

wain  
HOMES



A place that lets you be you.  
That says everything about you.  
That feels good, feels right.  
Where life can be beautifully imperfect.  
And you love every moment of it.

YOUR KIND OF *perfect*

# MAPLE CROSS DEVELOPMENT PLAN



**Wain Homes abides by the New Homes Quality Code, an independent industry code introduced to champion quality new homes and better consumer outcomes.** Dimensions shown are internal finished dimensions which may vary as each home is built individually and the precise internal finishes may not always be the same. Please be aware that window and door positions could vary due to plot orientation. It is essential to view the working drawings with our Sales Executive for plot specific detail. Enquire for further information. Wain Homes Policy is continuous product and specification development. Every effort has been made to ensure the accuracy of the information provided in this leaflet at the date of publication but it may be subject to change without notice. Please consult with our Sales Executive to obtain the current specification. You should take appropriate steps to verify any information upon which you wish to rely. The sizes indicated are not intended to be used for carpet sizes, appliance spaces or items of furniture. Elevational treatments may vary to those shown. These particulars are intended for guidance only and their accuracy is not guaranteed. They do not constitute a contract, part of a contract or warranty. (January 2026)

Wain  
HOMES

# MAPLE CROSS SPECIFICATION

CANDLEWOOD.B | ALDER | CORAL | STAFFORD | WHITEBEAM | COLYTON

FOXTON | HICKORY | MERTHER | POPLAR | YEW | ASH

## KITCHENS

- Luxury Fitted Kitchen with a Choice of Finishes\*
- Laminated Worktops to Kitchen with Matching Upstands
- Stainless Steel AEG Electric Oven (Single or Double Depending on the House Type)
- AEG Induction Hob (60cm or 80cm Depending on House Type)
- AEG Stainless Steel Chimney Hood
- 60cm/90cm Glass Splashback
- Electrolux Integrated Dishwasher
- Electrolux Integrated Washing Machine
- Electrolux Integrated Fridge Freezer
- Stainless Steel One and a Half Bowl Sink to Kitchen
- Blanco Mixer with Flexible Spout and Variable Jet Option
- LED Under Unit Lighting

## BATHROOMS

- Roca Sanitaryware and Vanity Unit to Main Bathroom and En-Suite 1
- Aqualisa Brassware
- Aqualisa Concealed Mixer Shower with Drencher and Adjustable Hose
- Bathroom and En-Suites to be Half-Tiled with a Choice of Wall Tiles
- Shower Enclosures to be Fully-Fitted with a Choice of Wall Tiles
- Shower and Screen to be Fitted Over the Bath with Additional Tiling (if no Separate Shower Cubicle)
- White Heated Towel Rail to Main Bathroom and En-Suites
- Shaver Socket to all Bathrooms and En-Suites

## BEDROOMS

- Fitted Wardrobes with Sliding Doors to Bedroom 1
- Television Aerial Point to Bedroom 1
- Data Point with CAT6 Wiring to Bedroom 1

## OTHER INTERNAL FEATURES

- Amtico First LVT Flooring to Kitchen, Dining, Utility, Bathrooms, En-Suites and Cloakrooms in a Choice of Finishes\*
- Carpets from our Standard Range to all other areas in a Choice of Finishes\*
- All Walls and Ceilings to have White Covermatt Emulsion Finish
- Staircase, including Newel Posts and Spindles, to be Finished in White
- Oak Handrail and Newel Caps
- CAT6 Cabling to Lounge and Bedroom 1
- CAT6 Cabling to Study (if applicable)
- Slimline White Sockets and Switches to all Rooms
- Contemporary 5-Panel Oak Doors
- White Downlights to the Kitchen Area
- Deta Electrically Wired Smoke Detectors and Heat Detectors

## EXTERNAL FEATURES

- PVCu Double Glazed Windows
- Anthracite Grey Rainwater Goods
- Doorbell
- Composite Front Doors
- Bi-fold White Aluminium Doors – on selected plots
- External PIR Lights to Front and Rear
- External Tap
- Power and Lighting to all Integral and Detached Garages (where applicable)
- Gardens Turfed to Front and Rear
- Electric Car Charging Unit
- 1.8 Metre Fencing to Rear Garden

## HEATING

- Air Source Heat Pump with Hot Water Cylinder and Single Room Thermostat

## WARRANTIES

- 10-Year NHBC Buildmark Warranty
- 2-Year Wain Homes Warranty

\*Upgraded Choices available \*\*Ultrafast Fibre is the latest in broadband technology that sees your broadband speeds faster than ever before – the next generation of internet, as fibre optic technology evolves, you'll already have everything you need in your property to get the benefits. Please note these services may not be fully active at completion stage until the relevant works have been completed by the service provider. -Excluding mirrors ^Unless stipulated otherwise on the working drawings.

Wain Homes Policy is continuous product and specification development. Images shown are for illustrative purposes only. Every effort has been made to ensure the accuracy of the information provided in this leaflet at the date of publication but it may be subject to change without notice. Specification choices are subject to build stage. Please consult with our Sales Executive to obtain the current specification or the specification of any particular plot. You should take appropriate steps to verify any information upon which you wish to rely. These particulars are intended for guidance only and their accuracy is not guaranteed. They do not constitute a contract, part of a contract or warranty. (March 2025)



## THE CANDLEWOOD B

### 2 BEDROOM TERRACE HOME



Lounge	3222 x 4266	10'7" x 14'0"
Kitchen	2149 x 3781	7'1" x 12'5"
Dining	2083 x 2914	6'10" x 9'6"
Cloakroom	1052 x 1575	3'0" x 5'2"

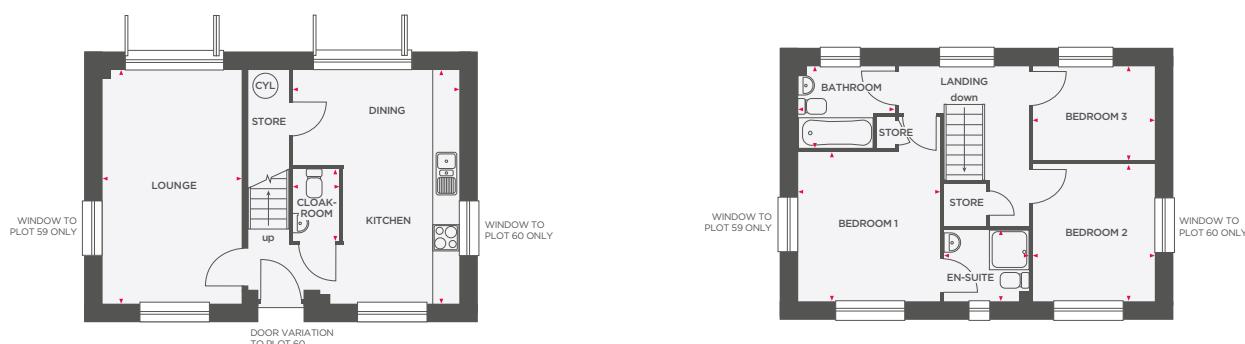
Bedroom 1	4232 x 3455	13'10" x 11'4"
Bedroom 2	3159 x 2804	10'4" x 9'2"
Bathroom	2193 x 1700	7'2" x 5'7"

 Depicts hot water cylinder



## THE ALDER

### 3 BEDROOM DETACHED/SEMI-DETACHED HOME



Lounge	3239 x 5317	10'7" x 17'5"
Kitchen/Dining	3771 x 5310	12'3" x 17'4"
Cloakroom	1050 x 1600	3'5" x 5'3"

Bedroom 1	3237 x 3372	10'7" x 11'1"
En-Suite	1924 x 1750	6'3" x 5'9"
Bedroom 2	2791 x 3096	9'2" x 10'2"
Bedroom 3	2791 x 2133	9'2" x 7'0"
Bathroom	1725 x 1857	5'8" x 6'1"

 Depicts hot water cylinder



## THE CORAL

3 BEDROOM TERRACE/SEMI-DETACHED/DETACHED HOME



Lounge	3328 x 4487	10'11" x 14'8"
Kitchen	2819 x 3554	9'3" x 11'8"
Family/Dining	1318 x 1702	4'4" x 5'7"
Cloakroom	889 x 1925	2'11" x 6'4"

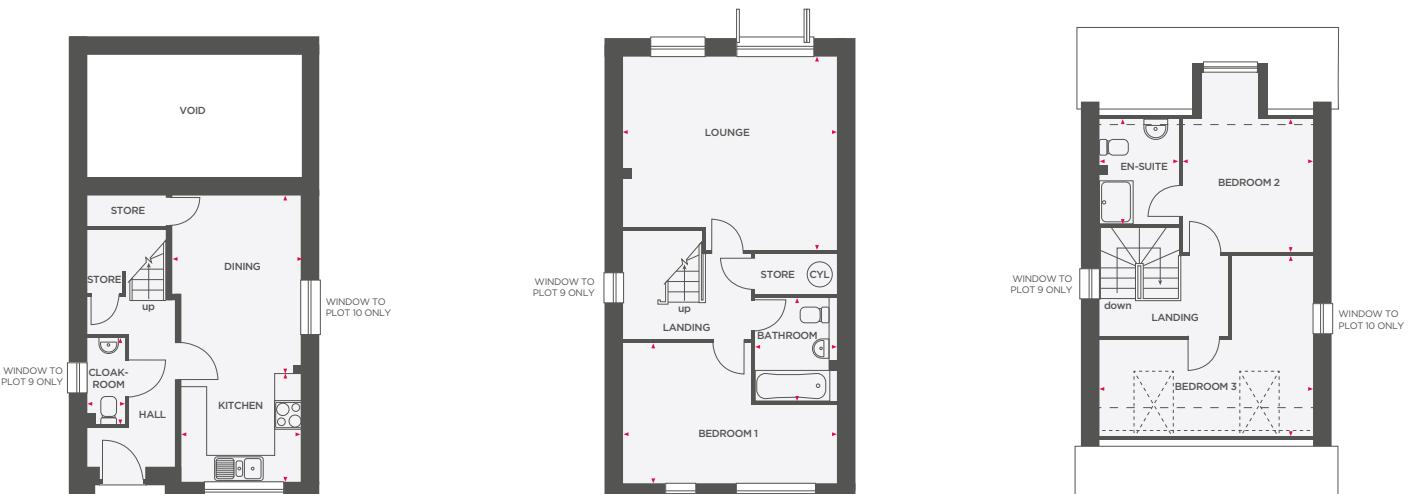
Bedroom 1	3247 x 3853	10'8" x 12'7"
En-Suite	3427 x 1200	10'8" x 3'11"
Bedroom 2	3247 x 2900	10'8" x 9'6"
Bedroom 3	2106 x 2990	6'11" x 9'9"
Bathroom	2106 x 1926	6'11" x 6'4"

Depicts hot water cylinder



## THE STAFFORD

### 3 BEDROOM SEMI-DETACHED HOME



<b>Kitchen</b>	2696 x 2455	9'10" x 8'0"
<b>Dining</b>	2922 x 4049	9'7" x 13'3"
<b>Cloakroom</b>	866 x 1960	2'10" x 6'5"

<b>Lounge</b>	4857 x 4394 (max)	15'11" x 14'5" (max)
<b>Bedroom 1</b>	4857 x 3267 (max)	15'11" x 10'8" (max)
<b>Bathroom</b>	1861 x 2394	7'10" x 6'1"

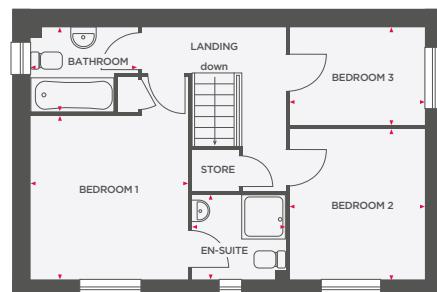
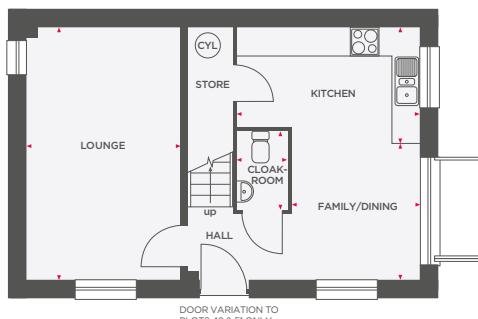
<b>Bedroom 2</b>	2970 x 3013	9'9" x 9'10"
<b>En-Suite</b>	1798 x 2384	9'11" x 7'10"
<b>Bedroom 3</b>	4857 x 4244 (max)	15'11" x 13'11" (max)

 Depicts hot water cylinder ----- 1500mm height line - - - 2000mm height line



## THE WHITEBEAM

3 BEDROOM TERRACE/SEMI-DETACHED/LINK-DETACHED/DETACHED HOME



Lounge	3239 x 5205	10'7" x 17'1"
Kitchen	3200 x 2400	10'6" x 7'10"
Family/Dining	2735x 2806	8'11" x 9'2"
Cloakroom	1050 x 1600	3'4" x 5'2"

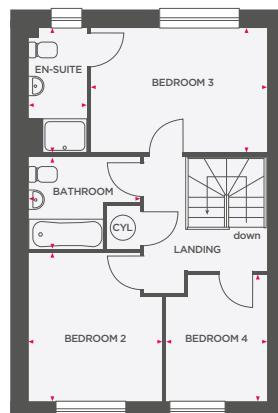
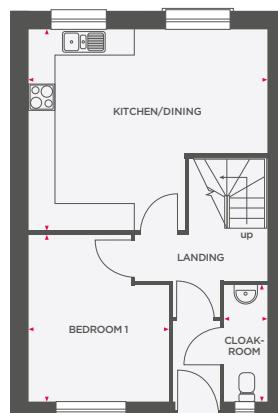
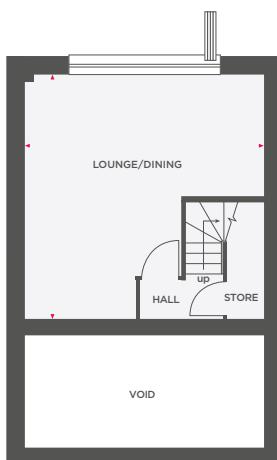
Bedroom 1	3237 x 3372	10'7" x 11'1"
En-Suite	1924 x 1750	6'3" x 5'9"
Bedroom 2	2790 x 3096	9'2" x 10'2"
Bedroom 3	2791 x 2021	9'2" x 6'7"
Bathroom	1725 x 1745	5'8" x 5'8"

Depicts hot water cylinder



## THE COLYTON

4 BEDROOM SEMI-DETACHED/LINK-DETACHED/DETACHED HOME



Lounge/Dining 5430 x 5550 (max) 17'8" x 18'2" (max)

Kitchen/Dining 5430 x 4572 (max) 17'8" x 15'0" (max)

Bedroom 2 3038 x 3368 9'11" x 11'0"

Bedroom 1 3188 x 3807 10'5" x 12'6"

Bedroom 3 4016 x 2823 13'2" x 9'3"

Cloakroom 991 x 2639 3'3" x 8'8"

En-Suite 1326 x 2823 4'4" x 9'3"

Bedroom 4 2304 x 2874 7'6" x 9'5"

Bathroom 2413 x 2100 7'11" x 6'10"

 Depicts hot water cylinder



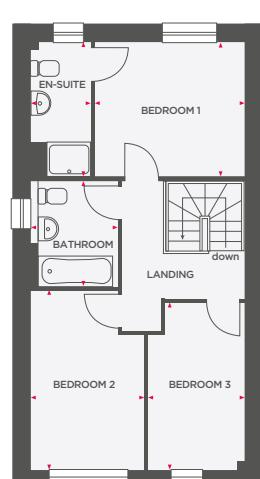
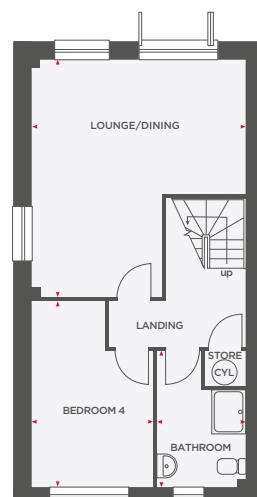
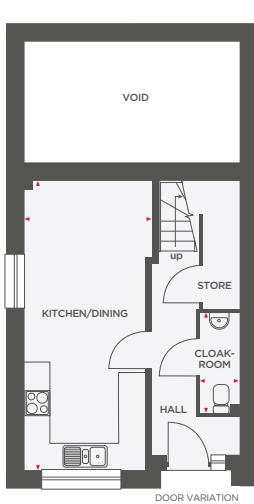
**Wain Homes abides by the New Homes Quality Code, an independent industry code introduced to champion quality new homes and better consumer outcomes.** Dimensions shown are internal finished dimensions which may vary as each home is built individually and the precise internal finishes may not always be the same. Please be aware that window and door positions could vary due to plot orientation. It is essential to view the working drawings with our Sales Executive for plot specific detail. Enquire for further information. Wain Homes Policy is continuous product and specification development. Every effort has been made to ensure the accuracy of the information provided in this leaflet at the date of publication but it may be subject to change without notice. Please consult with our Sales Executive to obtain the current specification. You should take appropriate steps to verify any information upon which you wish to rely. The sizes indicated are not intended to be used for carpet sizes, appliance spaces or items of furniture. Elevational treatments may vary to those shown. These particulars are intended for guidance only and their accuracy is not guaranteed. They do not constitute a contract, part of a contract or warranty. (May 2025)

 **Wain**  
HOMES



## THE FOXTON

4 BEDROOM SEMI-DETACHED/DETACHED HOME



**Kitchen/Dining** 2914 x 6548 (max) 9'5" x 21'4" (max)

**Cloakroom** 887 x 2270 2'11" x 7'5"

**Lounge/Dining** 4871 x 5381 16'0" x 17'8"

**Bedroom 4** 2758 x 4235 9'0" x 13'10"

**Bathroom** 2024 x 3090 6'7" x 10'1"

**Bedroom 1** 3412 x 3048 11'2" x 10'0"

**En-Suite** 1365 x 3042 4'4" x 9'9"

**Bedroom 2** 3974 x 2804 8'5" x 13'4"

**Bedroom 3** 2173 x 3786 7'1" x 12'4"

**Bathroom** 1964 x 2396 6'4" x 7'8"

Depicts hot water cylinder



## THE HICKORY

### 4 BEDROOM SEMI-DETACHED HOME



Lounge	3203 x 5011	10'6" x 16'5"
Kitchen	2884 x 4525	9'5" x 14'8"
Dining	2641 x 2535	8'8" x 8'3"
Utility	1866 x 1697	6'1" x 5'7"
Cloakroom	948 x 2066	3'1" x 6'9"

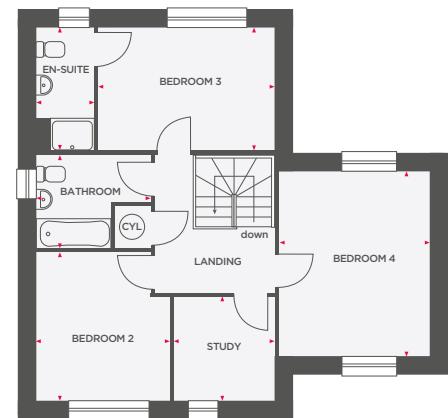
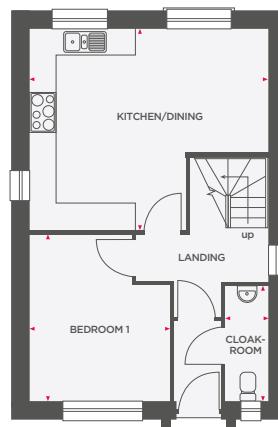
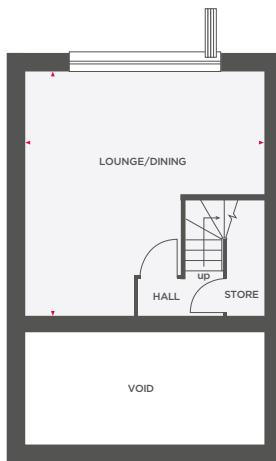
Bedroom 1	3134 x 3782	10'3" x 12'5"
En-Suite	1693 x 2098	5'6" x 6'10"
Bedroom 2	2656 x 3539	8'8" x 11'7"
Bedroom 3	2781 x 2682	9'1" x 8'9"
Bedroom 4	2303 x 3203 (max)	7'6" x 10'6" (max)
Bathroom	1699 x 1975	5'7" x 6'6"

 Depicts hot water cylinder



## THE MERTHER

### 4 BEDROOM SEMI-DETACHED HOME



Lounge/Dining 5430 x 5540 (max) 17'8" x 18'1" (max)

Kitchen/Dining 5430 x 4575 (max) 17'8" x 15'0" (max)

Bedroom 1 3188 x 3807 10'5" x 12'6"

Cloakroom 991 x 2639 3'3" x 8'8"

Bedroom 2 3038 x 3368 9'11" x 11'0"

Bedroom 3 4016 x 2823 13'2" x 9'3"

En-Suite 1326 x 2823 4'4" x 9'3"

Bedroom 4 3522 x 4192 11'6" x 13'9"

Study 2304 x 2366 7'6" x 7'9"

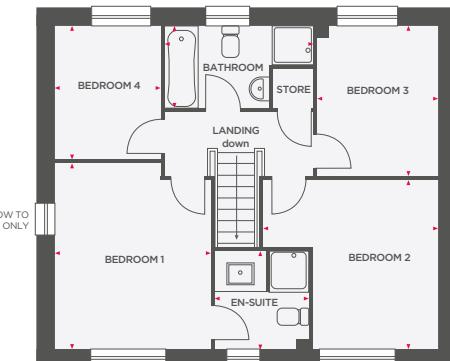
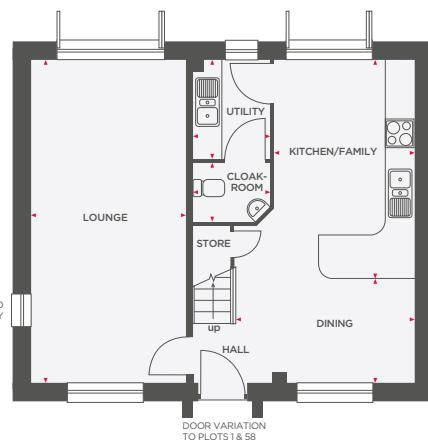
Bathroom 2413 x 2100 7'11" x 6'10"

 Depicts hot water cylinder



## THE POPLAR

4 BEDROOM TERRACE/DETACHED HOME



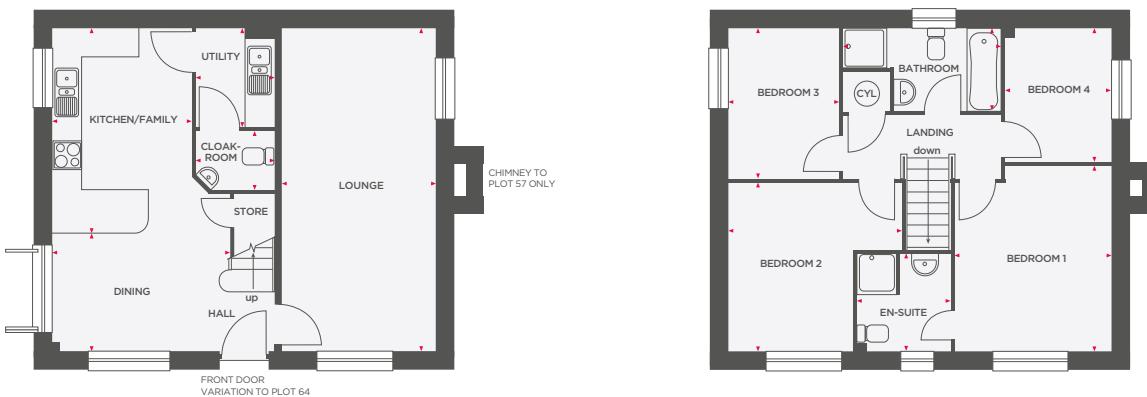
Lounge	3161 x 6667	10'4" x 21'10"
Kitchen/Family	2909 x 4516	9'6" x 14'10"
Dining	3707 x 2151	12'2" x 7'0"
Utility	1625 x 2042	5'4" x 6'8"
Cloakroom	1625 x 1208	5'4" x 3'11"

Bedroom 1	3212 x 3820	10'6" x 12'6"
En-Suite	1925 x 2014	6'4" x 6'7"
Bedroom 2	3619 x 3471 (max)	11'10" x 11'4" (max)
Bedroom 3	2518 x 3108	8'3" x 10'2"
Bedroom 4	2175 x 2759	7'1" x 9'0"
Bathroom	3058 x 1706	10'0" x 5'7"



## THE YEW

### 4 BEDROOM LINK-DETACHED/DETACHED HOME



Lounge	3161 x 6667	10'4" x 21'10"
Kitchen/Family	2909 x 4516	9'6" x 14'10"
Dining	3707 x 2151	12'2" x 7'0"
Utility	1625 x 2042	5'4" x 6'8"
Cloakroom	1625 x 1208	5'4" x 3'11"

Bedroom 1	3232 x 3820	10'7" x 12'6"
En-Suite	1925 x 2014	6'4" x 6'7"
Bedroom 2	2572 x 3471 (max)	8'5" x 11'4" (max)
Bedroom 3	2478 x 3108	8'1" x 10'2"
Bedroom 4	2193 x 2759	7'2" x 9'0"
Bathroom	3058 x 1708	10'0" x 5'7"

 Depicts hot water cylinder

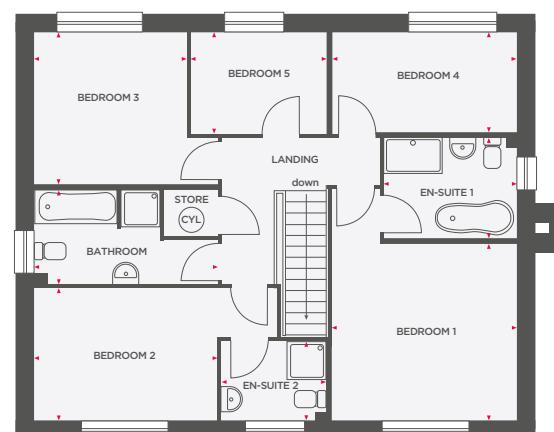


## THE ASH

5 BEDROOM LINK-DETACHED/DETACHED HOME



Lounge	3747 x 5302	12'3" x 17'4"
Kitchen	4341 x 3384	14'3" x 11'1"
Family	3528 x 2572	11'7" x 8'5"
Dining	3747 x 2545	12'3" x 8'4"
Utility	2586 x 1857	8'6" x 6'1"
Study	1972 x 2575	6'5" x 8'5"
Cloakroom	1072 x 1857	3'6" x 6'1"



Bedroom 1	3802 x 3679	12'5" x 12'1"
En-Suite 1	2720 x 2090	8'11" x 6'10"
Bedroom 2	4985 x 2736	16'4" x 8'11"
En-Suite 2	2175 x 1654	7'11" x 5'5"
Bedroom 3	3802 x 2072	12'5" x 6'9"
Bedroom 4	3777 x 3154	12'4" x 10'4"
Bedroom 5	2820 x 2072	9'3" x 6'9"
Bathroom	3777 x 1950	12'4" x 6'5"

Depicts hot water cylinder