

ROBERTSON HOMES

# Dargavel village



ROBERTSON  
HOMES



## Dargavel Village development plan

- |                      |                     |                        |                      |
|----------------------|---------------------|------------------------|----------------------|
| ALEXANDER            | HUTTON              | HUTTON GARDEN ROOM     | MITCHELL             |
| BRASINI              | GUIMARD             | MACKINTOSH             | EVERETT GRAND        |
| CLEMENTE GARDEN ROOM | EVERETT GARDEN ROOM | LAWRIE GARDEN ROOM     | MITCHELL GARDEN ROOM |
| CORTONA GARDEN ROOM  | LAWRIE              | LEONARDO GARDEN ROOM   | LAWRIE GRAND         |
| EVERETT              | LEONARDO            | MACKINTOSH GARDEN ROOM |                      |

Dargavel Issue 1 – August 2020  
 The artist's impression of the site plan is drawn from architect's plans to show the relative positions of individual properties and is not to scale. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or Local Authority lighting. Garden sizes are approximate. For details of individual properties and availability please refer to our Sales Executive. Specific plots may be handed. Any Computer Generated Images are typical elevational examples only. Please refer to sales consultants for specific elevational treatments, materials, landscaping and room measurements. Robertson Homes reserve the right to alter or change specification at our discretion. All visuals and photographs are for illustrative purposes only. Kitchen and bathroom layouts are indicative only.



# Alexander

Three-bedroom home

MID PLOTS 23, 26, 27, 30, 31, 130, 131, 132, 135, 136, 139, 147, 148, 149  
 END PLOTS 22, 24, 25, 28, 29, 129, 137, 138, 140, 146, 150

<b>Total Area</b>	End Plots:	<b>83.2 sq m</b>	<b>895 sq ft</b>
	Mid Plots:	<b>81.5 sq m</b>	<b>877 sq ft</b>

The elegant 3-bedroom Alexander home is designed with growing families in mind. At the heart of the home you will find a spacious open plan kitchen and dining area, perfect for bringing the family together and a generous lounge with feature windows.

As you move around this home you will find it is immersed in natural light throughout thanks to the large windows and effective use of space. The Alexander includes a large primary bedroom with built-in wardrobes as well as a luxurious en-suite. A large family bathroom with premium sanitaryware and tiling by Porcelanosa and a downstairs WC complete this family home.



Ground Floor

Ground floor ▲	Metric sizes	Imperial sizes
Lounge	4320 x 3801	14'2" x 12'6"
Kitchen/Dining	4875 x 2660	16'0" x 8'9"
WC	1860 x 1230	6'1" x 4'0"



First Floor

First floor ▲	Metric sizes	Imperial sizes
Primary Bedroom	3815 x 3627	12'6" x 11'11"
En-suite	2195 x 1465	7'2" x 4'10"
Bedroom 2	3507 x 2575	11'6" x 8'5"
Bedroom 3	2312 x 2250	7'7" x 7'5"
Bathroom	2575 x 1712	8'5" x 5'7"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).



# Brasini

Three-bedroom home

PLOTS 32, 133, 134

**Total Area** 90.64 sq m 975 sq ft

The Brasini is a stylish three bedroom home, carefully designed to maximise space and light. Entering through the bright hallway and into the separate lounge, you'll find high ceilings and statement windows that allow natural light to flood the room. Across the hall is the open plan kitchen and dining room with elegant French doors opening directly onto the garden.

Here you can show off your cooking talents while socialising with friends and family, and enjoy the superior specification of the kitchen appliances included in this home as standard.

Upstairs you'll find three bedrooms and a family bathroom, including a large primary bedroom with en-suite shower and fitted wardrobes. There is also plenty of storage space, perfect for keeping your beautiful home clutter-free.

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).

First floor ▶	Metric sizes	Imperial sizes
Primary Bedroom	3749 x 3049	12'4" x 10'0"
En-suite	3049 x 1300	10'0" x 4'3"
Bedroom 2	2937 x 2900	9'8" x 9'6"
Bedroom 3	2936 x 2149	9'8" x 7'1"
Bathroom	2289 x 2002	7'6" x 6'7"



First Floor



Ground Floor

Ground floor ◀	Metric sizes	Imperial sizes
Lounge	5150 x 3035	16'11" x 9'11"
Kitchen/Dining	5099 x 2923	16'9" x 9'7"
Utility	2289 x 1694	7'6" x 5'7"
WC	2090 x 1160	6'10" x 3'10"



## Clemente Garden Room

Four-bedroom detached home with integral single garage

PLOTS 57, 60, 87

**Total Area** 123.21 sq m 1326 sq ft

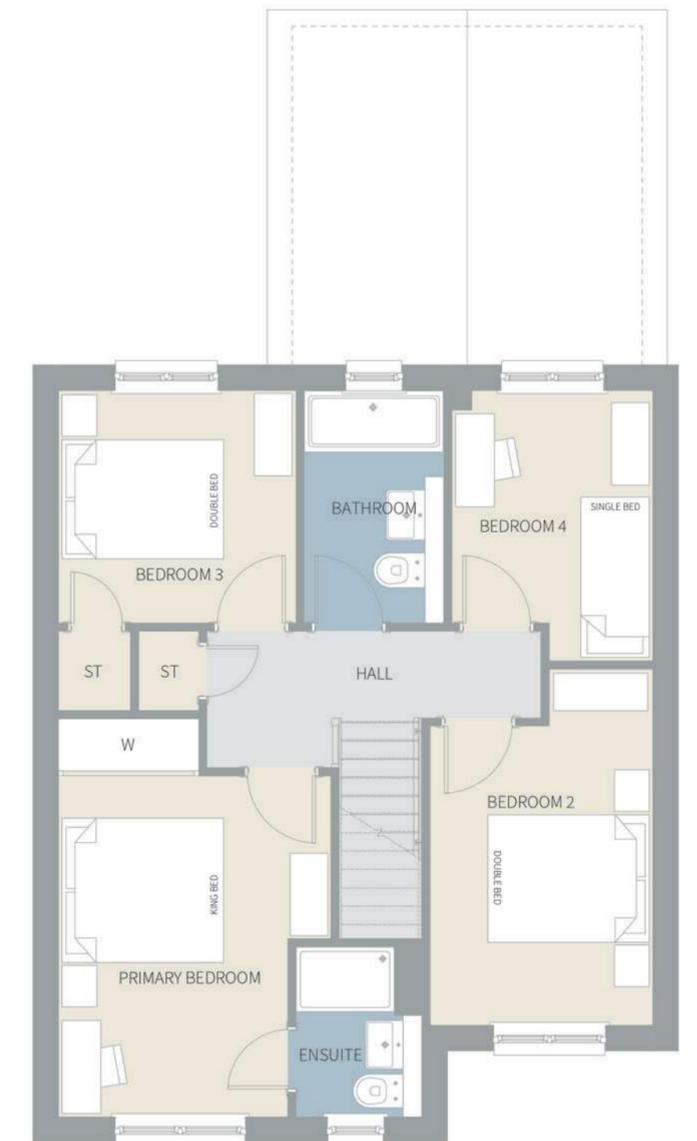
From entering the hallway you'll find a light and airy lounge thanks to its generous dimensions and large feature window. The lounge leads onto an extensive open-plan kitchen/dining area where you'll find an impressive array of integrated appliances. In this lovely open space cooking and dining become a joy. The adjoining garden room, with French doors leading outside, is an idyllic spot at any time of year. Conveniently placed adjacent to the kitchen are the laundry room and sizeable WC.

Upstairs, there is a spacious primary bedroom complete with en-suite and fitted wardrobes, as well as three other bedrooms and a large bathroom.



Ground Floor

Ground floor ▲	Metric sizes	Imperial sizes
Lounge	5687 x 3302	18'8" x 10'10"
Kitchen	3113 x 2370	10'3" x 7'9"
Family/Dining	3113 x 2600	10'3" x 8'6"
Garden Room	3996 x 3639	13'1" x 11'11"
Utility	2117 x 1278	6'11" x 4'2"
WC	2132 x 1181	7'0" x 3'10"



First Floor

First floor ▲	Metric sizes	Imperial sizes
Primary Bedroom	4891 x 3316	16'1" x 10'11"
En-Suite 1	2084 x 1533	6'10" x 5'0"
Bedroom 2	4377 x 2712	14'4" x 8'11"
Bedroom 3	2892 x 2859	9'6" x 9'5"
Bedroom 4	3324 x 2445	10'11" x 8'0"
Bathroom	2858 x 1700	9'5" x 5'7"



## Cortona Garden Room

Four-bedroom detached home with integral single garage

PLOTS 58, 84, 88

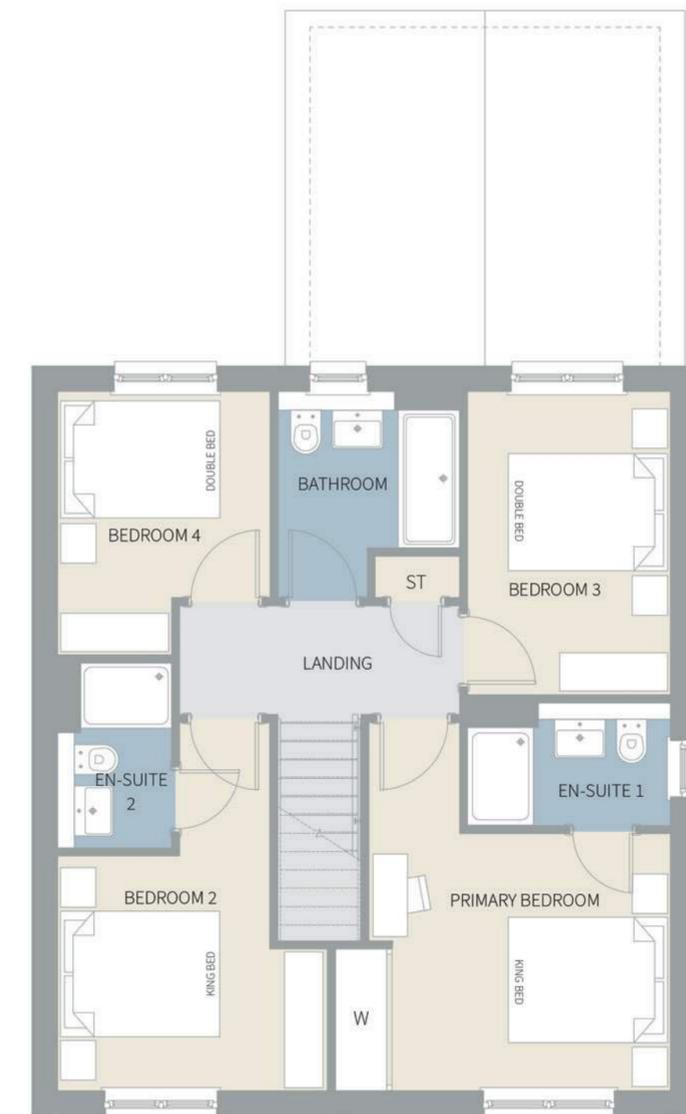
**Total Area** 129.45 sq m 1393 sq ft

The pleasures of the garden are brought closer to you in this beautiful Cortona Garden Room home. As you enter the hallway you'll find a light and airy lounge thanks to its generous dimensions and large feature window. The lounge leads through to an extensive open-plan, designer kitchen with integrated appliances and dining area. In this lovely open space cooking and dining become a joint experience for the whole family to enjoy. The adjoining garden room, with French doors leading outside, is an idyllic spot at any time of year. The same standard of planning and attention to detail is evident upstairs. The large primary bedroom and second bedroom are both en-suite and the primary bedroom also has fitted wardrobes. There are a further two good-sized bedrooms and a large, family bathroom.



Ground Floor

Ground floor ▲	Metric sizes	Imperial sizes
Lounge	5051 x 3658	16'7" x 12'0"
Kitchen/Dining	5409 x 3413	17'9" x 11'2"
Garden Room	3996 x 3639	13'1" x 11'11"
Utility	1954 x 1893	6'5" x 6'3"
WC	1936 x 1419	6'4" x 4'8"



First Floor

First floor ▲	Metric sizes	Imperial sizes
Primary Bedroom	3672 x 3157	12'1" x 10'4"
En-Suite 1	2470 x 1508	8'1" x 4'11"
Bedroom 2	2885 x 2580	9'6" x 8'6"
En-Suite 2	2270 x 1385	7'5" x 4'7"
Bedroom 3	3725 x 2470	12'3" x 8'1"
Bedroom 4	3232 x 2585	10'7" x 8'6"
Bathroom	2532 x 2207	8'4" x 7'3"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).



## Everett Garden Room

Four-bedroom detached home with integral single garage

PLOTS 36, 40, 46, 55, 68, 75, 89, 109

**Total Area** 155.20 sq m 1671 sq ft

The Everett, with over 1500 square feet of living space and an integral single garage, has been designed for spacious and flexible family living. Downstairs, the spectacular Garden Room with cathedral style windows brings the outside in to the L-shaped open plan living space with kitchen and dining room that give access to the formal lounge. The Everett Garden Room also features an integral single garage and separate utility room.

On the first floor there are four generous bedrooms and a luxurious family bathroom. The primary bedroom has a built-in wardrobe and en-suite with walk-in shower. Bedroom 2 also has a built-in wardrobe and shares its en-suite shower room with bedroom 3.



Ground Floor

Ground floor ▲	Metric sizes	Imperial sizes
Lounge	5561 x 3583	18' 3" x 11' 9"
Kitchen	4270 x 2762	14' 0" x 9' 1"
Family/Dining	4319 x 3578	14' 2" x 11' 9"
WC	2244 x 1100	7' 4" x 3' 7"
Utility	2304 x 1089	7' 7" x 3' 7"
Garden Room	3996 x 3639	13' 1" x 11' 11"

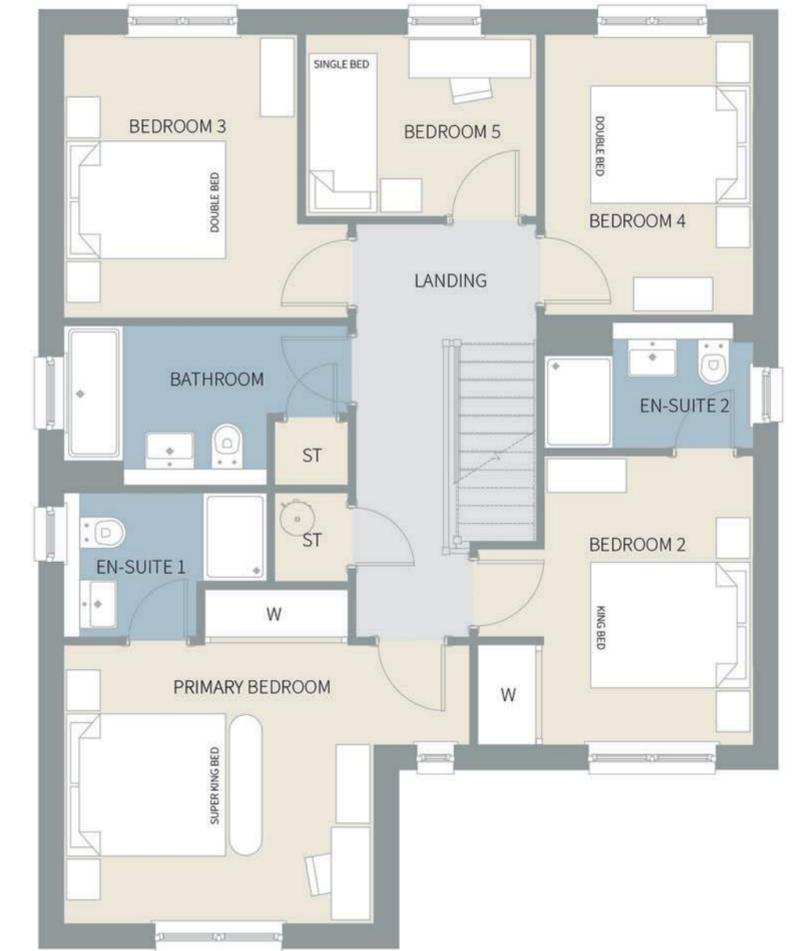


First Floor

First floor ▲	Metric sizes	Imperial sizes
Primary Bedroom	5332 x 4354	17' 6" x 14' 3"
En-suite 1	2482 x 1494	8' 2" x 4' 11"
Bedroom 2	3634 x 3219	11' 11" x 10' 7"
En-suite 2	2506 x 1679	8' 3" x 5' 6"
Bedroom 3	4134 x 3074	13' 7" x 10' 1"
Bedroom 4	3831 x 2482	12' 7" x 8' 2"
Bathroom	2686 x 2479	8' 10" x 8' 2"



Ground Floor



First Floor

# Lawrie

Five-bedroom detached home with integral single garage

PLOTS 34, 38, 43, 66, 99, 101, 117, 142

**Total Area 156.7 sq m 1687 sq ft**

One of our most popular styles, the Lawrie is made for growing families. Featuring spacious and comfortable bedrooms, an open plan kitchen and dining area, integral garage, large utility room and an abundance of storage space, there is plenty of flexibility and freedom throughout this beautiful home.

The roomy lounge showcases deep floor to ceiling windows, making it a bright space that is ideal for relaxing and entertaining. You'll also find a luxurious family bathroom, en-suites and built-in wardrobes to both the primary bedroom and bedroom 2, as well as high specification fixtures and fittings. All-in-all, this is a truly magnificent family home.

Ground floor ▲	Metric sizes	Imperial sizes
Lounge	5107 x 3864	16' 9" x 12' 8"
Kitchen	3725 x 3370	12' 3" x 11' 1'
Family/Dining	3725 x 3263	12' 3" x 10' 8"
Utility	3725 x 1845	12' 3" x 6' 1"
WC	2872 x 2087	9' 5" x 6' 10"

First floor ▲	Metric sizes	Imperial sizes
Primary Bedroom	3864 x 3501	12' 8" x 11' 6"
En-suite 1	2530 x 1811	8' 4" x 5' 11"
Bedroom 2	3624 x 3432	11' 11" x 11' 3"
En-suite 2	2597 x 1579	8' 6" x 5' 2"
Bedroom 3	3561 x 3541	11' 8" x 11' 7"
Bedroom 4	3521 x 2596	11' 7" x 8' 6"
Bedroom 5	2878 x 2286	9' 5" x 7' 6"
Bathroom	3541 x 2001	11' 7" x 6' 7"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).



## Hutton Garden Room

Four-bedroom detached home with integral single garage

PLOTS 42, 44, 59, 67, 72, 86, 95, 113, 118, 128

**Total Area** 164.51 sq m 1771 sq ft

One of our most popular styles, the Hutton Garden Room has a signature Garden Room with cathedral style windows bringing extra light to a spacious, open plan living and dining area with 1771 square feet available space. The appliances will suit foodies and the separate, spacious lounge is ideal for entertaining.

Upstairs, four bedrooms and a grand family bathroom provide even more space. The primary bedroom and bedroom 2 both benefit from en-suite facilities and built-in wardrobes for even more luxury.



Ground Floor

Ground floor ▲	Metric sizes	Imperial sizes
Lounge	5322 x 3864	17' 6" x 12' 8"
Kitchen	3570 x 3016	11' 9" x 9' 11"
Family/Dining	4794 x 3016	15' 9" x 9' 11"
Garden Room	3996 x 3639	13' 1" x 11' 11"
WC	1947 x 1391	6' 5" x 4' 7"



First Floor

First floor ▲	Metric sizes	Imperial sizes
Primary Bedroom	5346 x 3864	17' 6" x 12' 8"
En-suite 1	2480 x 1500	8' 2" x 4' 11"
Bedroom 2	4399 x 3321	14' 5" x 10' 11"
En-suite 2	2202 x 2139	7' 3" x 7' 0"
Bedroom 3	3434 x 3201	11' 3" x 10' 6"
Bedroom 4	3201 x 2654	10' 6" x 8' 8"
Bathroom	3201 x 2074	10' 6" x 6' 10"



## Lawrie Garden Room

Five-bedroom detached home with integral single garage

PLOTS 54, 61, 63, 70, 74, 85, 90, 96, 119

**Total Area** 171.9 sq m 1850 sq ft

The impressive five-bedroom Lawrie Garden Room offers the best in open plan living on the ground floor, with luxurious specification throughout. Walking into the Lawrie Garden Room you will notice how bright and airy the space is due to the beautiful cathedral style windows in the garden room.

The elegant, separate lounge offers plenty of scope for relaxing or entertaining, whilst, on the first floor, the family will be well-accommodated with five bedrooms, two of which are en-suite and have built-in wardrobes.



Ground floor ▲	Metric sizes	Imperial sizes
Lounge	5107 x 3864	16' 9" x 12' 8"
Kitchen	3725 x 3370	12' 3" x 11' 1"
Family/Dining	3725 x 3263	12' 3" x 10' 8"
WC	2843 x 2087	9' 4" x 6' 10"
Utility	3725 x 1845	12' 3" x 6' 1"
Garden Room	3996 x 3639	13' 1" x 11' 11"



First floor ▲	Metric sizes	Imperial sizes
Primary Bedroom	3864 x 3501	12' 8" x 11' 6"
En-suite 1	2530 x 1811	8' 4" x 5' 11"
Bedroom 2	3624 x 3432	11' 11" x 11' 3"
En-suite 2	2597 x 1579	8' 6" x 5' 2"
Bedroom 3	3561 x 3541	11' 8" x 11' 7"
Bedroom 4	3521 x 2596	11' 7" x 8' 6"
Bedroom 5	2878 x 2286	9' 5" x 7' 6"
Bathroom	3541 x 2001	11' 7" x 6' 7"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).



Ground Floor



First Floor

# Mackintosh Garden Room

Five-bedroom detached home with integral double garage

PLOTS 33, 41, 47, 62, 73, 76, 93, 102, 104, 108, 111, 115, 125

**Total Area**    **184 sq m**    **1980 sq ft**

The hallway leads to a generously proportioned, light and airy lounge, a WC, cloakroom and to a beautiful kitchen, dining and family room area. In this lovely open space cooking and dining and simply getting together become an experience for the whole family to enjoy. Another delightful feature is the garden room, with French doors leading outside, this is a lovely space to enjoy the beauty of the garden all year round.

Upstairs there are 5 comfortable sized bedrooms, one of which could be turned into a personal study. The primary bedroom and bedroom 2 both have large en-suites with the primary bedroom having the added luxury of a walk-in-wardrobe. There is a spacious family bathroom.

Ground floor ▲	Metric sizes	Imperial sizes
Lounge	4924 x 3414	16' 2" x 11' 2"
Kitchen	3490 x 3385	11' 5" x 11' 1"
Family/Dining	4951 x 3490	16' 3" x 11' 5"
Garden Room	3996 x 3639	13' 1" x 11' 11"
Utility	3490 x 1727	11' 5" x 5' 8"
WC	2147 x 1313	7' 1" x 4' 4"

First floor ▲	Metric sizes	Imperial sizes
Primary Bedroom	5161 x 3414	16' 11" x 11' 2"
En-suite 1	2798 x 1450	9' 2" x 4' 9"
Walk-in Wardrobe	2125 x 1455	7' 0" x 4' 9"
Bedroom 2	3748 x 3349	12' 4" x 11' 0"
En-suite 2	2495 x 1250	8' 2" x 4' 1"
Bedroom 3	4013 x 3095	13' 2" x 10' 2"
Bedroom 4	3514 x 3393	11' 6" x 11' 2"
Bedroom 5	3514 x 2821	11' 6" x 9' 3"
Bathroom	2798m x 1902	9' 2" x 6' 3"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).



# Everett Grand

Five-bedroom detached home with integral single garage

PLOTS 83, 94, 107, 116, 127

**Total Area** 196.8 sq m 2118 sq ft

An exceptionally spacious, five bedroom home over three floors, offering 2118 square feet for family living. Externally, deep windows and contrasting brickwork make this a visually appealing home but its added strengths lie in its flexible accommodation.

The L-shaped open plan kitchen, dining and garden room living area allow for plenty of family interaction. While the primary bedroom on the second floor, with its dressing room and en-suite brings precious privacy, three other bedrooms also enjoy en-suite facilities with walk-in showers and the family bathroom is elegant and spacious.



Ground Floor

Ground floor ▲	Metric sizes	Imperial sizes
Lounge	5561 x 3583	18' 3" x 11' 9"
Kitchen	4270 x 2762	14' 0" x 9' 1"
Family/Dining	4319 x 3578	14' 2" x 11' 9"
WC	2244 x 1100	7' 4" x 3' 7"
Utility	2304 x 1089	7' 7" x 3' 7"
Garden Room	3996 x 3639	13' 1" x 11' 11"

Second floor ►	Metric sizes	Imperial sizes
Primary Bedroom	5632 x 3456	18' 6" x 11' 4"
Dressing Room	3420 x 1959	11' 3" x 6' 5"
En-suite 1	3607 x 3572	11' 10" x 11' 9"

First floor ▼	Metric sizes	Imperial sizes
Bedroom 2	4431 x 3607	14' 6" x 11' 10"
En-suite 2	2482 x 1494	8' 2" x 4' 11"
Bedroom 3	3634 x 3219	11' 11" x 10' 7"
En-suite 3	2506 x 1679	8' 3" x 5' 6"
Bedroom 4	3034 x 2506	9' 11" x 8' 3"
Bedroom 5	3831 x 2482	12' 7" x 8' 2"
Bathroom	2686 x 2329	8' 10" x 7' 8"



First Floor



Second Floor

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).



# Mitchell Garden Room

Five-bedroom detached home with integral double garage

PLOTS 35, 48, 52, 92, 103, 105, 110, 114

**Total Area 203.71 sq m 2193 sq ft**

The luxury five-bedroom Mitchell Garden Room offers nearly 2200 square feet of living space and is designed for growing families.

The open plan kitchen, dining and living area provides the perfect place to entertain friends and family while cooking, and leads to the signature Garden Room with spectacular cathedral style windows, a multi-purpose space that lets you bring the outside in through large French Doors. The downstairs WC, utility room and integrated double garage makes family life easier, while five relaxing bedrooms, two with en-suite shower facilities and built-in wardrobes, will tempt you off to bed.

First floor ▶	Metric sizes	Imperial sizes
Primary Bedroom	5252 x 4089	17' 3" x 13' 5"
En-suite 1	2749 x 1499	9' 0" x 4' 11"
Bedroom 2	4401 x 4149	14' 5" x 13' 7"
En-suite 2	2599 x 1324	8' 6" x 4' 4"
Bedroom 3	4902 x 3077	16' 1" x 10' 1"
Bedroom 4	3799 x 3549	12' 6" x 11' 8"
Bedroom 5	3677 x 3167	12' 1" x 10' 5"
Bathroom	2599 x 2499	8' 6" x 8' 2"



First Floor



Ground Floor

Ground Floor ◀	Metric sizes	Imperial sizes
Lounge	5152 x 4079	16' 11" x 13' 5"
Kitchen	3875 x 3663	12' 9" x 12' 0"
Family/Dining	6389 x 3875	21' 0" x 12' 9"
Garden Room	3997 x 3639	13' 1" x 11' 11"
Utility	2300 x 1924	7' 7" x 6' 4"
WC	1906 x 1525	6' 3" x 5' 0"

All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).



# Lawrie Grand

Six-bedroom detached home with integral single garage

PLOTS 56, 91, 106, 126

**Total Area**    **212 sq m**    **2282 sq ft**

A truly magnificent and generously proportioned home at over 2280 square feet, the impressive six bedroom Lawrie Grand extends over three floors, allowing guests or older children to have plenty of their own space on the second floor, with en-suite facilities for extra privacy.

Family accommodation on the ground floor offers the best of open plan living, with luxurious specification and light and airy space delivered by deep windows throughout. The elegant, separate lounge offers plenty of scope for relaxing or entertaining. Upstairs, the five relaxing bedrooms and a grand family bathroom provide even more space while the primary bedroom has its own en-suite facilities and built-in wardrobes for extra luxury.

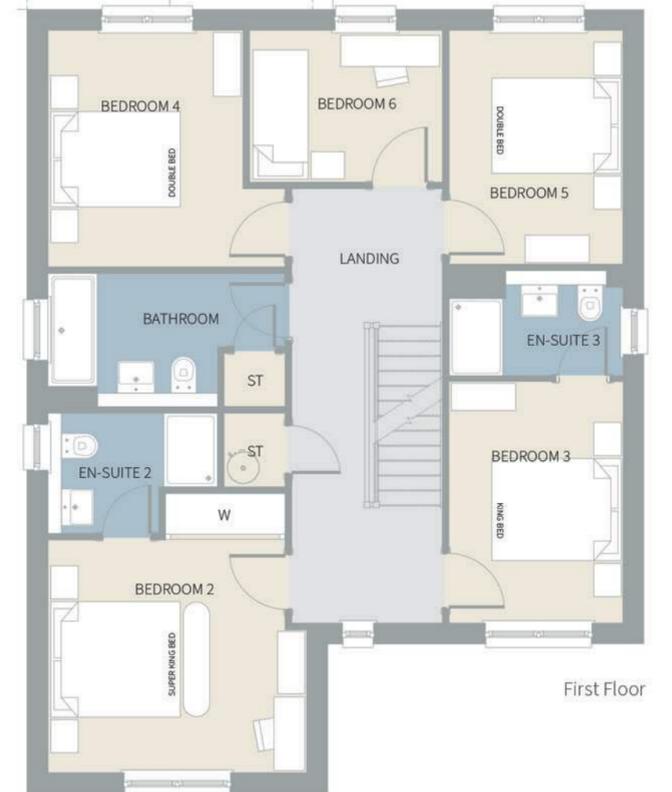
All dimensions are shown as maximum. Often taken to doorways, bedrooms include wardrobes where applicable. Wet rooms include showers and baths. Kitchens, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance).



Ground floor ▲	Metric sizes	Imperial sizes
Lounge	5107 x 3864	16' 9" x 12' 8"
Kitchen	3725 x 3380	12' 3" x 11' 1"
Family/Dining	3725 x 3253	12' 3" x 10' 8"
WC	2872 x 2105	9' 5" x 6' 11"
Utility	3725 x 1845	12' 3" x 6' 1"
Garden Room	3996 x 3639	13' 1" x 11' 11"

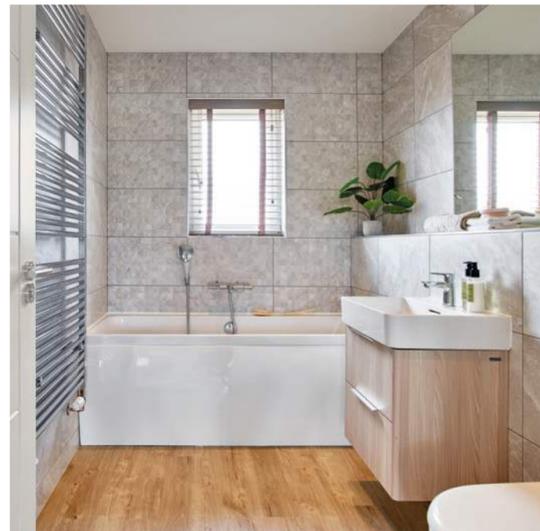
Second floor ►	Metric sizes	Imperial sizes
Primary Bedroom	5550 x 4619	18' 3" x 15' 2"
En-suite 1	2597 x 2099	8' 6" x 6' 11"
Dressing Room	2597 x 1942	8' 6" x 6' 4"

First floor ▼	Metric sizes	Imperial sizes
Bedroom 2	4202 x 3864	13' 9" x 12' 8"
En-suite 2	2530 x 1811	8' 4" x 5' 11"
Bedroom 3	3624 x 2597	11' 11" x 8' 6"
En-suite 3	2597 x 1579	8' 6" x 5' 2"
Bedroom 4	3561 x 3541	11' 8" x 11' 7"
Bedroom 5	3521 x 2596	11' 7" x 8' 6"
Bedroom 6	2878 x 2286	9' 5" x 7' 6"
Bathroom	3541 x 2001	11' 7" x 6' 7"



# Completing the picture.

Our thoroughness extends to all finishes, fittings and appliances throughout all Robertson homes.



- ✓ INCLUDED
- ✗ NOT INCLUDED
- OE OPTIONAL EXTRA\*
- CC CUSTOMER CHOICE\*

	Alexander	Brasini	Clemente Garden Room	Cortona Garden Room	Everett	Hutton	Guimard	Everett Garden Room	Lawrie	Leonardo	Hutton Garden Room	Mackintosh	Lawrie Garden Room	Leonardo Garden Room	Mackintosh Garden Room	Mitchell	Everett Grand	Mitchell Garden Room	Lawrie Grand
Kitchen	Stainless Steel 1.5 bowl sink with Chrome mixer tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Built-in AEG multi-function oven	✓	✓	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Stainless Steel single oven by AEG and stainless steel Microwave in tall unit by AEG	N/A	N/A	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Fully integrated Fridge/Freezer by ZANUSSI	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Induction hob – 4 Zone with extractor by AEG	✓	✓	✓	✓	✓	✓	✓	✓	N/A	✓	N/A	✓	N/A	N/A	N/A	N/A	N/A	N/A
	Induction hob – 5 Zone by AEG with stainless steel extractor by AEG	N/A	N/A	N/A	N/A	OE	OE	OE	OE	OE	✓	OE	✓	OE	✓	✓	✓	✓	✓
	Fully integrated Dishwasher by ZANUSSI	OE	OE	OE	OE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	All switchplates and sockets to kitchens to be satin chrome with white inserts	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Choice of worktops from a selection of Composites and upstand to match*	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC
	Worktop upstand to match main worktop*	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bathroom and en-suites	Stainless Steel single bowl sink with drainer and chrome mixer tap in utility	N/A	✓	N/A	✓	N/A	✓	N/A	✓	✓	✓	✓	✓	✓	✓	✓	N/A	✓	✓
	Downlighters	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	LAUFEN VAL slimline basin with HANSGRÖHE mixer tap, push-open waste	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	LAUFEN under-basin vanity unit to primary bedroom en-suite	OE	OE	OE	OE	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC
	LAUFEN PRO back to wall pan with slimline soft close seat and dual flush reef plate	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Thermostatic bath shower mixer HANSGRÖHE Ecostat to family bathroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Thermostatic shower HANSGRÖHE to en-suites	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	PORCELANOSA Half-height tiling to 3 walls around bath and tiled bulkhead with chrome tile edging, full height tiling to shower	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC
	Waterproof downlighters in main bathroom and en-suite	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Wardrobes	Wardrobe to primary bedroom to be solid or glazed doors and to include internal pack*	CC	CC	CC	CC	CC	CC	CC	CC	N/A	CC	N/A	CC	N/A	N/A	N/A	N/A	N/A
Walk-in-wardrobe	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	✓	N/A	✓	N/A	✓	✓	✓	✓	✓	
Wardrobe to bedroom 2 to be solid or glazed doors and to include internal pack	OE	OE	OE	OE	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	
Security and external	High performance entrance door & security light to rear door	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Alarm	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Turfed front garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Fencing with gate	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Monoblock driveway	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
External tap	OE	OE	OE	OE	OE	OE	OE	OE	OE	OE	OE	OE	OE	OE	OE	OE	OE	OE	
Slabbing / Patio to rear of house	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	

\*Subject to build stage

# The 10 principles of the new homes quality code



We are a registered developer of the New Homes Quality Board (NHQB) and adhere to the New Homes Quality Code (NHQC). Below is a nationally recognised code of standards and principles which we must always adhere to during your buying process.

## 1. Fairness

Customers must be treated fairly throughout the home buying and after-sales process.

## 2. Safety

Works must be carried out and completed in accordance with all requisite Building Regulations and Requirements, as may be set out by a Building Safety Regulator or local authority, as applicable.

## 3. Quality

All works must be completed to a good quality standard in accordance with all applicable building and other standards and regulations as well as to the specification for the New Home and ensure that Legal Completion only takes place when a New Home is complete (as defined in section 2 of the Code).

## 4. Service

Systems, processes and training of staff must be in place to meet the Customer Service Requirements of the New Homes Quality Code and not use high-pressure selling techniques to influence a Customer's decision to buy a New Home.

## 5. Responsiveness

Be clear, responsive and timely in responding to Customer issues by having in place a robust after-sales Service and effective Complaints process as required by the Code.

## 6. Transparency

Provide clear and accurate information about the purchase of the New Home, including tenure and potential future committed costs such as those relating to Leasehold or Management Services.

## 7. Independence

Make sure that Customers are aware that they should appoint independent legal advisers when buying a New Home and that they have the right, as set out in the Code, to an independent Pre Completion Inspection before Legal Completion takes place.

## 8. Inclusivity

Take steps to identify and provide appropriate support to Vulnerable Customers as well as to make the Code available to all Customers, including in appropriately accessible formats and languages.

## 9. Security

Ensure that there are reasonable financial arrangements in place, through insurance or otherwise, to meet all obligations under the Code, including timely repayment of financial deposits when due and any financial awards made by a New Homes Ombudsman Service.

## 10. Compliance

Be subject to, co-operate and comply with the Requirements of the New Homes Quality Board and a New Homes Ombudsman Service.

As part of our customer journey, we'll provide you with full terms and conditions of the New Homes Quality Code. If you have access to the homeowner's hub, they will also be stored here.

# Complaints procedure

Our committed teams work hard to ensure that each step of your journey with us delivers the Robertson standard.

Our aim is to deliver a quality of service that lives up to your expectations. Should you have any questions or concerns about Robertson Homes, or wish to make a complaint, please contact us straight away.

Our Complaints Procedure is designed to identify and resolve any issue you may have, efficiently and effectively.

## How to make a complaint:

For our complete complaints process please visit:  
[robertsonhomes.co.uk/complaints-procedure/](https://robertsonhomes.co.uk/complaints-procedure/)

Using the Robertson Homes complaints procedure does not affect your statutory rights.





[robertsonhomes.co.uk](http://robertsonhomes.co.uk)

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