

EVERY DETAIL Matters



CGI IS INDICATIVE ONLY.

THE VILLAS' PRINCIPAL EN-SUITE

KITCHENS

- Traditional shaker-style timber kitchen cabinet doors with brass-inspired handles
- Corian worktop with upstand and full height splashback behind hob
- Double butler sink with brushed gold finish boiling water tap
- Electric induction range cooker with matching chimney cooker hood
- Siemens or similar integrated appliances
- Appliances include full height fridge, full height freezer and dishwasher
- Feature wine storage to underside of staircase
- Pull out recycling and waste segregation bin
- Full height kitchen cabinet doors providing hidden door to pantry

PANTRY

- Traditional shaker-style timber kitchen cabinet doors at lower level with shelving to walls
- Corian worktop with upstand
- Single bowl sink with brushed gold-finish mixer tap
- Siemens or similar washing machine and tumble dryer
- Services cupboard

BOOT ROOM (IF APPLICABLE)

- Traditional shaker-style timber kitchen cabinet doors
- Corian worktop with upstand
- Single bowl sink with brushed gold mixer tap
- Bench with Corian tap and pullout drawer below
- Open wall shelving

GARDEN ROOM (IF APPLICABLE)

- Optional upgrade to include kitchenette with sink, fridge and dishwasher. Subject to stage of construction

PRINCIPAL EN-SUITE

- Half height tiling to en-suite with full height tiling to shower enclosure
- Tiled recess within shower enclosure for bottle storage with LED strip lighting
- Double wall-mounted basins with monobloc basin mixers and bottle traps
- Double mirrored wall vanity cabinet with centrally exposed shelving in a beige textile finish with LED lighting to underside
- Wall-mounted towel box between underside of basins in beige textile finish

- WC with soft close lid
- Toilet roll holder and robe hook
- Shower benefits from wall-mounted handheld shower head, a high level mounted fixed shower head and fixed walk-in glass shower screen with bracing bar
- Double-ended bath with LED lighting to bath plinth
- Crosswater or similar brassware and flushplate finished in brushed gold
- Heated towel rail

BATHROOM

- Half height tiling to en-suite around bath, WC and basin with full height tiling to shower enclosure
- Tiled recess within shower enclosure for bottle storage with LED strip lighting
- Crosswater or similar vanity draw in cashmere with oak worktop and sit on bowl basin and monobloc basin mixer
- Full height mirror above basin with demister pad
- WC with soft close lid
- Toilet roll holder and robe hook
- Shower benefits from wall-mounted handheld shower head, a high level mounted fixed shower head and fixed walk-in glass shower screen
- Double-ended bath with LED lighting to bath plinth
- Crosswater or similar brassware and flushplate finished in brushed gold
- Heated towel rail

EN-SUITE

- Full height porcelain tiling to shower and half height behind WC and basin
- Tiled recess within shower enclosure for bottle storage with LED strip lighting
- Wall-mounted basin with monobloc basin mixer and bottle trap
- Mirrored vanity above basin with open shelving in a beige textile finish with LED lighting to underside
- WC with soft close lid
- Shower benefits from wall-mounted handheld shower head and a high level mounted fixed shower head and hinged glass door with bracing bar
- Crosswater or similar brassware and flushplate finished in brushed gold
- Heated towel rail



THE VILLAS' FAMILY BATHROOM

- LED lighting to underside of wall-mounted kitchen cabinets and to plinth below base units
- LED lighting to underside of bathroom/en-suite mirrored wall cabinetry, underside of towel box and to plinth level of bath panel
- Mid-height TV point to living/dining room
- Datapoint to dedicated work-from-home station
- Provision for high-speed fibre broadband
- Smoke and heat detectors
- Myson or similar 2 column radiators to upper floors
- USB and USB-C socket provision to kitchen, living area and bedsides

WALL & FLOOR FINISHES

- Tarkett or similar engineered wood floor in Segno Old Oak Grey herringbone pattern to ground floor living area
- Timber effect porcelain floor tiles laid in a plank format to the lower ground floor, internally and externally
- Soft carpet stair runner, to landings and bedrooms finished in a taupe colour
- Porcelain wall and floor tiles to bathrooms and en-suites
- Painted internal walls and woodwork in pocket stone
- Ceiling painted in brilliant white

WC

- Feature wall tile behind WC with matching behind basin
- Wall-mounted basin with monobloc basin mixer and bottle trap
- Crosswater or similar infinity illuminated mirror
- Heated towel rail

GENERAL

- Brass-inspired contemporary ironmongery finish
- Over height flush laminate doorsets to ground floor and lower ground floor
- 5 vertical panel moulded doors to upper floors finished in pocket stone
- Hinged door fitted wardrobes, drawers, shelving and mirror to principal bedroom dressing room (detached house)
- Open wardrobe carcass to walk in wardrobe with hanging rails, drawers, shelving and mirror (semi-detached house)
- Optional upgrade to bio-ethanol fireplace in living room (subject to stage of construction)

LIGHTING & ELECTRICS

- Downlights throughout
- Provision for pendant lighting above kitchen breakfast bar
- Provision for pendant light to living room
- LED lighting to coffered ceiling
- Wall light on staircase to lower ground



THE VILLAS' DRESSING AREA

STAIRS

- Timber staircase to all floors
- Lower ground staircase to benefit from timber treads with LED lighting strips to underside of stair nosings
- Staircase to upper floors painted in pocket stone with carpet runner and stair rods and timber finish handrail and newel caps

HEATING & COOLING

- Zoned underfloor heating to ground floor and lower ground
- Myson or similar 2 column radiators to upper floors
- Heated towel radiator to WC, bathroom and en-suites
- Decentralised mechanical extract ventilation (dMEV) to kitchen and bathrooms

GARDEN, TERRACE AND BALCONY

- Metal powder-coated balustrade with aluminium decking to bedroom balcony
- External wall light to balcony, lower ground floor terrace and patio outside garden room (where appropriate)
- Paved lower ground terrace in a plank format timber effect tile
- Paved garden patio
- Turf to garden

EXTERNAL AREAS

- External spiral staircase from lower ground terrace to garden in a powder coated finish
- Black painted timber front door with brass accessories
- Timber bin store and bike store
- Porch pendant light
- EV car charger to driveway
- Closeboard timber fence to garden

BUILDING STRUCTURE

- Lower ground is formed out of reinforced waterproof concrete with traditional block and brick construction above
- Timber trusses with high-performance membrane roofing with reconstituted slate roof tiles

FLOOR AND CEILING

- Reinforced concrete slab to lower ground and ground floor, engineered joists to upper floors
- Coffered ceiling to lower ground family/dining

WINDOWS

- Triple-glazed composite windows including opening lights where appropriate, and triple-glazed composite doors to balconies and terraces where appropriate with durable powder-coat paint finish

WALLS

- External walls benefit from high performance thermal and acoustic insulation
- Internal walls formed with plasterboard; metal framing filled with high performance acoustic insulation where required

SUSTAINABILITY

- Photovoltaic panels to every house
- Energy efficient lighting throughout
- Sustainably sourced timber
- Acoustic and thermal insulation designed into the fabric of the building
- Heating and hot water provided by site-wide district heating network
- Triple glazing to all windows and balcony/terrace doors



THE VILLAS' BEDROOM TWO