

Harriers Rest

Local Information



LARKFLEET
HOMES



RAF Wittering © Richard Humphrey (cc-by-sa/2.0)



Wittering Village © Richard Humphrey (cc-by-sa/2.0)



Welcome to Harriers Rest, Wittering

Nestled in the village of Wittering, Cambridgeshire, Harriers Rest is a charming new development of 3, 4 and 5 bedroom homes. Perfect if you'd rather have a slice of countryside living, without giving up the conveniences of an easy city commute – Harriers Rest combines the best of both worlds. It's close to A1 and A47 trunk routes, so the perfect commuter solution. Peterborough and Stamford both provide rail access to major cities London, Leicester, Cambridge and Birmingham.

With a selection of over 11 styles of home to choose from, we can help you take the first step on the housing ladder, to families looking for room to grow or downsizers, we've got it all.

Wittering is something of a hidden gem, tucked away on the borders of Cambridgeshire, South Lincolnshire and East Northamptonshire. Served by a dedicated Parish Council, the village prides itself on its strong sense of community. A village hall, bowling green, various sports and social clubs and the stunning Grade I listed All Saints Church all contribute to its appeal, alongside local services and amenities including a cosy pub, fish and chip shop and convenience store.



Memorial © Jonathon Thacker (cc-by-sa/2.0)

A great place to live



Burghley House © Richard Humphrey (cc-by-sa/2.0)

Just three miles away is the beautiful Georgian town of Stamford on the River Welland. Frequently used as a location in period films and TV programmes, the town boasts 17th and 18th century stone buildings, older timber-framed structures and medieval churches. Stamford also provides a multitude of shopping, dining and entertainment options, as well as a popular weekly Farmers Market which is held every Friday.

Harriers Rest is also only nine miles from Peterborough, with commuters and visitors to the city able to reach it within 20 minutes. Peterborough provides all the facilities you would expect from a rapidly growing city, including heritage attractions, eclectic retail and restaurant options and plentiful nightlife and entertainment.

Harriers Rest features at a glance

- 197 new homes planned
- Choice of 11 home styles
- 3, 4, & 5 bedroom homes
- Prices from £232,500
- Great commuter location
- Close to Stamford and Peterborough
- Great amenities close by
- Wifi ready and exclusive work from home packages



Harriers Rest

 **The Newbury 2307**
3 bedroom home
PLOTS 3, 4, 13, 24, 26, 38, 39, 174, 175 & 182

 **The Windsor 2308**
3 bedroom home
PLOTS 22 & 23

 **The Ludlow 2318**
3 bedroom home
PLOTS 7, 15, 20 & 181

 **The Nottingham 2324**
3 bedroom home
PLOTS 1, 8, 14, 18, 21 & 30

 **The Nottingham 2324 LTH**
3 bedroom home
PLOTS 12 & 180

 **The Chester 2329**
3 bedroom home
PLOTS 36 & 37

 **The Kelso 2401**
4 bedroom home
PLOTS 19, 176 & 177

 **The Oaklawn 2404**
4 bedroom home
PLOTS 9 & 190

 **The Epsom 2409**
4 bedroom home
PLOTS 34, 35 & 189

 **The Redcar 2433**
4 bedroom home
PLOTS 2, 31, 33, 187 & 188

 **The Ripon 2512**
5 bedroom home
PLOTS 25 & 32

 Shared

 Rented



 The Newbury



 The Kelso



 The Windsor



 The Oaklawn



 The Ludlow



 The Epsom



 The Nottingham
 The Nottingham LTH



 The Redcar



 The Chester



 The Ripon

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tsj
APPROVED CODE TRADING STANDARDS UK

Every care has been taken to ensure the accuracy of these particulars, but the contents shall not form part of any contract and the vendors reserve the right to alter specification and/or design without notice. The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. Purchasers are advised to check with our Sales Advisors on the plot of their choice. The site details and individual house types may be subject to planning variation. The landscaping shown on the computer-generated illustrations of the development is for illustration purposes only. The elevational treatments shown are for illustrative purposes only and can vary depending on the property and location. Please check with the development Sales Advisor for further information on the specific materials for your chosen property.



THE NEWBURY



3 bedrooms



2 bathrooms/
en-suites



Parking spaces

Living room with French Doors to rear

Kitchen/dining area with French Doors to rear

Master bedroom with en-suite

Two further bedrooms and family bathroom

Allocated parking spaces

Homes for every generation



LARKFLEET
HOMES

THE NEWBURY



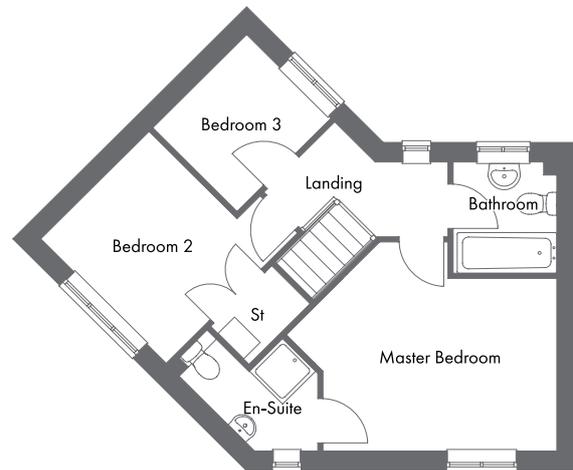
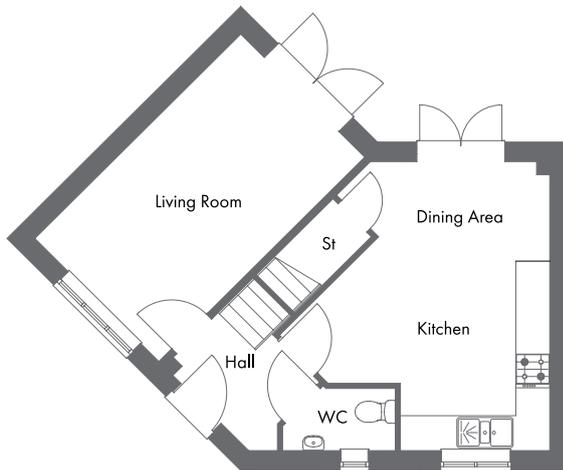
3 bedrooms



2 bathrooms/
en-suites



Parking spaces



Ground Floor

Living Room

4.96m x 2.97m 16'3" x 9'9"

Kitchen/Dining Area (excl. door recess)

4.96m x 2.55m 16'3" x 8'4"

First Floor

Master Bedroom (incl. door recess)

4.60m x 3.59m 13'0" x 9'8"

En-Suite

2.20m x 1.69m 7'3" x 5'7"

Bedroom 2

3.02m x 2.60m 9'9" x 8'5"

Bedroom 3

2.25m x 2.02m 7'5" x 6'8"

Bathroom

1.91m x 1.76m 6'3" x 5'8"

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2307 (894 sq ft)

Homes for every generation



LARKFLEET
HOMES



THE WINDSOR



3 bedrooms



2 bathrooms/
en-suites



Parking spaces

Front aspect living room

Kitchen/dining area with French Doors to rear

Master bedroom with en-suite and fitted wardrobe

Two further bedrooms and family bathroom

Allocated parking spaces

Homes for every generation



LARKFLEET
HOMES

THE WINDSOR



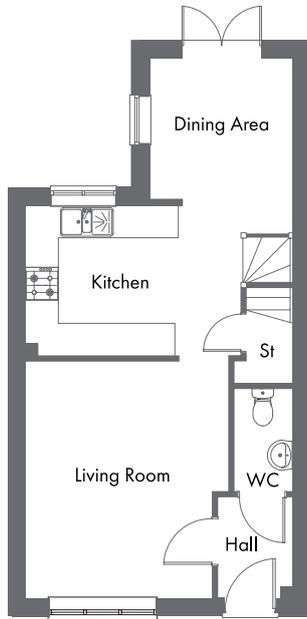
3 bedrooms



2 bathrooms/
en-suites

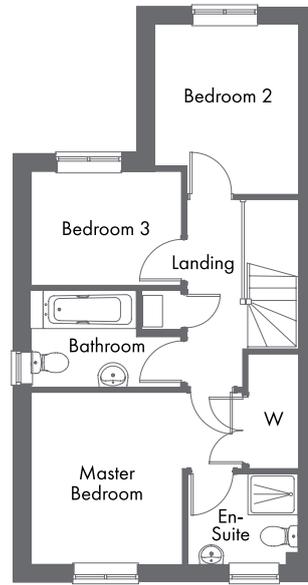


Parking spaces



Ground Floor

Living Room	4.33m x 3.70m	14'2" x 12'2"
Kitchen	2.85m x 2.78m	9'4" x 9'1"
Dining Area	2.62m x 2.61m	8'6" x 8'6"



First Floor

Master Bedroom (excl. wardrobe)	3.85m x 3.15m	12'8" x 10'4"
En-suite	2.00m x 1.67m	6'7" x 5'5"
Bedroom 2	2.62m x 2.61m	8'7" x 8'7"
Bedroom 3	2.73m x 2.10m	8'10" x 6'9"
Bathroom	2.76m x 1.78m	9'1" x 5'8"

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2308 (918 sq ft)

Homes for every generation



LARK FLEET
HOMES



THE LUDLOW



3 bedrooms



2 bathrooms/
en-suites



Parking spaces

Living room with French Doors to rear

Open-plan kitchen/dining area

Master bedroom with en-suite and fitted wardrobe

Two further bedrooms and family bathroom

Allocated parking spaces

Homes for every generation



LARKFLEET
HOMES

THE LUDLOW



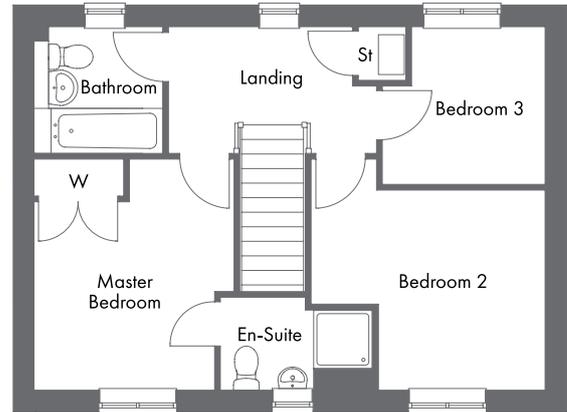
3 bedrooms



2 bathrooms/
en-suites



Parking spaces



Ground Floor

Living Room

5.64m x 3.04m 18'6" x 10'0"

Kitchen/Dining Area

5.63m x 3.60m 18'6" x 11'10"

First Floor

Master Bedroom (incl. wardrobe)

3.57m x 3.10m 11'9" x 10'2"

En-Suite

2.35m x 1.43m 7'7" x 4'7"

Bedroom 2 (excl. door recess)

3.09m x 2.55m 10'2" x 8'4"

Bedroom 3

2.50m x 2.43m 8'2" x 8'0"

Bathroom

1.99m x 1.96m 6'5" x 6'4"

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2318 (971 sq ft)

Homes for every generation



LARK FLEET
HOMES



THE NOTTINGHAM



3 bedrooms



2 bathrooms/
en-suites



Parking spaces

Dual aspect living room

Kitchen/dining area with French Doors

Master bedroom with en-suite and fitted wardrobe

Two further bedrooms and family bathroom

Allocated parking spaces

Homes for every generation



LARKFLEET
HOMES

THE NOTTINGHAM



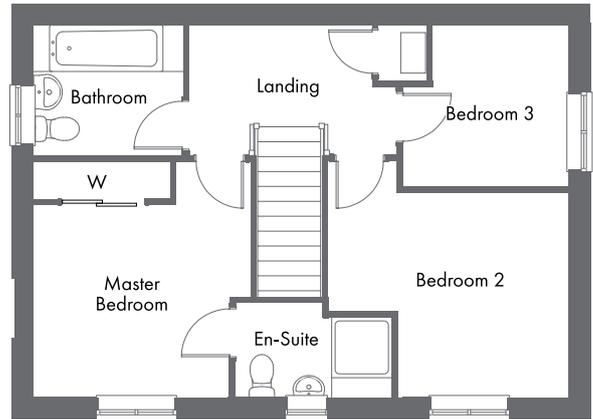
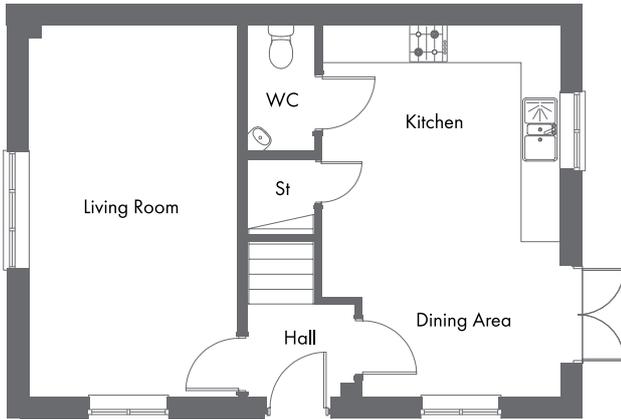
3 bedrooms



2 bathrooms/
en-suites



Parking spaces



Ground Floor

Living Room
5.64m x 3.15m 18'6" x 10'4"

Kitchen/Dining Area
5.64m x 3.58m 18'6" x 11'9"

First Floor

Master Bedroom (incl. wardrobe)
3.57m x 3.20m 11'9" x 10'6"

En-Suite
2.33m x 1.43m 7'8" x 4'8"

Bedroom 2
3.59m x 3.09m 11'9" x 10'2"

Bedroom 3
2.49m x 2.43m 8'2" x 8'0"

Bathroom
2.19m x 1.95m 7'2" x 6'5"

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2324 (981 sq ft)

Homes for every generation



LARK FLEET
HOMES



THE NOTTINGHAM LIFETIME HOME*



3 bedrooms



2 bathrooms/
en-suites



Parking spaces

Dual aspect living room

Kitchen/dining area with French Doors

Master bedroom with en-suite

Two further bedrooms and family bathroom

Allocated parking spaces

Homes for every generation



LARKFLEET
HOMES

THE NOTTINGHAM LIFETIME HOME*



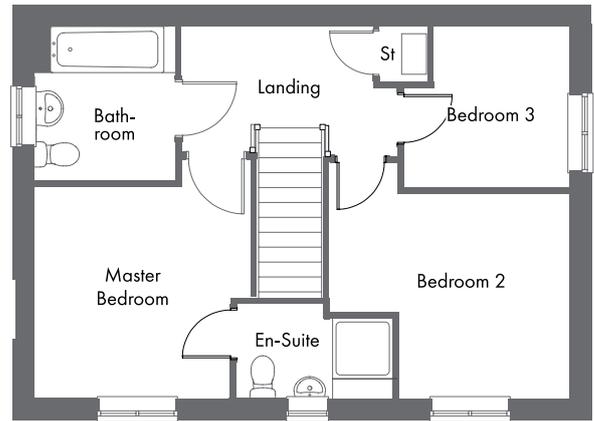
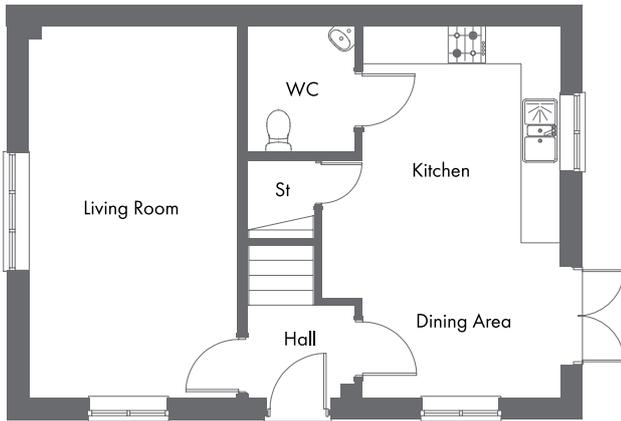
3 bedrooms



2 bathrooms/
en-suites



Parking spaces



Ground Floor

Living Room

5.64m x 3.15m 18'6" x 10'4"

Kitchen/Dining Area

5.64m x 3.58m 18'6" x 11'9"

* This home can be adapted as a Lifetime Home. They are ordinary homes designed to incorporate 16 Design Criteria that can be universally applied to new homes at minimal cost. Each design feature adds to the comfort and convenience of the home and supports the changing needs of individuals and families at different stages of life.

First Floor

Master Bedroom

3.22m x 3.20m 10'6" x 10'6"

En-Suite

2.33m x 1.43m 7'8" x 4'8"

Bedroom 2

3.59m x 3.09m 11'9" x 10'2"

Bedroom 3

2.49m x 2.43m 8'2" x 8'0"

Bathroom

2.34m x 2.09m 7'7" x 6'9"

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2324 (981 sq ft)

Homes for every generation



LARK FLEET
HOMES



THE CHESTER



3 bedrooms



2 bathrooms/
en-suites



Parking spaces

Living/dining area with French Doors to rear

Front aspect kitchen

Master bedroom with en-suite and fitted wardrobe

Two further bedrooms and family bathroom

Allocated parking spaces

Homes for every generation



LARKFLEET
HOMES

THE CHESTER



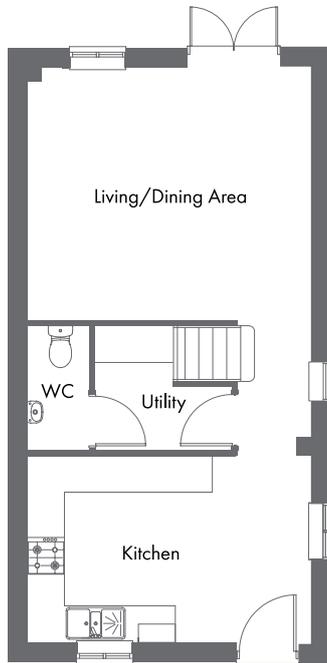
3 bedrooms



2 bathrooms/
en-suites



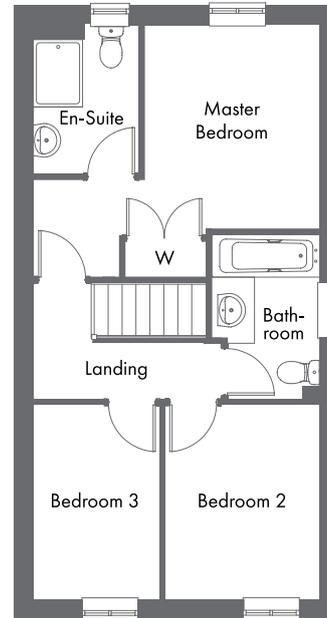
Parking spaces



Ground Floor

Living/Dining Area
4.58m x 4.11m 15'0" x 13'6"

Kitchen
4.58m x 4.11m 15'0" x 13'6"



First Floor

Master Bedroom (excl. wardrobe)
3.32m x 2.77m 10'11" x 9'1"

En-Suite
2.33m x 1.43m 7'8" x 4'8"

Bedroom 2
3.16m x 2.43m 10'4" x 8'0"

Bedroom 3
3.16m x 2.03m 10'4" x 6'8"

Bathroom
2.70m x 1.70m 8'9" x 5'5"

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2329 (934 sq ft)

Homes for every generation



LARKFLEET
HOMES



THE KELSO



4 bedrooms



2 bathrooms/
en-suites



Single garage
Parking space(s)

Living room with French Doors to rear

Kitchen with breakfast area and utility

Master bedroom with en-suite and fitted wardrobe

Three further bedrooms and family bathroom

Single garage and allocated parking space(s)

Homes for every generation



LARKFLEET
HOMES

THE KELSO



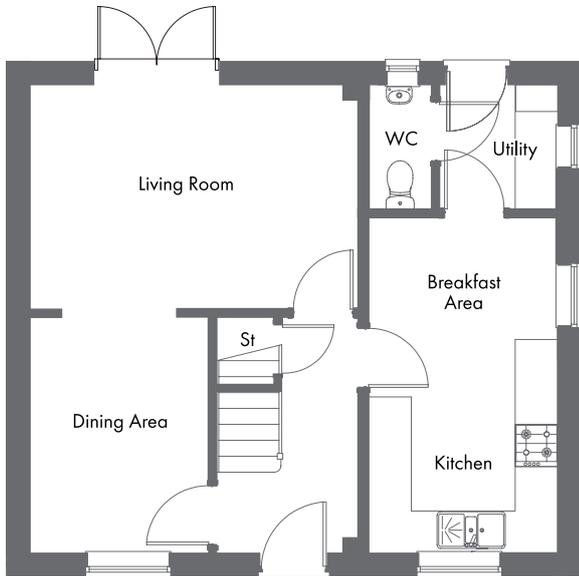
4 bedrooms



2 bathrooms/
en-suites



Single garage
Parking space(s)

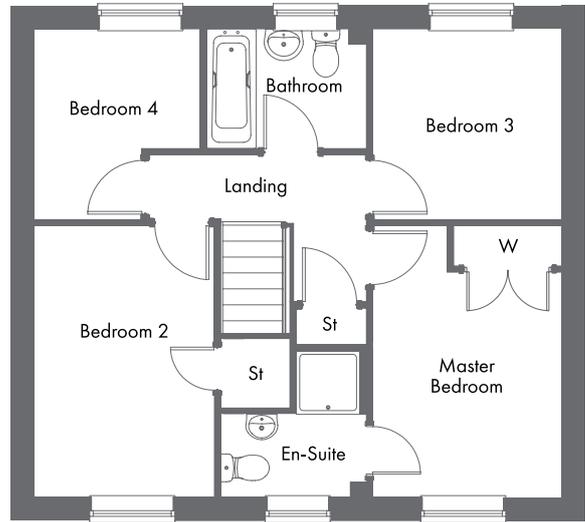


Ground Floor

Living Area
4.66m x 3.18m 15'3" x 10'5"

Dining Area
3.35m x 2.52m 11'0" x 8'3"

Kitchen/Breakfast Area
4.77m x 2.66m 15'8" x 8'9"



First Floor

Master Bedroom (incl. wardrobe)
3.85m x 2.65m 12'8" x 8'8"

En-Suite
2.33m x 1.43m 7'8" x 4'8"

Bedroom 2
3.85m x 2.53m 12'8" x 8'4"

Bedroom 3
2.69m x 2.65m 8'10" x 8'8"

Bedroom 4
2.69m x 2.33m 8'10" x 7'8"

Bathroom
2.23m x 1.69m 7'4" x 5'7"

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2401 (1079 sq ft)

Homes for every generation



LARK FLEET
HOMES



THE OAKLAWN



4 bedrooms



2 bathrooms/
en-suites



Single garage
Parking space(s)

Living room with French Doors to rear

Open-plan kitchen/dining/family area with French Doors

Master bedroom with en-suite and fitted wardrobes

Three further bedrooms and family bathroom

Single garage and allocated parking space(s)

Homes for every generation



LARKFLEET
HOMES

THE OAKLAWN



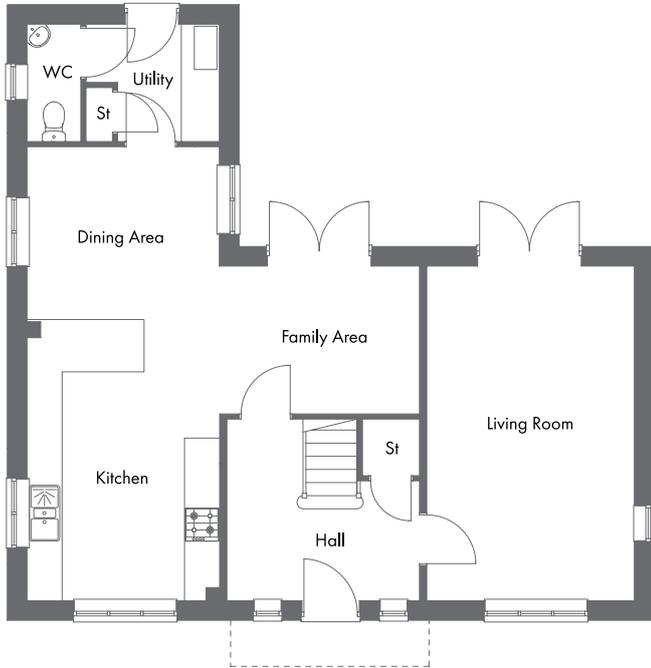
4 bedrooms



2 bathrooms/
en-suites



Single garage
Parking space(s)



Ground Floor

Living Room	5.75m x 3.51m	18'10" x 11'6"
Kitchen	4.80m x 3.27m	15'8" x 10'9"
Family Area	3.42m x 2.60m	11'2" x 8'5"
Dining Area	3.27m x 2.95m	10'7" x 9'7"
Utility	2.26m x 2.02m	7'5" x 6'8"



First Floor

Master Bedroom (incl. wardrobe)	5.05m x 3.27m	16'7" x 10'9"
En-Suite	2.33m x 1.43m	7'8" x 4'8"
Bedroom 2	3.73m x 3.45m	12'3" x 11'4"
Bedroom 3 (excl. wardrobe)	3.45m x 3.05m	11'4" x 10'0"
Bedroom 4	3.45m x 1.91m	11'4" x 6'3"
Bathroom	3.23m x 2.73m	10'7" x 8'11"

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2404 (1596 sq ft)

Homes for every generation



LARK FLEET
HOMES



THE EPSOM



4 bedrooms



2 bathrooms/
en-suites



Single garage
Parking spaces

Front aspect living room

Kitchen/dining/family area with French Doors

Study area

Master bedroom with en-suite and fitted wardrobe

Three further bedrooms and family bathroom

Single garage and allocated parking spaces

Homes for every generation



LARKFLEET
HOMES

THE EPSOM



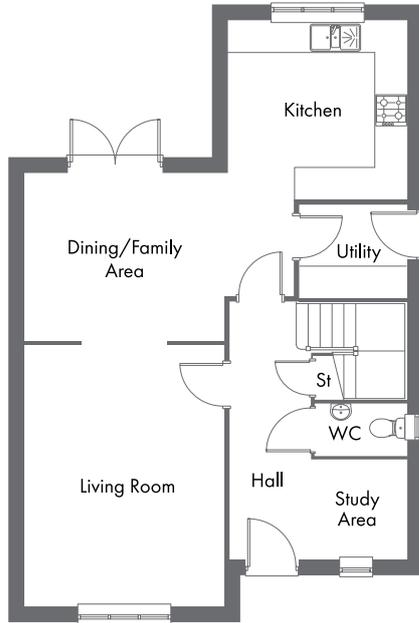
4 bedrooms



2 bathrooms/
en-suites



Single garage
Parking spaces



Ground Floor

Living Room

4.97m x 3.75m 16'4" x 12'4"

Dining/Family Area

3.81m x 3.18m 12'4" x 10'5"

Kitchen

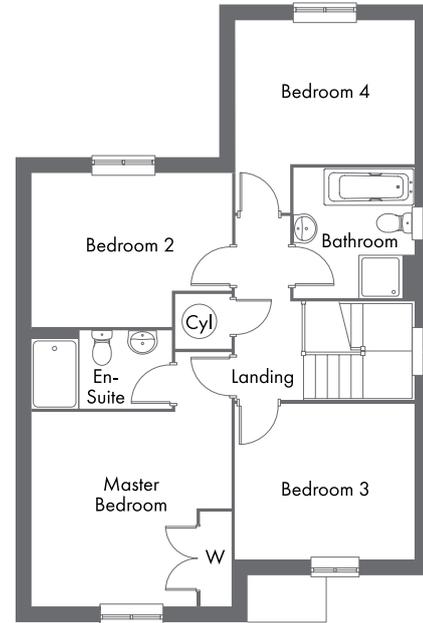
3.38m x 3.36m 11'1" x 11'0"

Utility

2.01m x 1.74m 6'7" x 5'9"

Study Area

1.87m x 1.82m 6'2" x 5'11"



First Floor

Master Bedroom (incl. wardrobe and excl. door recess)

3.75m x 3.68m 12'4" x 12'1"

En-Suite

2.33m x 1.43m 7'8" x 4'8"

Bedroom 2

3.75m x 2.90m 12'4" x 9'6"

Bedroom 3

3.27m x 3.15m 10'7" x 10'3"

Bedroom 4 (excl. door recess)

3.39m x 2.48m 11'1" x 8'1"

Bathroom

2.45m x 2.25m 8'0" x 7'5"

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2409 (1436 sq ft)

Homes for every generation



LARK FLEET
HOMES



THE REDCAR



4 bedrooms



2 bathrooms/
en-suites



Single garage
Parking space(s)

Living room with bay window

Kitchen/dining area with French Doors

Study with bay window

Master bedroom with en-suite and fitted wardrobes

Three further bedrooms and family bathroom

Single garage and allocated parking space(s)

Homes for every generation



LARKFLEET
HOMES

THE REDCAR



4 bedrooms



2 bathrooms/
en-suites



Single garage
Parking space(s)



Ground Floor

Living Room

4.25m x 3.00m 13'11" x 9'10"

Kitchen/Dining Area

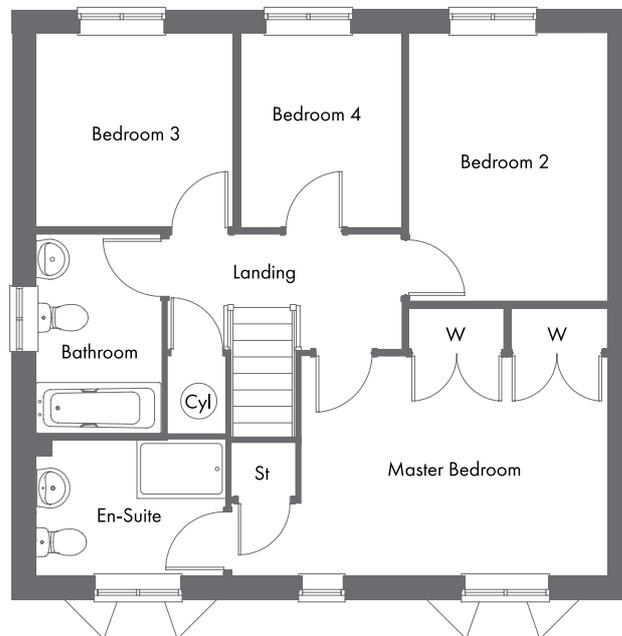
7.77m x 3.04m 25'6" x 10'0"

Study

2.55m x 2.51m 8'4" x 8'2"

Utility

1.95m x 1.63m 6'5" x 5'4"



First Floor

Master Bedroom (excl. wardrobes)

5.11m x 3.00m 16'9" x 9'10"

En-Suite

2.33m x 1.43m 7'8" x 4'8"

Bedroom 2

3.66m x 2.69m 12'0" x 8'10"

Bedroom 3

2.68m x 2.65m 8'10" x 8'8"

Bedroom 4

2.65m x 2.18m 8'8" x 7'2"

Bathroom

2.71m x 1.70m 8'11" x 5'7"

**CONSUMER
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HOME BUILDERS**

www.consumercode.co.uk



Please note: All measurements shown are approximate maximum room dimensions and are + or - 50mm. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans depict a typical layout of this type. Please refer to the development brochure for confirmation of the plot numbers for this particular house type. Depending on plot number, the floor plans for this house type may be opposite to those shown above. Windows and other elevational treatments may differ at each development, please confirm details with your Sales Advisor. For further information on the specific materials for your chosen property, exact plot specification, details of external and internal finishes, dimensions, floorplans and full site-specific details, please speak with your Sales Advisor. Landscaping shown is for illustration purposes only. Every care has been taken to ensure the accuracy of these particulars, but the contents shall not form part of any contract and the vendors reserve the right to alter the specification and/or design without notice.

2433 (1260 sq ft)

Homes for every generation



LARK FLEET
HOMES



THE RIPON



5 bedrooms



2 bathrooms/
en-suites



Single garage
Parking spaces

Front aspect living room

Kitchen/dining area with French Doors

Study

Master bedroom with en-suite and fitted wardrobe

Four further bedrooms and family bathroom

Single garage and allocated parking spaces

Homes for every generation



LARKFLEET
HOMES

THE RIPON



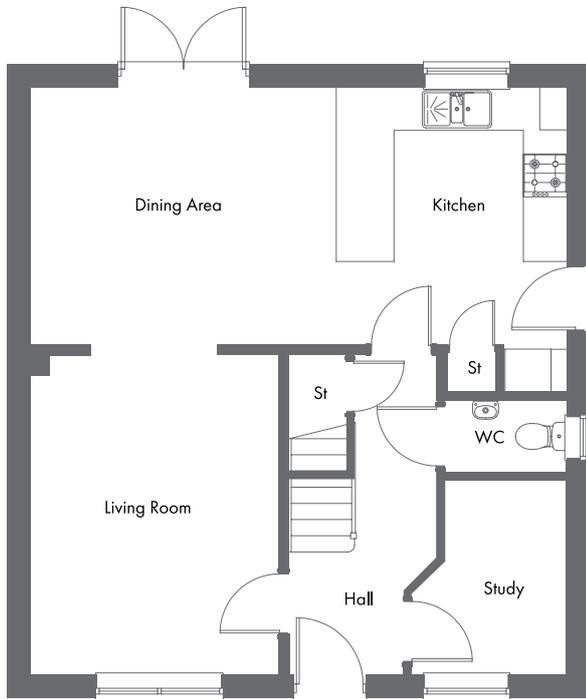
5 bedrooms



2 bathrooms/
en-suites



Single garage
Parking spaces



Ground Floor

Living Room

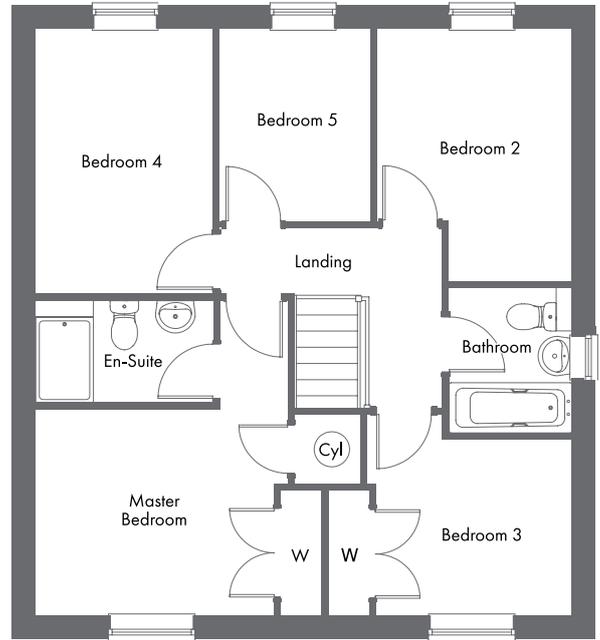
4.46m x 3.44m 14'8" x 11'3"

Kitchen/Dining Area

7.44m x 3.59m 24'5" x 11'9"

Study

2.72m x 2.15m 8'11" x 7'1"



First Floor

Master Bedroom (excl. wardrobe and door recess)

3.29m x 2.86m 10'10" x 9'5"

En-Suite

2.33m x 1.43m 7'8" x 4'8"

Bedroom 2

3.52m x 2.69m 11'7" x 8'10"

Bedroom 3 (excl. wardrobe and door recess)

2.70m x 2.45m 8'10" x 8'0"

Bedroom 4

3.70m x 2.45m 12'2" x 8'0"

Bedroom 5

2.68m x 2.07m 8'10" x 6'9"

Bathroom

2.00m x 1.70m 6'7" x 5'7"

**CONSUMER
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HOME BUILDERS**

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Please note: All measurements shown are approximate maximum room dimensions and are + or - 50mm. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans depict a typical layout of this type. Please refer to the development brochure for confirmation of the plot numbers for this particular house type. Depending on plot number, the floor plans for this house type may be opposite to those shown above. Windows and other elevational treatments may differ at each development, please confirm details with your Sales Advisor. For further information on the specific materials for your chosen property, exact plot specification, details of external and internal finishes, dimensions, floorplans and full site-specific details, please speak with your Sales Advisor. Landscaping shown is for illustration purposes only. Every care has been taken to ensure the accuracy of these particulars, but the contents shall not form part of any contract and the vendors reserve the right to alter the specification and/or design without notice.

2512 (1329 sq ft)

Homes for every generation



LARK FLEET
HOMES

SALES SPECIFICATION

The Newbury 2307	The Windsor 2308	The Ludlow 2318	The Nottingham 2324	The Nottingham LTH 2324	The Chester 2329	The Kelso 2401	The Oaklawn 2404	The Epsom 2409	The Redcar 2433	The Ripon 2512
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Internal finishes and fittings

GENERAL

White Supermatt Emulsion ceiling plain finish (inc. all dwellings c/w sloping ceilings)	•	•	•	•	•	•	•	•	•	•	•
White Supermatt Emulsion wall finish	•	•	•	•	•	•	•	•	•	•	•
White 4 panel grained doors	•	•	•	•	•	•	•	•	•	•	•
Carlisle Ironmongery SZRO32PN/SZRO42PNSN/SZRO5ZSN (Customer Choice)	•	•	•	•	•	•	•	•	•	•	•
119mm MDF OGEE moulded skirting painted white	•	•	•	•	•	•	•	•	•	•	•
70mm MDF OGEE moulded architrave painted white	•	•	•	•	•	•	•	•	•	•	•
Staircase, softwood with stop chamfered newels & balusters all white painted, with painted handrails and newel caps	•	•	•	•	•	•	•	•	•	•	•
Wardrobes to master bedroom where applicable (*optional wardrobe to master bedroom with this property)	N/A	•	•	•	N/A	•	•	•	•	•	•

KITCHEN - RIVERVIEW KITCHENS

Fitted kitchen units (Chosen from ranges displayed in site sales office to design available)	•	•	•	•	•	•	•	•	•	•	•
Choice of 16mm/38mm worktop with 120mm upstand to match (Chosen from ranges displayed in site sales office)	•	•	•	•	•	•	•	•	•	•	•
Integrated single oven, gas hob and chimney style extractor (All in Stainless Steel)	•	•	•	•	•	•	N/A	N/A	N/A	N/A	N/A
Integrated double oven, gas hob and chimney style extractor (All in Stainless Steel)	N/A	N/A	N/A	N/A	N/A	N/A	•	•	•	•	•
Integrated fridge freezer (Detached Properties only)	•	N/A	•	•	•	N/A	•	•	•	•	•
Integrated dishwasher (Detached Properties only)	•	N/A	•	•	•	N/A	•	•	•	•	•
Washing machine space where shown (if no utility room)	•	•	•	•	•	N/A	N/A	N/A	N/A	N/A	•
Vinyl floor to kitchen and utility room/area (Choices available from range in sales office)	•	•	•	•	•	•	•	•	•	•	•
One bowl sink and mixer taps	N/A	•	N/A	N/A	N/A	•	N/A	N/A	N/A	N/A	N/A
One and half bowl sink and mixer taps (Detached Properties only)	•	N/A	•	•	•	N/A	•	•	•	•	•

CLOAKROOM

Twyfords White WC and cistern, wash basin and taps	•	•	•	•	•	•	•	•	•	•	•
Splash back tiling above basin with tiled window cill (if applicable)	•	•	•	•	•	•	•	•	•	•	•

BATHROOM

Twyfords White WC and cistern	•	•	•	•	•	•	•	•	•	•	•
Twyfords White basin and pedestal complete with Bristan Orta mixer taps	•	•	•	•	•	•	•	•	•	•	•
Twyfords White 1700mm bath with Bristan Orta deck mounted bath filler mixer	•	•	•	•	•	•	•	•	•	•	•
Twyfords White 1700mm bath with Bristan Orta bath filler with shower mixer (No En-suites)	N/A										
White heated towel rail	•	•	•	•	•	•	•	•	•	•	•
Shaver point	•	•	•	•	•	•	•	•	•	•	•
Extractor fan with external switch	•	•	•	•	•	•	•	•	•	•	•
Full height tiling to shower area if no en-suite	N/A										
450mm height tiling to length and sides of bath	•	•	•	•	•	•	•	•	•	•	•
Splash back tiling to basin only with tiled window cill (if applicable)	•	•	•	•	•	•	•	•	•	•	•
Bath shower mixer and bath screen	N/A										

EN-SUITE

Twyfords White WC and cistern	•	•	•	•	•	•	•	•	•	•	•
Twyfords White basin and pedestal complete with Bristan Orta single lever basin mixer	•	•	•	•	•	•	•	•	•	•	•
Mira flight shower tray and Aqualisa Midas shower riser rail	•	•	•	•	•	•	•	•	•	•	•
White heated towel rail	•	•	•	•	•	•	•	•	•	•	•
Shaver point	•	•	•	•	•	•	•	•	•	•	•
Extractor fan with external switch	•	•	•	•	•	•	•	•	•	•	•
Full height tiling to shower area	•	•	•	•	•	•	•	•	•	•	•
Splash back tiling to basin only with tiled window cill (if applicable)	•	•	•	•	•	•	•	•	•	•	•

SALES SPECIFICATION

The Newbury 2307	The Windsor 2308	The Ludlow 2318	The Nottingham 2324	The Nottingham LTH 2324	The Chester 2329	The Kelso 2401	The Oaklawn 2404	The Epsom 2409	The Redcar 2433	The Ripon 2512
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UTILITY ROOM

Choice of 16mm/38mm worktop with 120mm upstand to match (Chosen from ranges displayed in site sales office)

HEATING AND HOT WATER (For positions and design refer to house type M&E designs)

Vaillant wall mounted combination boiler	•	•	•	•	•	•	N/A	N/A	N/A	N/A	N/A
Vaillant wall mounted system boiler	N/A	N/A	N/A	N/A	N/A	N/A	•	•	•	•	•
Myson Premier Prefinished radiators	•	•	•	•	•	•	•	•	•	•	•
Thermostatic radiator valves to all habitable rooms	•	•	•	•	•	•	•	•	•	•	•

ELECTRICAL (For positions and design refer to house type M&E designs)

All sockets to be white fittings	•	•	•	•	•	•	•	•	•	•	•
Carbon monoxide detector	•	•	•	•	•	•	•	•	•	•	•
Smoke alarm to current legislation to hall and landing if applicable	•	•	•	•	•	•	•	•	•	•	•
Media plate to lounge	•	•	•	•	•	•	•	•	•	•	•

Telephone points to:

Hallway or cupboard (1 point)	•	•	•	•	•	•	•	•	•	•	•
Master bedroom (1 point)	•	•	•	•	•	•	•	•	•	•	•

TV Points to:

Master bedroom (1 point)	•	•	•	•	•	•	•	•	•	•	•
Family area (1 point)	N/A	•	•	N/A	N/A						
White LED downlighters to kitchen	•	•	•	•	•	•	•	•	•	•	•
White LED downlighters to bathroom and en-suite (if applicable)	•	•	•	•	•	•	•	•	•	•	•

External Finishes and Fittings

GENERAL

Housetype bricks as External Plot Material Schedule/Charter Plan	•	•	•	•	•	•	•	•	•	•	•
Housetype roof tiles as External Plot Material Schedule/Charter Plan	•	•	•	•	•	•	•	•	•	•	•
White PVCu windows, fascia and soffit	•	•	•	•	•	•	•	•	•	•	•
PV (Solar) panels	N/A										
Paths and driveways (Refer to Charter Plan)	•	•	•	•	•	•	•	•	•	•	•
Buff Riven slabs to foot paths	•	•	•	•	•	•	•	•	•	•	•
Tarmac driveways	•	•	•	•	•	•	•	•	•	•	•

EXTERNAL DOORS

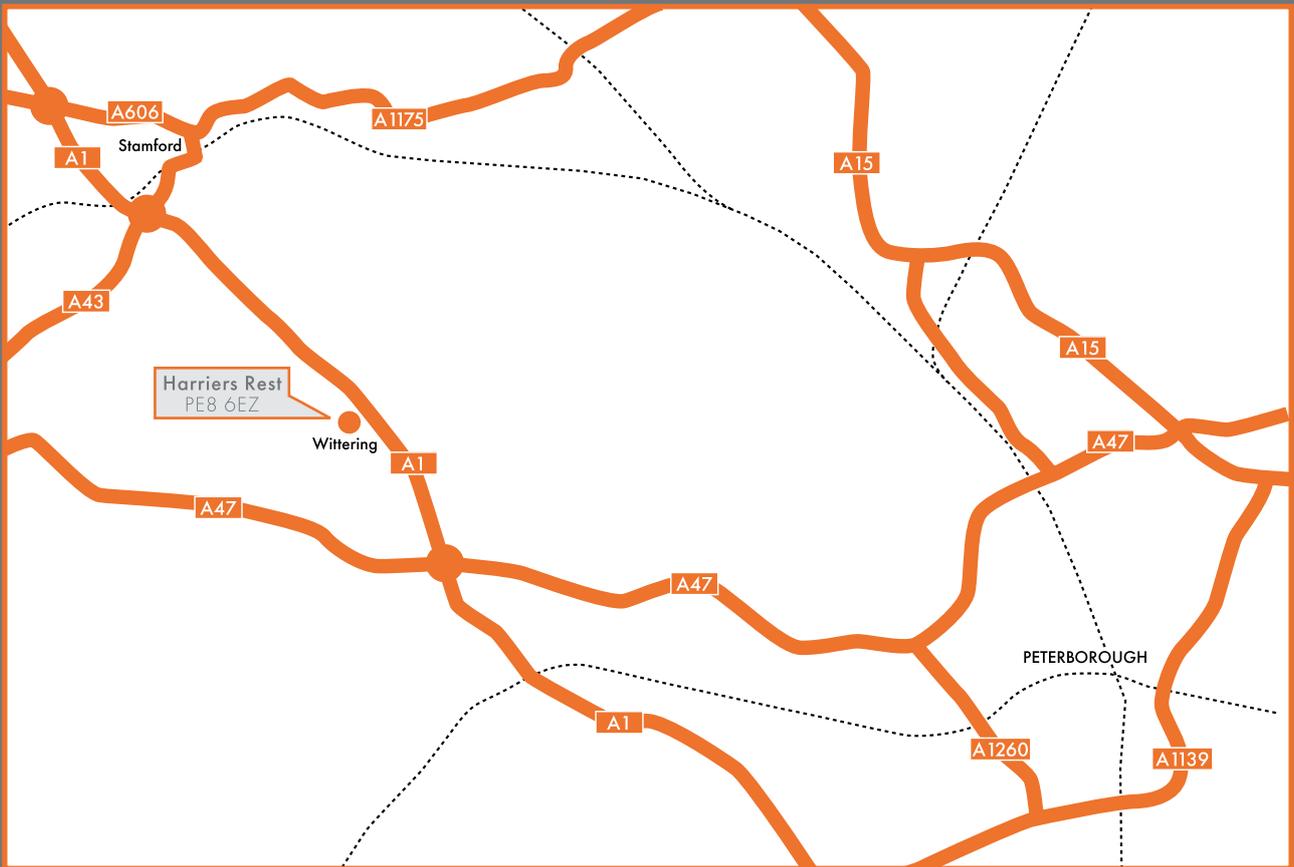
Front insulated composite door (See External Material Schedule for style and colour)	•	•	•	•	•	•	•	•	•	•	•
French doors (refer to dwelling style)	•	•	•	•	•	•	•	•	•	•	•
Chrome effect door furniture	•	•	•	•	•	•	•	•	•	•	•
Chrome effect door bell & door numerals	•	•	•	•	•	•	•	•	•	•	•

GARDENS

Fencing as per development charter plan	•	•	•	•	•	•	•	•	•	•	•
Rear garden (where applicable) to be rotovated and levelled	•	•	•	•	•	•	•	•	•	•	•
External tap (where applicable)	•	•	•	•	•	•	•	•	•	•	•

EXTERNAL LIGHTING

Front door outside light	•	•	•	•	•	•	•	•	•	•	•
Rear entrance outside light	N/A	N/A	•	N/A	N/A	N/A	•	•	N/A	•	•
French doors outside light	•	•	•	•	•	•	•	•	•	•	•



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