



Find your
dream home with

Develop Warwickshire



A COLLECTION OF
3 & 4 BEDROOM HOMES

[BROOKMILLMEADOWS.COM](https://www.brookmillmeadows.com)

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BROOKMILL MEADOWS
WARTON, WARWICKSHIRE

Image is indicative only and may include items of non-standard specification

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ABOUT DEVELOP WARWICKSHIRE

Countryside Partnerships, Warwickshire Property & Development Group and Warwickshire County Council have come together in a joint venture to create Develop Warwickshire. This exciting programme of home building is a 30-year vision to create superb new homes and opportunities within Warwickshire.

Develop Warwickshire is committed to delivering sustainable developments that benefit everyone, now and in the future. By working closely with local communities and taking a holistic approach to sustainability, the partnership is helping to create a better world for us all.

As a developer with a long-term proven track record and the most industry awards of any UK housebuilder, Countryside creates sustainable new homes and builds new communities from the grassroots up, while Warwickshire Property & Development Group delivers exceptional housing in line with local needs. Under this new forward-thinking agreement, Warwickshire is set to thrive in the coming years.

Brookmill Meadows is the first of a number of new developments to be brought forward by Develop Warwickshire.

FIND OUT MORE

Image is indicative only and may include items of non-standard specification



To find out more about Develop Warwickshire, please visit:

[DEVELOPWARWICKSHIRE.COM](https://www.developwarwickshire.com)



BROOKMILL MEADOWS

BEAUTIFULLY DESIGNED HOMES

Develop Warwickshire is proud to showcase Brookmill Meadows its first development of new homes in Warton near Tamworth.

Brookmill Meadows is a carefully designed community of 3 and 4 bedroom, detached and semi-detached homes. Located perfectly for both work and play. This stunning new development has something for everyone, whether you're a first-time buyer or looking to move up the property ladder.

As a 5-star HBF rated developer Countryside is well known nationally for its high quality and energy-efficient homes which are designed for modern living. You will find kitchen diners with skylight windows and French doors opening onto your private garden, and bathrooms finished with tiling and high-quality fixtures and fittings. Countryside builds exceptional quality into everything they do, from the character of the homes to the planning of environments and the unique detailing of the landscape, their creative approach to placemaking creates places where people feel at home.



To find out more about Develop Warwickshire, please visit:

[DEVELOPWARWICKSHIRE.COM](https://developwarwickshire.com)



WARTON

LOCAL AREA

Situated in the open fields of the village of Warton, around 5 miles to the east of Tamworth, Brookmill Meadows is in the perfect location.

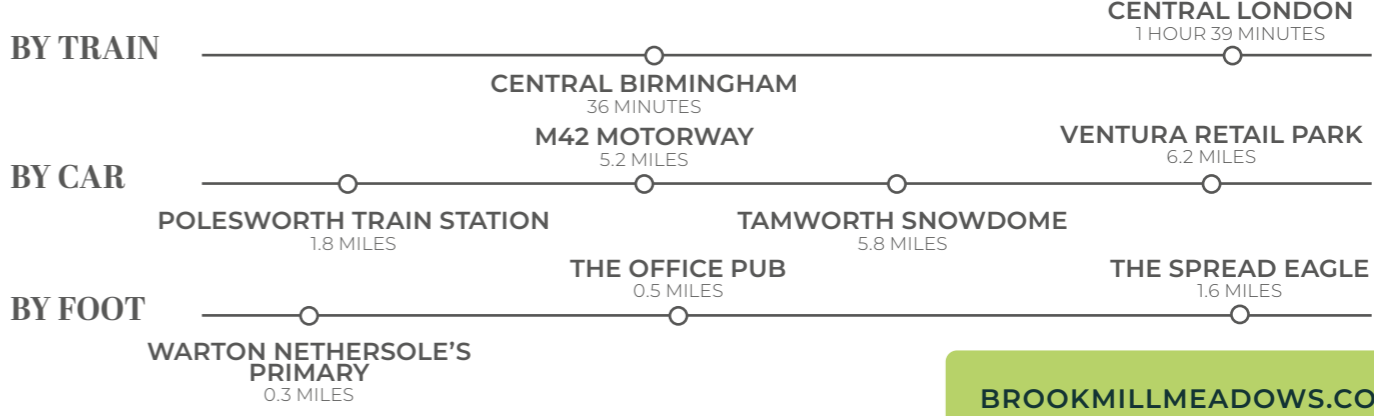
In the village you'll find a small convenience store for everyday essentials and right from your front door there are some great footpaths perfect for exploring.

A local family favourite is a day out at Twycross Zoo, just a short drive away. Here you will find a wide

range of exotic animals and a full programme of events to take part in and enjoy. An absolute must during the summer months is the outdoor Wet 'n' Wild play area, with a huge variety of fountains and water features to get involved with.

There are great nearby schools for the children and superb views over open countryside making Brookmill Meadows the perfect place to put down roots.

TRANSPORT LINKS



BROOKMILLMEADOWS.CO.UK



MARKET STREET



ANKERSIDE SHOPPING CENTRE



RIVER ANKER



WARTON

CLOSE TO THE TOWN AND COUNTRY

Whilst Warton is a lovely country village, the nearby market town of Tamworth has plenty of options and choice for larger shopping requirements and is well represented by the major supermarkets.

In the town centre you'll find several small- to medium-sized covered shopping malls, with plenty of the high-street favourites to plan a great day's shopping. The town is undergoing a £130m regeneration and the centre will become the beating heart of the community, with plenty of exciting new opportunities.

ABOUT COUNTRYSIDE

Countryside is a leading UK home builder and urban regeneration partner and proud to be a 5-star rated HBF Builder.

We believe that where we live matters. We're passionate about creating places where people aspire to live, where they feel a true sense of belonging. Striving to be industry leaders in our approach to social responsibility, we deliver all our homes in an environmentally responsible, ethical, safe and sustainable manner. This is reflected in the execution of our developments, our working practices, and the value we bring to communities.

All of our developments and homes carry a signature style and character, designed to work for the way people live today – with materials that reflect our commitment to quality. Our exacting standards and sustainable credentials combine to create places that will stand the test of time. As a result, we hold more Housing Design Awards than any other developer. We provide a greater sense of belonging, spirit of neighbourhood and quality of life for everyone who lives in and around our developments.

It is all this and more that enables us to create places people love.

[FIND OUT MORE](#)

THE DUNHAM

Image is indicative only and may include items of non-standard specification



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DEVELOP
WARWICKSHIRE



CUSTOMER CARE

We have a dedicated team who are committed to working to our own Customer Charter, ensuring we always deliver the very best service.

From our experienced construction team through to our trained Sales Consultants, we ensure you are fully informed with respect to your purchase. We offer guidance on the complete process involved in buying a Countryside home and we can put you in touch with independent financial advisors and solicitors.

From the moment you reserve your plot, to the day you receive your keys and beyond, a dedicated Sales Progressor will guide you through the process and ensure you receive the very best service from Countryside Homes.

Every home carries our commitment to quality and improvement. You have the added assurance of every Countryside home being covered by the 10-year NHBC warranty and insurance policy, protecting against structural defects for a 10-year period following the date of legal completion.

Each property is also quality checked and commissioned by our dedicated Customer Care team before it is handed over to you. Prior to legal completion the Sales Consultant along with the Site Manager will invite you to a home demonstration where they will walk you through all aspects of your new home.

The Sales Consultant will complete a formal handover of your property on legal completion. Our Site Management team will also visit on several occasions to ensure you are settling in.

All of our homes are covered by a comprehensive 2-year Customer Service Warranty as standard, providing you with 24-hour emergency cover.

As registered home builders with the 10-year NHBC warranty and insurance policy we also follow the Consumer Code, which ensures you as a new homeowner are treated fairly and are fully informed about your purchase before and after signing your contract.



WHY BUY NEW?

Building a better future and caring for the environment, Countryside creates quality, eco-friendly and sustainable homes in the best locations.

Our outstanding range of new homes are designed for modern living, offering lower environmental impact, running costs and maintenance. These provide compelling reasons to choose a new home from Countryside. In recognition of this, we have received more than 100 awards for sustainability since 2000.

A new home from Countryside is on average 6.5 times more energy efficient than one built just 30 years ago.

Our developments contribute to a higher quality of life by protecting the environment, promoting social cohesion and strengthening the local economy.

We achieve this through building attractive residential areas with their own architectural character and identity and convenient transport links to essential local amenities such as schools and shops.

In addition, our new homes are well designed, comfortable, safe, adaptable and wherever possible they are constructed from materials that have a reduced impact on the environment.



THE LYMINGTON

Image is indicative only and may include items of non-standard specification

CUSTOMER STORIES



The Goodheads

"From the outset our Sales Representative, Bethany, treated us well and looked after us throughout the buying process."



Matt & Nosheen

"The entire reservation process has been really smooth and straightforward. Our Sales Consultant answered all our questions and supported us throughout. We've felt really reassured and relaxed about everything from day one."



James

"Countryside made the whole process really easy. Through Countryside's Smooth Move scheme a team of experts behind me that made it possible for me to sell my house in one day – it was amazing!"



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THE NEXT STEPS

From taking online virtual tours to visiting our showhomes in person, one-to-one meetings with our Sales Consultants to scheduled telephone appointments, we understand that everyone likes to do things in their own way, which is why we can work with you to secure your new dream home using whatever methods work best for you.

We can put you in touch with an Independent Financial Advisor who can access the whole market for lenders, and give you free independent, confidential advice. This, along with our dedicated Sales Team who will talk you through every step of

the buying process means choosing a new home from Countryside really is as simple as 1, 2, 3...

STEP 1. VIEWING & TOURS

In order to get you moving we can help you gather as much information as you need. You can take a virtual tour from the comfort of your own home, talk on the phone or online or visit us at one of our Sales Offices.

We can talk you through the available housetypes, their pricing and the site plan. We can even give you a tour in person or virtually of our stunning showhomes at your chosen or other live

developments. Our website also displays an up-to-date list of all our available homes.

Our Sales Consultants will be happy to talk to you about any questions you may have so why not book an appointment today.

STEP 2. INFORMATION & ADVICE

We can put you in touch with an Independent Financial Advisor who can access the whole market for lenders, plus give you free independent, confidential advice.

We are here to talk you through the Buying Process and the next steps for reserving your dream home.

Our homes have a fantastic specification, details of which can be found on our 'What's Included In Your New Home?' insert. We also have a list of extras that you can purchase through us to personalise

your new home. Our dedicated Sales Team will be happy to take you through the full selection.

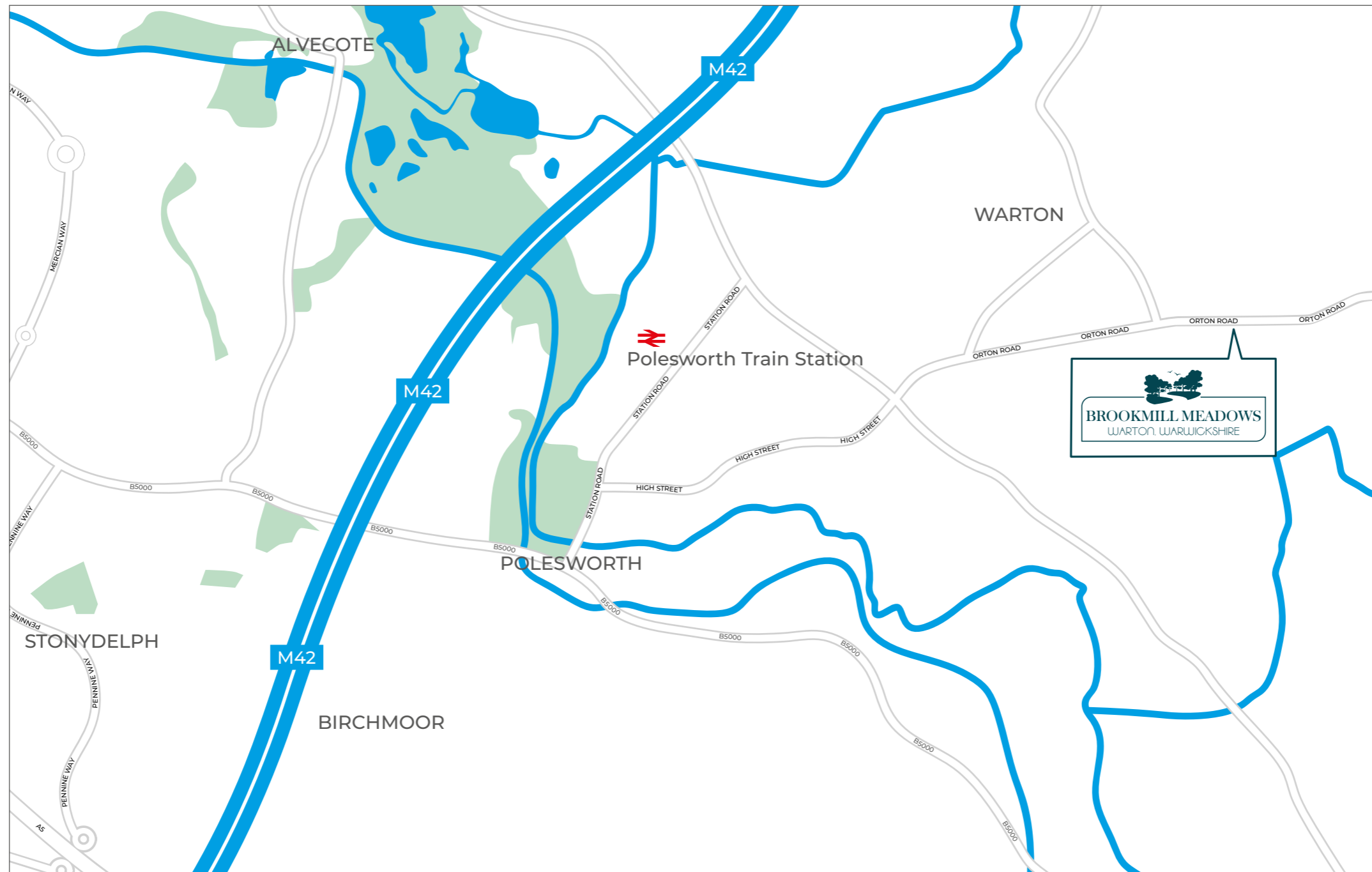
STEP 3. MAKING A RESERVATION

You can make a reservation with our Sales Consultants in person or alternatively a reservation can be made over the phone and all paperwork can be issued to you by email.

We're here for you every step of the way, so that means taking you through all aspects of the paperwork, keeping you up to date with the progress of your new home and keeping in regular contact with you regarding the next steps of your purchase to ensure you have a hassle-free move.

[BROOKMILLMEADOWS.CO.UK](https://www.brookmillmeadows.co.uk)

HOW TO FIND US



- @countryside_ps
- @countrysidehomesuk
- @Countryside Partnerships
- @countryside_homes_uk
- developwarwickshire.com

From J10 of the M42, take the A5 in the direction of Tamworth and take the immediate left turn onto the B5404. At the first roundabout take the third exit onto Pennine Way, at the next roundabout take the first exit to stay on Pennine Way.

Continue for 1.2 miles then at the roundabout, take the third exit onto Glascote Rd/B5000. After 1.4 miles turn left onto Bridge St, then after 0.3 of a mile turn right onto High St, after 1.6 miles you will find us on the left-hand side.

To discuss the information contained within this brochure and specific plots, please speak to our Sales Consultants. Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Countryside Partnerships reserve the right to amend the specification as necessary and without notice.

This does not constitute or form any part of a contract or sale. Please note choices and upgrades are available subject to build stage of the property. Images are indicative only and may include items of non-standard specification. Countryside Homes – 28th March 2023. QU-0838.004.

FOR YOUR SAT NAV: B79 OHU

Directions are taken from Google Maps and are intended as a guide.



SITE PLAN



KEY

- THE ELLESMERE**
3 Bedroom Home (855sqft)
- THE LONGFORD**
3 Bedroom Home (893sqft)
- THE LEA**
3 Bedroom Home (932sqft)
- THE ASHOP**
3 Bedroom Home (1075sqft)
- THE CONISTON**
4 Bedroom Home (1183sqft)
- THE DUNHAM**
4 Bedroom Home (1199sqft)
- THE LYMINGTON**
4 Bedroom Home (1215sqft)
- THE BOWMONT**
4 Bedroom Home (1262sqft)
- THE OAKHAM**
4 Bedroom Home (1317sqft)
- THE STRATFORD**
4 Bedroom Home (1357sqft)
- AFFORDABLE HOUSING**

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The site plan is not to scale and is indicative only. Whilst every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and Countryside Homes reserve the right to amend as necessary and without notice. This does not constitute or form any part of a contract or sale. Countryside Homes Terms and Conditions apply. Countryside Homes – 4th October 2022. QU-0838.004.



THE ELLESMERE

THREE BEDROOM HOME



DEVELOP
WARWICKSHIRE

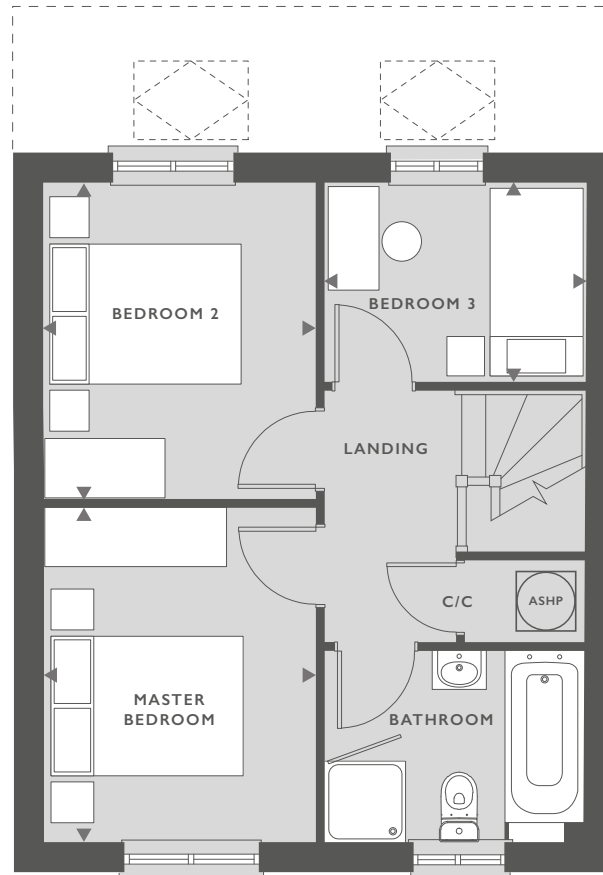
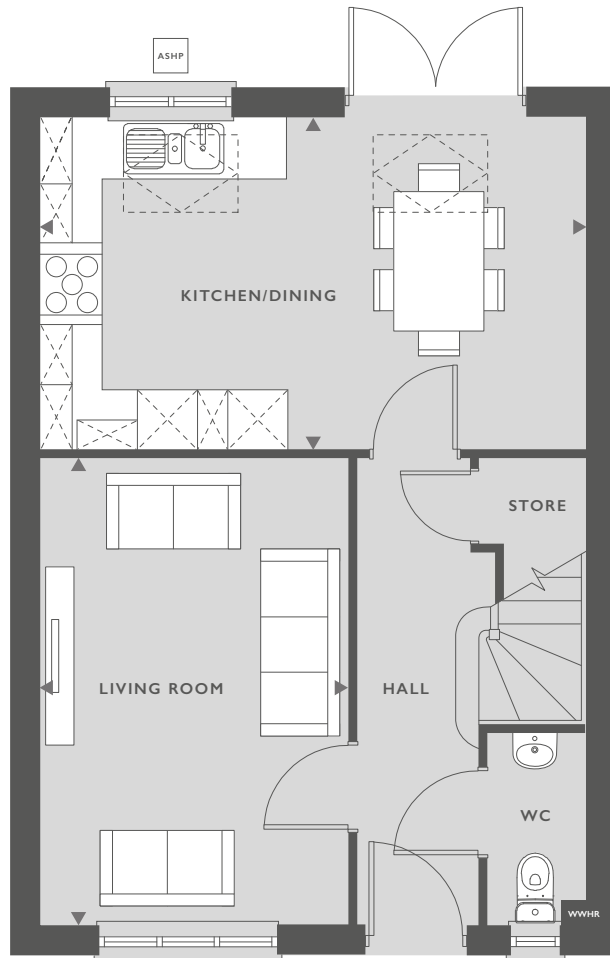


THE ELLESMERE

THREE BEDROOM HOME

855 SQFT

79.4 M²



FEATURES:

- Stylish kitchen/dining room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room
- Three well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle decorated with Porcelanosa tiles

GROUND FLOOR

KITCHEN/DINING ROOM	3.29M X 5.34M	10'10" X 17'8"
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LIVING ROOM	4.61M X 3.06M	15'2" X 10'1"
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FIRST FLOOR

MASTER BEDROOM	3.33M X 2.71M	10'11" X 8'11"
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BEDROOM 2	3.13M X 2.71M	10'4" X 8'11"
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BEDROOM 3	1.97M X 2.56M	6'6" X 8'6"
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 Air Source Heat Pump

 Skylight windows

 SVP

Some plots may be subject to additional gable and bay windows.

All plots are freehold. All gable and bay windows are plot specific and subject to change. Please note, overall square footage is based on structural dimensions. Dimensions listed are to be used as a guideline, the working drawings should be used for definitive measurements. Dimensions do not include bay window. Some properties may be detached or semi-detached and may include a garage. The external elevations, architectural detailing and floor plans of individual housetypes may vary from those illustrated. All room sizes are approximate with maximum dimensions. Furniture positioning is indicative only, wardrobes are not included and are only there for illustration purposes. Brick choice, colour and detailing may vary. Please ask our Sales Consultants for detailed information. All houses will have Solar PV panels on the front or back of the home. Placement of Solar PV panels is subject to the plot orientation and will differ on each housetype and plot. Please speak to your Sales Consultant for more details. To find out about any additional charges relating to these homes please visit: countrysidepartnerships.com. While every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and Countryside Homes reserve the right to amend the specifications as necessary and without notice. This does not constitute or form any part of contract or sale. Images are indicative only. Computer generated images are indicative only and can be subject to change. Variations to the external design and landscaping may occur. Please check with a Sales Consultant before reservation. Countryside Homes - 18th October 2022. The Ellesmere, Revision B/B, RB 8335.002.

THE LONGFORD

THREE BEDROOM HOME

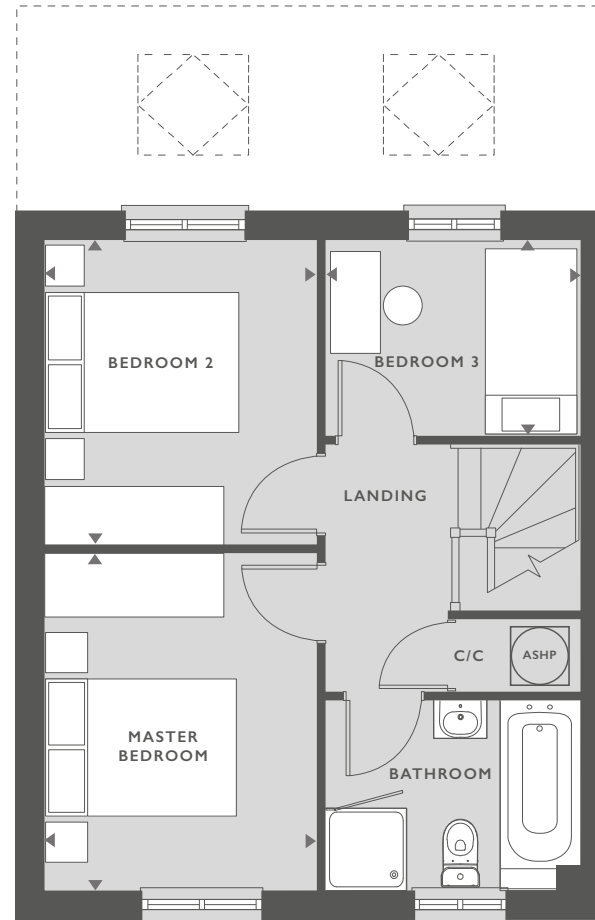
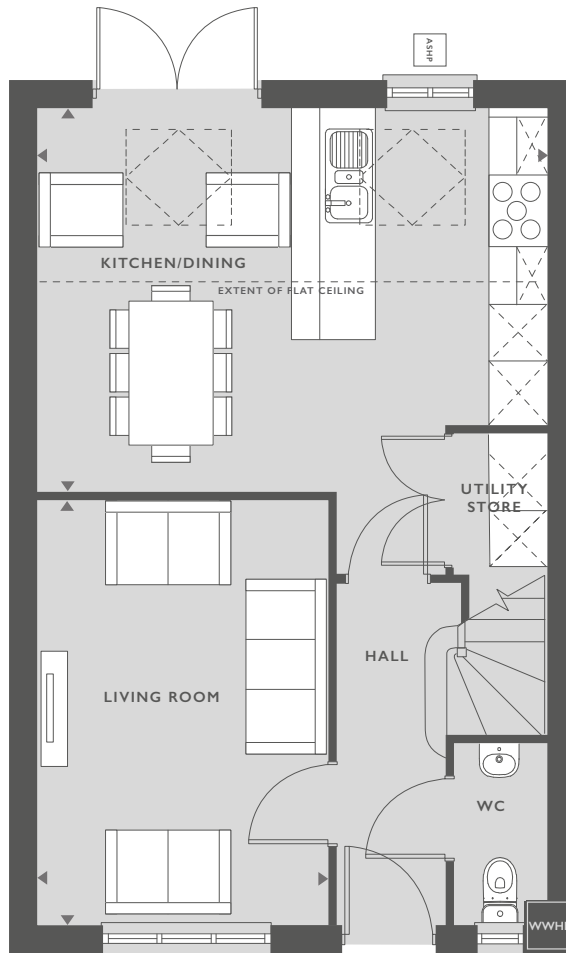


THE LONGFORD

THREE BEDROOM HOME

893 SQFT

82.9 M²



FEATURES:

- Stylish open-plan kitchen/dining room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room
- Three well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle decorated with Porcelanosa tiles

GROUND FLOOR

KITCHEN/DINING	4.09M X 5.43M	13'5" X 17'10"
LIVING ROOM	4.53M X 3.12M	14'10" X 10'3"

FIRST FLOOR

MASTER BEDROOM	3.44M X 2.77M	11'3" X 9'1"
BEDROOM 2	3.10M X 2.77M	10'2" X 9'1"
BEDROOM 3/ STUDY	2.59M X 1.99M	8'6" X 6'6"

 Air Source Heat Pump

 Skylight windows

 SVP

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THE LEA

THREE BEDROOM HOME



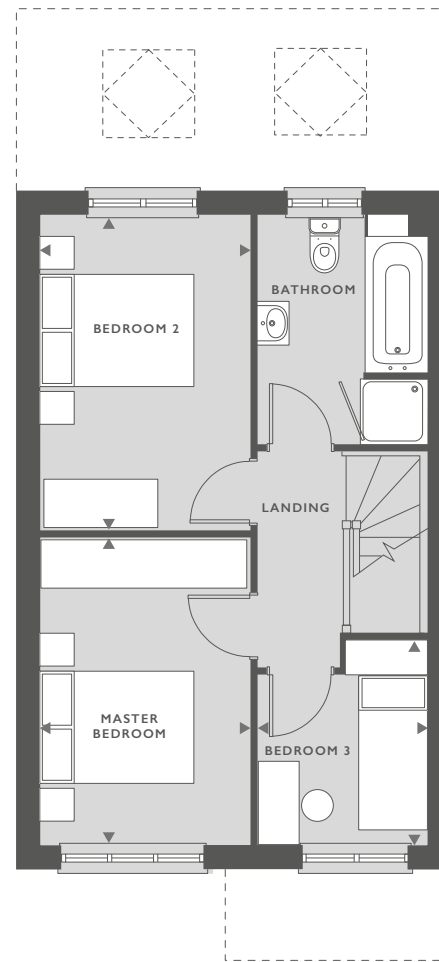
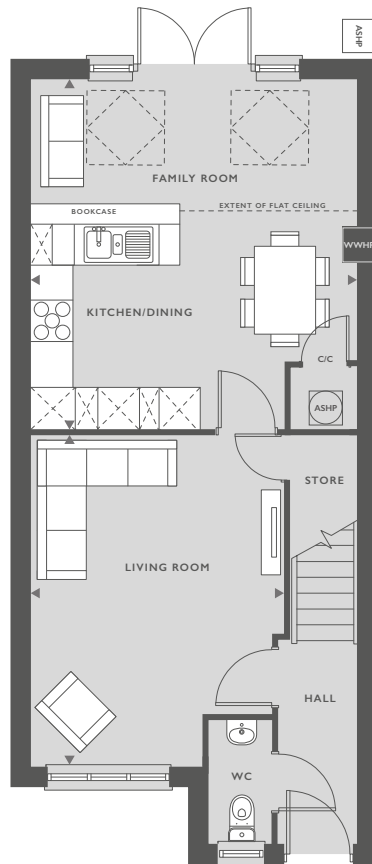
DEVELOP
WARWICKSHIRE



THE LEA

THREE BEDROOM HOME

932 SQFT
86.5 M²



FEATURES:

- Spacious living room
- Stylish open-plan kitchen and dining/ family room
- Impressive skylight windows and French doors leading to rear garden
- Under the stairs storage and a convenient downstairs WC
- Three well-proportioned bedrooms, including two doubles
- Modern family bathroom decorated with Porcelanosa tiles

GROUND FLOOR

KITCHEN/DINING/ FAMILY ROOM	4.79M X 5.11M	15'9" X 16'9"
LIVING ROOM	3.73M X 4.88M	12'3" X 16'

FIRST FLOOR

MASTER BEDROOM	2.63M X 3.83M	8'8" X 12'7"
BEDROOM 2	2.63M X 3.93M	8'8" X 12'11"
BEDROOM 3	2.09M X 2.61M	6'10" X 8'7"

 Air Source Heat Pump

 Skylight windows

 SVP

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THE ASHOP FCT

THREE BEDROOM HOME



DEVELOP
WARWICKSHIRE

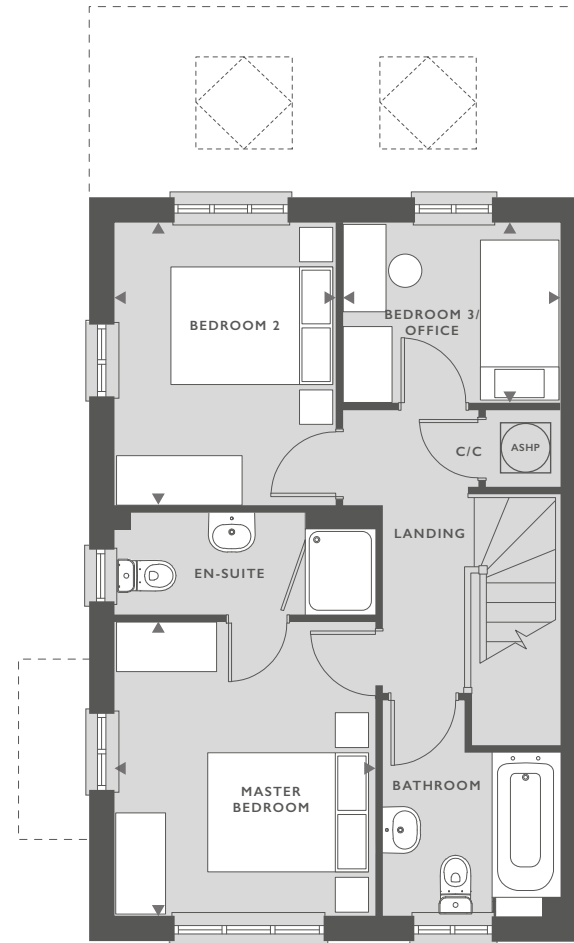
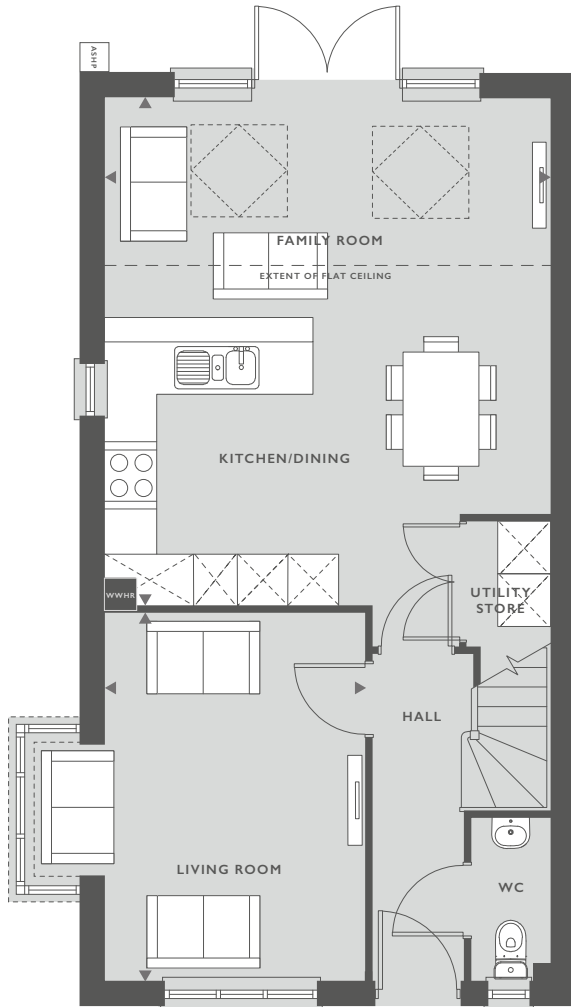


THE ASHOP FCT

THREE BEDROOM HOME

1075 SQFT

99.87 M²



FEATURES:




- Stylish open-plan kitchen and dining/ family room
- Impressive skylight windows and French doors leading to rear garden
- Master bedroom with en-suite
- Two further well-proportioned bedrooms
- Modern family bathroom

GROUND FLOOR

KITCHEN/DINING/ FAMILY ROOM	6.02M X 5.28M	19'9" X 17'4"
LIVING ROOM	4.35M X 3.03M	14'4" X 9'11"

FIRST FLOOR

MASTER BEDROOM	3.10M X 3.50M	10'2" X 11'6"
BEDROOM 2	2.64M X 3.35M	8'8" X 11'
BEDROOM 3	2.58M X 2.14M	8'5" X 7'

-  Air Source Heat Pump
-  Skylight windows
-  SVP

*

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THE CONISTON

FOUR BEDROOM HOME



DEVELOP
WARWICKSHIRE

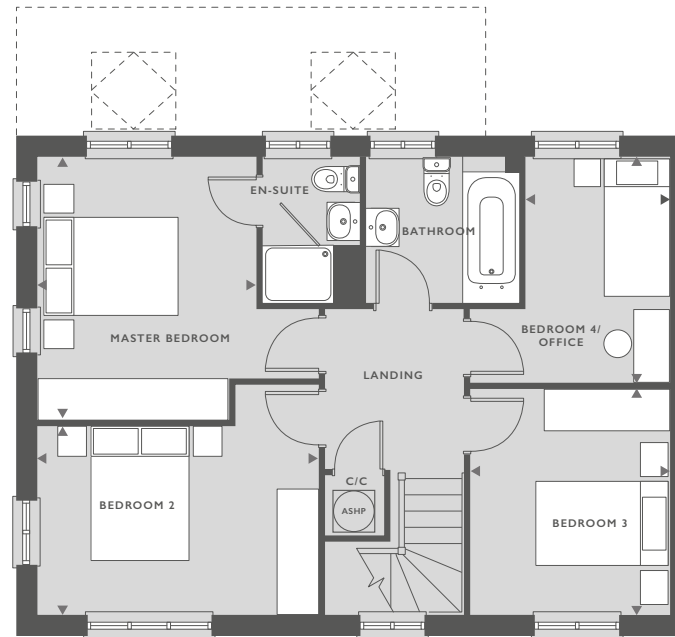
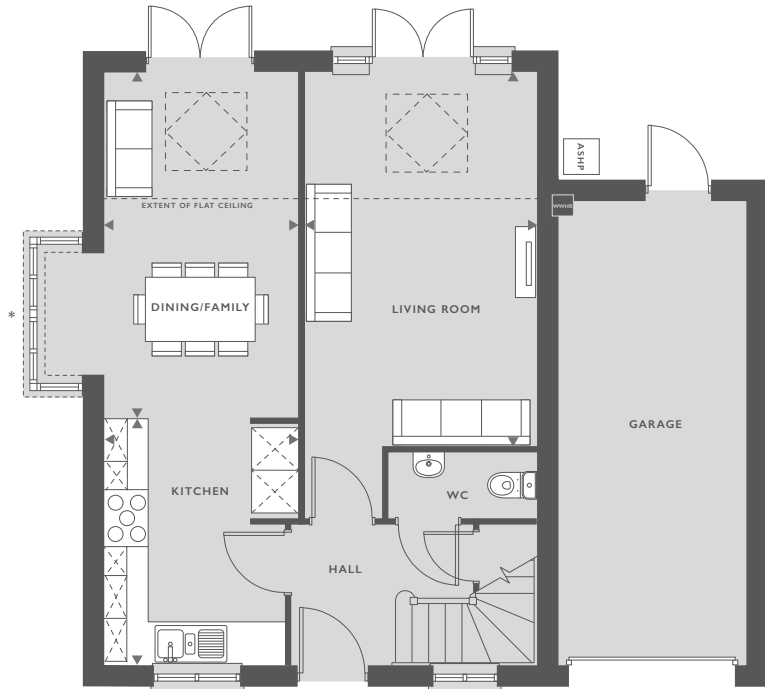


THE CONISTON

FOUR BEDROOM HOME

1183 SQFT

110 M²



FEATURES:

- Stylish open-plan kitchen and dining/family room
- Impressive skylight windows as well as a luxury bay window and French doors leading to rear garden
- Spacious separate living room with skylight windows and bay window
- Convenient downstairs WC and integral garage access
- Master bedroom with en-suite
- Three further well-proportioned bedrooms
- Modern family bathroom decorated with Porcelanosa tiles

GROUND FLOOR

KITCHEN	2.68M X 3.45M	8'10" X 11'4"
DINING/FAMILY	2.68M X 4.82M	8'9" X 15'10"
LIVING ROOM	3.22M X 5.20M	10'7" X 17'1"

FIRST FLOOR

MASTER BEDROOM	3.08M X 3.73M	10'1" X 12'3"
BEDROOM 2	3.98M X 2.64M	13'1" X 8'8"
BEDROOM 3	2.80M X 3.16M	9' X 10'4"
BEDROOM 4/ OFFICE	2.00M X 3.21M	6'6" X 10'7"

 Air Source Heat Pump

 Skylight windows

 SVP

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THE DUNHAM

FOUR BEDROOM HOME



DEVELOP
WARWICKSHIRE



Warwickshire
County Council



Warwickshire
Property & Development



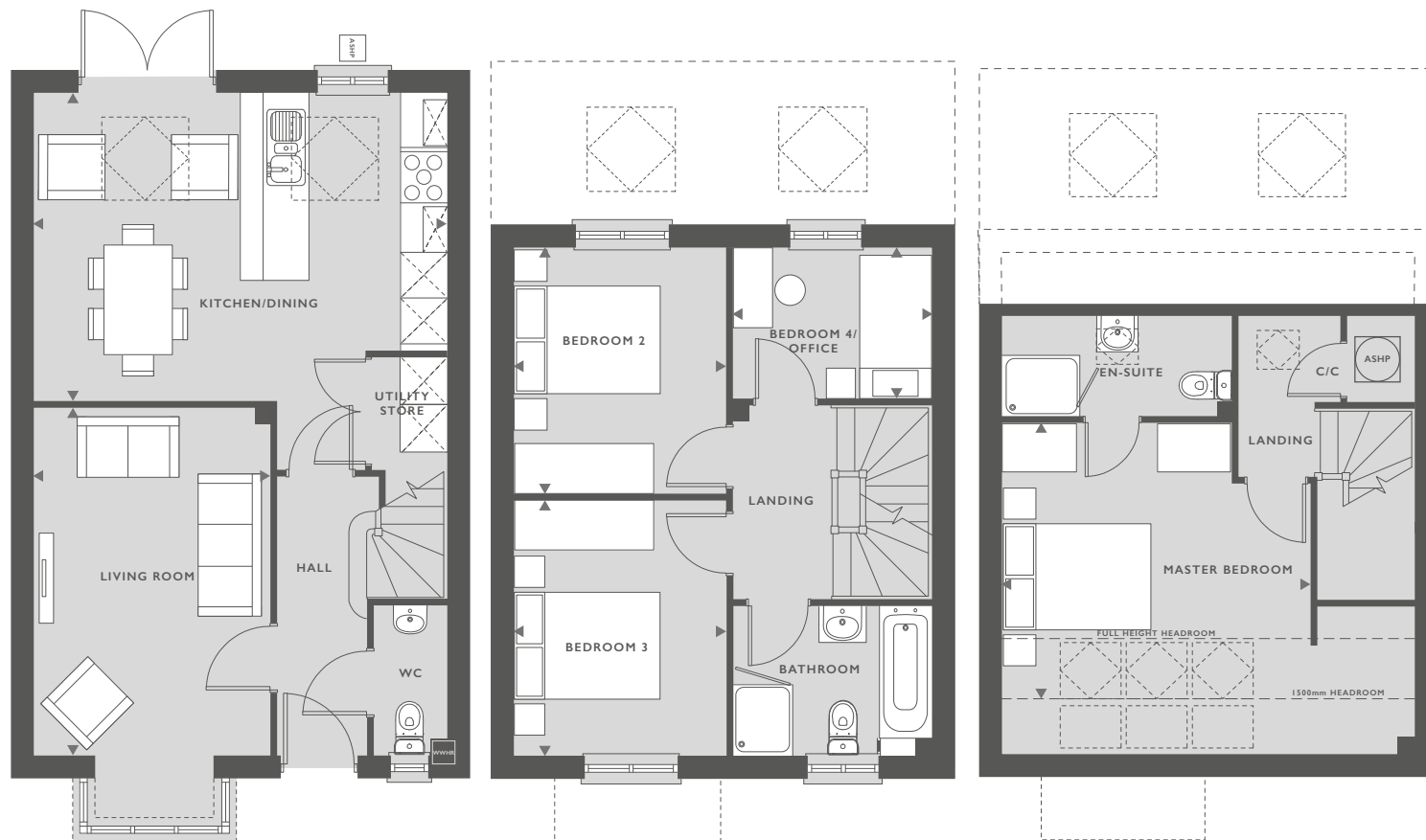
COUNTRYSIDE
Homes

THE DUNHAM

FOUR BEDROOM HOME

1199 SQFT

111.3 M²



FEATURES:

- Stylish open-plan kitchen/dining room
- Impressive skylight windows and French doors
- Spacious separate living room with beautiful bay window
- Convenient downstairs utility room and WC
- Private master bedroom with en-suite and skylight windows
- Three further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle

GROUND FLOOR

KITCHEN/DINING	5.43M X 4.05M	17'10" X 13'4"
LIVING ROOM	3.12M X 4.56M	10'3" X 15'

FIRST FLOOR

BEDROOM 2	2.78M X 3.21M	9'1" X 10'6"
BEDROOM 3	2.78M X 3.33M	9'1" X 10'11"
BEDROOM 4/ OFFICE	2.59M X 1.97M	8'6" X 6'6"

SECOND FLOOR

MASTER BEDROOM	4.08M X 3.57M	13'5" X 11'9"
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 Air Source Heat Pump

 Skylight windows

 SVP

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THE LYMINGTON

FOUR BEDROOM HOME



DEVELOP
WARWICKSHIRE

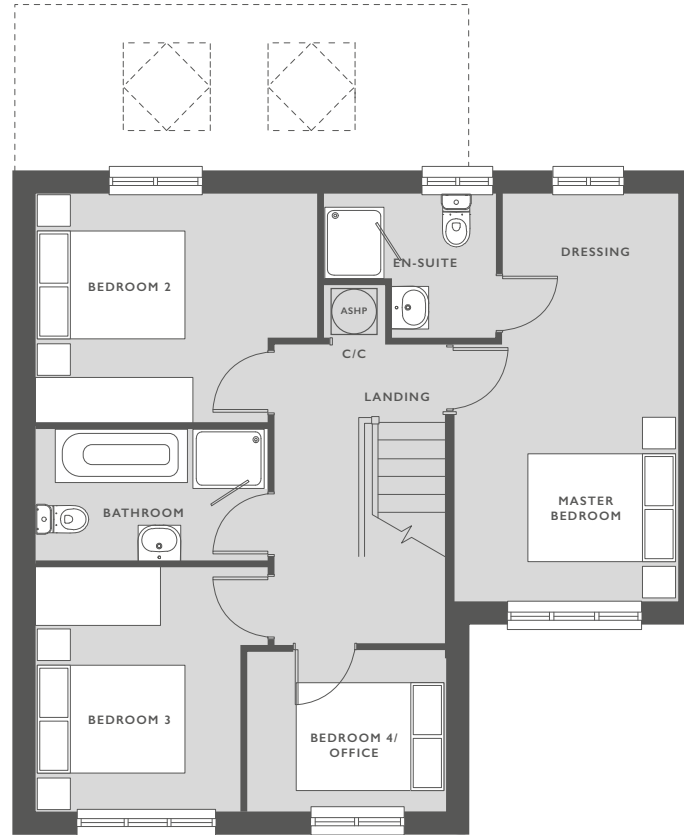
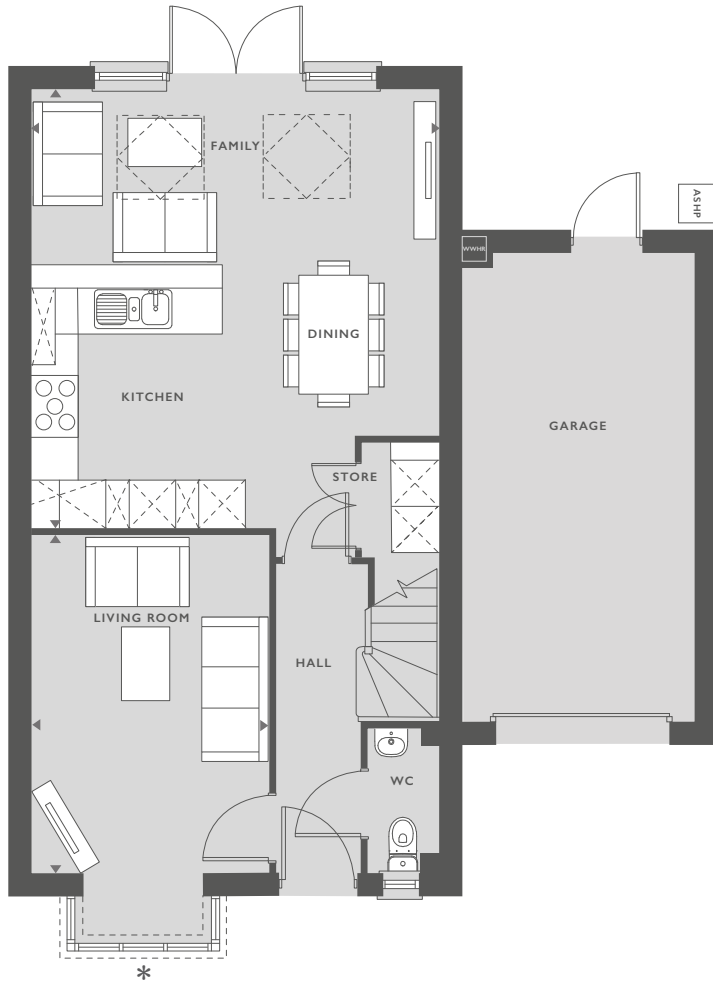


THE LYMINGTON

FOUR BEDROOM HOME

1215 SQFT

112.9 M²



FEATURES:

- Stylish open-plan kitchen/dining room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room with beautiful bay window
- Convenient downstairs WC
- Spacious master bedroom with en-suite
- Three further well-proportioned bedrooms
- Modern family bathroom

GROUND FLOOR

KITCHEN/DINING	5.24 X 5.63	17'3" X 18'7"
LIVING ROOM	3.01 X 4.30	9' 11" X 14'1"

FIRST FLOOR

MASTER BEDROOM	4.14M X 3.42M	13'7" X 11'3"
BEDROOM 2	3.04M X 3.18M	10' X 10'6"
BEDROOM 3	3.12M X 2.83M	10'3" X 9'3"
BEDROOM 4/ OFFICE	2.67M X 3.06M	8'9" X 10'1"

C/C = Cylinder cupboard

 Air Source Heat Pump

 Skylight windows

 SVP

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THE BOWMONT

FOUR BEDROOM HOME

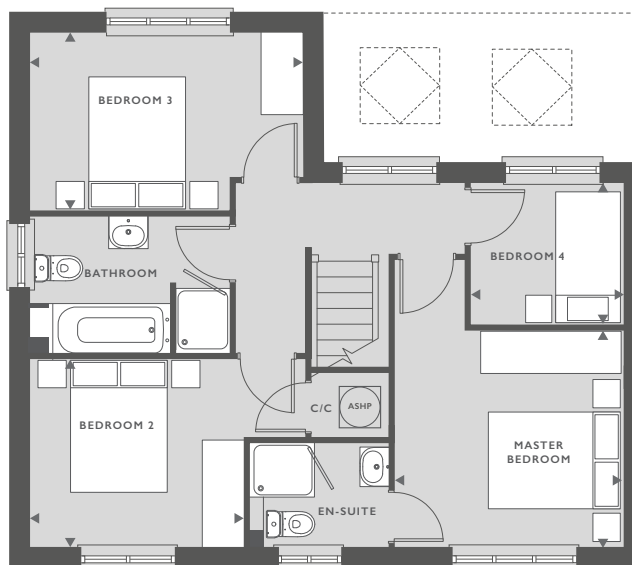
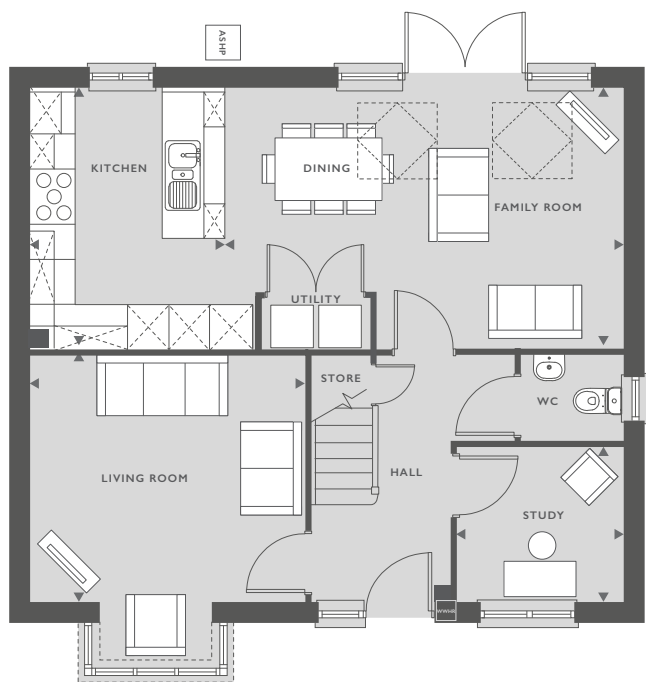


THE BOWMONT

FOUR BEDROOM HOME

1262 SQFT

117.2 M²



FEATURES:




- Spacious living room with beautiful bay window
- Stylish open-plan kitchen and dining/family room
- Impressive skylight windows and French doors leading to rear garden
- Practical study and downstairs WC
- Master bedroom with en-suite
- Three further well-proportioned bedrooms, including two doubles
- Modern family bathroom decorated with Porcelanosa tiles

GROUND FLOOR

KITCHEN	2.75M X 3.71M	9' X 12'2"
LIVING ROOM	3.88M X 3.52M	12'9" X 11'7"
DINING/FAMILY ROOM	5.71M X 3.7M	18'9" X 12'2"
STUDY	2.35M X 2.19M	7'9" X 7'2"

FIRST FLOOR

MASTER BEDROOM	3.29M X 3.1M	10'10" X 10'2"
BEDROOM 2	3.02M X 2.72M	9'11" X 8'11"
BEDROOM 3	3.86M X 2.52M	12'8" X 8'3"
BEDROOM 4	2.18M X 2.03M	7'2" X 6'8"

-  Air Source Heat Pump
-  Skylight windows
-  SVP

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THE OAKHAM

FOUR BEDROOM HOME



DEVELOP
WARWICKSHIRE



Warwickshire
County Council



Warwickshire
Property & Development



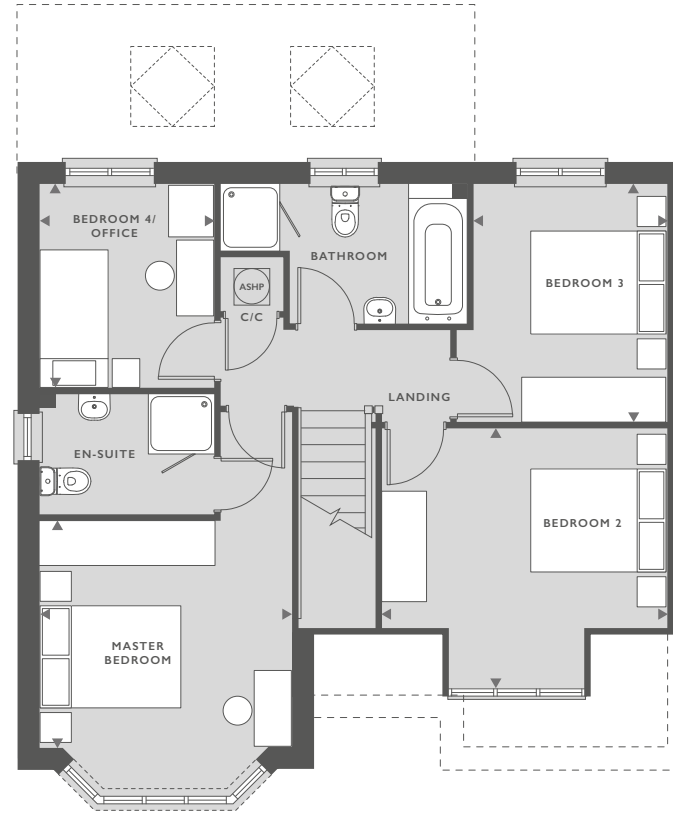
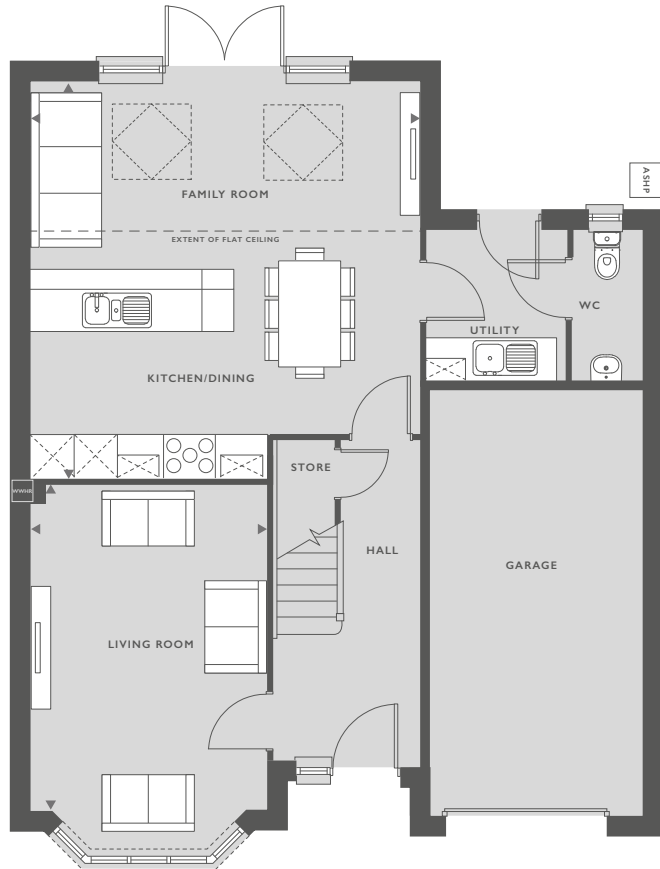
COUNTRYSIDE
Homes

THE OAKHAM

FOUR BEDROOM HOME

1317 SQFT

122.4 M²



FEATURES:

- Spacious living room with stylish bay window
- Stylish open-plan kitchen/dining room
- Impressive skylight windows and French doors leading to rear garden
- Convenient downstairs utility room and WC
- Master bedroom with en-suite and large bay window
- Three further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle decorated with Porcelanosa tiles

GROUND FLOOR

KITCHEN/DINING/ FAMILY ROOM	5.6M X 5.68M	18'8" X 18'18"
LIVING ROOM	3.41M X 4.7M	11' 2" X 15'5"

FIRST FLOOR

MASTER BEDROOM	3.41M X 3.49M	11'2" X 11'6"
BEDROOM 2	4.16M X 4.08M	13'7" X 13'5"
BEDROOM 3	2.85M X 3.22M	9'4" X 10'6"
BEDROOM 4/ OFFICE	2.39M X 3.01M	7'10" X 9'11"

C/C = Cylinder cupboard

 Air Source Heat Pump

 Skylight windows

 SVP

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THE STRATFORD FCT

FOUR BEDROOM HOME



DEVELOP
WARWICKSHIRE



Warwickshire
County Council



Warwickshire
Property & Development



COUNTRYSIDE
Homes

THE STRATFORD FCT

FOUR BEDROOM HOME

1357 SQFT

126 M²



FEATURES:

- Stylish open-plan kitchen and dining/ family room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room with stylish bay window and French doors
- Under the stairs storage, a compact utility room and a convenient downstairs WC
- Master bedroom with en-suite and bay window
- Three further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle and bath

GROUND FLOOR

KITCHEN	4.28M X 3.09M	14'1" X 10'2"
DINING	3.12M X 2.67M	10'3" X 8'9"
FAMILY ROOM	3.73M X 2.16M	12'3" X 7'1"
LIVING ROOM	3.29M X 6.66M	10'10" X 21'1"

FIRST FLOOR

MASTER BEDROOM	3.34M X 3.54M	11' X 11'7"
BEDROOM 2	3.11M X 3.40M	10'3" X 11'2"
BEDROOM 3	2.63M X 3.23M	8'8" X 10'7"
BEDROOM 4	2.27M X 3.09M	7'6" X 10'2"

C/C = Cylinder cupboard

 Air Source Heat Pump

 Skylight windows

 SVP

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OUR SPECIFICATION...



Image is indicative only and may include items of non-standard specification



DEVELOP
WARWICKSHIRE



WHAT'S INCLUDED IN YOUR NEW HOME?

KITCHENS

- Choose from a selection of custom designed kitchens and worktops (subject to build stage)
- Upstands to worktops
- Stainless steel single sink in utility
- Stainless steel 1 ½ bowl sink in 3 and 4 beds
- Single lever mixer tap in utility
- Pillar taps in 3 and 4 beds
- Single under worktop oven with 4 ring electric hob and stainless steel splashback in 3 beds
- Integrated oven with 5 ring electric hob and glass splashback in 4 beds
- Curved glass oven hood
- Integrated fridge/freezer in 4 beds
- White sockets and USB point
- White pendant lamps throughout

BATHROOMS

- White bathroom suite with shower over bath (on selected plots, the shower over bath is handheld)
- Fitted glass shower bath screen only when shower is wall mounted
- White porcelain washbasin with chrome mixer tap and clicker waste
- Porcelanosa tiles, 450mm in height from top of bath. Full height tiling to length and sides of bath when high level shower is fitted above bath
- Splashback to basin only

- Full height tiling to all shower walls within shower cubicle
- Chrome bezel LED bulkhead lights

INSIDE YOUR HOME

- Air Source Heat Pump heating system
- Round top radiators
- Mains powered smoke or heat detector and battery powered CO₂ detector
- Pencil rounded skirting boards and architraves
- Internal woodwork painted brilliant white gloss
- White cottage style internal doors with aluminium door furniture
- Extraction fans to kitchen, utility, bathrooms, en-suites and cloakrooms
- Built-in wardrobe to bedroom one in 4 beds

OUTSIDE YOUR HOME

- Skylight windows
- White UPVC windows and French doors with double-glazing
- Satin chrome front door furniture
- Chrome plated door numerals
- Outside tap
- Rotavated front and rear garden
- Fully turfed front garden with selected trees and shrubs

- Solar panels
- Electric vehicle charging point

SECURITY

- Exterior light to front, wire only to rear
- 1.8 metre fencing to rear garden between houses
- Multi-point locking system to front and French doors

GENERAL

- White sockets and switch faceplates
- White pendant lamps throughout
- White matt emulsion to internal walls and ceiling

All the below come as part of our integrated multimedia points:

- Telephone point provided in living room and study in 4 beds
- Media plate in living room
- 2 x USB charging points in bedroom 1

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†Choices and upgrades are only available subject to construction stage of the property.

*Selected features are included where housetype size allows.

#On selected plots the shower over bath is handheld.





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Image is indicative only and may include items of non-standard specification