

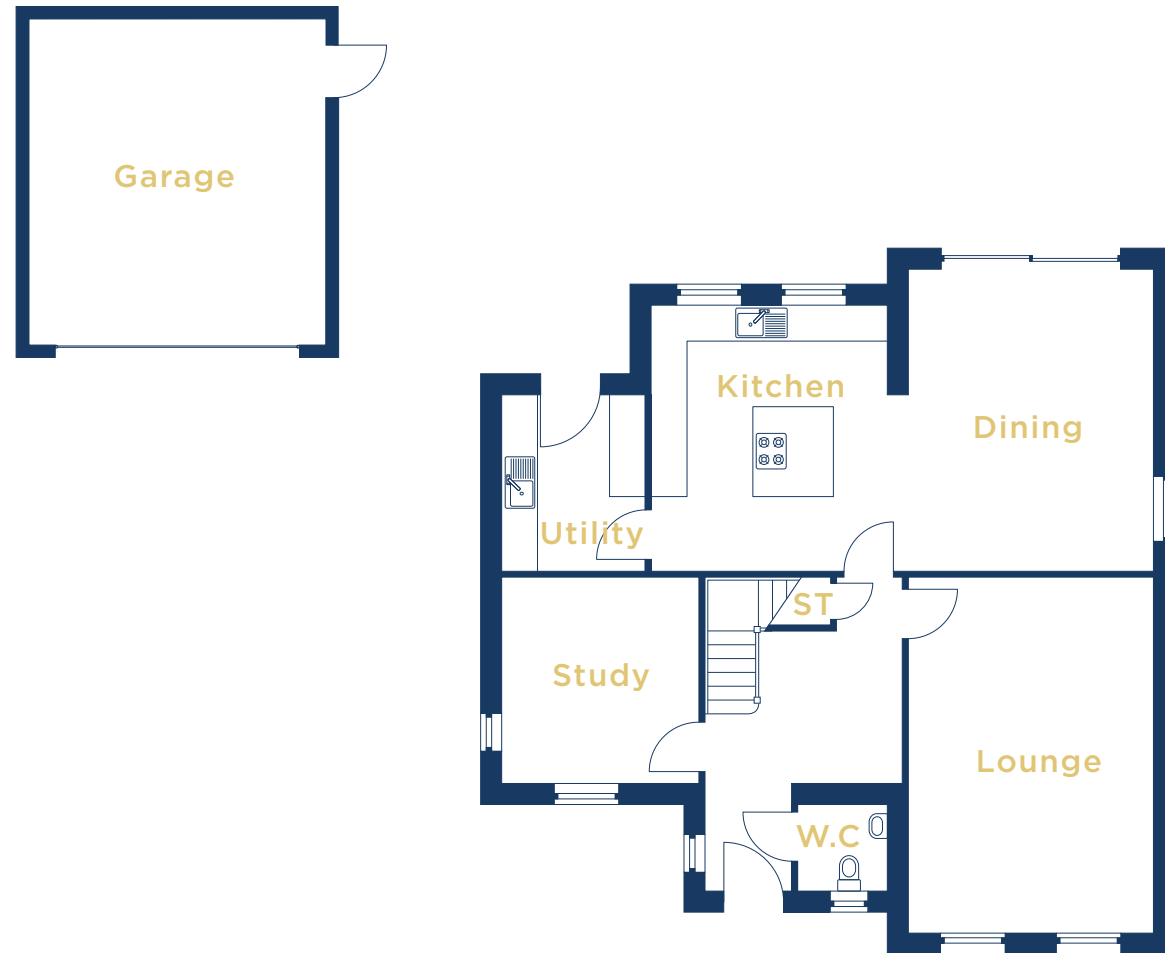
Plot  
*Five*



St  
*Leonards Mews*

*Elite Collection*  
of 4 bedroom homes

Ground Floor



**Kitchen**

3950 x 4450 13'0" x 14'6"

**Dining**

4100 x 5050 13'5" x 16'6"

**Lounge**

4100 x 5950 13'5" x 19'6"

**Study**

3300 x 3450 10'10" x 11'4"

**Utility**

2400 x 2950 7'11" x 9'8"

**W.C**

1500 x 1450 4'11" x 4'9"

**Garage**

5070 x 5570 16'8" x 18'3"

First Floor



**Bedroom 1**

4100 x 5050 13'5" x 16'7"

**Ensuite**

2500 x 1900 8'2" x 6'3"

**Wardrobe**

2450 x 1850 8'1" x 6'1"

**Bedroom 2**

4150 x 2950 13'7" x 9'8"

**Bedroom 3**

3300 x 2825 10'10" x 9'3"

**Bedroom 4**

4100 x 2700 13'5" x 8'10"

**Bathroom**

3000 x 2050 9'8" x 6'7"



# THE SPECIFICATION

Your home, your choice

GENERAL	Plot One	Plot Two	Plot Three	Plot Four	Plot Five
White gloss woodwork	☼	☼	☼	☼	☼
White matt painted walls & ceilings	☼	☼	☼	☼	☼
Chrome ironmongery to door handles	☼	☼	☼	☼	☼
UPVC double glazed windows	☼	☼	☼	☼	☼

ENTRANCE HALL	Plot One	Plot Two	Plot Three	Plot Four	Plot Five
Spot / Pendant lights	☼	☼	☼	☼	☼

KITCHEN / DINING	Plot One	Plot Two	Plot Three	Plot Four	Plot Five
Choice of kitchen door finishes	☼	☼	☼	☼	☼
Choice of worktops & upstands	☼	☼	☼	☼	☼
Integrated single fan assisted oven	*	☼	☼	☼	☼
Ceramic 4 zone hob	*	☼	☼	☼	☼
Extractor hood	*	☼	☼	☼	☼
1.5 sink bowl and taps	*	☼	☼	☼	☼
Integrated fridge	*	☼	☼	☼	☼
Integrated dishwasher	*	☼	☼	☼	☼
Integrated microwave		☼	☼	☼	☼
Kitchen island		☼	☼	☼	☼
Spotlights		☼	☼	☼	☼
Bi-folding doors	*	☼	☼	☼	☼
Floor tiling	*	☼	☼	☼	☼
Laminate flooring	*				

UTILITY ROOM	Plot One	Plot Two	Plot Three	Plot Four	Plot Five
Kitchen units worktop and upstand as kitchen	☼	☼	☼	☼	☼
Stainless steel single bowl sink with tap	☼	☼	☼	☼	☼
Spotlights	☼	☼	☼	☼	☼
Integrated washing machine	*				
Floor tiling	*	☼	☼	☼	☼
Laminate flooring	*				

DOWNSTAIRS W.C.	Plot One	Plot Two	Plot Three	Plot Four	Plot Five
Fitted white contemporary sanitaryware	☼	☼	☼	☼	☼
Chrome heated towel rail	☼	☼	☼	☼	☼
Vanity unit	☼	☼	☼	☼	☼
Spotlights	☼	☼	☼	☼	☼
Floor tiling	*				
Laminate flooring	*				

FAMILY BATHROOM	Plot One	Plot Two	Plot Three	Plot Four	Plot Five
Fitted white contemporary sanitaryware	☼	☼	☼	☼	☼
Chrome heated towel rail	☼	☼	☼	☼	☼
Vanity unit	☼	☼	☼	☼	☼
Spotlights	☼	☼	☼	☼	☼
1/2 tiling to walls with full tiling behind shower or fitted bath	☼	☼	☼	☼	☼
Fitted bath		☼			
Freestanding bath	*	☼	☼	☼	☼
Shower cubicle		☼	☼	☼	☼
Floor tiling	☼	☼	☼	☼	☼

EN-SUITE	Plot One	Plot Two	Plot Three	Plot Four	Plot Five
Fitted white contemporary sanitaryware	☼	☼	☼	☼	☼
Chrome heated towel rail	☼	☼	☼	☼	☼
Vanity unit	☼	☼	☼	☼	☼
Spotlights	☼	☼	☼	☼	☼
1/2 tiling to walls with full tiling behind shower or fitted bath	☼	☼	☼	☼	☼
Fitted bath		☼		☼	☼
Option to change bath to walk in shower		☼		☼	☼
Shower cubicle	**	☼	☼		
Floor tiling	*	☼	☼	☼	☼

ELECTRICAL	Plot One	Plot Two	Plot Three	Plot Four	Plot Five
Mains fed smoke detectors and alarm	☼	☼	☼	☼	☼
White sockets and switches	☼	☼	☼	☼	☼
TV point to kitchen sitting area	☼	☼	☼	☼	☼
TV point to lounge	☼	☼	☼	☼	☼
TV point to bed 1 and 2	☼	☼	☼	☼	☼
TV point bed 3	*				
TV point bed 4	*				

EXTERNAL	Plot One	Plot Two	Plot Three	Plot Four	Plot Five
Lawned gardens to front and rear	☼	☼	☼	☼	☼
Perimeter fencing to rear and boundaries	☼	☼	☼	☼	☼
Outside tap	☼	☼	☼	☼	☼
Paths to the perimeter and patio area	☼	☼	☼	☼	☼
Outside light to front and rear	☼	☼	☼	☼	☼
Double detached garage					☼
Integral double garage			☼		
Integral single garage				☼	
Attached double garage	☼	☼			

☼ Comes as standard \*\* Dependant on state of build \* Option to upgrade  
Please speak to one of our sales representatives to view and discuss the available upgrades on your selected home.

# FLOORING UPGRADES

Your new home, styled by you




## Full House

Temple soft range carpet £4,850  
Lounge, stairs, landing and 4 bedrooms


## Lounge

Laminate - Tier 1 £1,500  
Laminate - Tier 2 £2,000


## Kitchen, Dining, Sitting & Utility

Laminate - Tier 1   
Laminate - Tier 2   
Ceramic tile - 44.3cm x 44.3cm   
Ceramic tile - 80cm x 80cm £855


## Hallway and W.C

Laminate - Tier 1   
Laminate - Tier 2 £250  
Ceramic Tile - 44.3cm x 44.3cm £710  
Ceramic Tile - 80cm x 80cm £920

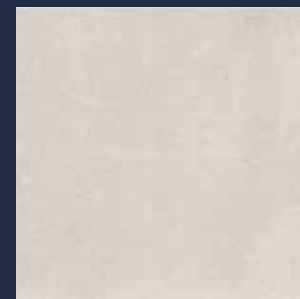
## Bathroom

Ceramic tile - 44.3cm x 44.3cm   
Ceramic tile - 60.2cm x 60.2cm £200

## En-Suite

Ceramic tile - 44.3cm x 44.3cm   
Ceramic tile - 60.2cm x 60.2cm £200

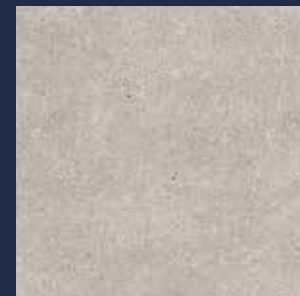
80cm x 80cm /  
60.2cm x 60.2cm



Bottega Caliza



Harlem Claiza

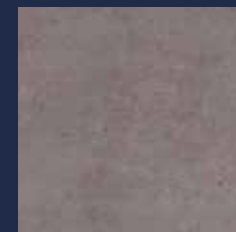


Bottega Acero



Dover Acero

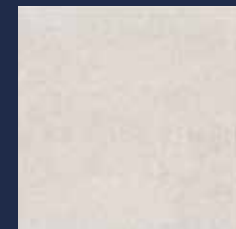
44.3cm x 44.3cm



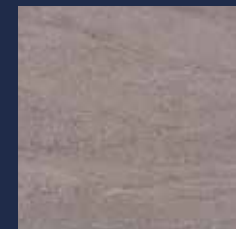
Park Gris



Park Blanco



Bottega Caliza




Madagascar Natural

# WALL TILE UPGRADES

Your home, your choice


## Bathroom

Half Tile - Choice of various tiles from 2 different sizes  
Full Tile - Must have full tiling behind bath

Half Tile   
Full Tile - 25cm x 44.3cm £1,300  
Full Tile - 33.3cm x 59.2cm £1,500

## En-Suite

Half Tile - choice of various tiles from 2 different sizes

Half Tile   
Full Tile - 25cm x 44.3cm £675  
Full Tile - 33.3cm x 59.2cm £875

## Downstairs W.C

Half Tile - 25cm x 44.3cm £600  
Half Tile - 33.3cm x 59.2cm £800  
Full Tile - 25cm x 44.3cm £1,250  
Full Tile - 33.3cm x 59.2cm £1,450

33.3cm x 59.2cm



Bottega Caliza \*



Indic Matt \*



Dover Caliza \*



Spiga Bottega Caliza \*



Cubic Indic Matt \*



Dover Modern Line Caliza \*

25cm x 44.3cm



Park Gris \*



Bottega Caliza \*



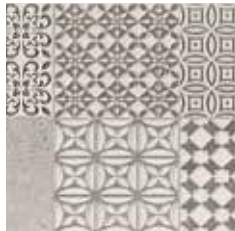
Park Blanco \*



Madagascar Natural \*



Park Lineal Gris \*



Marbella Stone \*



Park Lineal Blanco \*



Ona Natural \*



# FINISHING TOUCHES

Individually perfected by you

## Security

Alarm  £200  
Hive and Ring Doorbell

## Additional Outlets

	SW	BN
TV point	£75	£100
Twin socket	£75	£100
USB socket	£100	£125



## Electrical Outlet Finishes

Replace standard white to brushed nickel finish £1,200  
Sockets, TV & Light Switches




## Spotlights

Remove pendants and change to spotlights

Dining Area - 6 spotlights	£300
Lounge - 4 spotlights	£225
Bedroom 1 - 4 spotlights	£225
Bedroom 2 - 4 spotlights	£225
Bedroom 3 - 4 spotlights	£225
Bedroom 4 - 4 spotlights	£225
Hallway - 4 spotlights	£225
Landing - 4 spotlights	£225

## Exterior

Outdoor twin socket £100  
Outdoor floodlight £150  
Exterior Car Charger 



SW Standard White BN Brushed Nickel

 Included as standard

## Bathroom & En-Suite

Mirror Feed £75  
LED Anti-mist Mirror £295  
Shaving Point £100

## Blinds

Roller Blinds £3,835  
Faux wood with ladders £3,040  
Wood with ladders £4,180

## Wardrobes

Master bedroom included

Bedroom 2 - 1,600m opening	£1,600
Bedroom 3 - 1,600m opening	£1,600
Bedroom 4 - 1,300m opening	£1,500

## Paving

Shed base in standard paving £515  
to fit a 8ft x 6ft garden shed

## 900mm path to perimeter

Patio Indian stone in Grey or Saxton Stone  
Standard 25m<sup>2</sup> 

Increase patio per m<sup>2</sup> £100/m<sup>2</sup>



## FINALISING YOUR CHOICES

Please speak to your Sales Representative to confirm and finalise any upgrades. Where cash incentives are offered, you may be asked to pay a deposit to secure these.

Payment Terms:  
100% Immediately if exchange of contracts has not taken place.

100% upon legal completion if exchanged contracts has taken place.

Plot  
*Five*