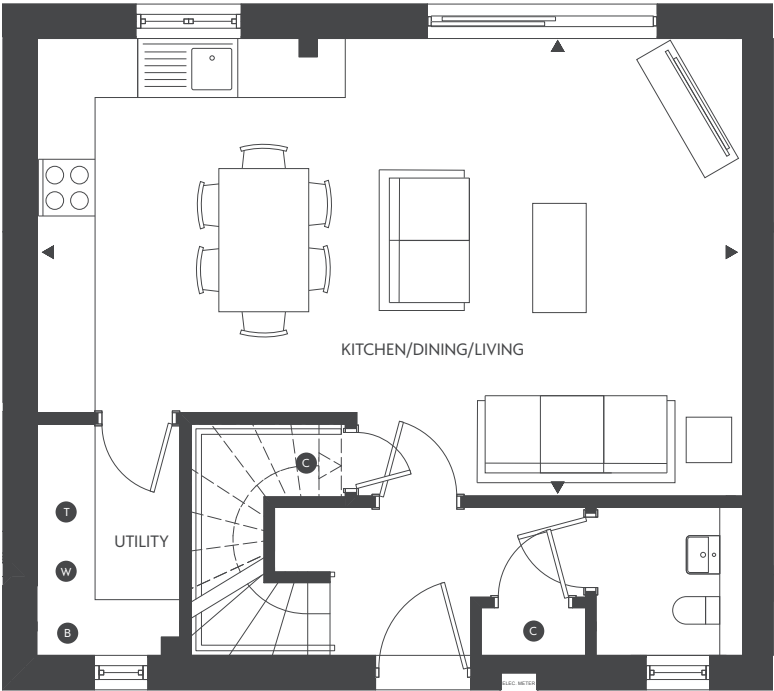


Computer generated image of house 5

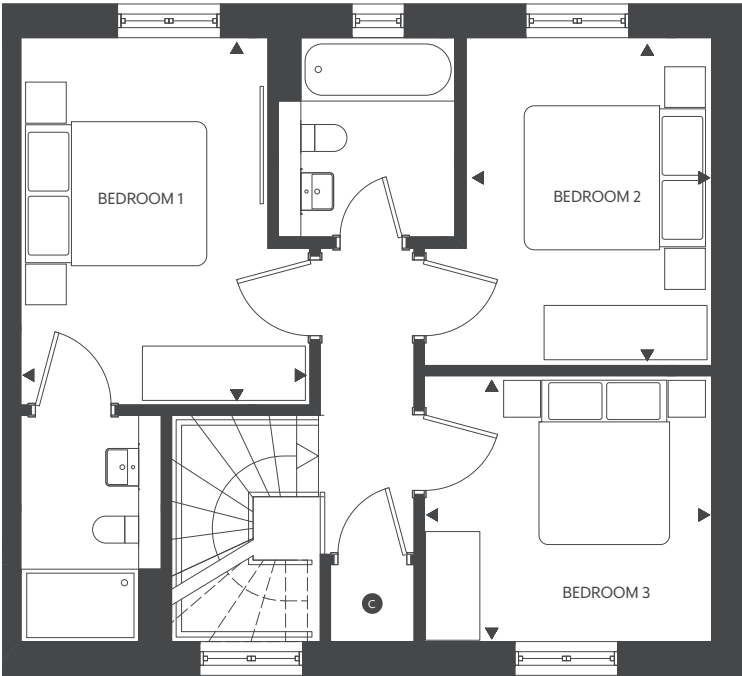
HOUSES 2, 5 & 12

W Washing machine space T Tumble dryer space B Boiler C Cupboard

Ground Floor



First Floor



Kitchen/Dining/Living 7.6m x 4.9m 24' 11" x 16' 1"		Bedroom 2 3.6m x 2.7m 11' 10" x 8' 10"
Bedroom 1 4.0m x 3.1m 13' 1" x 10' 2"	Bedroom 3 3.1m x 2.9m 10' 2" x 9' 6"	

*Please note house 12 is handed. See Sales Advisor for details.



Computer generated image of apartments 3 & 4

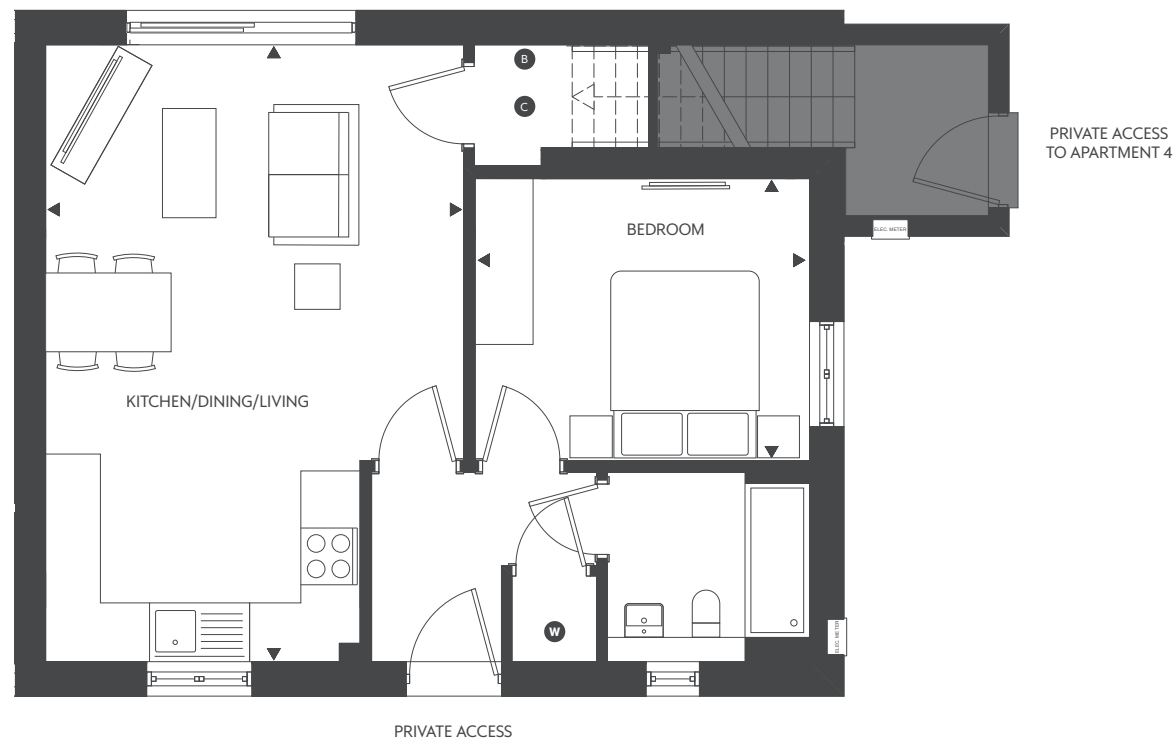
APARTMENT 3

W Washing machine space

B Boiler

C Cupboard

Ground Floor



Kitchen/Dining/Living
6.6m x 4.5m 21' 8" x 14' 9"

Bedroom
3.6m x 3.0m 11' 10" x 9' 10"



Computer generated image of apartments 3 & 4

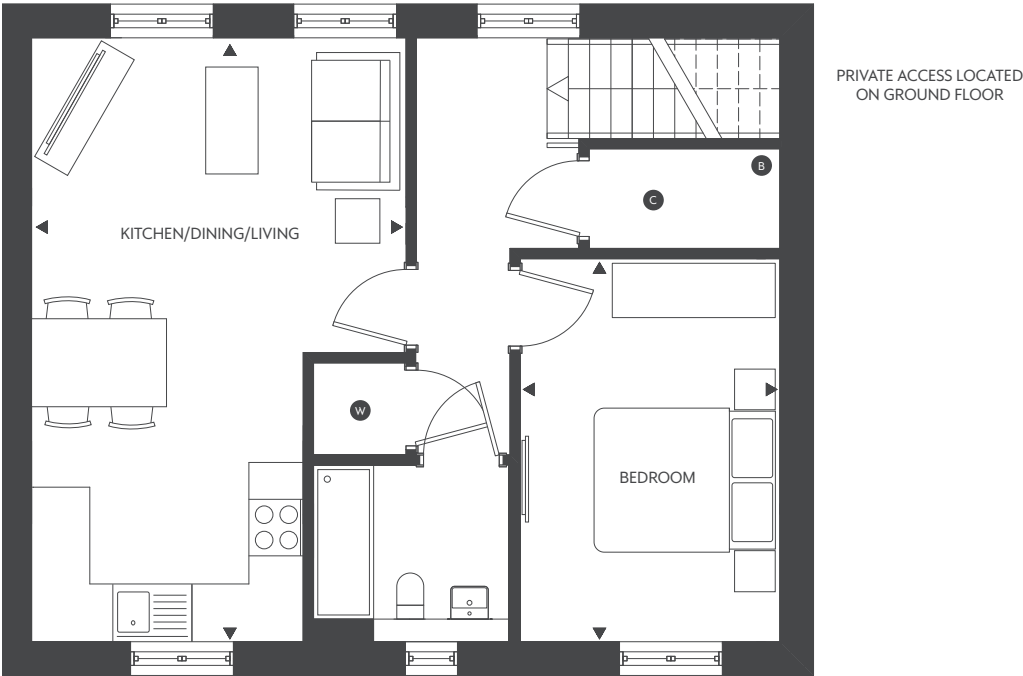
APARTMENT 4

W Washing machine space

B Boiler

C Cupboard

First Floor



Kitchen/Dining/Living
6.6m x 4.1m 21' 8" x 13' 5"

Bedroom
4.2m x 2.8m 13' 9" x 9' 2"

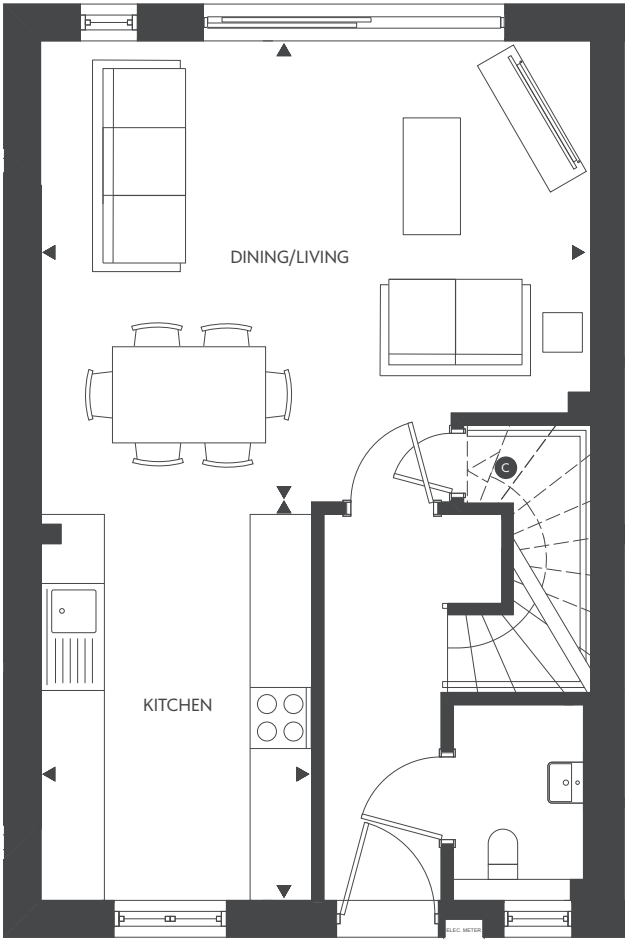


Computer generated image of houses 6 - 8

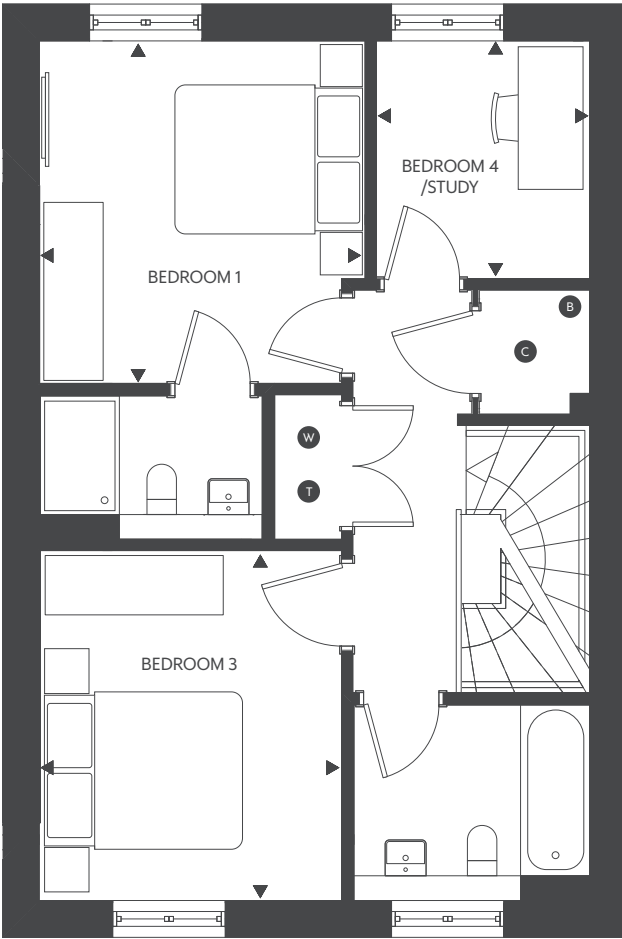
HOUSES 6 & 11

W Washing machine space T Tumble dryer space B Boiler C Cupboard Sloped Ceiling RL Rooflight

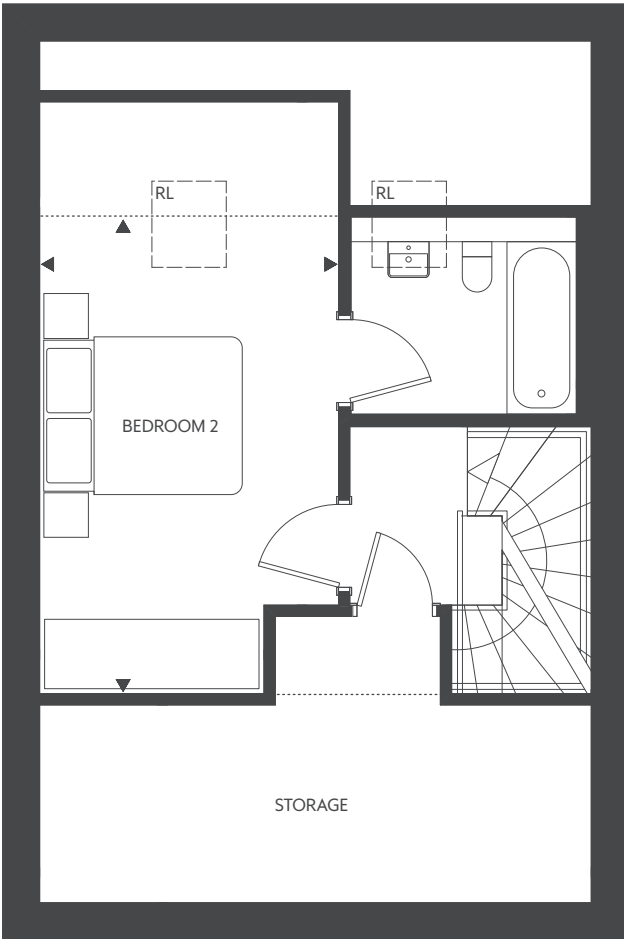
Ground Floor



First Floor



Second Floor



*Please note house 11 is handed. See Sales Advisor for details.

Kitchen 4.0m x 2.7m 13' 1" x 8' 10"	Bedroom 1 3.4m x 3.2m 11' 2" x 10' 6"	Bedroom 3 3.5m x 3.0m 11' 6" x 9' 10"
Dining/Living 5.5m x 4.6m 18' 1" x 15' 1"	Bedroom 2 4.8m x 3.0m 15' 9" x 9' 10"	Bedroom 4/Study 2.4m x 2.1m 7' 10" x 6' 11"
▶▶ Measuring points		



Computer generated image of houses 9 - 11

HOUSES 7, 8, 9 & 10



Washing machine space



Tumble dryer space



Boiler

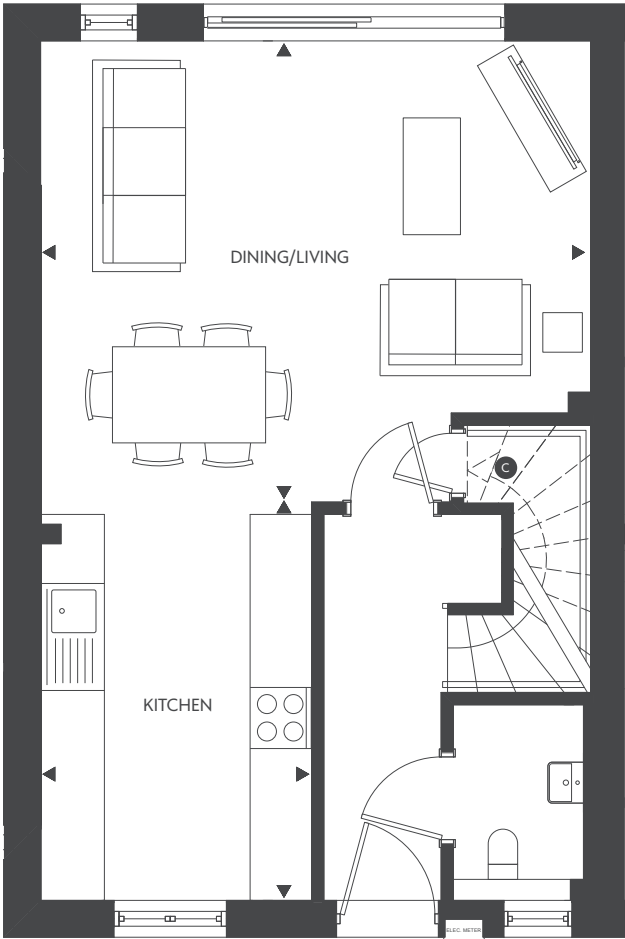


Cupboard

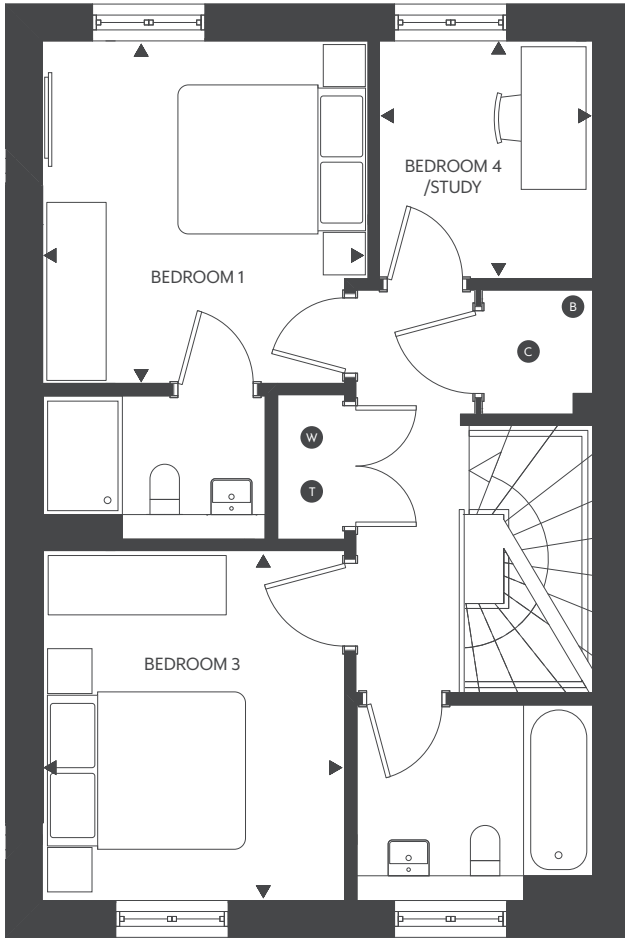
----- Sloped Ceiling

RL Rooflight

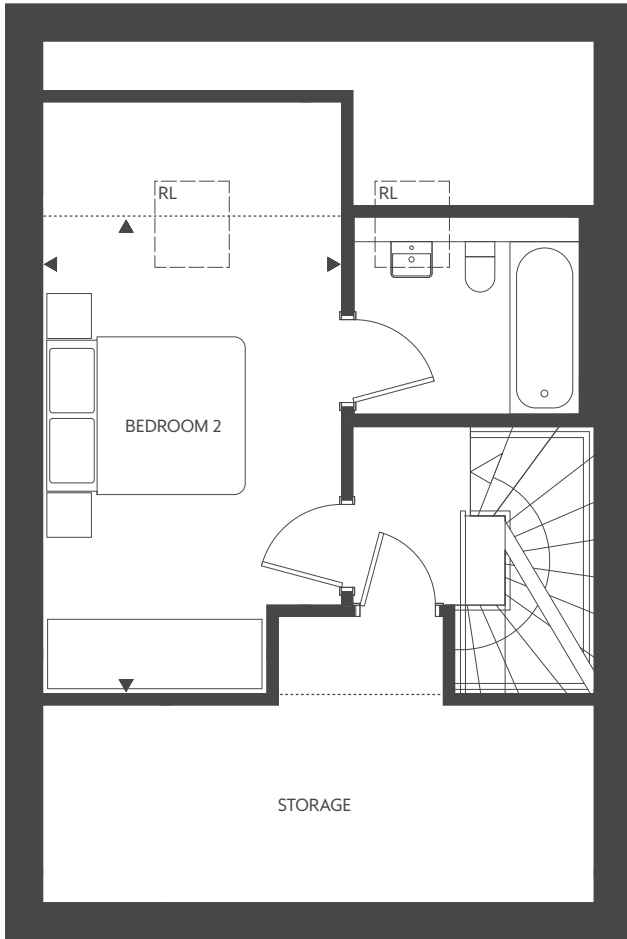
Ground Floor



First Floor



Second Floor



*Please note houses 9 & 10 are handed. See Sales Advisor for details.

Kitchen 4.0m x 2.7m 13' 1" x 8' 10"	Bedroom 1 3.4m x 3.3m 11' 2" x 10' 10"	Bedroom 3 3.5m x 3.0m 11' 6" x 9' 10"
Dining/Living 5.6m x 4.6m 18' 4" x 15' 1"	Bedroom 2 4.8m x 3.0m 15' 9" x 9' 10"	Bedroom 4/Study 2.4m x 2.1m 7' 10" x 6' 11"

▶◀ Measuring points

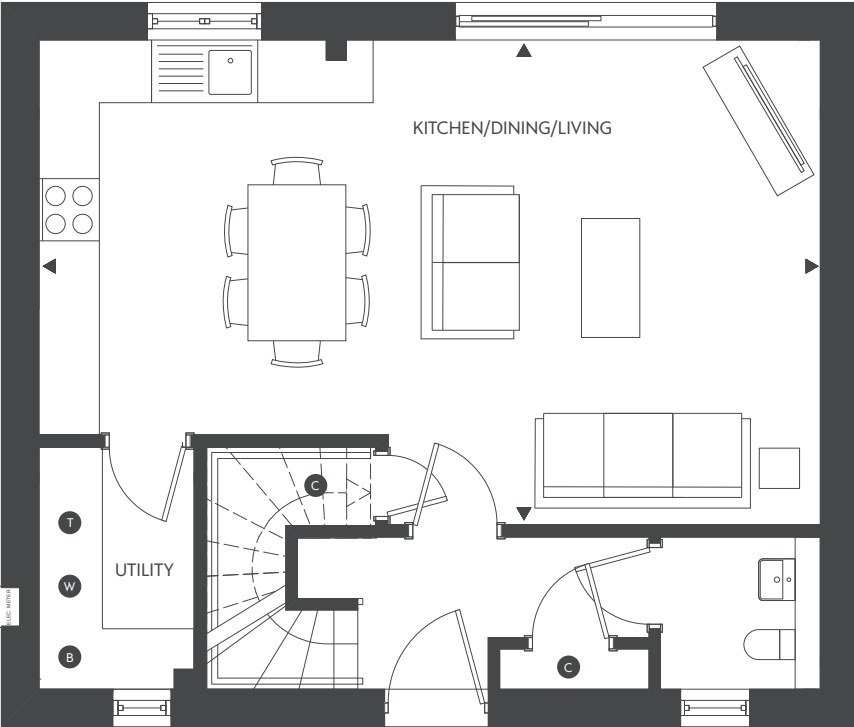


Computer generated image of houses 13 & 14

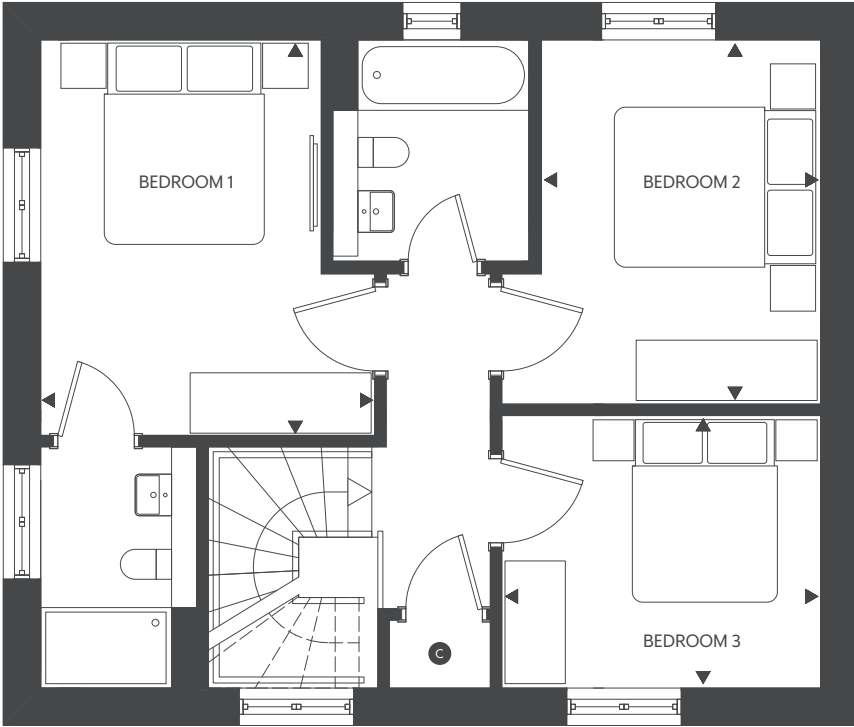
HOUSE 13

W Washing machine space T Tumble dryer space B Boiler C Cupboard

Ground Floor



First Floor



Kitchen/Dining/Living 7.7m x 4.8m 25' 3" x 15' 9"		Bedroom 2 3.6m x 2.7m 11' 10" x 8' 10"
Bedroom 1 3.9m x 3.3m 12' 10" x 10' 10"	Bedroom 3 3.1m x 2.7m 10' 2" x 8' 10"	

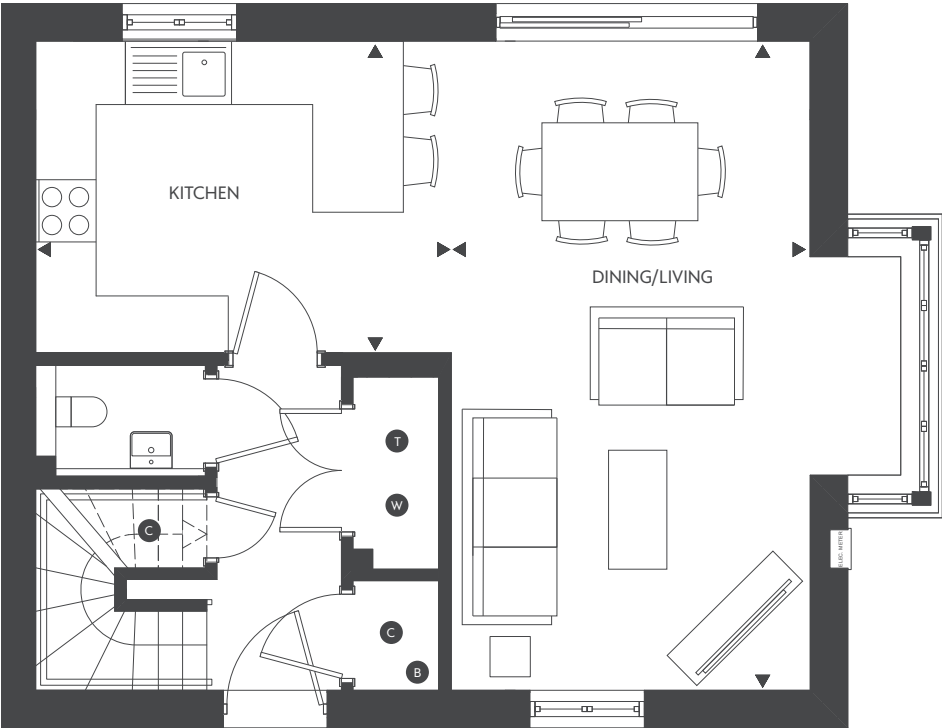


Computer generated image of houses 13 & 14

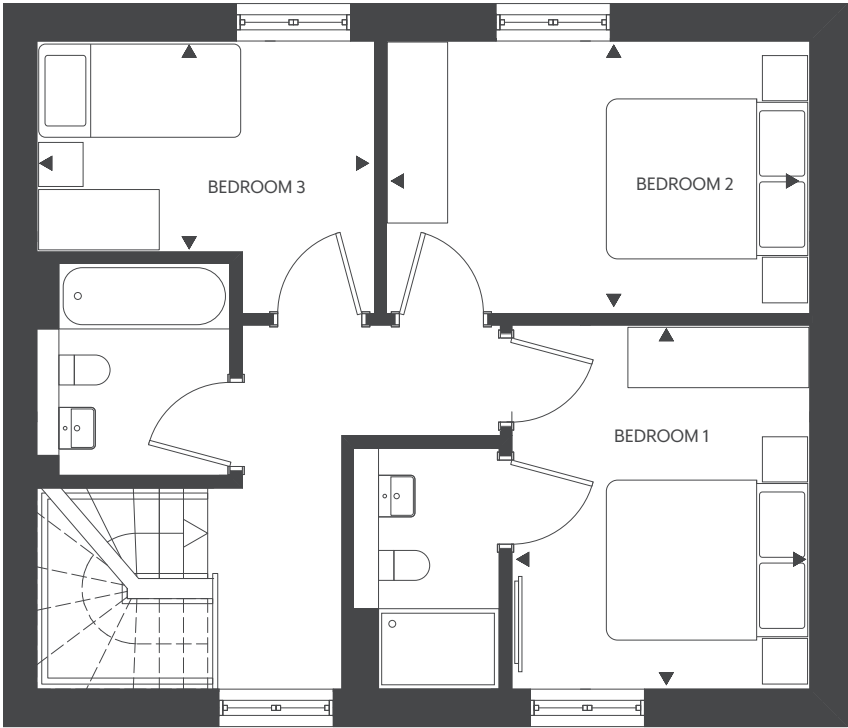
HOUSE 14


W Washing machine space T Tumble dryer space B Boiler C Cupboard

Ground Floor



First Floor



Kitchen 4.1m x 3.0m	13' 5" x 9' 10"	Bedroom 1 3.6m x 2.9m	11' 10" x 9' 6"	Bedroom 3 3.3m x 2.0m	10' 10" x 6' 7"
Dining/Living 6.4m x 3.5m	20' 12" x 11' 6"	Bedroom 2 4.2m x 2.7m	13' 9" x 8' 10"		
 Measuring points					

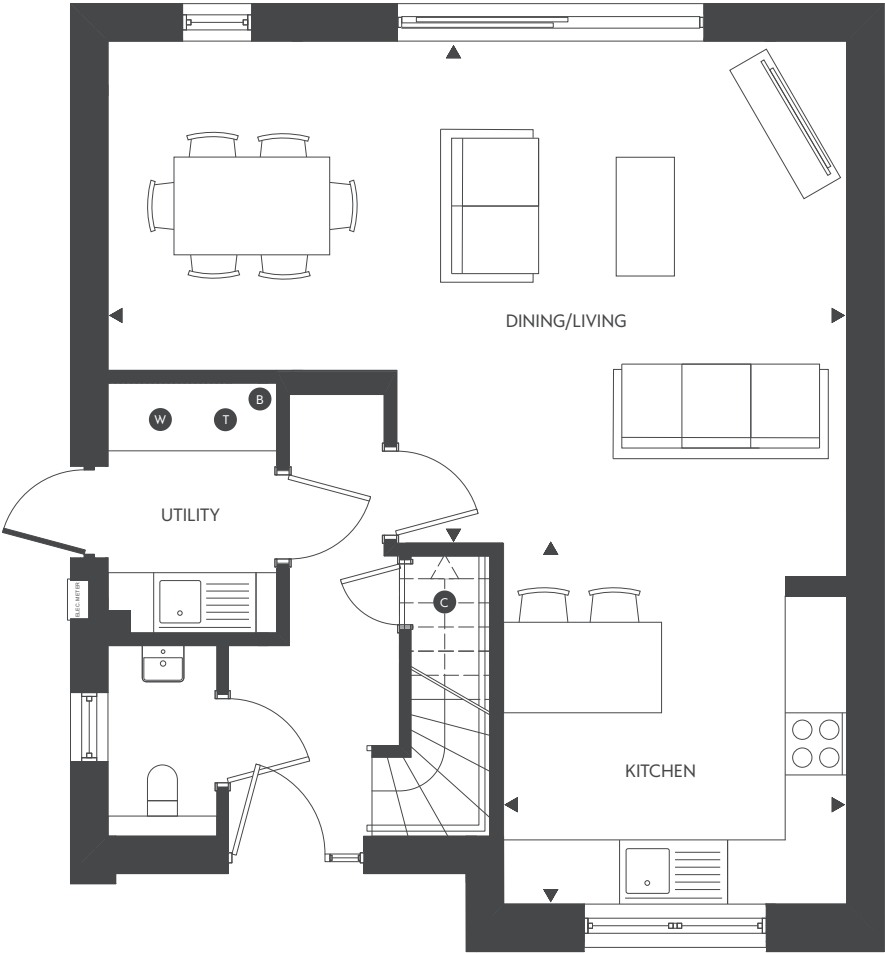


Computer generated image of houses 15 - 17

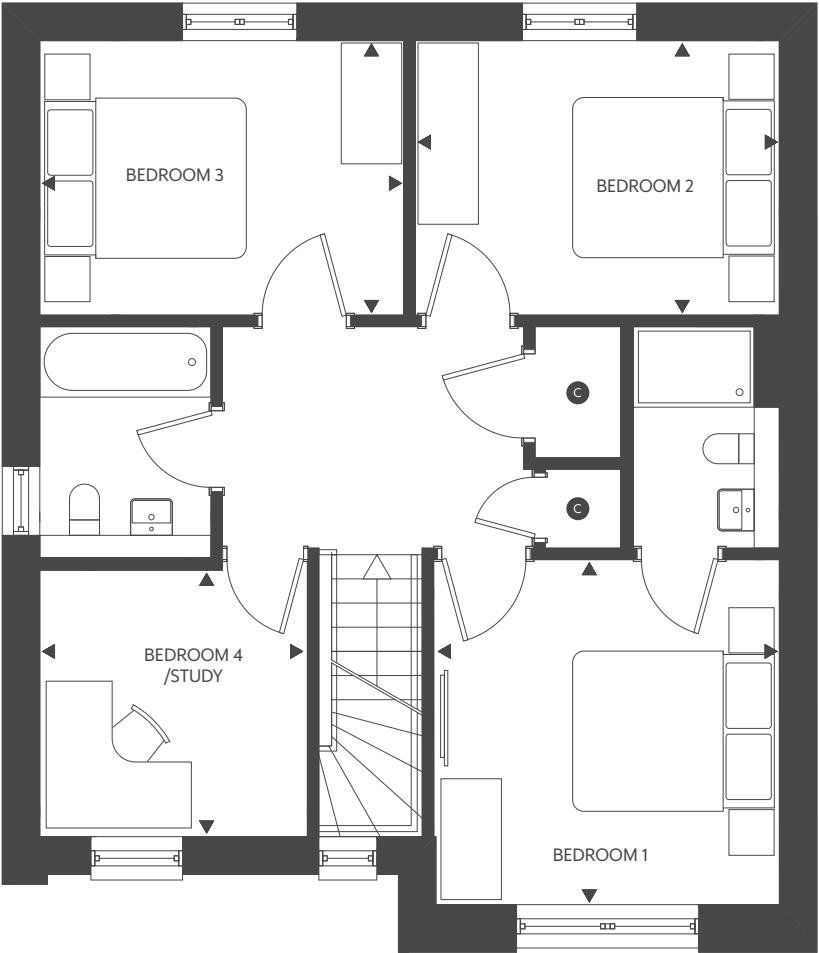
HOUSES 15, 16 & 17

W Washing machine space T Tumble dryer space B Boiler C Cupboard

Ground Floor



First Floor



Kitchen 3.5m x 3.4m	11' 6" x 11' 2"	Bedroom 1 3.4m x 3.4m	11' 2" x 11' 2"	Bedroom 2 3.6m x 2.7m	11' 10" x 8' 10"
Dining/Living 7.3m x 4.9m	23' 11" x 16' 1"	Bedroom 2 3.6m x 2.7m	11' 10" x 8' 10"	Bedroom 4/Study 2.6m x 2.6m	8' 6" x 8' 6"
▶◀ Measuring points					

Specification

Kitchen

- Shaker style solid ash fitted kitchen, choice of colour subject to build stage
- Soft closing hinge mechanism
- Stone worktop with upstand
- Splashback behind hob
- Brushed stainless undermounted steel sink and brushed stainless steel mixer tap
- Integrated recirculating fan
- Under-wall unit LED lighting
- Range of Bosch integrated appliances to include:
 - Built-in multifunction oven
 - Combination microwave oven (to selected homes)
 - Standard microwave oven (to selected homes)
 - 4 cooking zone induction hob
 - Integrated 70/30 Fridge/freezer
 - Integrated dishwasher
- Pull out waste and recycling unit

Utility (to selected homes)

- Fitted units with worktop
- Stainless steel sink with mixer tap
- Space and plumbing for washing machine
- Space for tumble dryer

Bathroom & En-suite

- Contemporary design Vitra white sanitary ware to include:
- Wall-hung toilet with soft closing seat, concealed cistern and dual flush plate*
- Wash basin unit with drawer*
- Brassware by Vado to include:
 - Polished chrome slimline mixer taps
 - Polished chrome wall-mounted shower head and hand-shower set to showers and baths
- Toughened glazed bath screen
- Sliding shower enclosure door to en-suite shower
- Full-height contemporary porcelain wall tiling around bath and shower, tiling behind sink
- Large format porcelain tiled floor
- Stone vanity top
- Shaver socket to bathroom and en-suite
- Chrome heated towel rail to bathroom and en-suite

Heating, Ventilation & Hot Water

- Underfloor heating to ground floor
- Wall-mounted radiators to upper floors
- Enhanced U-values and air tightness
- Highly efficient Worcester Bosch gas combi boiler
- Solar PV panels

Interior Finishes

- Walls painted to Interior Designer's specification
- Ceilings painted in white matt emulsion
- Painted satin square edge profile skirting and architraves
- Solid core satin painted shaker style internal doors
- Contemporary satin stainless steel ironmongery
- Karndean vinyl flooring to ground floor

Exterior Windows & Doors

- Aluminium front door
- High-performance double-glazed windows
- Sliding patio doors

Electrical Fittings and Communications

- Mix of low energy recessed LED downlights and pendants
- TV aerial and data points to living room and all bedrooms
- Openreach Fibre (fibre-optic broadband) to the premise (FTTP)
- USB double sockets to kitchen and bedrooms
- Brushed stainless steel sockets above worktop to kitchen, white sockets and switches elsewhere

Exterior Finishes

- Turfed rear garden and patio area
- Landscape architect designed public realm
- LED light to front and rear door
- External double socket to rear
- Cold water outside tap
- Doorbell
- External letterbox

Security

- Windows and doors are secure by design and part Q compliant providing a high level of protection to your home
- Smoke and heat detectors
- Multi-point locking system to front and side/rear doors

Car Parking

- Electric garage door (to selected homes)
- Electric vehicle charging point to each home
- Allocated parking to all homes

Peace of Mind

- 10 year structural warranty provided by ICW
- Appointed management agent to maintain all public open spaces

* Where applicable

These details are intended to give a general indication of the proposed development. The developer reserves the right to alter any part of the development, specification or floor layout at any time. The contents herein shall not form part of any contract or be a representation inducing any such contract. All properties are offered subject to availability and applicants are advised to contact the developer or agent to ascertain availability of any property so as to avoid an unnecessary journey. These details are believed to be correct but neither the agent nor the developers accept any liability whatsoever for any misrepresentation made either in these details or orally. Applicants are therefore advised to make their own enquiries to check these details to satisfy themselves that the property is suitable. January 2025.



Typical Acorn Show Home interior



Manor Court, Greet, The Cotswolds



The Links, Rest Bay, Porthcawl



Previous Acorn Developments

different by design

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