Wain HOMES


A place that lets you be you.
That says everything about you.
That feels good, feels right.
Where life can be beautifully imperfect.
And you love every moment of it.
YOUR KIND OF perfect

KINGSLEY MANOR DEVELOPMENT PLAN



2 Bedroom Homes

- The Candlewood (CW)

3 Bedroom Homes

- The Acacia (AC)
- The Laurel (LU)

4 Bedroom Homes

- The Candleberry (CB)
- The Cypress (CP)
- The Elm (EL)
- The Foxglove (FX)
- The Hawthorn (HW)
- The Hazel (HZ)
- The Hornbeam (HR)
- The Walnut (WT)
- The Willow (WL)
- The Witchazel (WH)

Affordable Homes

- * The Candlewood (CW)
- * The Laurel (LU)
- * The Acacia (AC)
- * The Laburnum (LB)

(Location of affordable homes is indicative)

NEW HOMES QUALITY CODE

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Wain HOMES

KINGSLEY MANOR SPECIFICATION

THE CANDLEBERRY | THE ELM | THE FOXGLOVE | THE HAZEL | THE HORNBEAM
THE WILLOW | THE WITCHAZEL

KITCHENS

- Luxury Fitted Kitchens from our Standard Range with Soft Close Mechanisms in a Choice of Finishes*
- Laminated Worktops to Kitchen and Utility with Matching Upstands in a Choice of Finishes*
- 1 ½ Bowl Inset Stainless Steel Sink and Tap to the Kitchen
- Single Bowl Stainless Steel Sink and Tap to the Utility
- AEG Stainless Steel Double Oven
- AEG Stainless Steel 5 Ring Gas Hob with Silver Glass Splashback and Extractor Hood
- Electrolux Integrated Fridge Freezer
- Electrolux Integrated Dishwasher
- Electrolux Integrated Washing Machine

BATHROOMS

- Roca Debba Sanitaryware in White with Full Pedestals and Soft Close Seats
- Roca Seville Bath
- Methven Insignia Brassware
- Methven Kiri Cool to Touch Thermostatic Shower with Satinjet Handset in Shower Enclosures
- Roman Haven Shower Enclosures
- Bathrooms to be Half Tiled throughout with a Choice from our Porcelanosa Standard Range*
- En-Suites to be Half Tiled throughout with a Choice from our Porcelanosa Standard Range*
- Shower Enclosures to be Fully Tiled with a Choice from our Porcelanosa Standard Range*
- Half-Height Tiling to all Sanitaryware Walls in Cloakroom with a Choice from our Porcelanosa Standard Range*
- Chrome Heated Towel Rail to Bathroom and En-Suites
- Chrome Downlights to Bathrooms and En-Suites

HEATING SYSTEM

- Gas Central Heating with High Efficiency Boiler and Panel Radiators
- Honeywell T6 Thermostat

OTHER INTERNAL FEATURES

- Amtico First LVT Flooring to Kitchen, Dining, Utility, Bathrooms, En-Suites and Cloakrooms in a Choice of Finishes*
- Regal Carpets to all other areas in a Choice of Finishes*
- All Ceilings to be Skim Finished and Painted White
- All Walls to be Skim Finished and Painted White
- All Woodwork to be Finished in White Satinwood
- Staircase, including Newel Posts and Spindles to be Finished in White Satinwood
- All Handrails and Newel Caps to be Finished in Oak
- Vertical 5-Panel Oak Veneer Doors with Chrome Effect Door Furniture
- Fitted Wardrobes to Bedroom 1+
- Ultrafast Hard Wired Fibre Broadband**
- White Sockets and Switches throughout
- Television Aerial Socket to Lounge
- Telephone Point to Lounge
- Hard Wired Smoke Detectors with Battery Backup

EXTERNAL FEATURES

- White PVCu Windows and Rear/Side/French Doors
- White PVCu Fascias and Soffits
- Black Rainwater Goods
- Pebble Composite Front Door
- External Lights to Front
- 7.4kW Car Charging Point
- Power and Lighting to all Garages
- White Garage Doors
- Gardens Landscaped to Front
- Gardens Turfed to Rear
- 1.8m Close Boarded Divisional Fencing to Rear Garden^

WARRANTIES

- 10-Year NHBC Buildmark Warranty
- 2-Year Wain Homes Warranty

*Upgraded Choices available. **Ultrafast Fibre is the latest in broadband technology that sees your broadband speeds faster than ever before – the next generation of internet, as fibre optic technology evolves, you'll already have everything you need in your property to get the benefits. Please note these services may be not fully active at completion stage until the relevant works have been completed by the service provider. +Excluding mirrors and sliding doors. ^Unless stipulated otherwise on the working drawings.

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Wain HOMES

KINGSLEY MANOR SPECIFICATION

THE CANDLEWOOD | THE ACACIA | THE LAUREL
CYPRESS | THE HAWTHORN | THE WALNUT

KITCHENS

- Luxury Fitted Kitchens from our Standard Range with Soft Close Mechanisms in a Choice of Finishes*
- Laminated Worktops to Kitchen with Matching Upstands in a Choice of Finishes*
- 1 ½ Bowl Inset Stainless Steel Sink and Tap to the Kitchen
- AEG Stainless Steel Single Oven
- AEG Stainless Steel 5 Ring Gas Hob with Silver Glass Splashback and Stainless Steel Extractor Hood
- Electrolux Integrated Fridge Freezer
- Electrolux Integrated Dishwasher
- Electrolux Integrated Washing Machine

BATHROOMS

- Roca Debba Sanitaryware in White with Full Pedestals and Soft Close Seats
- Roca Seville Bath
- Methven Insignia Brassware
- Methven Kiri Cool to Touch Thermostatic Shower with Satinjet Handset to En-Suites or over Bath if no En-Suite
- Roman Haven Shower Enclosures to En-Suites
- Bathrooms to be Half Tiled throughout with a Choice from our Porcelanosa Standard Range*
- En-Suites to be Half Tiled throughout with a Choice from our Porcelanosa Standard Range*
- Shower Screen and Half-Height Tiling around the Bath with a Choice from our Porcelanosa Standard Range* if no En-Suite
- Shower Enclosures in En-Suites to be Fully-Tiled with a Choice from our Porcelanosa Standard Range*
- Half-Height Tiling to all Sanitaryware Walls in Cloakroom with a Choice from our Porcelanosa Standard Range*
- Chrome Heated Towel Rail to Bathroom and En-Suites

HEATING SYSTEM

- Gas Central Heating with High Efficiency Boiler and Panel Radiators
- Honeywell T6 Smart Thermostat

OTHER INTERNAL FEATURES

- Amtico First LVT Flooring to Kitchen, Dining, Utility, Bathrooms, En-Suites and Cloakrooms in a Choice of Finishes*
- Regal Carpets to all other areas in a Choice of Finishes*
- All Ceilings to be Skim Finished and Painted White
- All Walls to be Skim Finished and Painted White
- All Woodwork to be Finished in White Satinwood
- Staircase, including Newel Posts and Spindles to be Finished in White Satinwood
- All Handrails and Newel Caps to be Finished in Oak
- Vertical 5-Panel Oak Veneer Doors with Chrome Effect Door Furniture
- Fitted Wardrobes to Bedroom 1+
- Ultrafast Hard Wired Fibre Broadband**
- White Sockets and Switches throughout
- Television Aerial Socket to Lounge
- Telephone Point to Lounge
- Hard Wired Smoke Detectors with Battery Backup

EXTERNAL FEATURES

- White PVCu Windows and Rear/Side/French Doors
- White PVCu Fascias and Soffits
- Black Rainwater Goods
- Pebble Composite Front Door
- External Light to Front
- 7.4kW Car Charging Point
- Power and Lighting to all Garages
- White Garage Doors
- Gardens Landscaped to Front
- Gardens Turfed to Rear
- 1.8m Close Boarded Divisional Fencing to Rear Garden^

WARRANTIES

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KINGSLEY MANOR SPECIFICATION

AFFORDABLE HOMES

KITCHENS

- Luxury Fitted Kitchens from our Standard Range with Soft Close Mechanisms in a Choice of Finishes*
- Laminated Worktops to Kitchen with Matching Upstands in a Choice of Finishes*
- 1 ½ Bowl Inset Stainless Steel Sink and Tap to the Kitchen
- Electrolux Stainless Steel Single Oven
- Electrolux Stainless Steel 4 Ring Gas Hob with Silver Glass Splashback and Stainless Steel Extractor Hood

BATHROOMS

- Roca Deba Sanitaryware in White with Full Pedestals and Soft Close Seats
- Roca Bath
- Methven Deva Brassware
- Aqualisa Electric Showers to En-Suites or over Bath if no En-Suite
- Roman Haven Shower Enclosures to En-Suites
- Bathrooms to be Half Tiled around the Bath and have a Splashback behind the Sink with a Choice from our Porcelanosa Standard Range*
- Shower Screen and Full Height Tiles around the Bath with a Choice from our Porcelanosa Standard Range* if no En-Suite
- Shower Cubicles to be Fully Tiled with a Choice from our Porcelanosa Standard Range*
- Splashback Tiling behind the Sink in Cloakroom with a Choice from our Porcelanosa Standard Range*

HEATING SYSTEM

- Gas Central Heating with High Efficiency Boiler and Panel Radiators
- Honeywell T3 Thermostat

OTHER INTERNAL FEATURES

- All Ceilings to be Skim Finished and Painted White
- All Walls to be Skim Finished and Painted Soft Cream
- All Woodwork to be Finished in White Satinwood
- Staircase, including Newel Posts, Handrails, Newel Caps and Spindles to be Finished in White Satinwood
- Vertical 5 Panel Internal Doors to be Finished in White Satinwood with Chrome Effect Door Furniture
- Ultrafast Hard Wired Fibre Broadband**
- White Sockets and Switches Throughout
- Television Aerial Socket to Lounge
- Telephone Point to Lounge
- Hard Wired Smoke Detectors with Battery Backup

EXTERNAL FEATURES

- White PVCu Windows and Rear/Side/French Doors
- White PVCu Fascias and Soffits
- Black Rainwater Goods
- Pebble Composite Front Door
- External Light to Front
- 7.4kW Car Charging Point
- Gardens Turfed to Front
- Gardens to Rear Rotavated
- 1.8m Close Boarded Divisional Fencing to Rear Garden^

WARRANTIES

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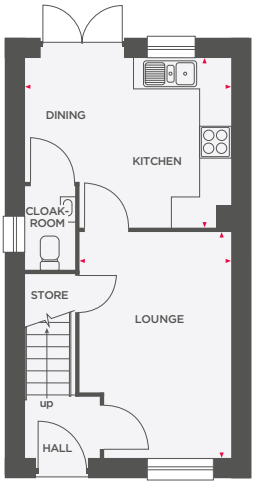
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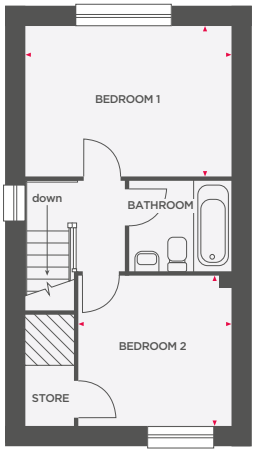
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THE CANDLEWOOD

2 BEDROOM HOME





Lounge	2855 x 4269	9'4" x 14'0"
Kitchen/Dining	3887 x 3204	12'9" x 10'6"

Bedroom 1	3887 x 2816	12'9" x 9'2"
Bedroom 2	2884 x 2857	9'5" x 9'4"
Total Area	**59 m²**	**639 ft²**

Limited Use Area

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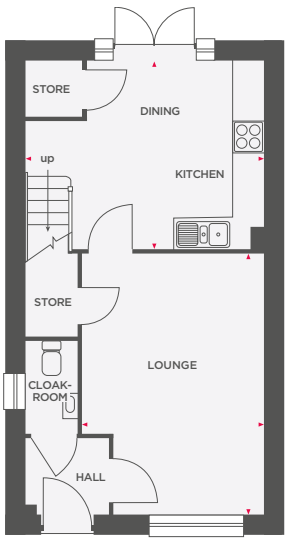
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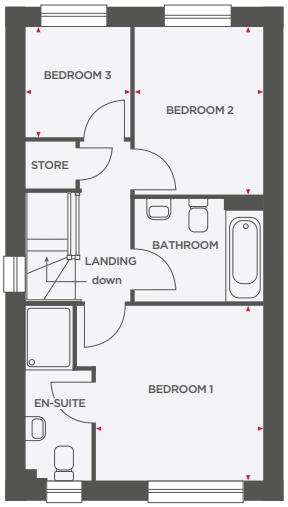
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THE LAUREL

3 BEDROOM HOME





Lounge	3449 x 4929	11'3" x 16'2"
Kitchen/Dining	4506 x 3557	14'9" x 11'8"

Bedroom 1	3164 x 3302	10'4" x 10'10"
Bedroom 2	2435 x 3168	7'11" x 10'4"
Bedroom 3	1983 x 2096	6'6" x 6'10"
Total Area	78 m²	839 ft²

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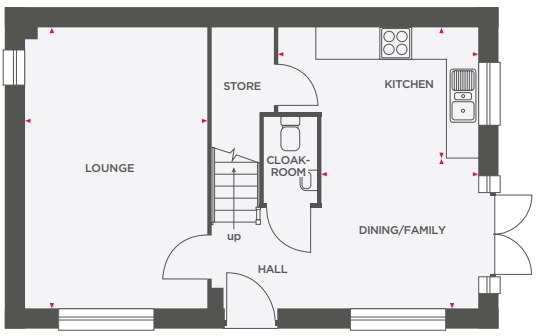
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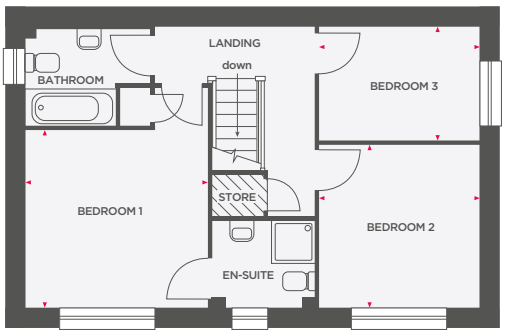
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THE ACACIA

3 BEDROOM HOME





Lounge	3444 x 5303	11'3" x 17'4"
Kitchen	3760 x 2472	12'4" x 8'1"
Dining/Family	2960 x 2831	9'8" x 9'3"

Bedroom 1	3443 x 3353	11'3" x 11'0"
Bedroom 2	3003 x 3077	9'10" x 10'1"
Bedroom 3	3028 x 2139	9'11" x 7'0"
Total Area	**92 m²**	**990 ft²**

Limited Use Area

NEW HOMES QUALITY CODE

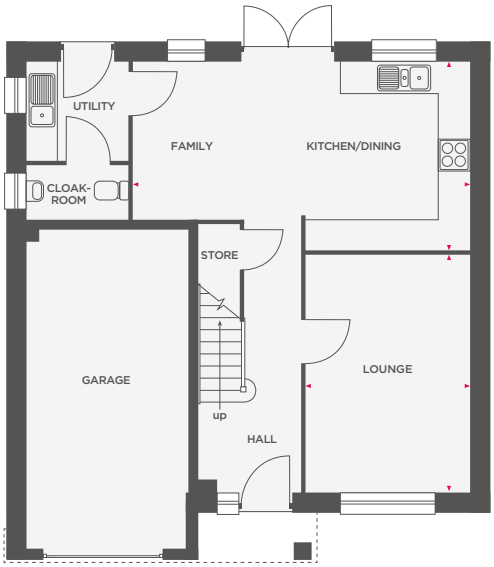
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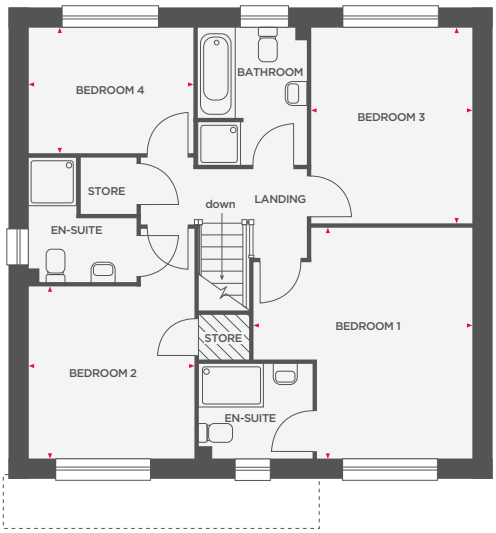
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THE CANDLEBERRY

4 BEDROOM HOME





Lounge	3093 x 4475	10'1" x 14'8"
Kitchen/Dining/Family	6358 x 3536	20'8" x 11'7"

Bedroom 1	4103 x 4334	13'5" x 14'2"
Bedroom 2	3114 x 3227	10'2" x 10'7"
Bedroom 3	3008 x 3676	9'10" x 12'0"
Bedroom 4	3106 x 2350	10'2" x 7'8"
Total Area	140 m²	1507 ft²

Limited Use Area

NEW HOMES QUALITY CODE

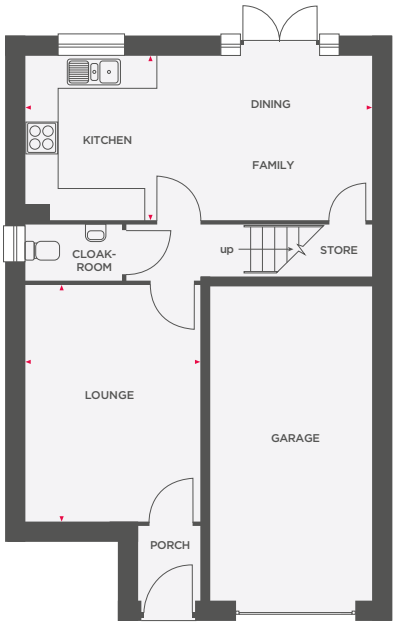
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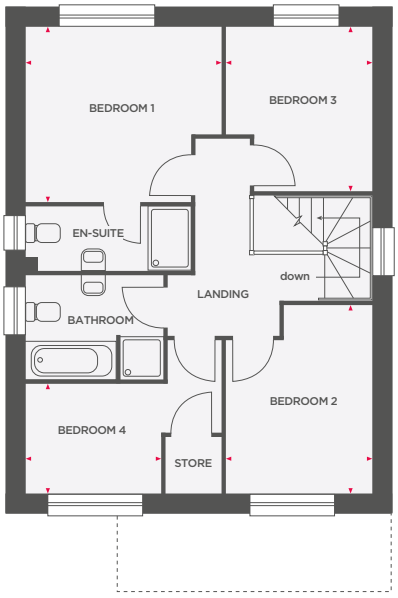
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THE CYPRESS

4 BEDROOM HOME





Lounge	3306 x 4469	10'10" x 14'7"
Kitchen/Dining/Family	6548 x 3091	21'5" x 10'1"

Bedroom 1	3694 x 3290	12'1" x 10'9"
Bedroom 2	2769 x 3551	9'1" x 11'7"
Bedroom 3	2769 x 3067	9'1" x 10'0"
Bedroom 4	2553 x 2069	8'4" x 6'9"
Total Area	**123.4 m²**	**1328 ft²**

NEW HOMES QUALITY CODE

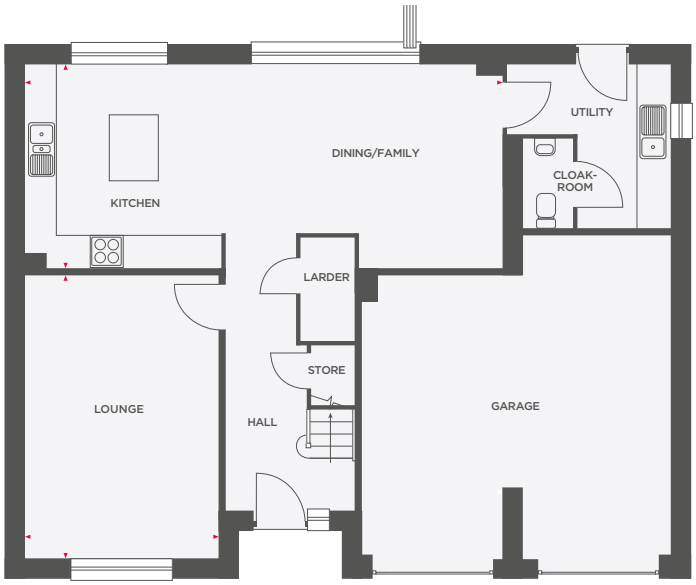
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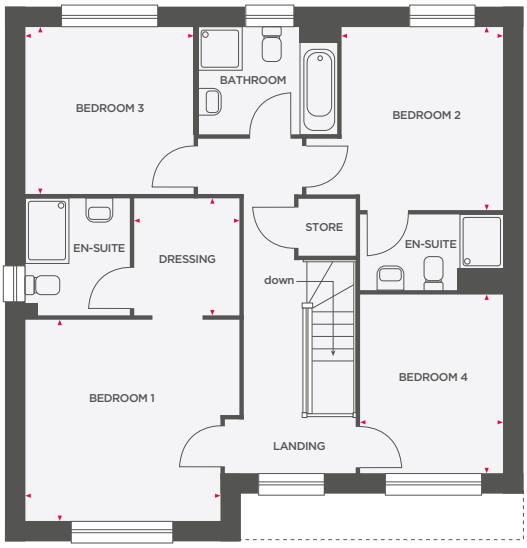
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THE ELM

4 BEDROOM HOME





Lounge	3623 x 5297	10'8" x 17'4"
Kitchen/Dining/Family	8910 x 3801	29'2" x 12'5"

Bedroom 1	3622 x 3744	11'10" x 12'3"
Dressing	1975 x 2197	6'5" x 7'2"
Bedroom 2	3013 x 3413	9'10" x 11'2"
Bedroom 3	3113 x 3106	10'2" x 10'2"
Bedroom 4	2672 x 3338	8'9" x 10'11"
Total Area	191 m²	2506 ft²

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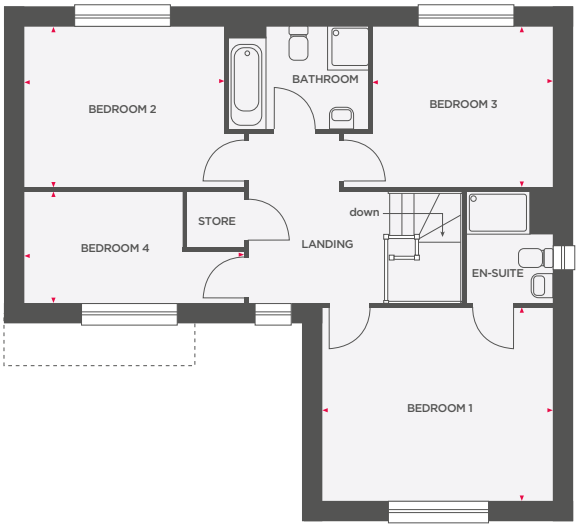
Wain HOMES



THE FOXGLOVE

4 BEDROOM HOME





Lounge	4298 x 3563	14'1" x 11'8"
Kitchen/Dining	6746 x 2954	22'1" x 9'10"

Bedroom 1	4298 x 3625	14'1" x 11'10"
Bedroom 2	3744 x 3016	12'3" x 9'10"
Bedroom 3	3348 x 3004	10'11" x 9'10"
Bedroom 4	4144 x 2094	13'7" x 6'10"
Total Area	138 m^2	1484 ft^2

NEW HOMES QUALITY CODE

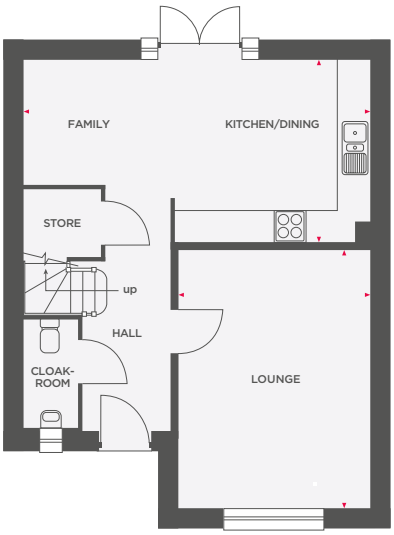
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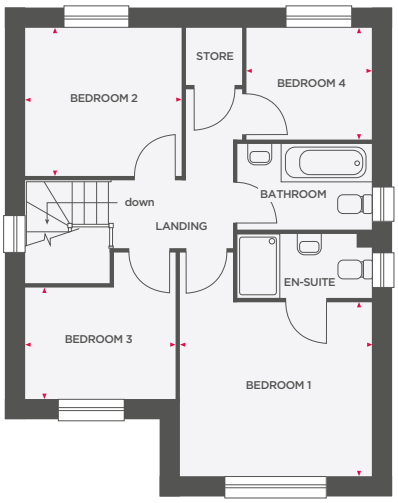
Wain HOMES



THE HAWTHORN

4 BEDROOM HOME





Lounge	3623 x 4879	11'10" x 16'0"
Kitchen/Dining/Family	6548 x 3431	21'5" x 11'3"

Bedroom 1	3623 x 3256	11'10" x 10'8"
Bedroom 2	2959 x 2786	9'8" x 9'1"
Bedroom 3	2838 x 2103	9'3" x 6'10"
Bedroom 4	2363 x 2099	7'9" x 6'10"
Total Area	**103 m²**	**1109 ft²**

NEW HOMES QUALITY CODE

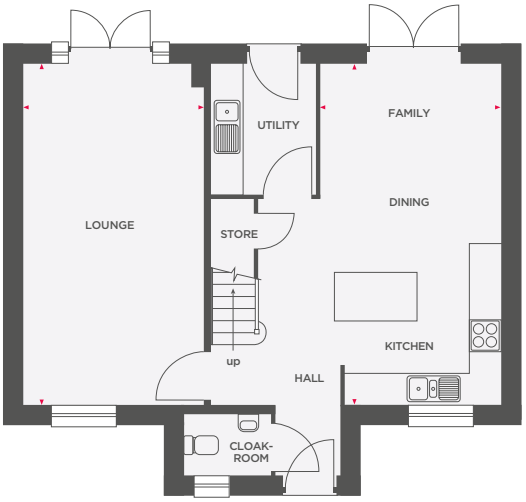
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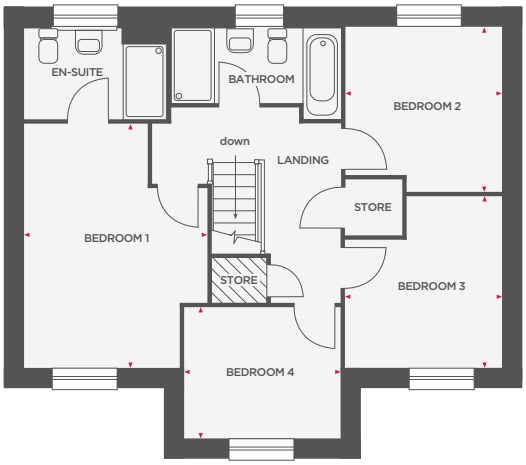
Wain HOMES



THE HAZEL

4 BEDROOM HOME





Lounge	3407 x 6436	11'2" x 21'1"
Kitchen/Dining/Family	3411 x 6436	11'2" x 21'1"

Bedroom 1	3468 x 4597	11'4" x 15'0"
Bedroom 2	2925 x 3129	9'7" x 10'3"
Bedroom 3	2950 x 3218	9'8" x 10'6"
Bedroom 4	2947 x 2475	9'8" x 8'1"
Total Area	125 m²	1345 ft²

Limited Use Area

NEW HOMES QUALITY CODE

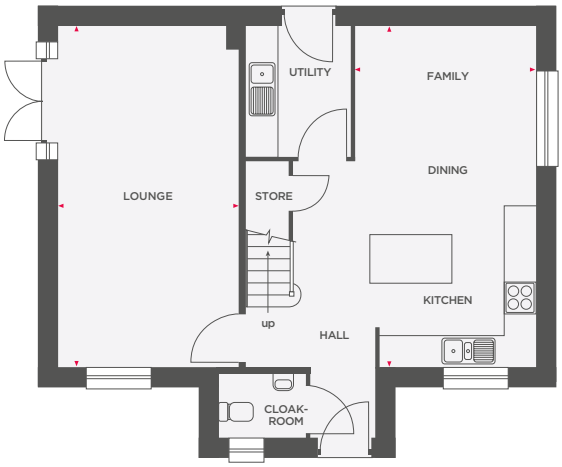
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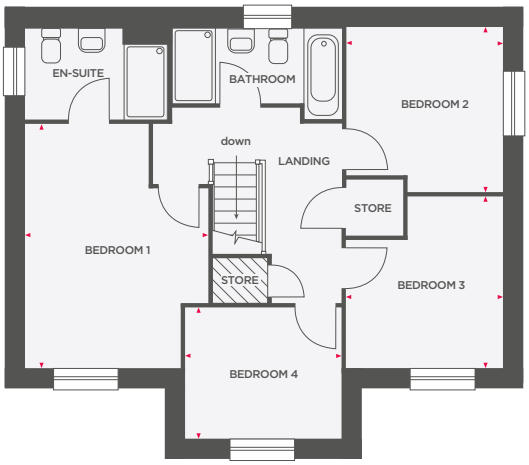
Wain HOMES



THE HORNBEAM

4 BEDROOM HOME





Lounge	3407 x 6436	11'2" x 21'1"
Kitchen/Dining/Family	3411 x 6436	11'2" x 21'1"

Bedroom 1	3468 x 4597	11'4" x 15'0"
Bedroom 2	2925 x 3129	9'7" x 10'3"
Bedroom 3	2950 x 3218	9'8" x 10'6"
Bedroom 4	2947 x 2487	9'8" x 8'1"
Total Area	125 m²	1345 ft²

Limited Use Area

NEW HOMES QUALITY CODE

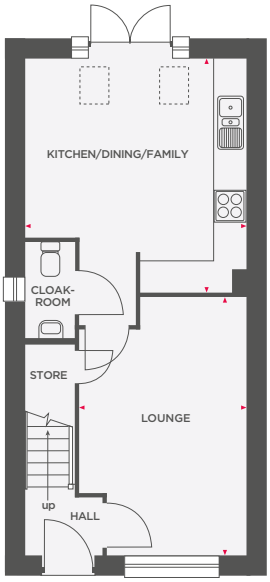
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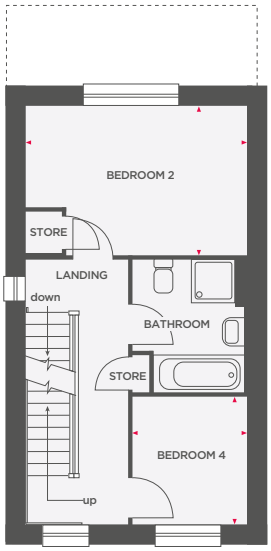
Wain HOMES

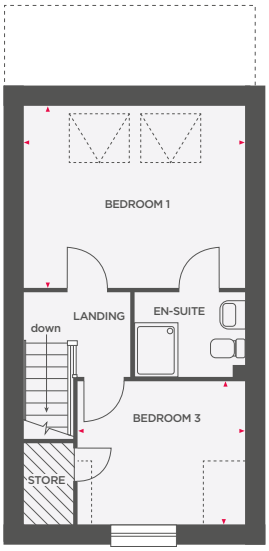


THE WALNUT

4 BEDROOM HOME







Lounge	3155 x 4869	10'4" x 15'11"
Kitchen/Dining/ Family	4168 x 4404	13'8" x 14'5"

Bedroom 2	4168 x 2808	13'8" x 9'2"
Bedroom 4	2164 x 2412	7'1" x 7'10"

Bedroom 1	4168 x 3415	13'8" x 11'2"
Bedroom 3	3155 x 3556	10'4" x 11'8"
Total Area	**104.9 m²**	**1129 ft²**

Limited Use Area

NEW HOMES QUALITY CODE

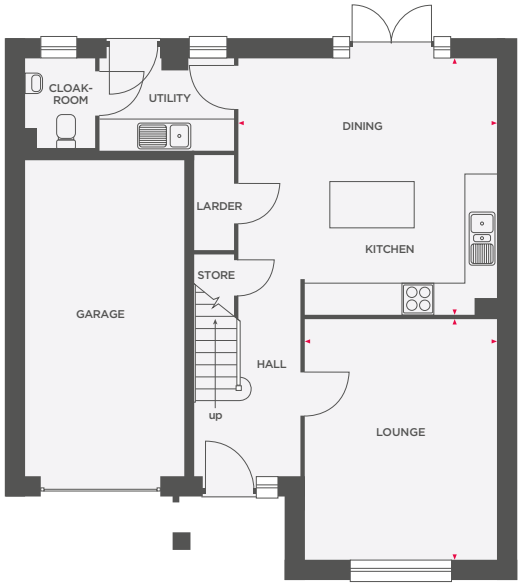
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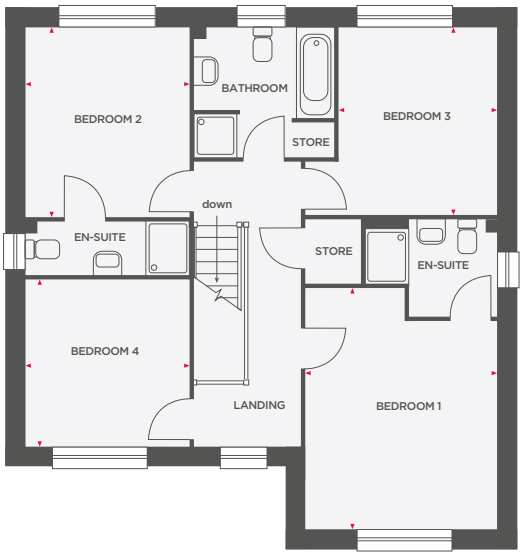
Wain HOMES



THE WILLOW

4 BEDROOM HOME





Lounge	3623 x 4545	11'10" x 14'10"
Kitchen/Dining	4880 x 4816	16'0" x 15'9"

Bedroom 1	3622 x 4685	11'10" x 15'4"
Bedroom 2	3094 x 3573	10'1" x 11'8"
Bedroom 3	2994 x 3522	9'9" x 11'6"
Bedroom 4	3094 x 3124	10'1" x 10'2"

Total Area	152 m²	1636 ft²

NEW HOMES QUALITY CODE

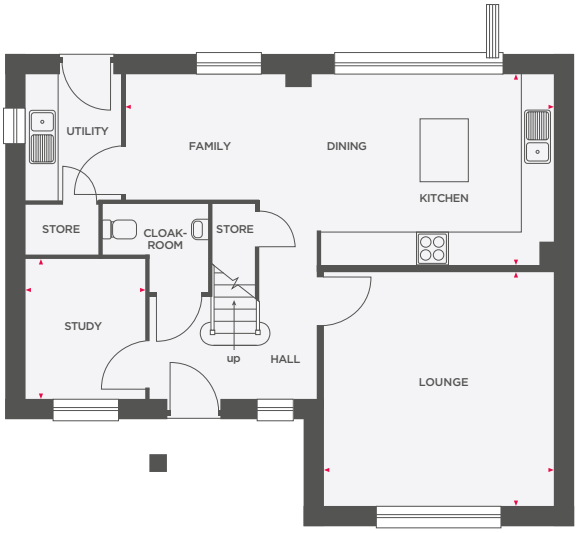
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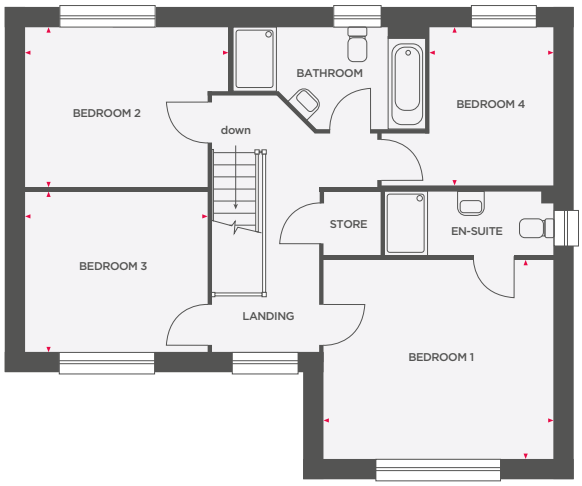
Wain HOMES



THE WITCHHAZEL

4 BEDROOM HOME





Lounge	4298 x 4400	14'1" x 14'5"
Kitchen/Dining/Family	8047 x 3573	26'4" x 11'8"
Study	2250 x 2613	7'4" x 8'6"

Bedroom 1	4298 x 3738	14'1" x 12'3"
Bedroom 2	3813 x 3012	12'6" x 9'10"
Bedroom 3	3425 x 2997	11'2" x 10'0"
Bedroom 4	2312 x 2984	7'7" x 9'4"
Total Area	**141.1 m²**	**1518 ft²**

NEW HOMES QUALITY CODE

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