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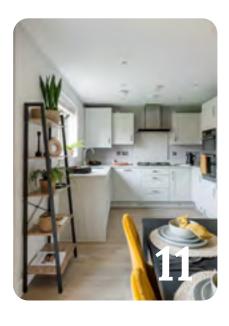
- Welcome to Robin Gardens
- Personalise your home
- Included as standard





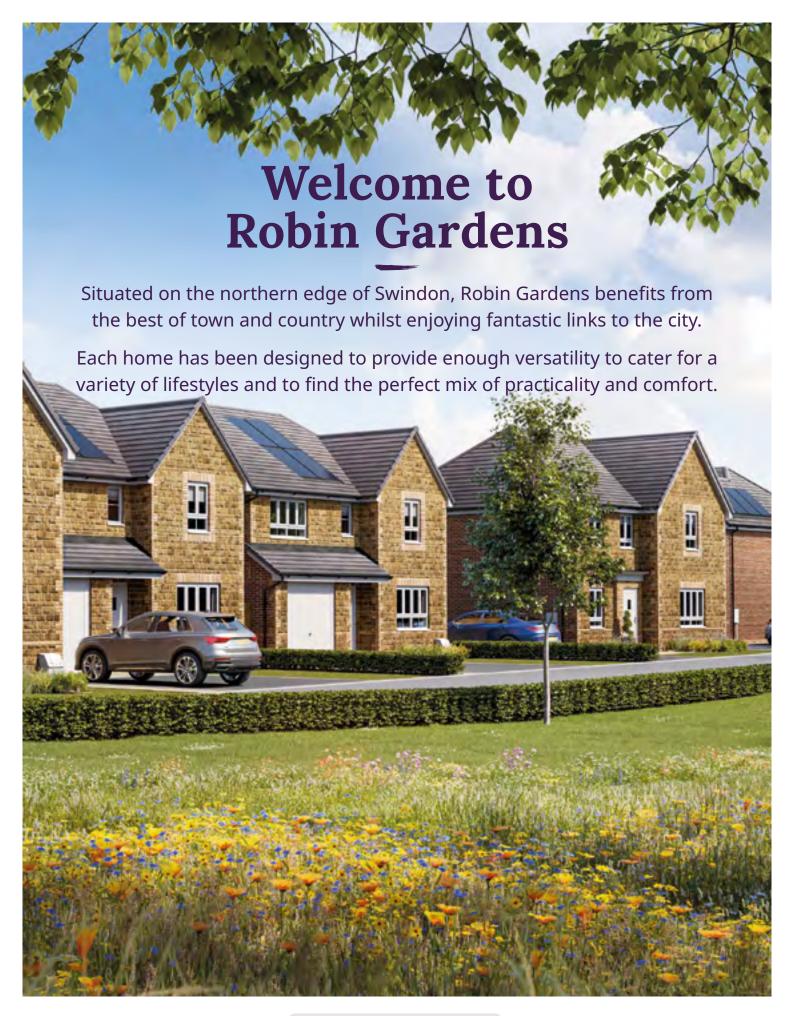


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Personalise your home

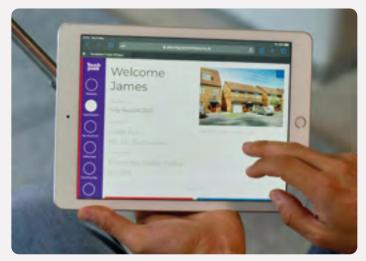
A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in.

You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.







Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, contemporary sinks, and lighting give your kitchen a clean, contemporary finish. You'll get a modern, energy-efficient Zanussi oven with built-in gas hob and integrated hood and extractor fan too.

Utility rooms[†]

Units will be fitted to match your chosen kitchen style. If your home has a toilet in the utility room, we'll fit a contemporary basin and toilet for a sleek finish.



Bathrooms, en suites† and shower rooms†

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure. For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.

Garden[†]

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden – including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. † = House type specific.

	The Askern	The Brandywell	The Crayford	The Harlow	The Henlow	The Monmore	The Kingsley	The Shawfield	The Owlerton	The Thornton
Kitchen	2	3 🚐	3 🚐	3 🚐	3 🚐	4 🚐	4 🚐	4 🚐	4	4 🚐
Symphony kitchens, door fronts and fully integrated appliances	✓	✓	✓	✓	✓	✓	\checkmark	✓	✓	✓
Worktop wall upstands to all work surfaces	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
HD LED Delta Light under wall unit	✓	✓	✓	✓	✓	✓	\checkmark	✓	✓	✓
300mm tall store				✓		✓	\checkmark	✓	✓	✓
Tall oven housing with built-in eye-line double oven		✓	✓	✓	✓	✓	✓	✓	✓	✓
Worktops – PF40 worktop with 40mm round edge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Zanussi built-under stainless steel single fan oven	✓									
Zanussi built-in stainless steel double fan oven		✓	✓	✓	✓	✓	✓	✓	✓	✓
Zanussi 4 burner stainless steel gas hob with enamel supports	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Zanussi integrated 70/30 fridge freezer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Zanussi integrated washing machine		✓	✓	✓	✓	✓	✓	✓	✓	
Zanussi integrated 60cm dishwasher				✓	✓	✓	✓	✓	✓	✓
Zanussi integrated 45cm dishwasher	✓	✓	✓							
Fully integrated hood – unbranded, silver grey and charcoal filter	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Carron Phoenix Onda 150 1.5 bowl sink, drainer and Zeno tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Gas point to hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Tiled sill to window above kitchen worktop		✓	✓	✓	✓	✓	✓	✓	✓	✓
600x750mm stainless steel splashback above hob and to underside of cooker hood	✓	✓	✓	✓	✓	✓	✓	✓	✓	√
Zehnder continuous extractor fan CV2GIP incl. isolation switch	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Carbon monoxide gas monitor	✓	✓	✓	✓	✓	✓	✓	✓	✓	√
Utility Room/Combined Utility and WC Symphony door fronts to match kitchen Worktops – PF20 worktop with 40mm round edge						✓ ✓				✓ ✓
Worktop wall upstands to all work surfaces						\checkmark				✓
Roca Debba WC						✓				✓
Roca Java countertop basin (1 tap hole)						✓				✓
Ideal Standard Calista Basin mixer with click waste						✓				✓
Zanussi integrated washing machine										✓
Zanussi free-standing washing machine	✓									
White painted window board						✓				
Obscure glass – sandblasted						✓				
Zehnder continuous extractor fan CV2GIP incl. isolation switch						✓				✓
Bathroom Outstand to the Market and	√	√	√	√	√	√	√	√	√	√
Calista basin mixer with click waste Roca Debba wash basin with pedestal (1 tap hole)	→	→	→	→	→	→	→	→	→	→
where possible (maximum size to fit room) Roca Debba WC	✓	✓	✓	✓	✓	✓	✓	✓	✓	√
Roca Contessa bath (2 tap holes) with superthick 3mm bath panel (no grips)	✓	✓	✓	✓	✓	✓	√	✓	✓	✓
Calista dual control 2 taphole bath filler	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Aqualisa Midas TWBAR1.21 thermostatic flexible chrome shower system with fixing kit restricted to 9l/min	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Roman hinged bath screen – clear glass and silver frame (RBV13S)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Porcelanosa tiled window sill including 150mm upstand (where window is indicated)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Minimum 200mm high x 630mm wide splashback to basin	\checkmark	✓	\checkmark	\checkmark	✓	\checkmark	\checkmark	\checkmark	\checkmark	\checkmark

Set		The Askern	The Brandywell	The Crayford	The Harlow	The Henlow	The Monmore	The Kingsley	The Shawfield	The Owlerton	The Thornton
Colsign-mounted place monot before that filting	Bathroom	2	3 🖳	3 🖳	3 🖳	3 🚐	3 🚐	4 🚐	4 🖳	4 🖳	4 🚐
Cleaser or window window is indicated	Zehnder continuous extractor fan CV2GIP incl. isolation switch	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Class Company Class Cl	Ceiling-mounted splashproof batten light fitting	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Roca Debta with pedestal (1 tap hole) where possible (maximum stars to far form)	Obscure glass – sandblasted (where window is indicated)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Process Proc	Cloakroom (WC)										
Insultance	Roca Debba WC	✓	✓	✓	✓	✓		✓	✓	✓	
Final Print (✓	✓		✓	✓	✓	
Coling-nounted batten [gift Ittling		✓	✓	✓	✓	✓		✓	✓	✓	
Celling-mounted batten light fitting	Roca Debba cloakroom basin with chrome bottle trap (1 tap hole)	✓	✓	✓							
Zehnder continuous eatractor fan CVZGIP incl. isolation switch	Obscure glass – sandblasted (where window is indicated)	✓	✓	✓	✓	✓		✓	✓	✓	
Clear Standard Calista basin mixer with click waste	Ceiling-mounted batten light fitting	✓	✓	✓	\checkmark	\checkmark		\checkmark	✓	\checkmark	
Idea Standard Calista mini basin with right (waste) V	Zehnder continuous extractor fan CV2GIP incl. isolation switch	✓	✓	✓	✓	✓		✓	✓	✓	
The finder window sill including 150mm upstand (where window is indicated)	Ideal Standard Calista basin mixer with click waste				✓	✓		✓	✓	✓	
Passite Pass	Ideal Standard Calista mini basin mixer with click waste	✓	✓	✓							
Roca Debba WC Roca Debba wash basin with pedestal (1 tap hole) where possible (maximum size to fit froom) Roca Madrid-N cleakroom corner basin with pedestal (1 tap hole) Roca Madrid-N cleakroom corner basin with pedestal (1 tap hole) Roca Madrid-N cleakroom corner basin with pedestal (1 tap hole) Roca Madrid-N cleakroom corner basin with pedestal (1 tap hole) Roca Madrid-N cleakroom corner basin with pedestal (1 tap hole) Roca Madrid-N cleakroom corner basin with pedestal (1 tap hole) Roca Madrid-N cleakroom corner basin with pedestal (1 tap hole) Roca Madrid-N cleakroom corner basin with pedestal (1 tap hole) Roca Madrid-N cleakroom corner basin with pedestal (1 tap hole) Roca Madrid-N cleakroom corner basin with pedestal (1 tap hole) Roca Madrid-N cleakroom corner basin with pedestal (1 tap hole) Roca Madrid-N cleakroom corner basin with pedestal (1 tap hole) Roca Madrid-N cleakroom corner basin with pedestal (1 tap hole) Roca Madrid-N cleakroom corner basin with pedestal (1 tap hole) Roca Madrid-N cleakroom corner basin with pedestal (1 tap hole) Roca Madrid-N cleakroom corner basin with pedestal (1 tap hole) Roca Madrid-N cleakroom corner basin with pedestal (1 tap hole) Roca Madrid-N cleakroom corner basin with pedestal (1 tap hole) Roca Madrid-N cleakroom corner basin with pedestal (1 tap hole) Roca Madrid-N cleakroom corner basin with pedestal (1 tap hole) Roca Madrid-N cleakroom some some corner basin with Rocan Showers Roca Madrid-N tap with Roca Madrid N cleakroom some corner law with Rocan Showers Roca N cleak Madrid Madrid N cleakroom some resin tray with Roman Showers Roca N cleak Madrid Madrid N cleakroom some resin tray with Roman Showers Roca N cleak Madrid Madrid N cleakroom some resin tray with Roman Showers Roca N cleak Madrid Madrid N cleakroom some resin tray with Roman Showers Roca N cleak Madrid Madrid N cleakroom some resin tray with Roman Showers Roca N cleakroom some resin tray with Roman Showers Roca N cleakroom some resin tray with Roman Showers Roca N	Tiled window sill including 150mm upstand (where window is indicated)	✓	✓	✓	✓	✓		✓	✓	✓	
Roca Debtos wash basin with pedestal (1 tap hole) where possible (maximum size to fit room) Roca Madrid-N cloakroom comer basin with pedestal (1 tap hole) Roca N cloakroom comer basin with pedestal (1 tap hole) Roca N cloakroom comer basin with pedestal (1 tap hole) Roca N cloakroom comer basin with pedestal (1 tap hole) Roca N cloakroom comer basin with pedestal (1 tap hole) Roca N cloakroom comer basin with pedestal (1 tap hole) Roca N cloakroom comer basin with pedestal (1 tap hole) Roca N cloakroom comer basin with pedestal (1 tap hole) Roca N cloakroom siding shower door Roca N cloakroom siding shower door with Roca Nhowers pedestal (1 tap hole) Roca N cloakroom siding shower door Roca N cloak	En suite										
Raca Madrid-N cloakroom comer basin with pedestal (1 tap hole)	Roca Debba WC		✓	✓	✓	✓	✓	✓	✓	✓	✓
Real Standard Callsta Basin mixer with click waste			✓	✓	✓		✓	✓	✓	✓	✓
Aqualisa Midas TWBAR1.21 thermostatic flexible chrome shower system with fixing kit restricted to 9l/min Twyford TR6431WH 900 x 760mm stone resin tray with Roman Showers RH3C79CS Collage 900 x 760mm stone resin tray with Roman Showers RC2T1213S Collage 900 x 760mm stone resin tray with Roman Showers RC2T1213S Collage 1200mm sliding shower door Twyford TR6461WH 1200 x 760mm stone resin tray with Roman Showers RC2T1213S Collage 1200mm sliding shower door Twyford TR6461WH 1200 x 760mm stone resin tray with Roman Showers RC2T1213S Collage 1200mm sliding shower door with RC2GM7613S Townside Panel Pilkington obscure glass – sandblasted (where window is indicated) V V V V V V V V V V V V V V V V V V V	Roca Madrid-N cloakroom corner basin with pedestal (1 tap hole)					✓	✓	✓			
With fixing kit restricted to 9l/min Twyford TR6431WH 900 x 760mm stone resin tray with Roman Showers RH3C79CS Collage 9200 x 760mm stone resin tray with Roman Showers RC2T121SS Collage 1200mm sliding shower door Twyford TR6461WH 1200 x 760mm stone resin tray with Roman Showers RC2T121SS Collage 1200mm sliding shower door with RC2GM7613S FRC2T121SS Collage 1200mm sliding shower door with RC2GM7613S FRC2T121SC Collage 1200mm sliding shower door with RC2GM7613S FR	Ideal Standard Calista Basin mixer with click waste		✓	✓	✓	✓	✓	✓	✓	✓	✓
RH3C79CS Collage 900 x 760mm stone resint ray with Roman Showers RC2T1213S Collage 1200mm stiding shower door Twyford TR6461WH 1200 x 760mm stone resin tray with Roman Showers RC2T1213S Collage 1200mm sliding shower door with RC2GM7613S Tollage 1200mm sliding shower door with RC2GM7613S 750mm Side Panel Pilkington obscure glass – sandblasted (where window is indicated) Procelanosa tiled window sil including 150mm upstand (where window is indicated) Procelanosa tiled window sil including 150mm upstand (where window is indicated) Procelanosa tiled window sil including 150mm upstand (where window is indicated) Procelanosa tiled window sil including 150mm upstand (where window is indicated) Procelanosa tiled window sil including 150mm upstand (where window is indicated) Procelanosa tiled window sil including 150mm upstand (where window is indicated) Procelanosa tiled window sil including 150mm upstand (where window is indicated) Procelanosa tiled window sil including 150mm upstand (where window is indicated) Procelanosa tiled window is indicated window is indicated) Procelanosa tiled window is indicated window is indic			✓	✓	✓	✓	✓	✓	✓	✓	✓
RC2T1213S Collage 1200mm sliding shower door						✓					
RC2T1213S Collage 1200mm sliding shower door with RC2GM7613S 760mm Side Panel			✓	✓	✓		✓	✓	✓		✓
Porcelanosa tiled window sill including 150mm upstand (where window is indicated) White shaver socket Ceiling-mounted splashproof batten light fitting Splashback to basin (minimum 200mm high x 630mm wide) Zehnder continuous extractor fan CV2GIP incl. isolation switch Tull height tiling to shower enclosure Obscure glass – sandblasted (where window is indicated) *** *** *** *** *** *** ***	RC2T1213S Collage 1200mm sliding shower door with RC2GM7613S									✓	
(where window is indicated) V<	Pilkington obscure glass – sandblasted (where window is indicated)		✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceiling-mounted splashproof batten light fitting \$\frac{1}{2} \qu			✓	✓	✓	✓	✓	✓	✓	✓	✓
Splashback to basin (minimum 200mm high x 630mm wide) Zehnder continuous extractor fan CV2GIP incl. isolation switch V V V V V V V V V V V V V V V V V V V	White shaver socket		✓	✓	✓	✓	✓	✓	✓	✓	✓
Zehnder continuous extractor fan CV2GIP incl. isolation switch V V V V V V V V V V V V V V V V V V V	Ceiling-mounted splashproof batten light fitting		✓	✓	✓	✓	✓	✓	✓	✓	✓
Full height tiling to shower enclosure V V V V V V V V V V V V V V V V V V V	Splashback to basin (minimum 200mm high x 630mm wide)		✓	\checkmark	✓	\checkmark	✓	\checkmark	✓	✓	✓
Obscure glass – sandblasted (where window is indicated) **Y***Y***Y***Y***Y***Y**Y**Y**Y**Y**Y	Zehnder continuous extractor fan CV2GIP incl. isolation switch		✓	✓	✓	✓	✓	✓	✓	✓	✓
Heating/Electrical Services Full central heating – gas-fired boiler/radiators **Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	Full height tiling to shower enclosure		✓	✓	✓	✓	✓	✓	✓	✓	✓
Full central heating – gas-fired boiler/radiators V V V V V V V V V V V V V V V V V V V	Obscure glass – sandblasted (where window is indicated)		✓	✓	✓	✓	✓	✓	✓	✓	√
Ideal Logic Combi (house type specific) Condensing boiler with pressurised hot water cylinder (house type specific) Thermostatically controlled radiator valves All lighting points are pendant fitting (unless noted otherwise) and include energy-efficient bulbs	Heating/Electrical Services										
Condensing boiler with pressurised hot water cylinder (house type specific) Thermostatically controlled radiator valves All lighting points are pendant fitting (unless noted otherwise) and include energy-efficient bulbs	Full central heating – gas-fired boiler/radiators								✓	✓	✓
Thermostatically controlled radiator valves	Ideal Logic Combi (house type specific)	✓	✓	✓	✓	✓	✓	✓			
All lighting points are pendant fitting (unless noted otherwise) and include energy-efficient bulbs	Condensing boiler with pressurised hot water cylinder (house type specific)										
energy-efficient bulbs	Thermostatically controlled radiator valves	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White switches throughout		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	White switches throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	√

	The Askern	The Brandywell	The Crayford	The Harlow	The Henlow	The Monmore	The Kingsley	The Shawfield	The Owlerton	The Thornton
Heating/Electrical Services	2 🚐	3 🚐	3 🚐	3 🚐	3 🚐	4 🚐	4 🚐	4 🚐	4 🚐	4 🚐
Kitchen multi-grid switch above worktop controlling unswitched sockets below worktop	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mains-operated smoke detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White sockets throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External 6 panel black carriage light carbon monoxide gas monitor within 3m of a gas appliance	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External carriage light to front entrance door with PIR sensor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External rear floodlight with PIR sensor – 10 watt	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Deta wiring accessories & Hager domestic current protection – white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Kitchen – double socket with incorporated USB charger (refer to house type drawing)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV socket outlet (refer to house type drawing)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mains-operated doorbell/bell push	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Garage (attached or detached) within curtilage (batten light fitting)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Garage (attached or detached) within curtilage (1NR double socket)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2NR CAT5 outlets (refer to house type drawing)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Internal Features										
Newark 5 panel moulded painted internal doors (grain effect) with white butt hinges (door kit)	✓	√	√	√	√	✓	✓	✓	✓	✓
Chrome plated lever on rose	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bathroom, WC and en suite – privacy locks with external release	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
MDF 15 x 119mm chamfered & grooved skirting	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stairs – 32 x 32mm softwood square stop chamfered pattern balusters	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Softwood wall fix handrail	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
MDF 15 x 58mm chamfered & grooved architrave	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Softwood stop chamfered pattern newel post with newel cap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Painted white finish	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Eclisse pocket door – flush finish with integrated ironmongery in steel frame to kitchen						✓				✓
Decoration										
Flat ceilings – white matt emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Walls – white matt emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Crown Trade New Build acrylic gloss and primer/undercoat to all woodwork (all internal doors pre-finished)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

	The Askern	The Brandywe	The Crayford	The Harlow	The Henlow	The Monmore	The Kingsley	The Shawfield	The Owlerton	The Thornton
External Features	2	3 🚐	3 🚐	3 🛌	3 🖳	4 🖳	4 🚐	4 📇	4 🚐	4 🚐
Composite entrance door (various designs) with uPVC frame & composite sill, double glazing and colour as external finishes schedule	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
BS3621 multipoint lock with thumb turn cylinder & handles, 180 degree eye viewer and security door chain – chrome finish	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Letter plate and internal draught flap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome house numbers	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Paths (900mm wide) – buff riven paving slabs (450x450mm)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front gardens – graded and turfed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White PVCu toughened double glazed doors with white handles	✓	✓	✓	✓	✓	\checkmark	✓	\checkmark	✓	✓
3-point locking system to primary door with secondary door secured by 2 shoot bolts	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Brass hose union outside bib tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Landscaping – refer to approved landscape layout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Double glazed windows with white handles – refer to window schedule for design	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Grey external/white internal PVCu lockable double glazed windows with colour appropriate handles	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Hormann 2101 llkley contemporary steel garage door – pre-finished white (where applicable)		✓				✓	✓	✓	✓	✓
White uPVC fascias and bargeboard (where applicable) – location as material plan	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Patio area – buff riven paving slabs (approx 4.3 sq. m.)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Rear gardens – graded and rotavated	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1,800mm high larch lap panel (to intermediate garden divisions)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Closeboard 1,800mm high (generally to garden rear and open side boundaries)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Paths – buff riven paving slabs to shed and rear gate (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electric vehicle car charging provisions - 30 amp wired spur for future electric vehicle charging point	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electric vehicle car charging point - 7.2kw charging point/charging stand point	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Solar PV panels – plot allocation & configuration as UPOWA arrangement sheets	✓	✓	✓	✓	✓	✓	✓	✓	✓	√

Our homes

2 bedroom homes



3 bedroom homes



4 bedroom homes



→ View the site plan



The Askern

2 BEDROOM HOME, TOTAL 646.31 sq. ft. / 60.04 sq. m.



GROUND FLOOR

Kitchen/Living/Dining Area

6.48m × 3.92m

21'4" × 12'11"



FIRST FLOOR

Bedroom 1

3.92m × 2.77m

12'11" × 9'1"

Bedroom 2

3.92m max. × 2.51m 12'11" max. × 8'3"



Discover more about this development





The Brandywell

3 BEDROOM HOME, TOTAL 819.47 sq. ft. / 76.13 sq. m.



GROUND FLOOR

Kitchen/Dining Area

4.60m × 2.88m max. 15'1" × 9'5" max.

Living Room

4.18m × 3.57m 13'8" × 11'9"



FIRST FLOOR

Bedroom 1

3.52m max. × 2.90m 11'6" max. × 9'6"

Bedroom 2

2.96m × 2.61m 9'9" × 8'7"

Bedroom 3

2.96m × 1.90m 9'9" × 6'3"



Discover more about this development





The Crayford

3 BEDROOM HOME, TOTAL 841.84 sq. ft. / 78.21 sq. m.





GROUND FLOOR

Kitchen/Dining Area

4.74m × 2.85m 15'7" × 9'4"

Living Room

15'7" × 9'11" 4.74m × 3.02m

FIRST FLOOR

Bedroom 1

3.43m × 3.02m 11'3" × 9'11"

Bedroom 2

2.91m × 2.50m 9'7" × 8'3"

Bedroom 3

2.91m × 2.15m 9'7" × 7'1"



Discover more about this development





The Harlow

3 BEDROOM DETACHED HOME, TOTAL 903.5 sq. ft. / 83.94 sq. m.



GROUND FLOOR

Kitchen/Dining Area

4.96m × 3.05m 16'3" × 10'0"

Living Room

4.96m × 2.97m 16'3" × 9'9"



FIRST FLOOR

Bedroom 1

3.61m × 3.11m 11'10" × 10'3"

Bedroom 2

2.97m × 2.72m 9'9" × 8'11"

Bedroom 3

2.97m × 2.72m 9'9" × 8'11"



Discover more about this development





The Henlow

3 BEDROOM TERRACED LIFETIME HOME, TOTAL 1,007.46 sq. ft. / 93.6 sq. m.



GROUND FLOOR

Kitchen/Dining Area

4.88m × 4.67m max. 16'0" × 15'4" max.

Living Room

4.14m × 3.80m max. 13'7" × 12'6" max.



FIRST FLOOR

Bedroom 1

3.80m max. × 3.36m 12'6" max. × 11'0"

Bedroom 2

3.81m × 2.75m 12'6" × 9'0"

Bedroom 3

4.67m × 2.04m 15'4" × 6'9"



Discover more about this development





The Kingsley

4 BEDROOM DETACHED HOME, TOTAL 1,141.29 sq. ft. / 106.03 sq. m.



GROUND FLOOR

Kitchen/Dining Area

6.00m × 3.10m 19'8" × 10'2"

Living Room

5.23m × 3.47m 17'2" × 11'5"



FIRST FLOOR

Bedroom 1

3.49m × 2.71m 11'6" × 8'11"

Bedroom 2

3.57m × 2.70m 11'9" × 8'11"

Bedroom 3

3.20m × 2.97m 10'6" × 9'9"

Bedroom 4

2.41m × 2.23m 7'11" × 7'4"



Discover more about this development





The Monmore

4 BEDROOM DETACHED HOME, TOTAL 1,346.17 sq. ft. / 125.06 sq. m.



GROUND FLOOR

Kitchen/Dining Area

6.47m max. × 3.29m 21'2" max. × 10'10"

Living Room

4.65m × 3.16m 15'3" × 10'4"



FIRST FLOOR

Bedroom 1 max.

4.21m × 4.14m 13'10" × 13'7"

Bedroom 2

3.74m × 3.08m 12'4" × 10'2"

Bedroom 3

3.96m max. × 3.03m 13'0" max. × 10'0"

Bedroom 4

10'2" × 6'7" 3.08m × 2.01m



Discover more about this development





The Owlerton

4 BEDROOM HOME, TOTAL 1,320.72 sq. ft. / 122.7 sq. m.







GROUND FLOOR

Kitchen/Dining Area 4.60m × 4.38m max. 15'1" × 14'5" max.

Living Room

4.19m × 3.54m 13'9" × 11'7"

FIRST FLOOR

Bedroom 2

4.81m × 2.60m 15'10" × 8'7"

Bedroom 3

12'2" × 8'7" 3.72m × 2.60m

Bedroom 4

3.72m × 1.91m 10'4" × 6'3"

SECOND FLOOR

Bedroom 1

6.04m × 3.46m 19'10" × 11'4"



Discover more about this development





The Shawfield

4 BEDROOM TERRACED HOME, TOTAL 1,377.86 sq. ft. / 128.01 sq. m.







GROUND FLOOR

Kitchen/Dining Area

4.96m × 3.23m 16'4" × 10'7"

Living Room

4.96m × 3.23m 16'4" × 10'7"

FIRST FLOOR

Bedroom 1

3.67m max. × 3.23m 12'1" max. × 10'7"

Bedroom 4

3.23m × 2.95m 10'7" × 9'9"

SECOND FLOOR

Bedroom 2

4.30m × 3.23m 14'1" × 10'7"

Bedroom 3

4.30m × 3.23m 14'1" × 10'7"



Discover more about this development





The Thornton

4 BEDROOM DETACHED HOME, TOTAL 1,336.46 sq. ft. / 124.16 sq. m.



GROUND FLOOR

Kitchen/Dining Area

8.11m × 3.31m max. 26'7" × 10'10" max.

Living Room

4.73m × 3.51m 15'7" × 11'6"

Study

2.22m × 2.12m 7'3" × 7'0"



FIRST FLOOR

Bedroom 1

3.57m × 3.53m 11'9" × 11'7"

Bedroom 2

3.70m max. × 3.39m 12'2" max. × 11'12"

Bedroom 3

3.38m × 2.83m 11'1" × 9'4"

Bedroom 4

3.50m max. × 2.30m 11'6" max. × 7'7"



→ Discover more about this development



Ways to buy

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our Sales Executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.

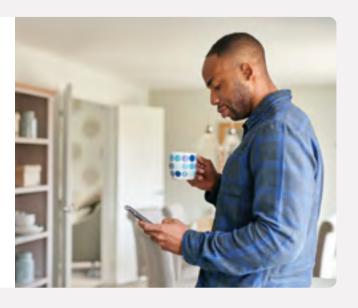


First time buyer?

Here's how we can help

Existing home owner?

Here's how we can help



Take your next step



Find your dream home on our website.



Book an appointment to view our show homes.



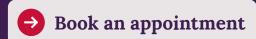
Take a virtual tour of our homes from the comfort of your sofa.

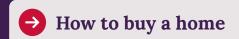


Have your questions answered by calling our Sales Executive on **01793 680 419.**



Find out how we can get you moving with our buying schemes.











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