



Orchard Mill

Kiln Barn Road
Ditton

1, 2, 3, 4 and 5
Bedroom Homes



Building more
than just homes

There's no place like home

When we set about building our homes, we always begin with the same four principles in mind - modern living, future sustainability, light and bright, and community.

These principles are brought to life through thoughtful design, and with all of them combined, they create a distinct home that enhances and benefits your lifestyle.

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Why Orchard Mill?

Here's why...

With a range of green open spaces, great facilities and play areas nearby, these new homes are ideally located to help people of all ages stay happy and healthy. East Malling and Aylesford train stations are within walking distance getting you into London Victoria or St Pancras Station in less than an hour. So, whether you're looking for family days out or exciting nightlife opportunities, there is so much to choose from! Also, for those who need to travel further afield, you've got easy access to the M25 or can get to Gatwick within 30 minutes.



Your Development...

Explore our Orchard Mill development and check out what we have to offer.

Important Notice: The development layout is intended for illustrative purposes only and may change, for example, in response to market demand or ground conditions. It should be treated as general guidance and cannot be relied upon as accurately describing any one of the specified matters prescribed by any order made under Property Misdescriptions act. Landscaping is indicative. Please refer to the Landscape Plan available from our Sales Consultant or Selling Agent.



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The Wilfred

774 sq. ft.

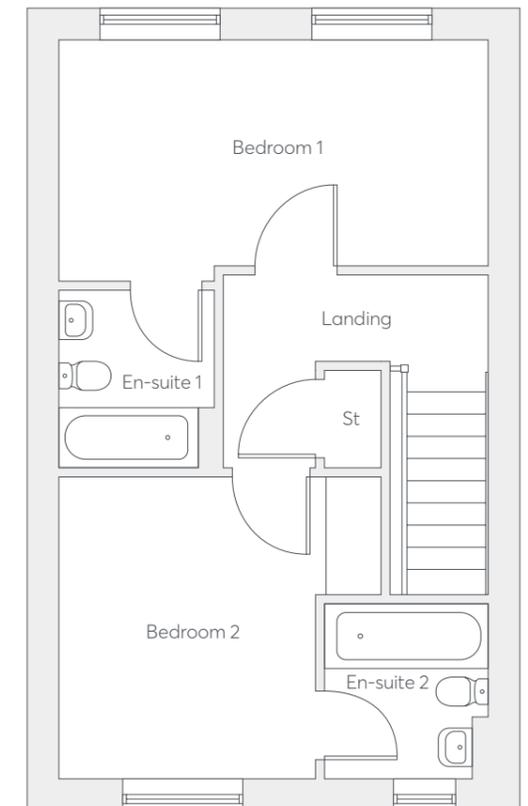
2 Bedrooms
2 Bathrooms
Semi-Detached

Key Features

- Living room with French doors to garden
- Downstairs WC
- Main bedroom with en-suite
- En-suite to bedroom 2
- Full gas fired central heating
- Ample storage
- Double glazing and high-performance insulation throughout

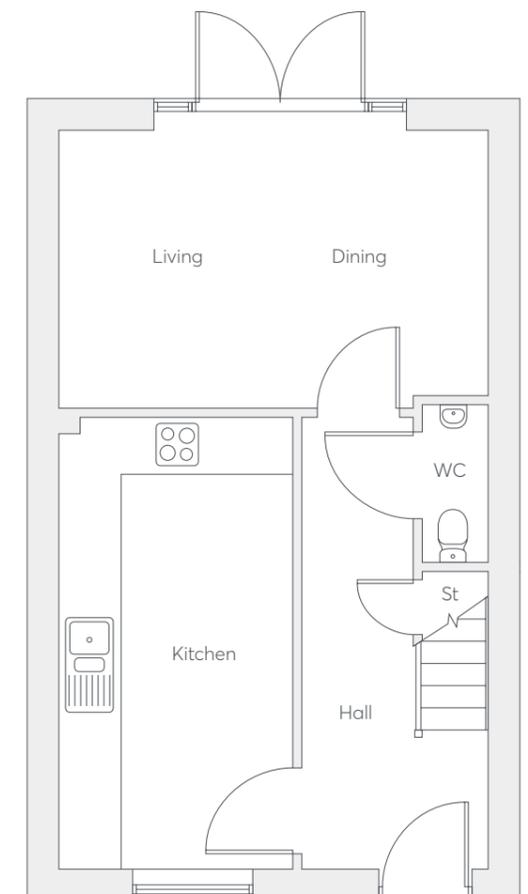
First Floor

- Bedroom 1**
2.53m x 4.64m
8'4" x 15'2"
- En-Suite**
1.90m x 1.78m
6'3" x 5'10"
- Bedroom 2**
3.18m x 2.78m
10'5" x 9'2"
- En-Suite 2**
1.84m x 1.76m
6'0" x 5'9"



Ground Floor

- Living**
2.56m x 2.98m
8'5" x 9'9"
- Dining**
2.07m x 2.83m
6'10" x 9'3"
- Kitchen**
2.48m x 4.72m
8'1" x 15'6"
- WC**
0.84m x 1.64m
2'9" x 5'4"





The Nina

776 sq. ft.

2 Bedrooms
2 Bathrooms
Terraced and
Semi-Detached

Key Features

- Living room with French doors to garden
- Open plan kitchen and dining room
- Downstairs WC
- Main bedroom with en-suite
- Family bathroom
- Full height window to bedroom two
- Double glazing and high-performance insulation throughout

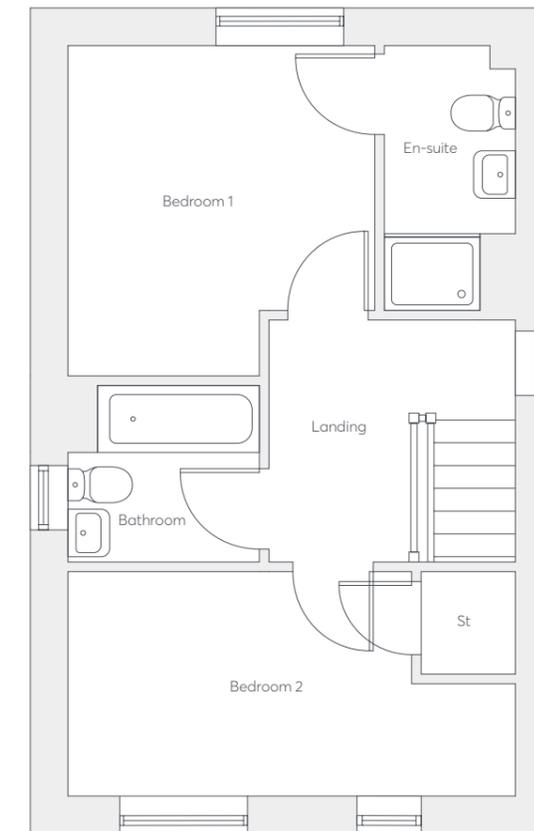
First Floor

Bedroom 1
2.76m x 3.18m
9'1" x 10'5"

En-Suite
2.76m x 1.36m
9'1" x 4'6"

Bedroom 2
2.33m x 4.64m
7'8" x 15'2"

Bathroom
1.85m x 1.99m
6'1" x 6'6"



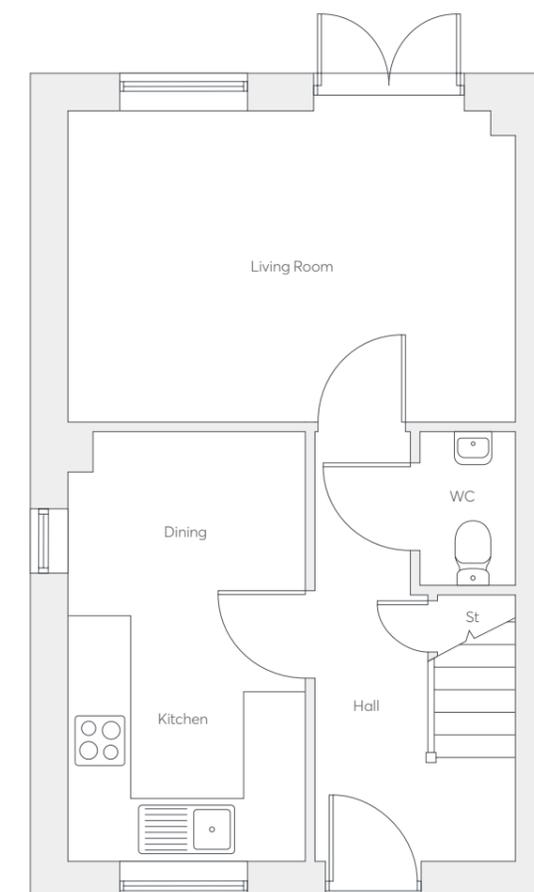
Ground Floor

Living Room
3.24m x 4.64m
10'7" x 15'2"

Dining
1.91m x 2.46m
6'3" x 8'1"

Kitchen
2.55m x 2.46m
8'4" x 8'1"

WC
1.60m x 0.99m
5'3" x 3'3"





The Mirin

933 sq. ft.

3 Bedrooms
2 Bathrooms
Semi-Detached

Key Features

- Open-plan kitchen dining room with French doors to garden
- Living room with dedicated study area
- Downstairs WC
- Main bedroom with en-suite
- Family bathroom
- Double glazing and high-performance insulation throughout

First Floor

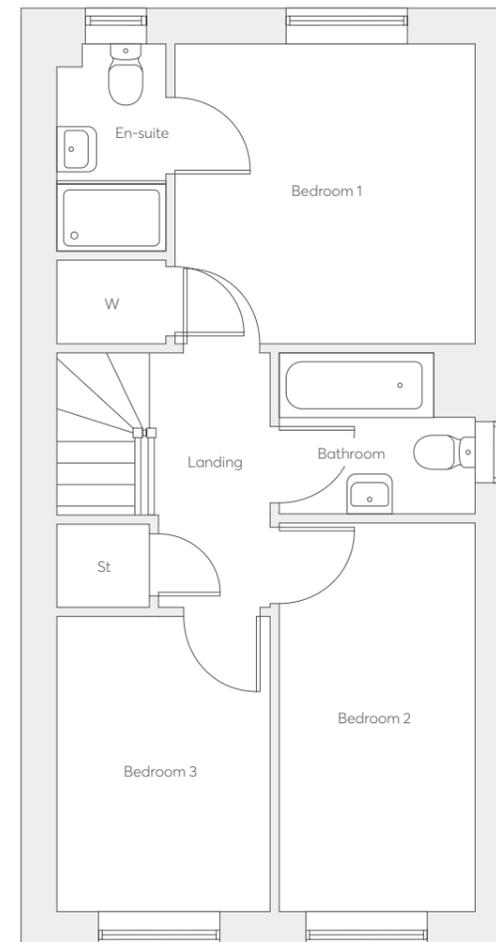
Bedroom 1
3.27m x 3.28m
10'9" x 10'9"

En-Suite
2.27m x 1.20m
7'5" x 3'11"

Bedroom 2
4.24m x 2.15m
13'11" x 7'1"

Bedroom 3
3.23m x 2.33m
10'7" x 7'8"

Bathroom
1.77m x 2.15m
5'10" x 7'1"



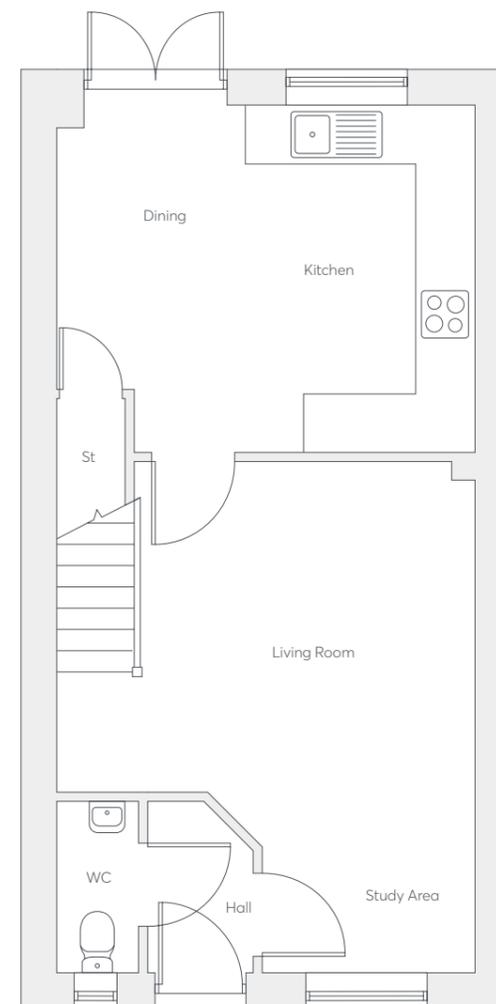
Ground Floor

Living Room
5.57m x 4.57m
18'3" x 15'0"

Kitchen
3.81m x 2.69m
12'6" x 8'10"

Dining
3.81m x 1.89m
12'6" x 6'2"

WC
1.87m x 0.90m
6'2" x 2'11"





The Thea

957 sq. ft.

3 Bedrooms
2 Bathrooms
Semi-Detached

Key Features

- Open plan kitchen/dining room with french doors to garden
- Utility room with back door
- Downstairs WC
- En-suite main bedroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- Ample storage
- Driveway/allocated parking

Orchard Mill
St Modwen Homes

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Development Sales Manager or Selling Agent.

First Floor

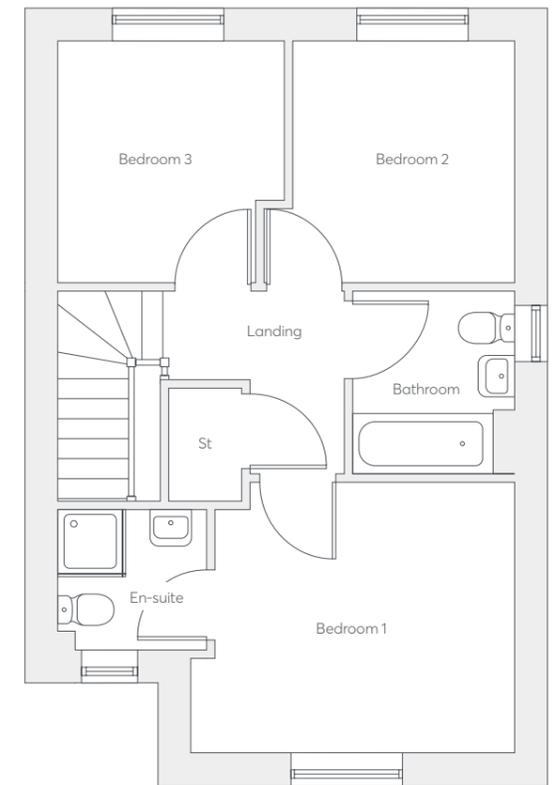
Bedroom 1
3.90m x 3.25m
12'9" x 10'8"

En-Suite
1.69m x 1.78m
5'6" x 5'10"

Bedroom 2
2.65m x 2.90m
8'8" x 9'6"

Bedroom 3
2.71m x 2.90m
8'11" x 9'6"

Bathroom
1.93m x 2.18m
6'4" x 7'2"



Ground Floor

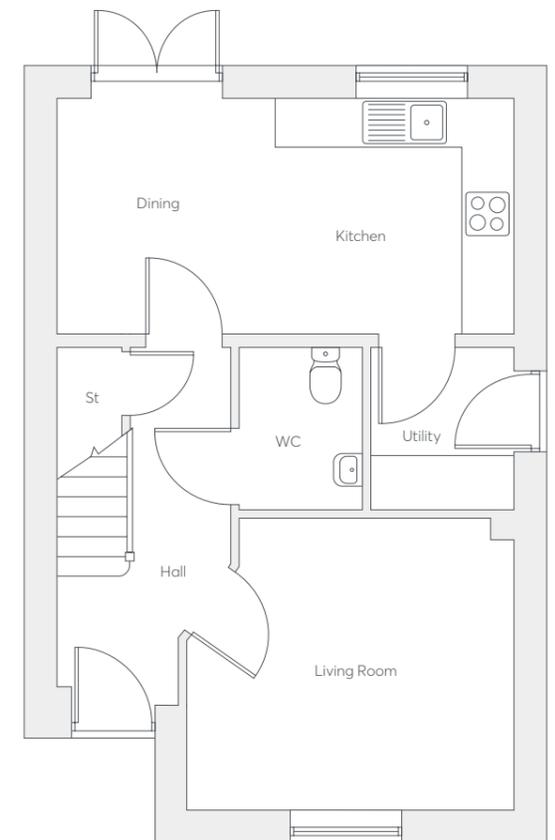
Living Room
3.90m x 3.50m
12'9" x 11'6"

Kitchen
2.83m x 2.84m
9'3" x 9'4"

Dining
2.62m x 2.84m
8'7" x 9'4"

Utility
1.71m x 1.93m
5'7" x 6'4"

WC
1.46m x 1.93m
4'9" x 6'4"



Find this home on the siteplan



The Kea v1

1001 sq. ft.

3 Bedrooms
2 Bathrooms
Detached

Key Features

- Dual aspect living room with French doors
- Dual aspect kitchen/dining room with french doors
- Downstairs WC
- Utility room
- Main bedroom with en-suite and Juliet balcony
- Family bathroom
- Double glazing and high-performance insulation throughout

First Floor

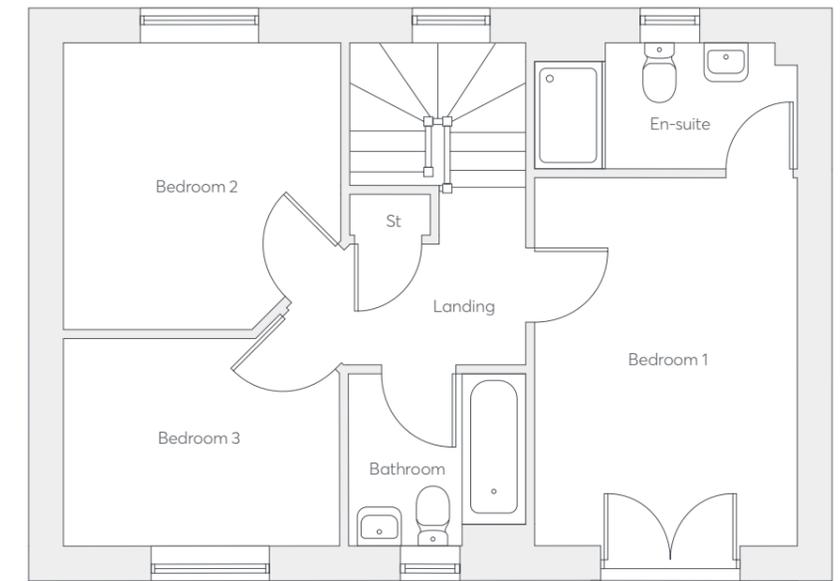
Bedroom 1
4.14m x 2.96m
13'7" x 9'8"

En-Suite
1.43m x 2.96m
4'8" x 9'8"

Bedroom 2
3.23m x 3.12m
10'7" x 10'3"

Bedroom 3
2.33m x 3.09m
7'8" x 10'2"

Bathroom
2.19m x 1.99m
7'2" x 6'6"



Ground Floor

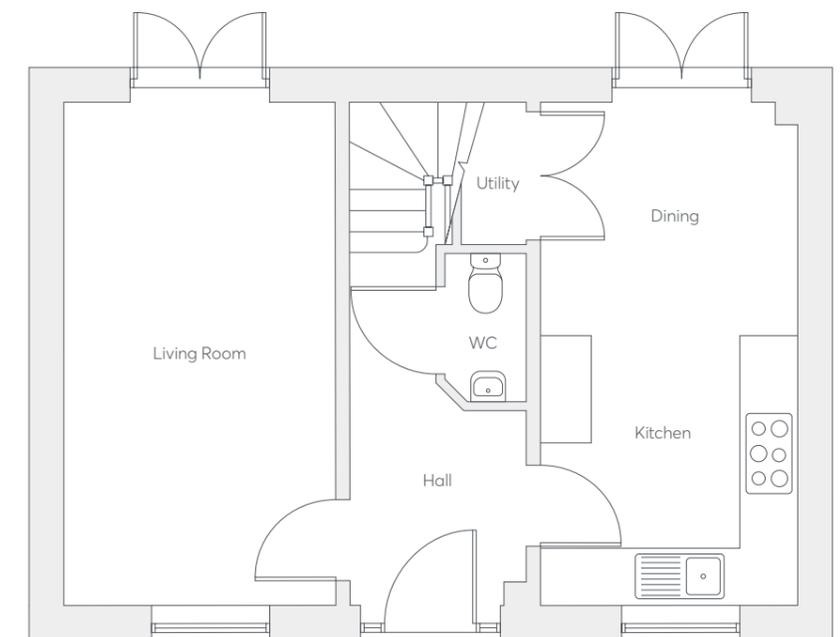
Living Room
5.65m x 3.06m
18'6" x 10'10"

Kitchen
3.02m x 2.89m
9'11" x 9'6"

Dining
2.62m x 2.90m
8'7" x 9'6"

Utility
1.61m x 0.74m
5'4" x 2'5"

WC
0.92m x 1.68m
3'0" x 5'6"





The Kea v2

1001 sq. ft.

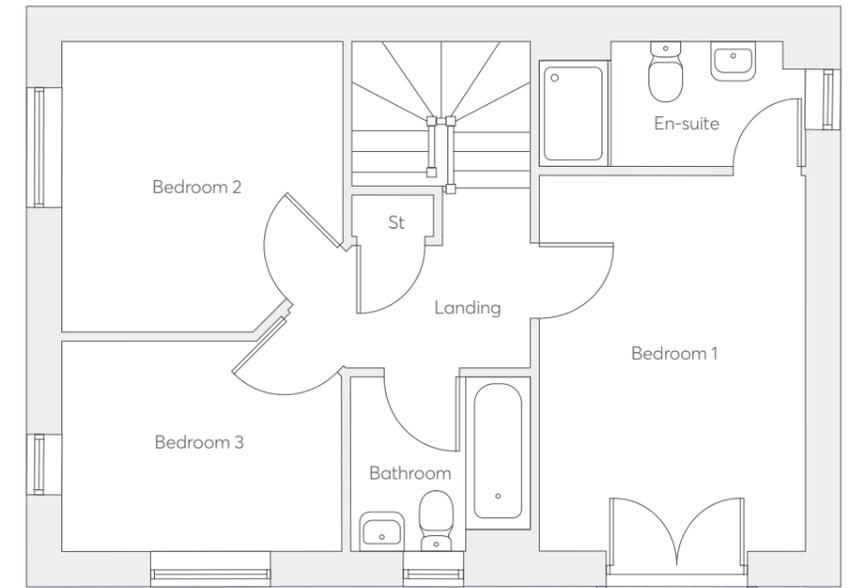
3 Bedrooms
2 Bathrooms
Detached and
Semi-Detached

Key Features

- Dual aspect kitchen/dining room with French doors to garden
- Dual aspect living room
- Downstairs WC
- Utility cupboard
- Main bedroom with en-suite and Juliet balcony
- Dual aspect third bedroom

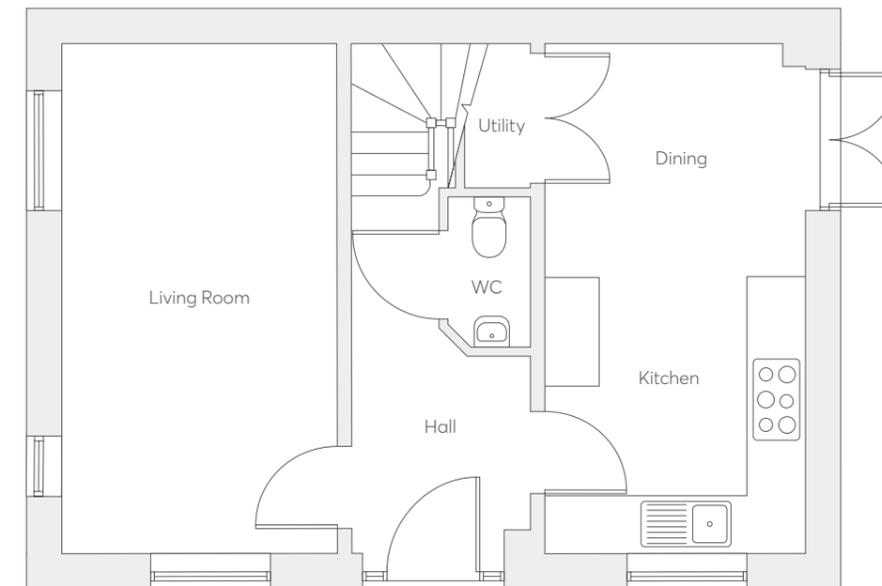
First Floor

- Bedroom 1**
4.14m x 2.96m
13'7" x 9'8"
- En-Suite**
1.40m x 2.96m
4'7" x 9'8"
- Bedroom 2**
3.23m x 3.12m
10'7" x 10'3"
- Bedroom 3**
2.33m x 3.09m
7'8" x 10'2"
- Bathroom**
1.94m x 1.99m
6'4" x 6'6"



Ground Floor

- Living Room**
5.65m x 3.06m
18'6" x 10'0"
- Kitchen**
3.05m x 2.90m
10'10" x 9'6"
- Dining**
2.60m x 2.89m
8'6" x 9'6"
- Utility**
1.61m x 0.74m
5'4" x 2'5"
- WC**
0.92m x 1.68m
3'0" x 5'6"





The Edwena

1021 sq. ft.

3 Bedrooms
2 Bathrooms
Detached

Key Features

Kitchen/dining room with French doors to garden

Downstairs WC

Utility room

Main bedroom with en-suite

Family bathroom

Full gas fired central heating

Double glazing and high-performance insulation throughout

First Floor

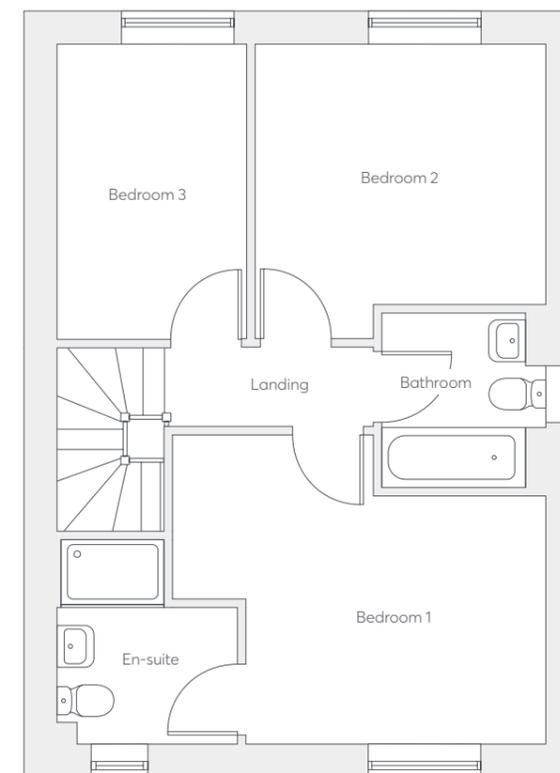
Bedroom 1
3.65m x 3.53m
12'0" x 11'7"

En-Suite
2.41m x 2.14m
7'11" x 7'0"

Bedroom 2
3.47m x 3.42m
11'5" x 11'3"

Bedroom 3
3.47m x 2.25m
11'5" x 7'5"

Bathroom
2.05m x 1.93m
6'9" x 6'4"



Ground Floor

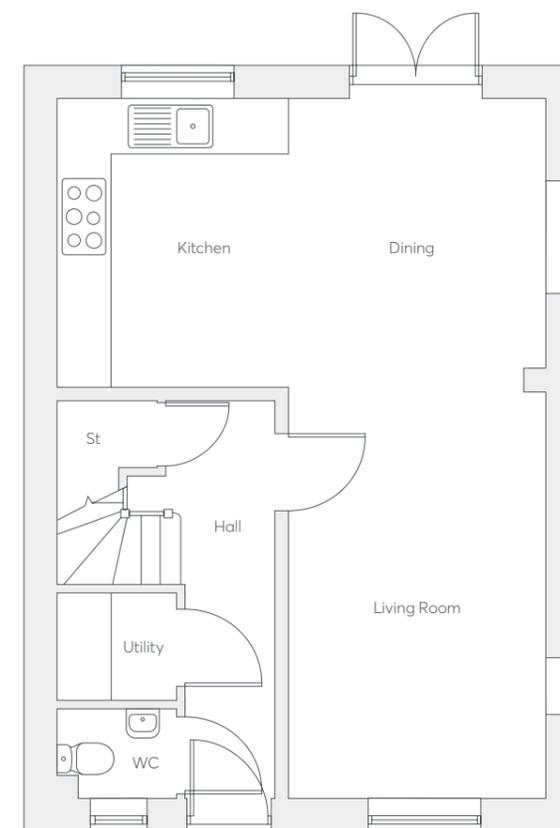
Living Room
4.83m x 3.03m
15'10" x 9'11"

Kitchen
3.41m x 2.74m
11'2" x 9'0"

Dining
3.41m x 3.03m
11'2" x 9'11"

Utility
1.28m x 1.43m
4'2" x 4'8"

WC
1.05m x 1.43m
3'5" x 4'8"





The Moore

1227 sq. ft.

3 Bedrooms
2 Bathrooms
Detached

Key Features

Open plan kitchen/dining room with french doors to garden

French doors to rear garden

Downstairs WC

En-suite bedroom with dressing area

Fully fitted family bathroom

Integral garage

Double glazing and high-performance insulation throughout

First Floor

Bedroom 1
3.81m x 3.96m
12'5" x 12'9"

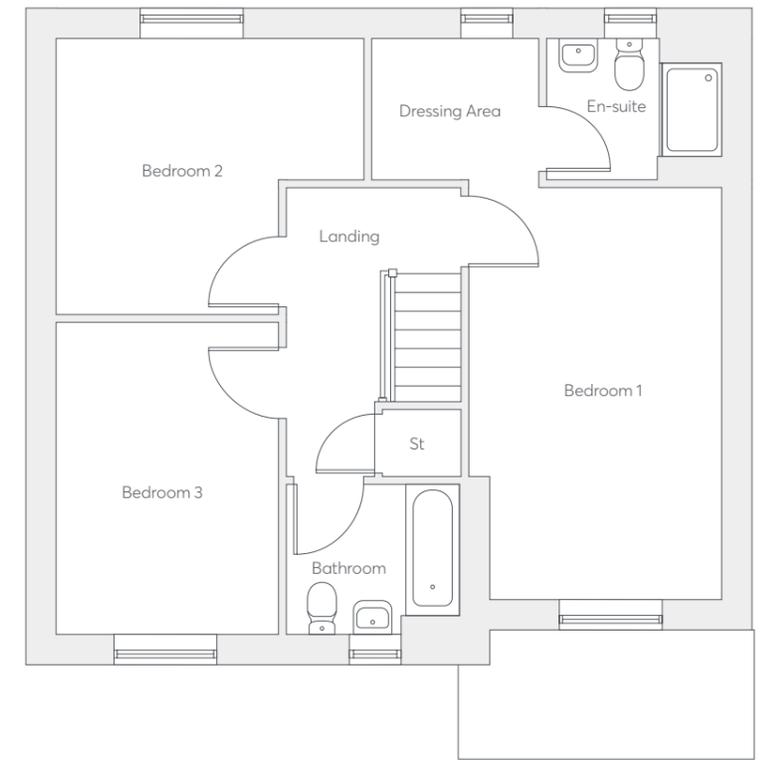
Dressing Area
2.20m x 1.21m
7'2" x 3'9"

En-Suite
1.88m x 2.24m
6'2" x 7'3"

Bedroom 2
3.68m x 3.31m
12'0" x 10'8"

Bedroom 3
2.88m x 3.78m
9'4" x 12'4"

Bathroom
1.91m x 2.24m
6'3" x 7'4"



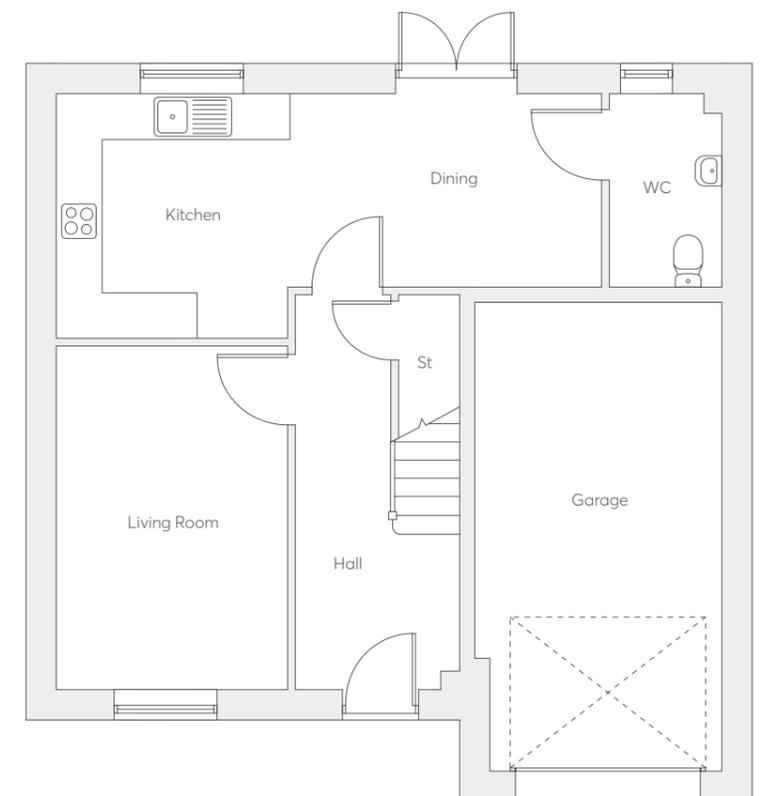
Ground Floor

Living Room
2.98m x 4.43m
9'7" x 14'5"

Kitchen
3.15m x 3.06m
10'3" x 10'0"

Dining
3.65m x 2.48m
12'0" x 8'1"

WC
0.85m x 1.78m
2'7" x 5'9"





The Cangate

1331 sq. ft.

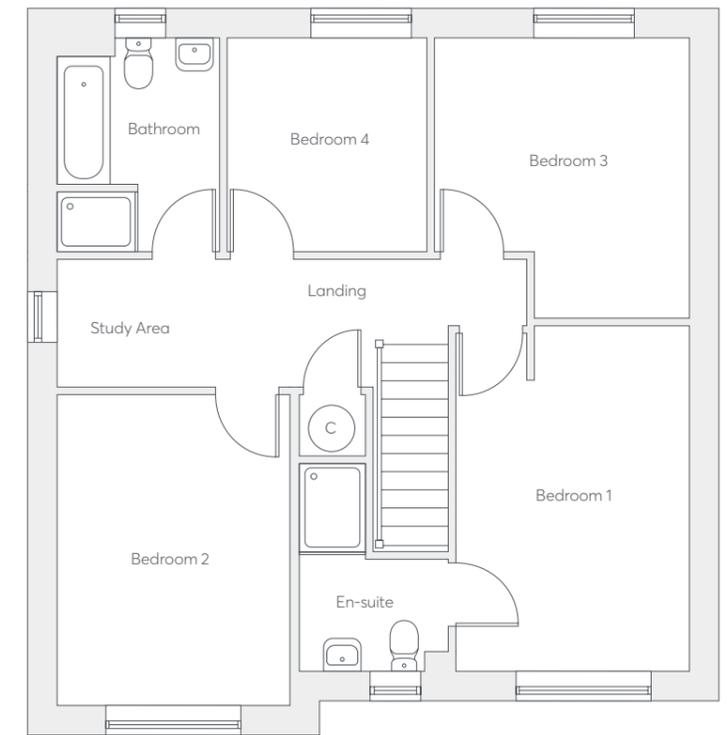
4 Bedrooms
2 Bathrooms
Detached

Key Features

- Open plan kitchen/dining room with french doors to garden
- Utility room
- Downstairs WC
- Study area
- Family bathroom with separate shower
- Main bedroom with en-suite
- Integral garage
- Double glazing and high-performance insulation throughout

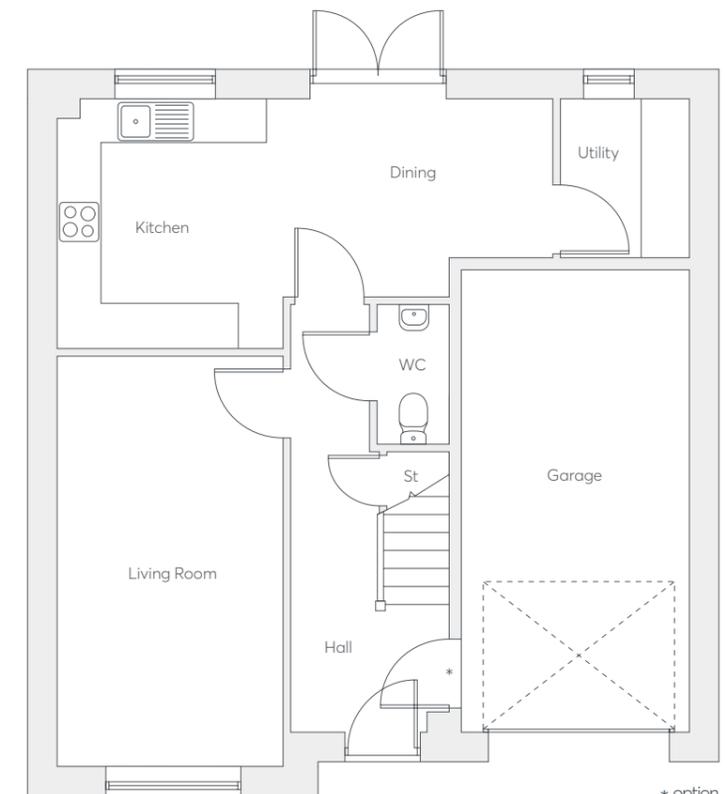
First Floor

- Bedroom 1**
3.12m x 4.56m
10'3" x 14'11"
- En-Suite**
1.98m x 2.76m
6'6" x 9'1"
- Bedroom 2**
3.11m x 4.11m
10'2" x 13'6"
- Bedroom 3**
3.40m x 3.74m
11'2" x 12'3"
- Bedroom 4**
2.64m x 2.86m
8'8" x 9'5"
- Study Area**
2.23m x 1.69m
7'4" x 5'6"
- Bathroom**
2.18m x 2.86m
7'2" x 9'5"



Ground Floor

- Living Room**
3.00m x 5.42m
9'10" x 17'9"
- Kitchen**
3.11m x 3.34m
10'2" x 10'11"
- Dining**
3.43m x 2.14m
11'3" x 7'0"
- Utility**
1.75m x 2.14m
5'9" x 7'0"
- WC**
0.92m x 1.84m
3'0" x 6'0"



* option



The Bramsgate

1379 sq. ft.

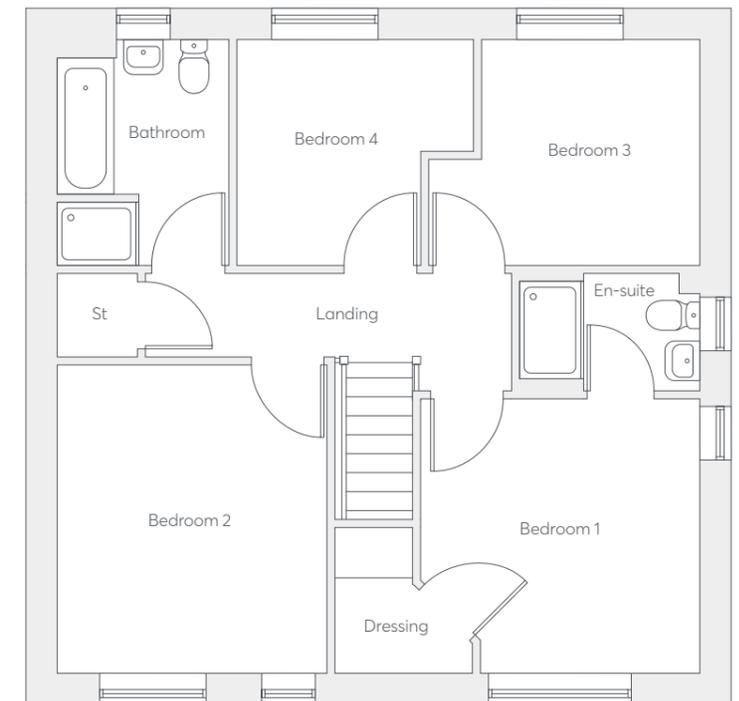
4 Bedrooms
2 Bathrooms
Detached

Key Features

- Open plan dual aspect living space with french doors
- Downstairs WC
- Utility room
- Private study
- En-suite bedroom with dressing room
- Family bathroom with separate shower
- Full gas fired central heating
- Double glazing and high-performance insulation throughout

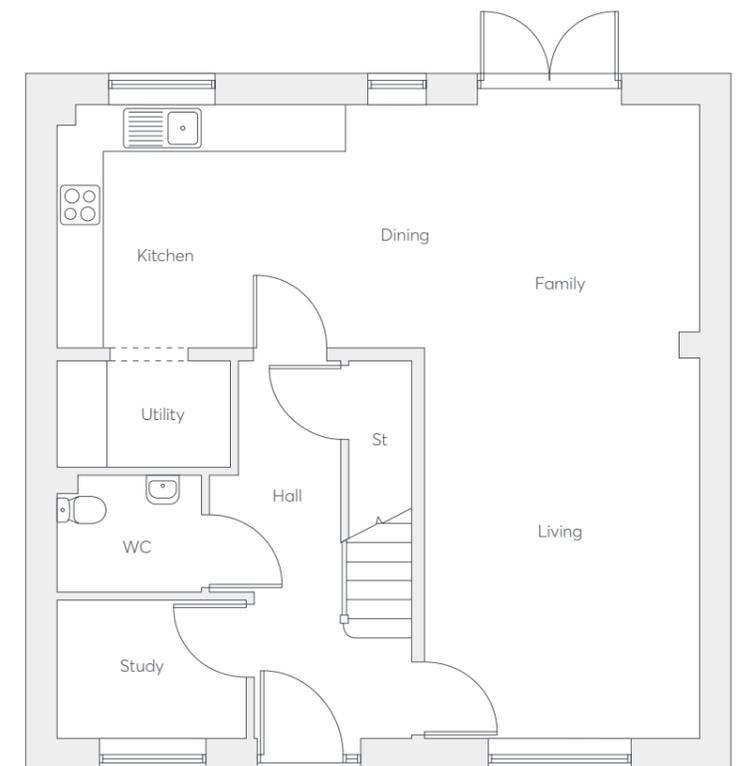
First Floor

- Bedroom 1**
3.45m x 3.51m
11'4" x 11'6"
- En-Suite**
1.47m x 2.28m
4'10" x 7'6"
- Bedroom 2**
3.86m x 3.39m
12'8" x 11'1"
- Bedroom 3**
2.85m x 2.75m
9'4" x 9'0"
- Bedroom 4**
2.31m x 2.85m
7'7" x 9'4"
- Bathroom**
2.18m x 2.85m
7'2" x 9'4"



Ground Floor

- Living**
3.49m x 4.64m
11'5" x 15'2"
- Kitchen**
3.06m x 3.66m
10'0" x 12'0"
- Dining**
3.06m x 1.61m
10'0" x 5'3"
- Family**
3.06m x 2.80m
10'0" x 9'2"
- Study**
1.74m x 2.39m
5'8" x 7'10"
- Utility**
1.35m x 2.19m
4'5" x 7'2"
- WC**
1.48m x 1.83m
4'10" x 6'0"





The Bosgate

1390 sq. ft.

4 Bedrooms
3 Bathrooms
Detached

Key Features

- Open plan kitchen/dining
- Downstairs WC
- Utility room with storage
- Separate family room or study
- En-suite to bedroom 1
- Full gas fired central heating
- Double glazing and high-performance insulation throughout

First Floor

Bedroom 1
4.01m x 3.09m
13'2" x 10'2"

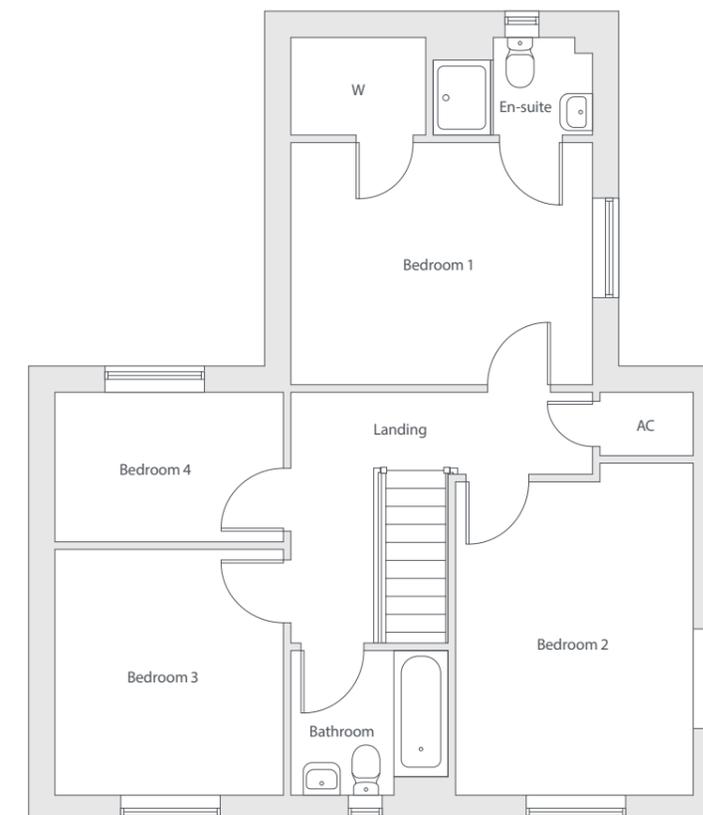
En-Suite
2.12m x 1.46m
7'0" x 4'10"

Bedroom 2
3.17m x 4.42m
10'5" x 14'6"

Bedroom 3
3.06m x 3.27m
10'1" x 10'9"

Bedroom 4
3.06m x 2.00m
10'1" x 6'7"

Bathroom
2.09m x 1.94m
6'10" x 6'4"



Ground Floor

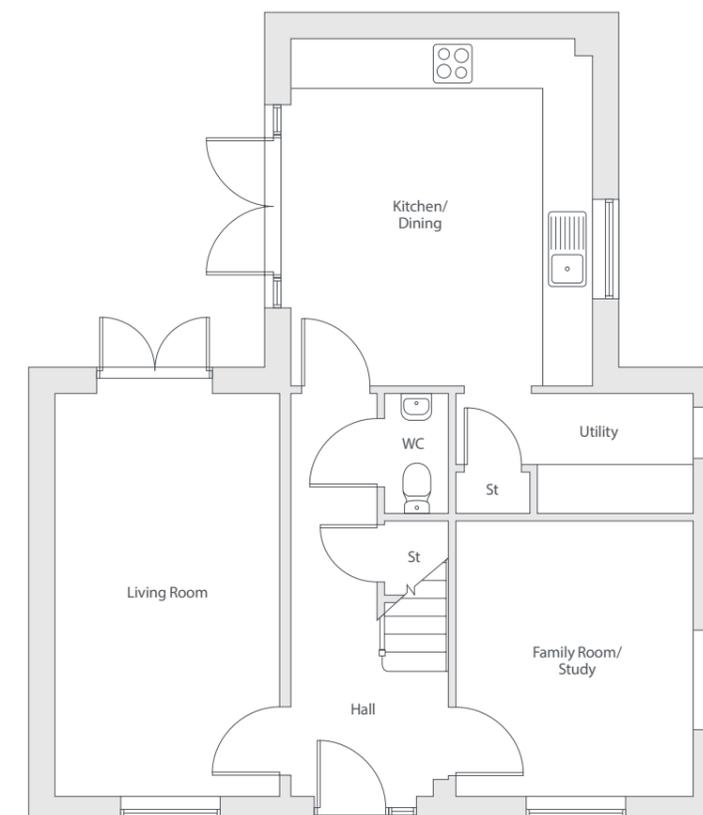
Living Room
3.00m x 5.36m
9'10" x 17'7"

Kitchen/Dining
4.01m x 4.64m
13'2" x 15'3"

Utility
3.17m x 1.65m
10'5" x 5'5"

Family Room/Study
3.17m x 3.62m
10'5" x 11'11"

WC
0.98m x 1.65m
3'2" x 5'5"





The Garnet

1454 sq. ft.

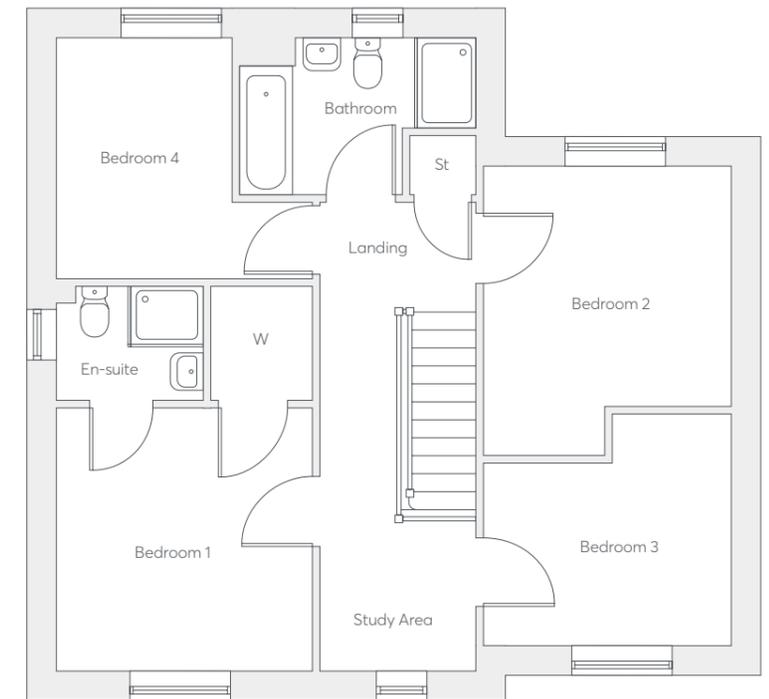
4 Bedrooms
2 Bathrooms
Detached

Key Features

- Dual aspect living room with French doors to garden
- Open plan kitchen/dining room with French doors to garden
- Utility room
- Family room
- Downstairs WC
- Study area
- Family bathroom with separate shower
- En-suite main bedroom with dressing room

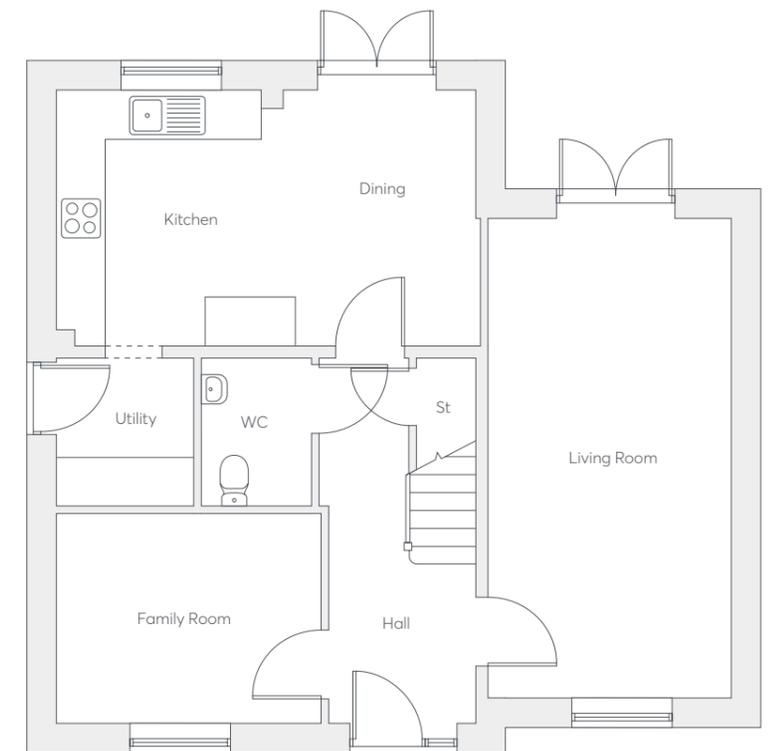
First Floor

- Bedroom 1**
3.46m x 3.50m
11'4" x 11'6"
- En-Suite**
1.94m x 1.51m
6'4" x 5'0"
- Bedroom 2**
3.29m x 3.23m
10'9" x 10'7"
- Bedroom 3**
3.26m x 3.00m
10'8" x 9'10"
- Bedroom 4**
2.65m x 3.13m
8'9" x 10'3"
- Bathroom**
2.79m x 2.08m
9'2" x 6'10"



Ground Floor

- Living Room**
3.23m x 6.32m
10'7" x 20'9"
- Kitchen**
3.58m x 3.39m
11'9" x 11'1"
- Dining**
2.02m x 3.39m
6'8" x 11'1"
- Family Room**
3.53m x 3.04m
11'7" x 10'0"
- Utility**
2.13m x 1.68m
7'0" x 5'6"
- WC**
1.31m x 1.68m
4'4" x 5'6"





The Greengate

1473 sq. ft.

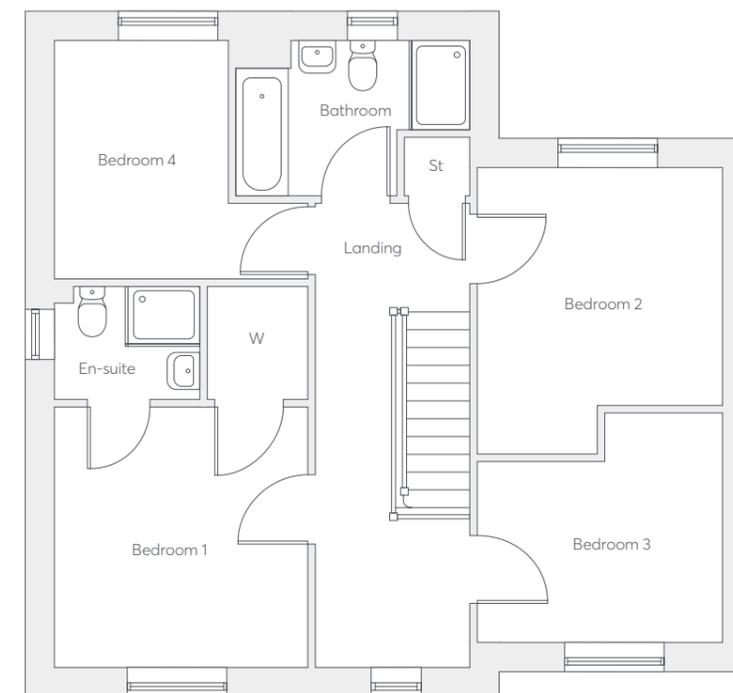
4 Bedrooms
2 Bathrooms
Detached

Key Features

- Dual aspect living room with french doors to garden
- Open plan kitchen/dining room with french doors to garden
- Utility room
- Family room
- Downstairs WC
- Study area
- Family bathroom with separate shower
- En-suite main bedroom with dressing room

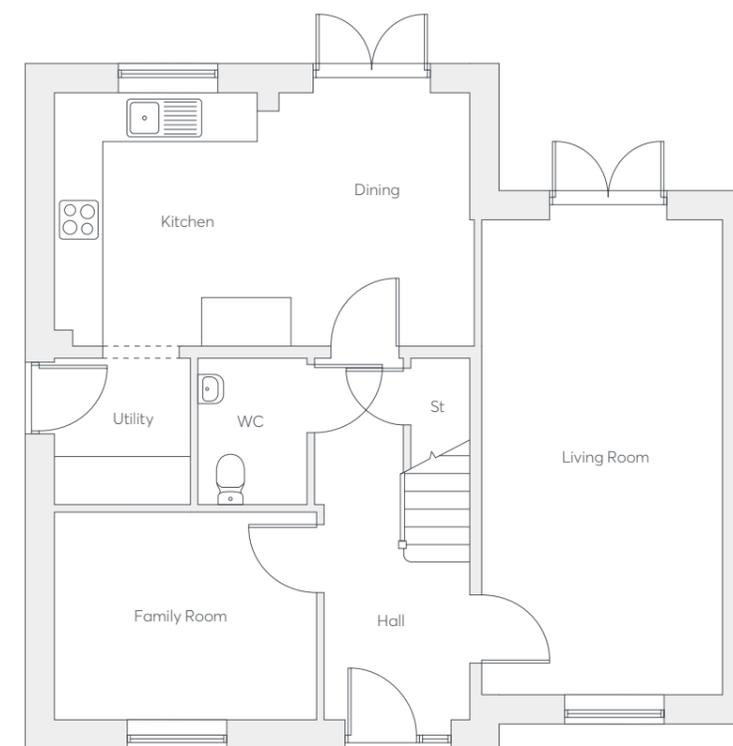
First Floor

- Bedroom 1**
3.40m x 3.50m
11'2" x 11'6"
- En-Suite**
1.94m x 1.52m
6'4" x 5'0"
- Bedroom 2**
3.29m x 3.85m
10'9" x 12'8"
- Bedroom 3**
3.29m x 3.08m
10'9" x 10'1"
- Bedroom 4**
2.36m x 3.19m
7'9" x 10'6"
- Bathroom**
3.14m x 2.08m
10'4" x 6'10"



Ground Floor

- Living Room**
3.23m x 6.37m
10'7" x 20'11"
- Kitchen**
3.17m x 3.38m
10'5" x 11'1"
- Dining**
2.48m x 3.38m
8'2" x 11'1"
- Family Room**
3.52m x 2.80m
11'6" x 9'2"
- Utility**
1.83m x 1.98m
6'0" x 6'6"
- WC**
1.47m x 1.98m
4'10" x 6'6"





The Almond

1857 sq. ft.

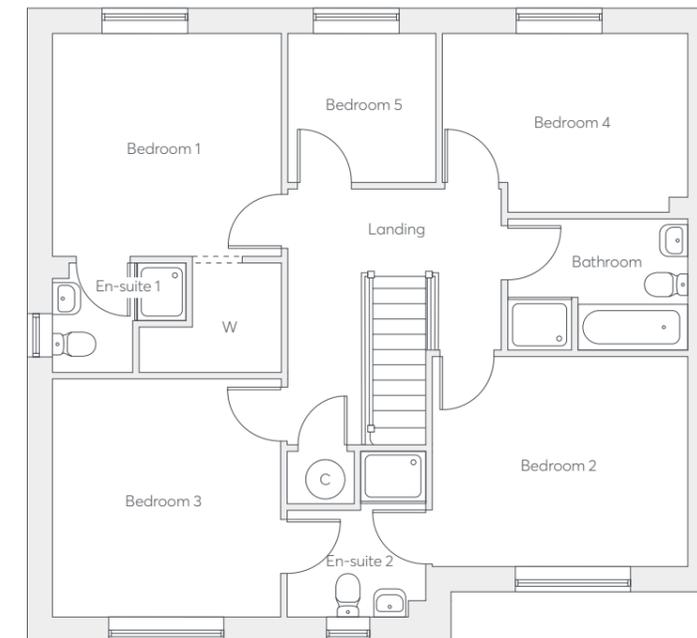
5 Bedrooms
3 Bathrooms
Detached

Key Features

- Open plan kitchen/dining and family room with french doors to garden
- Downstairs WC
- Utility room with back door
- Private study
- Family bathroom with separate shower
- En-suite to bedroom 1
- Jack & Jill en-suite to bedrooms 2 and 3
- Full gas fired central heating
- Double glazing and high-performance insulation throughout

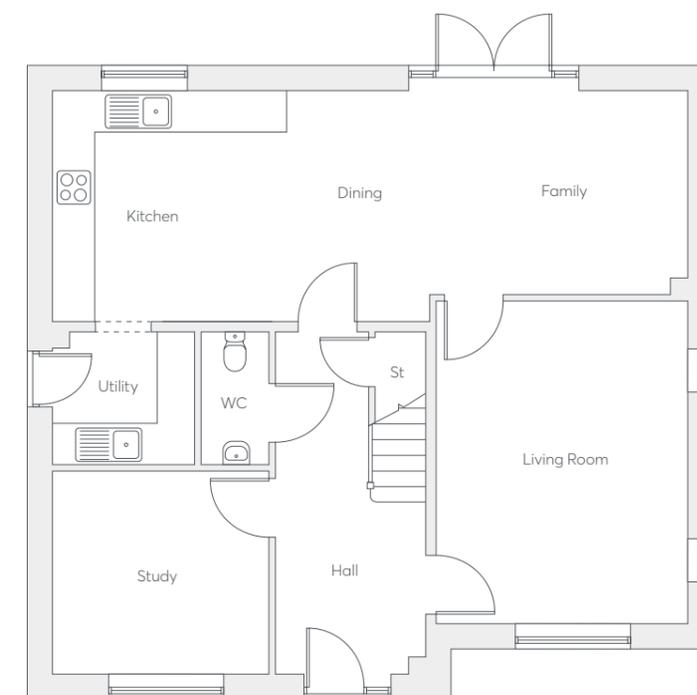
First Floor

- Bedroom 1**
3.57m x 3.49m
11'8" x 11'5"
- En-Suite 1**
2.07m x 1.69m
6'9" x 5'6"
- Bedroom 2**
3.94m x 3.27m
12'11" x 10'9"
- En-Suite 2**
2.18m x 2.59m
7'2" x 8'6"
- Bedroom 3**
3.57m x 3.71m
11'8" x 12'2"
- Bedroom 4**
3.82m x 2.80m
12'7" x 9'2"
- Bedroom 5**
2.28m x 2.34m
7'6" x 7'8"
- Bathroom**
2.80m x 2.04m
9'2" x 6'8"



Ground Floor

- Living Room**
3.87m x 4.98m
12'9" x 16'4"
- Kitchen**
3.10m x 3.60m
10'2" x 11'10"
- Dining**
2.77m x 3.60m
9'1" x 11'10"
- Family**
3.99m x 3.18m
13'1" x 10'5"
- Study**
3.37m x 3.16m
11'1" x 10'5"
- Utility**
2.22m x 2.07m
7'4" x 6'10"
- WC**
1.06m x 2.07m
3'6" x 6'10"





The Arness

1857 sq. ft.

5 Bedrooms
3 Bathrooms
Detached

Key Features

- Open plan kitchen/dining and family room with french doors to garden
- Downstairs WC
- Utility room with back door
- Private study
- Family bathroom with separate shower
- En-suite to bedroom 1
- Jack & Jill en-suite to bedrooms 2 and 3
- Full gas fired central heating
- Double glazing and high-performance insulation throughout

First Floor

Bedroom 1

3.57m x 3.49m
11'8" x 11'5"

En-Suite 1

2.07m x 1.69m
6'9" x 5'6"

Bedroom 2

3.94m x 3.27m
12'11" x 10'9"

En-Suite 2

2.18m x 2.59m
7'2" x 8'6"

Bedroom 3

3.57m x 3.71m
11'8" x 12'2"

Bedroom 4

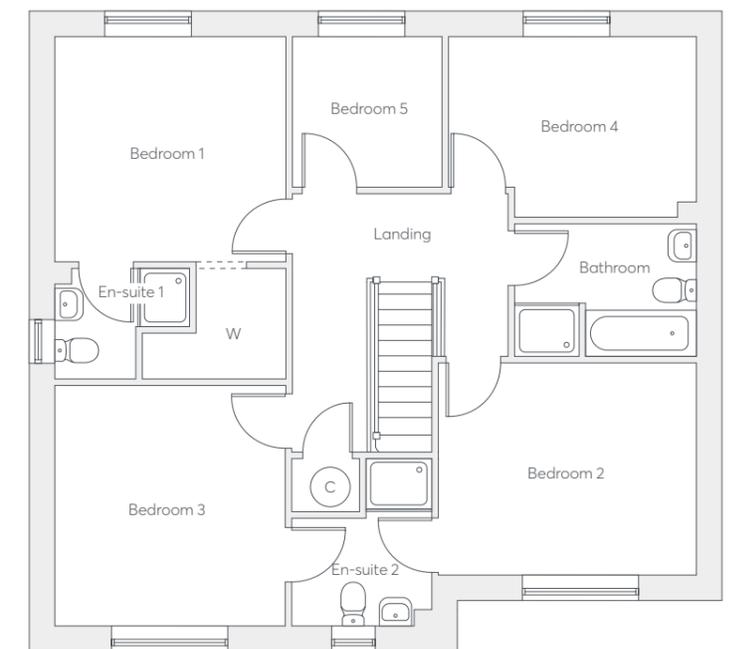
3.82m x 2.80m
12'7" x 9'2"

Bedroom 5

2.28m x 2.34m
7'6" x 7'8"

Bathroom

2.80m x 2.04m
9'2" x 6'8"



Ground Floor

Living Room

3.87m x 4.98m
12'9" x 16'4"

Kitchen

3.10m x 3.60m
10'2" x 11'10"

Dining

2.77m x 3.60m
9'1" x 11'10"

Family

3.99m x 3.18m
13'1" x 10'5"

Study

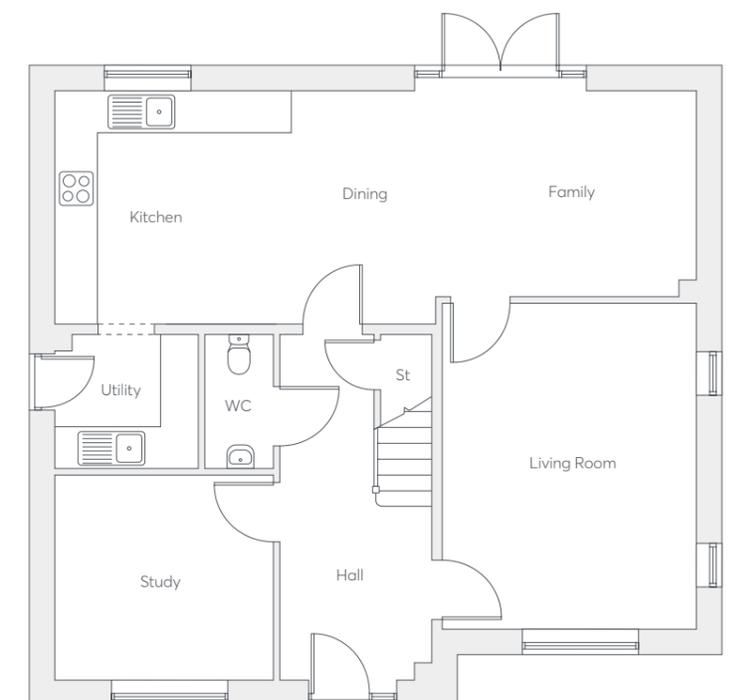
3.37m x 3.16m
11'1" x 10'5"

Utility

2.22m x 2.07m
7'4" x 6'10"

WC

1.06m x 2.07m
3'6" x 6'10"





The Kingness

2406 sq. ft.

5 Bedrooms
3 Bathrooms
Detached

Key Features

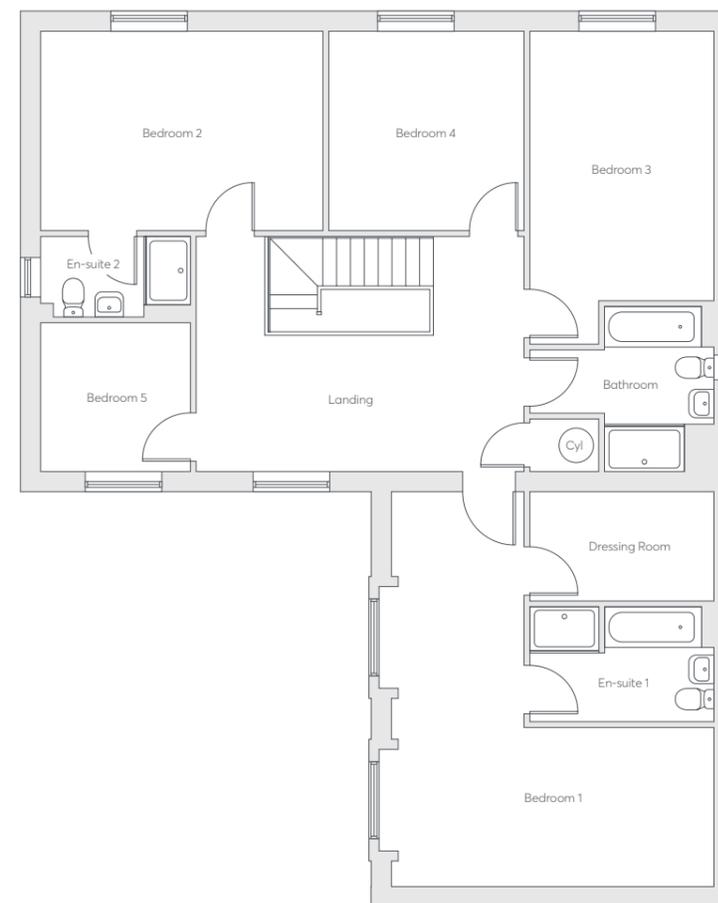
- Open plan kitchen/dining and family area with french doors to garden
- Living room with french doors to garden
- Downstairs WC
- Utility room with door
- Private study
- En-suite to bedroom 1
- En-suite to bedroom 2
- Full gas fired central heating
- Double glazing and high-performance insulation throughout

Orchard Mill
St Modwen Homes

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Development Sales Manager or Selling Agent.

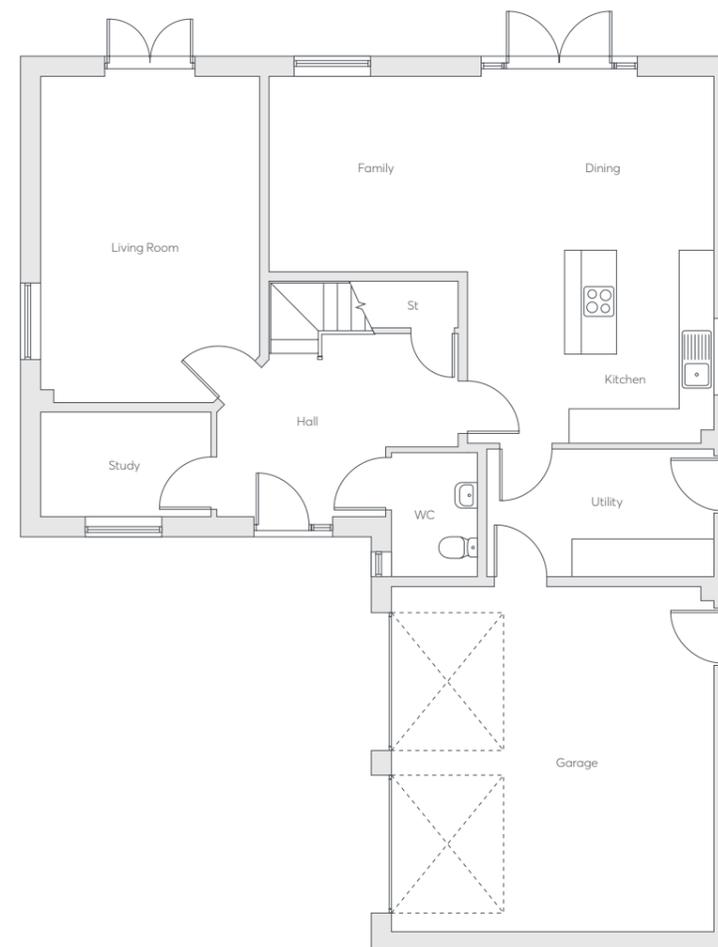
First Floor

- Bedroom 1**
5.59m x 2.76m
18'4" x 9'1"
- Bedroom 2**
4.90m x 3.46m
16'1" x 11'4"
- Bedroom 3**
3.19m x 5.42m
10'6" x 17'9"
- Bedroom 4**
3.40m x 3.46m
11'2" x 11'4"
- Bedroom 5**
2.60m x 2.57m
8'6" x 8'5"
- En-Suite 1**
3.21m x 2.07m
10'6" x 6'10"
- En-Suite 2**
2.60m x 1.40m
8'6" x 4'7"
- Bathroom**
3.19m x 2.85m
10'6" x 9'4"
- Dressing Room**
3.23m x 1.90m
10'6" x 6'2"
- Landing**



Ground Floor

- Living Room**
3.80m x 5.66m
12'6" x 18'7"
- Family**
3.44m x 3.40m
11'3" x 11'2"
- Kitchen**
4.27m x 3.95m
14'0" x 13'0"
- Study**
2.96m x 1.80m
9'9" x 5'11"
- Utility**
3.94m x 2.21m
12'11" x 7'3"
- WC**
1.50m x 2.15m
4'11" x 7'1"
- Dining**
4.27m x 2.41m
14'0" x 7'11"
- Hall**
- Living Room**
- Study**
- WC**
- Utility**
- Garage**



Find this home on the siteplan



The Waltness

2719 sq. ft.

5 Bedrooms
4 Bathrooms
Detached

Key Features

Open plan kitchen/dining and family area with french doors to garden

Downstairs WC

Utility room with door and storage

Private study

Dressing Room to Bedroom 1

En-suites to bedrooms 1, 2 and 3

Full gas fired central heating

Double glazing and high-performance insulation throughout

First Floor

Bedroom 1

4.75m x 4.60m
15'7" x 15'1"

Dressing Room

3.43m x 2.31m
11'2" x 7'5"

En-Suite 1

2.79m x 3.00m
9'2" x 9'10"

Bedroom 2

4.15m x 4.10m
13'7" x 13'5"

En-Suite 2

2.75m x 1.25m
9'0" x 4'1"

Bedroom 3

4.15m x 4.03m
13'7" x 13'3"

En-Suite 3

2.75m x 1.25m
9'0" x 4'1"

Bedroom 4

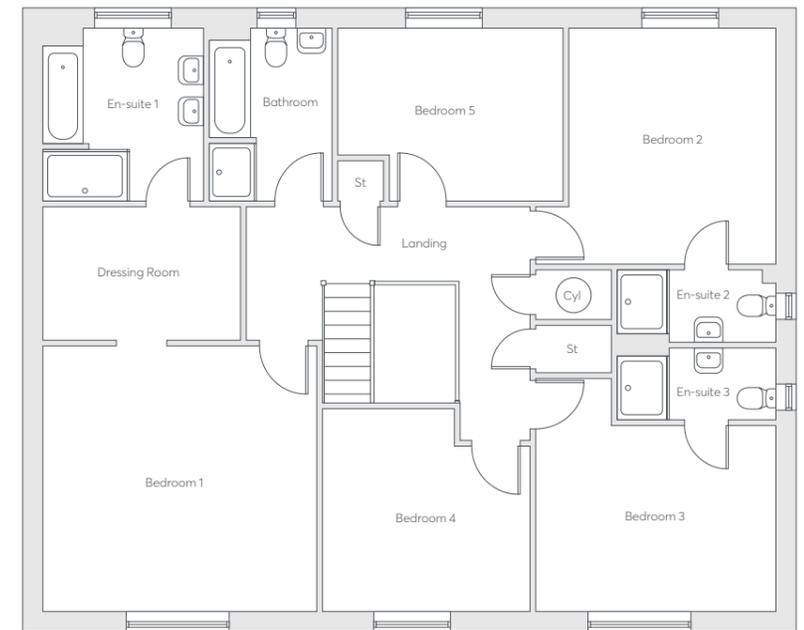
3.60m x 3.15m
11'10" x 10'4"

Bedroom 5

3.90m x 3.00m
12'10" x 9'10"

Bathroom

2.12m x 3.00m
6'11" x 9'10"



Ground Floor

Living Room

4.69m x 5.90m
15'4" x 19'4"

Kitchen

3.50m x 4.04m
11'6" x 13'3"

Dining

4.69m x 2.81m
15'4" x 9'3"

Family/Dining

7.10m x 4.04m
22'19" x 13'3"

Study

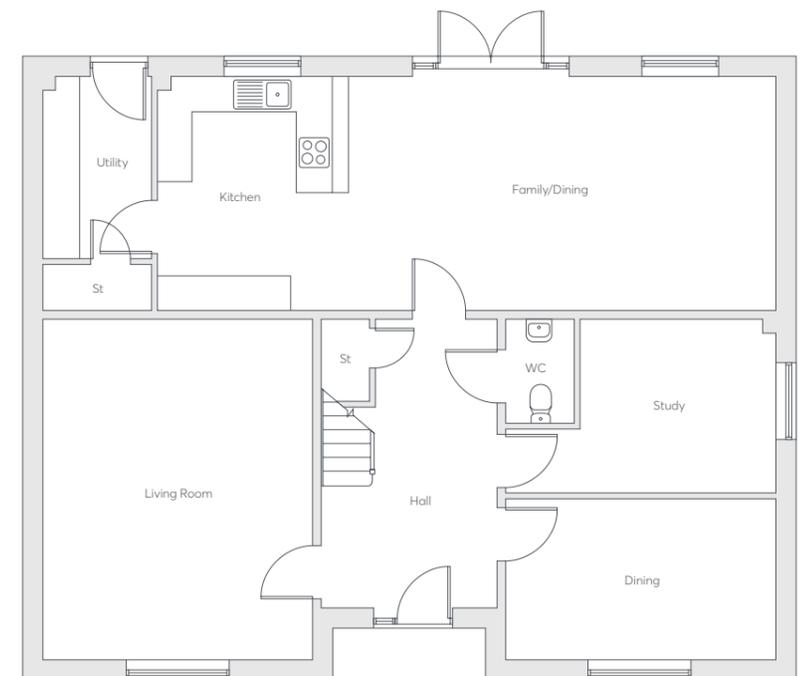
4.69m x 3.00m
15'4" x 9'10"

Utility

1.90m x 3.15m
6'3" x 10'4"

WC

1.20m x 1.80m
3'11" x 5'11"



Specification

| | Cangate | Bramgate | Bosgate | Greengate | Arness | Kingness | Waltness |
|---|---------|----------|---------|-----------|--------|----------|----------|
| Kitchen/Laundry | | | | | | | |
| Contemporary styled fitted kitchen with selection of colour choices | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Worktop with upstand to wall | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Composite single bowl sink and monobloc mixer tap | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Integrated cooker hood and stainless steel splashback to hob | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4-Zone Induction Hob | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Stainless steel single fan oven | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Plumbing and electrics for washing machine | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Plumbing and electrics for dishwasher | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3 spot LED track light to ceiling | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Bathroom/En-Suite/WC | | | | | | | |
| Roca contemporary style white sanitaryware with VADO monobloc tap | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| VADO Thermostatic shower mixer valve (where applicable) | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Low profile shower tray with chrome style framed clear glass enclosure | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Ceramic wall tiles to bathroom and en-suites (refer to drawings for specific areas) | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Electrical | | | | | | | |
| TV socket to lounge | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| BT socket (housetypes vary - please see drawings for location) | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| White sockets and switches | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| PIR operated porch light | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Front doorbell and chime | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| USB charging socket to kitchen | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Power and lighting to integral garages | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Photovoltaic roof panels* | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Battery operated carbon monoxide detectors (locations vary) | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Mains wired (with battery back-up) smoke detectors | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

*position and quantity specific to plot and orientation - ask for details

| | Cangate | Bramgate | Bosgate | Greengate | Arness | Kingness | Waltness |
|--|---------|----------|---------|-----------|--------|----------|----------|
| Heating | | | | | | | |
| Gas central heating throughout | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Thermostatically controlled radiators to all rooms** | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Programmable control of heating zones | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Exterior | | | | | | | |
| Double glazed PVCu windows | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Double glazed PVCu french casement doors to patio (where layout permits) | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| PVCu fascias, soffits and rainwater goods | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Multi-point door locking system to front and rear/side doors | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Up-and-over steel garage door (where applicable) | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| House numbers ready fitted | - | - | - | - | - | - | - |
| Decorative | | | | | | | |
| Square spindles and newels to staircase | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Square featured skirting boards and architraves | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Vertical panel white internal doors with satin handles | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Smooth finish ceilings, painted in white | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Walls painted in white satin finish | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Woodwork painted in white satin finish | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Landscaping | | | | | | | |
| Turf to front garden | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 0.9m post and rail fence between plots | - | - | - | - | - | - | - |
| 1.8m close boarded fence to rear boundary only | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Rotovated topsoil to rear garden | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

**except where room thermostats are fitted

Specification

| | Wilfred | Nina | Mirin | Thea | Kea V1 | Kea V2 | Edwena | Moore | Garnet | Almond |
|---|---------|------|-------|------|--------|--------|--------|-------|--------|--------|
| Kitchen/Laundry | | | | | | | | | | |
| Contemporary styled fitted kitchen with selection of colour choices | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Worktop with upstand to wall | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Composite single bowl sink and monobloc mixer tap | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Integrated cooker hood and stainless steel splashback to hob | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4-Zone Induction Hob | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Stainless steel single fan oven | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Plumbing and electrics for washing machine | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Plumbing and electrics for dishwasher | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3 spot LED track light to ceiling | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Bathroom/En-Suite/WC | | | | | | | | | | |
| IRoca contemporary style white sanitaryware with VADO monobloc tap | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| VADO Thermostatic shower mixer valve (where applicable) | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Low profile shower tray with chrome style framed clear glass enclosure | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Ceramic wall tiles to bathroom and en-suites (refer to drawings for specific areas) | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Ceiling mounted dum light with chrome bezel | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Electrical | | | | | | | | | | |
| TV socket to lounge (see drawings for location) | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| BT socket (housetypes vary - please see drawings for location) | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| White sockets and switches | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| PIR operated porch light | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Front doorbell and chime | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| USB charging socket to kitchen | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Power and lighting to integral garages | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Photovoltaic roof panels* | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Battery operated carbon monoxide detectors (locations vary) | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Mains wired (with battery back-up) smoke detectors | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

*position and quantity specific to plot and orientation - ask for details

| | Wilfred | Nina | Mirin | Thea | Kea V1 | Kea V2 | Edwena | Moore | Garnet | Almond |
|--|---------|------|-------|------|--------|--------|--------|-------|--------|--------|
| Heating | | | | | | | | | | |
| Gas central heating throughout | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Thermostatically controlled radiators to all rooms** | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Programmable control of heating zones | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Exterior | | | | | | | | | | |
| Double glazed PVCu windows | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Double glazed PVCu french casement doors to patio (where layout permits) | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| PVCu fascias, soffits and rainwater goods | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Multi-point door locking system to front and rear/side doors | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Up-and-over steel garage door (where applicable) | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| House numbers ready fitted | - | - | - | - | - | - | - | - | - | - |
| Decorative | | | | | | | | | | |
| Square spindles and newels to staircase | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Square featured skirting boards and architraves | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Vertical panel white internal doors with satin handles | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Smooth finish ceilings, painted in white | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Walls painted in white satin finish | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Woodwork painted in white satin finish | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Landscaping | | | | | | | | | | |
| Turf to front garden | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 0.9m post and rail fence between plots | - | - | - | - | - | - | - | - | - | - |
| 1.8m close boarded fence to rear boundary only | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Rotovated topsoil to rear garden | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

**except where room thermostats are fitted



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