

HOLYWELL COTTAGE *Plot 1*

Specification

Kitchen

- Traditional or contemporary kitchen cabinetry from our range
- Under and over cabinetry lighting
- Wooden cutlery tray
- Undermount ceramic sink with 1.5l bowl
- Calcinara polished chrome and black mono mixer tap with pull out nozzle
- Rangemaster Professional+ 90cm stainless steel cooker with 90cm flat hood
- AEG integrated 70:30 fridge freezer
- AEG integrated dishwasher with AirDry technology
- Quartz worktop by Silestone or Fuegen (choose from bands 1-3 of our range, or upgrade)
- Choice of tiling from our range (between cabinet and worktop)
- Discreet chrome sockets above kitchen worktop
- Integrated waste and recycling bins

Utility

- Laminate worktop and upstand from our range
- Cupboard, and space for separate washing machine and dryer

Cloakroom

- Contemporary back-to-wall tapered toilet with concealed system
- Sleek, contemporary wall-hung hand rinse basin with exposed chrome trap
- Minimalist monobloc tap
- Recessed bathroom fan with shutter

House bathroom

- Contemporary back-to-wall tapered toilet with concealed system
- Sleek, semi-pedestal square wall-hung basin
- Minimalist monobloc tap
- Single-ended bath with thermostatic shower over
- White flush shaver socket
- Contemporary chrome square electric towel radiator
- Recessed bathroom fan with shutter

En suite

- Contemporary back-to-wall tapered toilet with concealed system
- Sleek square wall-hung basin with wall-hung vanity in matt white and light grey wood effect
- Minimalist monobloc tap
- Rain shower
- White flush shaver socket
- Contemporary chrome square electric towel radiator
- Recessed bathroom fan with shutter

Plumbing

- External tap to rear patio
- Speedfit wet underfloor heating to the ground floor with Heatmiser controls, enabling the heating to be controlled via phone
- Stelrad radiators elsewhere
- Combi boiler (with five-year warranty) and Oso cylinder (with two-year warranty) to ensure excellent water pressure

Electrical

- Access to pay-as-you-go electric vehicle charging point
- Low energy, fire-rated, anti-glare LED downlights to kitchen, utility, cloakroom, bathrooms and store
- Dimmable pendant light over kitchen island
- BT and TV aerial points (as per your M&E)
- Consumer unit and BT fibre connection, located in the store cupboard
- Mains smoke detector with battery back up to hallway and landings
- Eaton flush alarm panel in high gloss white to front and rear entrances
- Brushed chrome door bell
- Contemporary black and glass square light to rear elevation
- Traditional black lantern light to front elevation
- External power socket to rear patio

Internal

- Moulded four panel internal doors painted in off white gloss, with traditionally styled satin chrome ironmongery
- Traditionally styled staircase with dark stained wood hand rail
- Skirtings and architraves to mirror the architectural style of the original building
- Integrated panelled wardrobe doors with traditionally styled satin chrome handles to master bedroom

External

- Existing 19th Century stonework
- 170mm cast iron Cascade DeepStyle high capacity rainwater system
- Lead framing detail to the ground floor rear elevation
- Slate 'Holywell Cottage' sign
- Meter boxes painted to match stone
- Discreet floor-mounted gas meter box
- High performance wooden conservation windows and doors, painted off white, with heritage glass, teardrop chrome handles and brassware
- Multi-point locking system to all doors and windows
- Grey block paving to parking, with a contrasting colour to delineate spaces
- Landscaped front and rear garden
- Existing galvanised railings, refurbished with conservation detailing and black gloss paint, to the front of the home
- Traditional Gothic-inspired galvanised garden gate
- 1.8m garden walls in new Delph stone with stone copings
- Green Indian paving stones to gardens and pathways



APARTMENTS

2 & 6

Style 1

Specification

Kitchen

- Traditional or contemporary kitchen cabinetry from our range
- Under and over cabinetry lighting
- Wooden cutlery tray
- Undermount ceramic sink with 1.5l bowl
- Calcinara polished chrome and black mono mixer tap with pull out nozzle
- AEG integrated double oven
- AEG gas hob
- AEG integrated 70:30 fridge freezer
- AEG integrated dishwasher with AirDry technology
- Quartz worktop by Silestone or Fuegen (choose from bands 1-3 of our range, or upgrade)
- Choice of tiling from our range (between cabinet and worktop)
- Discreet chrome sockets above kitchen worktop
- Integrated waste and recycling bins

Utility located in cloakroom

- Laminate worktop and upstand
- Space for separate washing machine and dryer

Cloakroom

- Contemporary back-to-wall tapered toilet with concealed system
- Sleek, contemporary wall-hung hand rinse basin with exposed chrome trap
- Minimalist monobloc tap
- Recessed bathroom fan with shutter
- Contemporary chrome square electric towel radiator (to Apartment 6 only)

House bathroom

- Contemporary back-to-wall tapered toilet with concealed system
- Sleek, semi-pedestal square wall-hung basin
- Minimalist monobloc tap
- Single-ended bath with thermostatic shower over
- White flush shaver socket
- Recessed bathroom fan with shutter
- Contemporary chrome square electric towel radiator

Plumbing

- Stelrad radiators (to first floor of Apartment 2 and throughout Apartment 6)
- Speedfit wet underfloor heating to the ground floor with Heatmiser controls, enabling the heating to be controlled via phone (to Apartment 2 only)
- Combi boiler with a five-year warranty

Communal areas

- Traditional lacquered metal electrical radiators
- Crafted cement heritage patterned tiling to ground floor
- Pewter ceiling pendants with glass globe design and decorative ceiling plates
- Traditionally styled staircase with dark stained wood hand rail

Electrical

- Video entry system with hands-free monitor and WiFi capability for mobile integration
- Access to pay-as-you-go electric vehicle charging point
- Low energy, fire-rated, anti-glare LED downlights to kitchen, cloakroom, bathroom and stores
- Low energy pendants elsewhere
- BT and TV aerial points (as per your M&E)
- Consumer unit and BT fibre connection, located in the cloakroom
- Mains smoke detector with battery back up to void ceiling and landing
- Traditional black half lantern light to entrance
- Meters located discreetly in ground floor hallway cupboard

Internal

- Moulded four panel internal doors painted in off white gloss, with traditionally styled satin chrome ironmongery
- Traditionally styled staircase with dark stained wood hand rail
- Skirtings and architraves to mirror the architectural style of the original building

External

- Existing 19th Century stonework
- 170mm cast iron Cascade DeepStyle high capacity rainwater system
- High performance wooden conservation windows and doors, painted off white, with heritage glass, teardrop chrome handles and brassware
- Multi-point locking system to all doors and windows
- Ecologically-minded landscaping and planting to the front of the Apartments
- Grey block paving to parking, with a contrasting colour to delineate spaces
- Discreet floor-mounted gas meter box
- Green Indian paving stones to pathways
- Access to communal green space with seating, herb garden and composting



APARTMENTS

3 & 7

Style 2

Specification

Kitchen

- Traditional or contemporary kitchen cabinetry from our range
- Under and over cabinetry lighting
- Wooden cutlery tray
- Undermount ceramic sink with 1.5l bowl
- Calcinara polished chrome and black mono mixer tap with pull out nozzle
- AEG integrated double oven
- AEG gas hob
- AEG integrated 70:30 fridge freezer
- AEG integrated dishwasher with AirDry technology
- Quartz worktop by Silestone or Fuegen (choose from bands 1-3 of our range, or upgrade)
- Choice of tiling from our range (between cabinet and worktop)
- Discreet chrome sockets above kitchen worktop
- Integrated waste and recycling bins

Utility located in store cupboard

- Space for washer dryer

Cloakroom

- Contemporary back-to-wall tapered toilet with concealed system
- Sleek, contemporary wall-hung hand rinse basin with exposed chrome trap
- Minimalist monobloc tap
- Recessed bathroom fan with shutter
- Contemporary chrome square electric towel radiator (to Apartment 7 only)

House bathroom

- Contemporary back-to-wall tapered toilet with concealed system
- Sleek, semi-pedestal square wall-hung basin
- Minimalist monobloc tap
- Single-ended bath with minimalist monobloc tap and hand shower
- Rain shower
- White flush shaver socket
- Recessed bathroom fan with shutter
- Contemporary chrome square electric towel radiator

Plumbing

- Stelrad radiators (to first floor of Apartment 3 and throughout Apartment 7)
- Speedfit wet underfloor heating to the ground floor with Heatmiser controls, enabling the heating to be controlled via phone (to Apartment 3 only)
- Combi boiler with a five-year warranty

Communal areas

- Traditional lacquered metal electrical radiators
- Crafted cement heritage patterned tiling
- Pewter ceiling pendants with glass globe design and decorative ceiling plates
- Traditionally styled staircase with dark stained wood hand rail
- Contemporary black and glass square light to exterior communal entrance

Electrical

- Video entry system with hands-free monitor and WiFi capability for mobile integration
- Access to pay-as-you-go electric vehicle charging point
- Low energy, fire-rated, anti-glare LED downlights to kitchen, cloakroom, bathroom, hallway and stores
- Low energy pendants elsewhere
- BT and TV aerial points (as per your M&E)
- Consumer unit and BT fibre connection, located in the store cupboard
- Mains smoke detector with battery back up to hallway and landing
- Meters located discreetly in ground floor hallway cupboard

Internal

- Moulded four panel internal doors painted in off white gloss, with traditionally styled satin chrome ironmongery
- Traditionally styled staircase with dark stained wood hand rail
- Skirtings and architraves to mirror the architectural style of the original building

External

- Existing 19th Century stonework
- 170mm cast iron Cascade DeepStyle high capacity rainwater system
- High performance wooden conservation windows and doors, painted off white, with heritage glass, teardrop chrome handles and brassware
- Multi-point locking system to all doors and windows
- Ecologically-minded landscaping to the front of the Apartments
- Grey block paving to parking, with a contrasting colour to delineate spaces
- Discreet floor-mounted gas meter box
- Green Indian paving stones to pathways
- Access to communal green space with seating, herb garden and composting
- External railings to apartment entrance



FIELD COTTAGE *Plot 4*

Specification

Kitchen

- Traditional or contemporary kitchen cabinetry from our range
- Under and over cabinetry lighting
- Wooden cutlery tray
- Undermount ceramic sink with 1.5l bowl
- Calcinara polished chrome and black mono mixer tap with pull out nozzle
- Rangemaster Professional+ 90cm stainless steel cooker with 90cm flat hood
- AEG integrated 70:30 fridge freezer
- AEG integrated dishwasher with AirDry technology
- AEG integrated 7kg washer dryer
- Quartz worktop by Silestone or Fuegen (choose from bands 1-3 of our range, or upgrade)
- Choice of tiling from our range (between cabinet and worktop)
- Discreet chrome sockets above kitchen worktop
- Integrated waste and recycling bins

Cloakroom

- Contemporary back-to-wall tapered toilet with concealed system
- Sleek, contemporary wall-hung hand rinse basin with exposed chrome trap
- Minimalist monobloc tap
- Recessed bathroom fan with shutter

House bathroom

- Contemporary back-to-wall tapered toilet with concealed system
- Sleek, semi-pedestal square wall-hung basin
- Minimalist monobloc tap
- Single-ended bath with thermostatic shower over
- White flush shaver socket
- Contemporary chrome square electric towel radiator
- Recessed bathroom fan with shutter

En suite

- Contemporary back-to-wall tapered toilet with concealed system
- Sleek, square wall-hung basin with wall-hung vanity in matt white and light grey wood effect
- Minimalist monobloc tap
- Rain shower
- White flush shaver socket
- Contemporary chrome square electric towel radiator
- Recessed bathroom fan with shutter

Plumbing

- External tap to the rear patio
- Speedfit wet underfloor heating to the ground floor and basement with Heatmiser controls, enabling the heating to be controlled via phone
- Stelrad radiators elsewhere
- Combi boiler (with five-year warranty) and Oso cylinder (with two-year warranty) to ensure excellent water pressure

Electrical

- Feature traditional electric fire to basement, with TV points above
- Access to pay-as-you-go electric vehicle charging point
- Low energy, fire-rated, anti-glare LED downlights to kitchen, dining, basement, bathrooms, study area and stores
- Low energy pendants elsewhere
- Feature LED strip lighting to basement
- Wall lighting to frame feature window to kitchen
- Wall lights to stairs
- Dimmable lights to basement, dining, hallway and kitchen (pendant)
- BT and TV aerial points (as per your M&E)
- Consumer unit and BT fibre connection, located in the store cupboard
- Mains smoke detector with battery back up to hallway and landings
- Eaton flush alarm panel in high gloss white
- Brushed chrome door bell
- Contemporary black and glass square lights to rear elevation
- External power socket to rear patio

Internal

- Moulded four panel internal doors painted in off white gloss, with traditionally styled satin chrome ironmongery
- Traditionally styled staircase with dark stained wood hand rail
- Skirtings and architraves to mirror the architectural style of the original building
- Integrated couple's wardrobes to master bedroom, with panelled doors and traditionally styled satin chrome handles

External

- Existing 19th Century stonework
- 170mm cast iron Cascade DeepStyle high capacity rainwater system
- Lead framing detail to the ground floor rear elevation
- Slate 'Field Cottage' sign
- Meter boxes painted to match stone
- High performance wooden conservation windows and doors, painted off white, with heritage glass, teardrop chrome handles and brassware
- Multi-point locking system to all doors and windows
- Grey block paving to parking, with a contrasting colour to delineate spaces
- Ecologically-minded landscaping to the rear garden
- Traditional Gothic-inspired galvanised garden gate
- 1.8m garden walls in new Delph stone with stone copings
- Venetian fence boundary with Plot 5
- Green Indian paving stones to gardens and pathways



TEMPEST COTTAGE *Plot 5*

Specification

Kitchen

- Traditional or contemporary kitchen cabinetry from our range
- Under and over cabinetry lighting
- Wooden cutlery tray
- Undermount ceramic sink with 1.5l bowl
- Calcinara polished chrome and black mono mixer tap with pull out nozzle
- Rangemaster Professional+ 90cm stainless steel cooker with 90cm flat hood
- AEG integrated 70:30 fridge freezer
- AEG integrated dishwasher with AirDry technology
- AEG integrated 7kg washer dryer
- Quartz worktop by Silestone or Fuegen (choose from bands 1-3 of our range, or upgrade)
- Choice of tiling from our range (between cabinet and worktop)
- Discreet chrome sockets above kitchen worktop
- Integrated waste and recycling bins

Cloakroom

- Contemporary back-to-wall tapered toilet with concealed system
- Sleek, contemporary wall-hung hand rinse basin with exposed chrome trap
- Minimalist monobloc tap
- Recessed bathroom fan with shutter

En suites

- Contemporary back-to-wall tapered toilet with concealed system
- Sleek, square wall-hung basin with wall-hung vanity in matt white and light grey wood effect
- Minimalist monobloc tap
- Rain shower
- White flush shaver socket
- Contemporary chrome square electric towel radiator
- Recessed bathroom fan with shutter

Master en suite

- Contemporary back-to-wall tapered toilet with concealed system
- Sleek, square wall-hung basin with wall-hung vanity in matt white and light grey wood effect
- Minimalist monobloc tap
- Rain shower
- White flush shaver socket
- Contemporary chrome square electric towel radiator
- Recessed bathroom fan with shutter
- Freestanding bath with floor-mounted tap and hand shower

Plumbing

- External tap to rear patio
- Speedfit wet underfloor heating to the ground floor and basement with Heatmiser controls, enabling the heating to be controlled via phone
- Stelrad radiators elsewhere
- Combi boiler (with five-year warranty) and Oso cylinder (with two-year warranty) to ensure excellent water pressure

Electrical

- Feature traditional electric fire to basement, with TV points above
- Access to pay-as-you-go electric vehicle charging point
- Low energy, fire-rated, anti-glare LED downlights to kitchen, basement, master suite dressing area, bathrooms and stores
- Low energy pendants elsewhere
- Feature LED strip lighting to basement
- Feature wall lights to stairs
- Dimmable lights to basement, kitchen and dining room (pendant)
- BT and TV aerial points (as per your M&E)
- Consumer unit and BT fibre connection, located in the store cupboard
- Mains smoke detector with battery back up to hallway and landings
- Eaton flush alarm panel in high gloss white to front and rear entrances
- Brushed chrome door bell
- Contemporary black and glass square lights to rear elevation
- External power socket to rear patio

Internal

- Moulded four panel internal doors painted in off white gloss, with traditionally styled satin chrome ironmongery
- Traditionally styled staircase with dark stained wood hand rail
- Skirtings and architraves to mirror the architectural style of the original building
- Integrated wardrobes to master bedroom and its dressing area, with panelled doors and traditionally styled satin chrome handles

External

- Existing 19th Century stonework
- 170mm cast iron Cascade DeepStyle high capacity rainwater system
- Lead framing detail to the ground floor rear elevation
- Slate 'Tempest Cottage' sign
- Meter boxes painted to match stone
- High performance wooden conservation windows and doors, painted off white, with heritage glass, teardrop chrome handles and brassware
- Multi-point locking system to all doors and windows
- Grey block paving to parking, with a contrasting colour to delineate spaces
- Ecologically-minded landscaping to the rear garden
- Traditional Gothic-inspired galvanised garden gate
- 1.8m garden walls in new Delph stone with stone copings
- Venetian fence boundary with Plot 4
- Green Indian paving stones to gardens and pathways



THE HILL TOWNHOUSES *Plots 8-10*

Specification

Kitchen

- Traditional or contemporary kitchen cabinetry from our range
- Under and over cabinetry lighting
- Wooden cutlery tray
- Undermount ceramic sink with 1.5l bowl
- Calcinara polished chrome and black mono mixer tap with pull out nozzle
- Rangemaster Professional+ 90cm stainless steel cooker with 90cm flat hood
- AEG integrated 70:30 fridge freezer
- AEG integrated dishwasher with AirDry technology
- Quartz worktop by Silestone or Fuegen (choose from bands 1-3 of our range, or upgrade)
- Choice of tiling from our range (between cabinet and worktop)
- Discreet chrome sockets above kitchen worktop
- Integrated waste and recycling bins

Utility

- Laminate worktop and upstand from our range
- Space, plumbing and electric for washing machine and dryer
- Large larder unit and three cupboards
- Overmount sink with chrome Rienza tap

Cloakroom

- Contemporary back-to-wall tapered toilet with concealed system
- Sleek, contemporary wall-hung hand rinse basin with exposed chrome trap
- Minimalist monobloc tap
- Recessed bathroom fan with shutter
- Contemporary chrome square electric towel radiator

House bathroom

- Contemporary back-to-wall tapered toilet with concealed system
- Sleek, semi-pedestal square wall hung basin
- Minimalist monobloc tap
- Single-ended bath with thermostatic shower over
- White flush shaver socket
- Contemporary chrome square electric towel radiator
- Recessed bathroom fan with shutter

En suite

- Contemporary back-to-wall tapered toilet with concealed system
- Sleek, square wall-hung basin with wall-hung vanity in matt white and light grey wood effect
- Minimalist monobloc tap
- Rain shower
- White flush shaver socket
- Contemporary chrome square electric towel radiator
- Recessed bathroom fan with shutter

Plumbing

- External tap to rear patio
- Stelrad radiators
- Combi boiler (with five-year warranty) and Oso cylinder (with two-year warranty) to ensure excellent water pressure

Electrical

- Electric vehicle charging point to carport
- Access to pay-as-you-go electric vehicle charging point
- Low energy, fire-rated, anti-glare LED downlights to kitchen, bathrooms and store
- Low energy pendants elsewhere
- Fluorescent batten lighting to external store
- BT and TV aerial points (as per your M&E)
- Consumer unit and BT fibre connection, located in the store cupboard
- Mains smoke detector with battery back up to hallway and landings
- Eaton flush alarm panel in high gloss white
- Brushed chrome door bell
- Contemporary black and glass square lights to front and rear elevations
- Traditional black lantern light to front elevation
- External power socket to rear patio

Internal

- Moulded four panel internal doors painted in off white gloss, with traditionally styled satin chrome ironmongery
- Traditionally styled staircase with dark stained wood hand rail
- Skirtings and architraves to pay homage to the architectural style of the original building
- Integrated panelled wardrobe doors with traditionally styled satin chrome handles to master bedroom

External

- Coursed, blackened, tumbled natural stone with stone detailing
- 115 mm cast iron Cascade DeepStyle high capacity rainwater system
- Spanish slate roof
- Slate sign
- Meter boxes painted to match stone
- Slimline, slate grey uPVC windows
- Multi-point locking system to all doors and windows
- Grey block paving to undercroft parking
- Ecologically-minded landscaping to the front and rear gardens, with bespoke planters
- Discreet glass canopy to entrance door
- Traditional Gothic-inspired galvanised garden gate
- 1.8m Venetian fencing to rear garden
- Green Indian paving stones to gardens and pathways

