


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*

BADBURY GREEN DEVELOPMENT PLAN



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BADBURY GREEN SPECIFICATION

BELL | BUDE | MARLOW | HATHERLEIGH | HAVERSHAM | WREN

BIRCH | CINNAMON | MAPLE

KITCHENS

- Luxury Fitted Kitchen* with a Choice of Finishes**
- Laminated Worktops to Kitchen with matching upstands
- Stainless Steel AEG Single/Double Electric Oven, AEG Induction hob and Glass Splashback***
- Electrolux Integrated Dishwasher
- Electrolux Integrated Washing Machine
- Electrolux Integrated Fridge Freezer
- ½ Bowl Inset Stainless Steel Sink and Tap to the Kitchen
- Single Bowl Stainless Steel Sink and Tap to Utility Rooms (where applicable)
- White Downlights to Kitchen
- Wooden Cutlery Tray
- Pelmet Lighting to Kitchen

BATHROOMS

- Roca Vanity Unit to Bathroom and En-Suite 1* in a Choice of Finishes**
- Roca Gap Sanitaryware to Cloakroom and En-Suite 2 in White with Semi Pedestals and Soft Close Seats
- Roca Gap Bath
- Aqualisa Downtown Brassware
- Aqualisa Mian 2-Way Mixer Shower with Drencher and Adjustable Hose to Shower Cubicles
- Aqualisa Mian 3-Way Mixer Shower with Drencher and Adjustable Hose to Baths with no Separate Shower Cubicle
- Chrome Shower Cubicles
- Bathrooms and En-Suites to be Half-Tiled throughout with a Choice** from our Standard Range*
- Shower Cubicles to be Fully-Tiled with a Choice** from our Standard Range*
- Half-Height Tiling to all Sanitaryware Walls in Cloakroom with a Choice** from our Standard Range*
- White Heated Towel Rail to Bathroom and En-Suites
- White Downlights to Bathrooms and En-Suites
- White Shaver Socket to Bathrooms and En-suites

BEDROOMS

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

OTHER INTERNAL FEATURES

- 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 Covermatt Emulsion Finish
- Staircase, including Newel Posts and Spindles, to be Finished in White
- Oak Effect Handrail and Newel Caps
- Contemporary 5-Panel Oak Doors with Chrome Effect Door Furniture
- Ultrafast Hard Wired Fibre Broadband†
- CAT6 Cabling to Lounge and Bedroom 1
- Slimline White Sockets and Switches to all Rooms
- Hard Wired Smoke Detectors with Battery Backup
- White USB Sockets to Kitchen, Lounge, Family Room and all Bedrooms
- System 3 Ventilation System

EXTERNAL FEATURES

- PVCu White Double Glazed Windows, French Doors/Bifold and Rear Doors (where applicable)***
- Black Rainwater Goods
- External PIR Lights to Front and Rear
- External Tap
- Power and Lighting to all Integral and Detached Garages (where applicable)
- Gardens Landscaped to Front
- Gardens Turfed to Rear
- Electric Car Charging Unit
- 1.8m Close Boarded Divisional Fencing to Rear Garden^

HEATING

- Ideal Air Source Heat Pumps
- Ideal Smart Heating Thermostat

WARRANTIES

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

*Upgraded Kitchen Choices Available. **Subject to build stage. ***Size depending on house type. †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 be not 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.

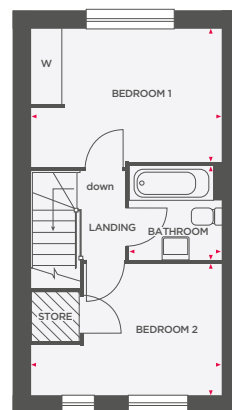
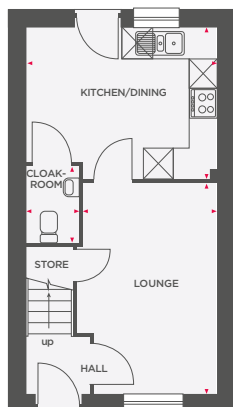
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THE BELL

2 BEDROOM SEMI-DETACHED HOME



Lounge	2737 x 4300	8'9" x 14'1"
Kitchen/Dining	3875 x 3063	12'7" x 10'0"
Cloakroom	1050 x 1550	3'4" x 5'0"

Bedroom 1	3875 x 2687	12'7" x 8'8"
Bedroom 2	3875 x 1687	12'7" x 5'5"
Bathroom	1888 x 1900	6'1" x 6'2"

 Depicts integrated appliance
 W Wardrobe
 Limited Use Area



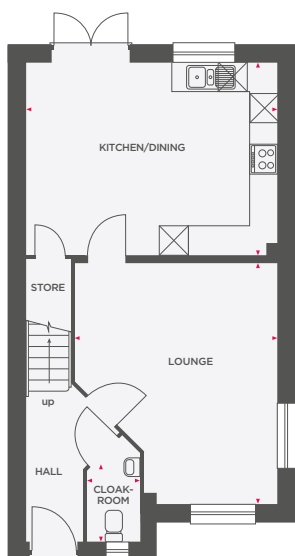
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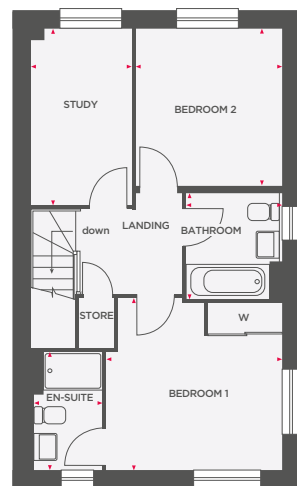


THE BUDE

2 BEDROOM DETACHED/SEMI-DETACHED HOME WITH STUDY



Lounge	4147 x 4957	13'6" x 16'2"
Kitchen/Dining	5117 x 3933	16'7" x 12'9"
Cloakroom	1072 x 2184	3'5" x 7'1"



Bedroom 1	3579 x 3419	11'7" x 11'2"
En-Suite	1399 x 2418	4'5" x 7'9"
Bedroom 2	2982 x 3219	9'7" x 10'5"
Study	2047 x 3591	6'7" x 11'7"
Bathroom	1887 x 2165	6'1" x 7'1"

⊠ Depicts integrated appliance W Wardrobe



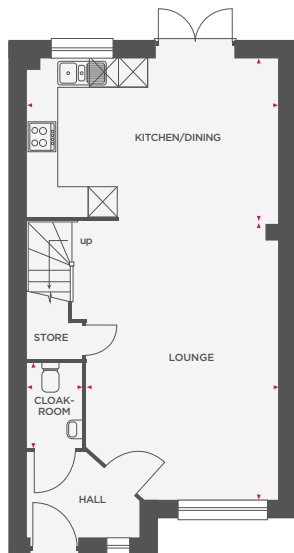
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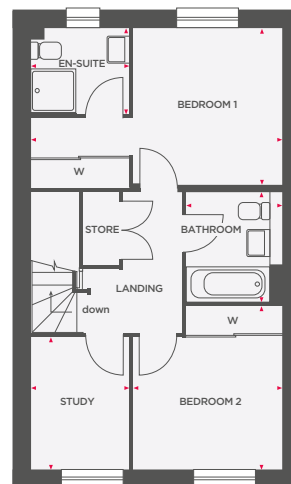


THE MARLOW

2 BEDROOM SEMI-DETACHED HOME WITH STUDY



Lounge	3909 x 5672	12'8" x 18'6"
Kitchen/Dining	5117 x 3250	16'7" x 10'6"
Cloakroom	1120 x 1719	3'6" x 5'6"



Bedroom 1	5117 x 3219	16'7" x 10'5"
En-Suite	1999 x 1763	6'5" x 5'7"
Bedroom 2	3029 x 3341	9'9" x 10'9"
Study	2000 x 2691	6'5" x 8'8"
Bathroom	1950 x 2242	6'3" x 7'3"

⊠ Depicts integrated appliance W Wardrobe



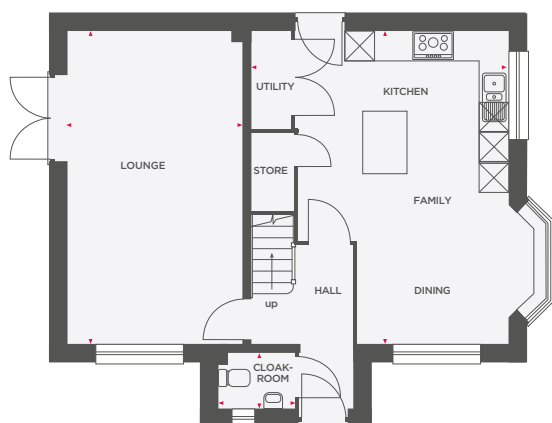
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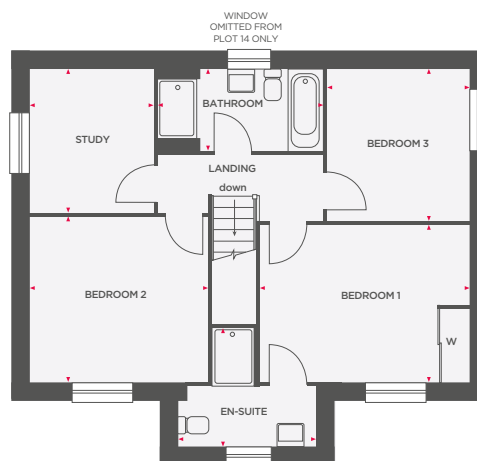


THE HATHERLEIGH

3 BEDROOM DETACHED HOME WITH STUDY



Lounge	3605 x 6423	11'9" x 21'0"
Kitchen/Utility/Dining	5256 x 6423	17'2" x 21'0"
Cloakroom	1150 x 1613	3'7" x 5'2"



Bedroom 1	4285 x 3204	14'0" x 10'6"
En-Suite	2405 x 2823	7'8" x 9'2"
Bedroom 2	3663 x 3377	12'0" x 11'0"
Bedroom 3	2904 x 3127	9'6" x 10'3"
Study	2958 x 2561	9'8" x 8'3"
Bathroom	3337 x 1650	10'9" x 5'4"

 Depicts integrated appliance W Wardrobe



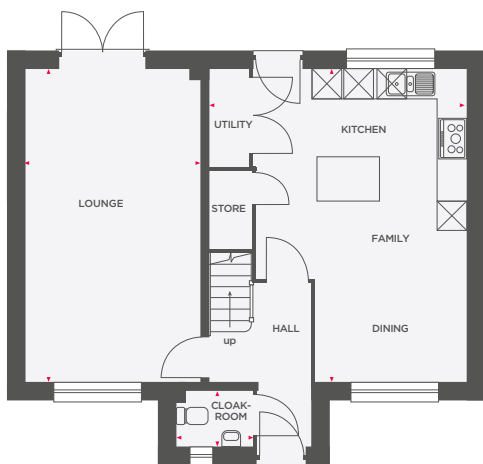
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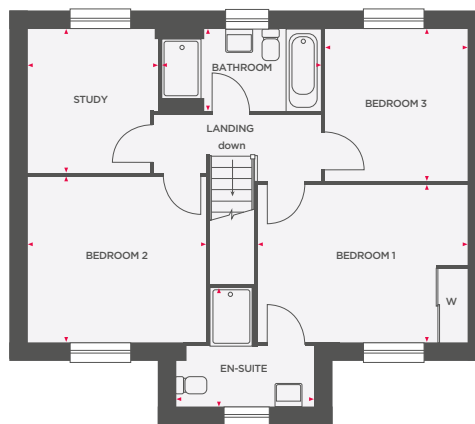


THE HAVERSHAM

3 BEDROOM DETACHED HOME WITH STUDY



Lounge	3605 x 6423	11'9" x 21'0"
Kitchen/Utility/Dining	4364 x 6423	14'3" x 21'0"
Cloakroom	1150 x 1613	3'7" x 5'2"



Bedroom 1	4183 x 3204	13'8" x 10'6"
En-Suite	2823 x 2404	9'2" x 7'8"
Bedroom 2	3663 x 3377	12'0" x 11'0"
Bedroom 3	2898 x 3127	9'6" x 10'3"
Study	2995 x 2695	9'8" x 8'9"
Bathroom	1650 x 3211	5'4" x 10'5"

⊠ Depicts integrated appliance W Wardrobe



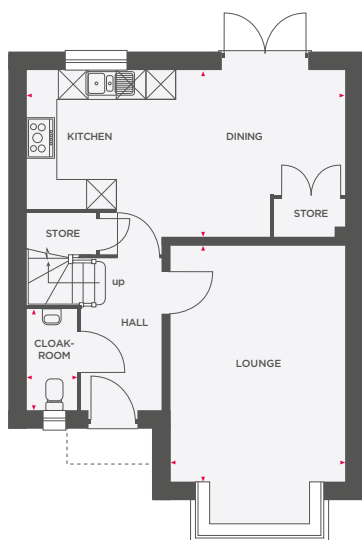
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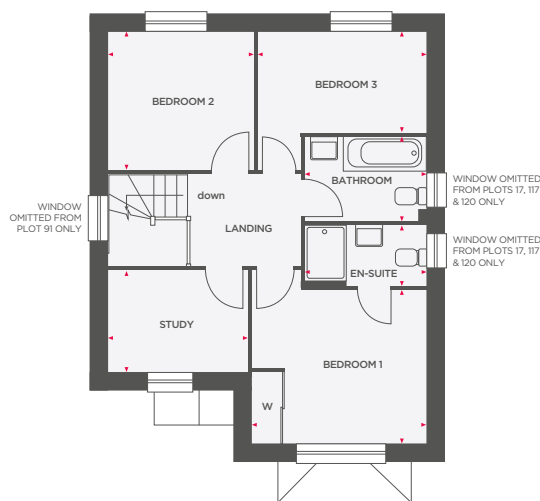


THE WREN

3 BEDROOM DETACHED HOME WITH STUDY



Lounge	3610 x 4875	11'10" x 15'11"
Kitchen/Dining	6535 x 3453	21'5" x 11'4"
Cloakroom	1020 x 2095	3'3" x 6'8"



Bedroom 1	3602 x 3164	11'9" x 10'5"
En-Suite	2531 x 1201	8'3" x 5'5"
Bedroom 2	2953 x 2840	9'7" x 9'3"
Bedroom 3	3491 x 2091	11'5" x 6'10"
Study	2841 x 2094	9'3" x 6'10"
Bathroom	1689 x 2531	5'5" x 8'3"

⊠ Depicts integrated appliance W Wardrobe



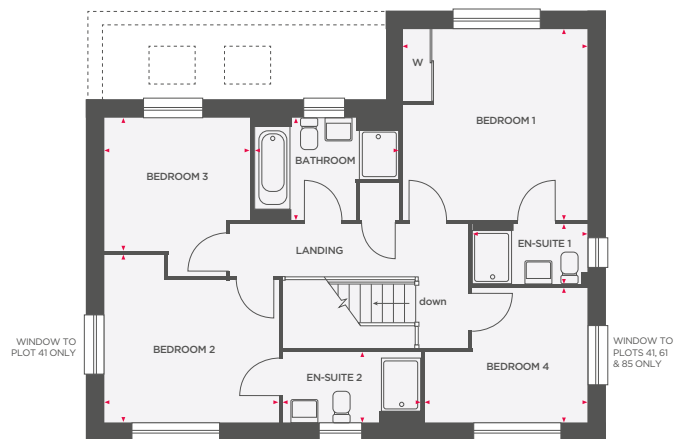
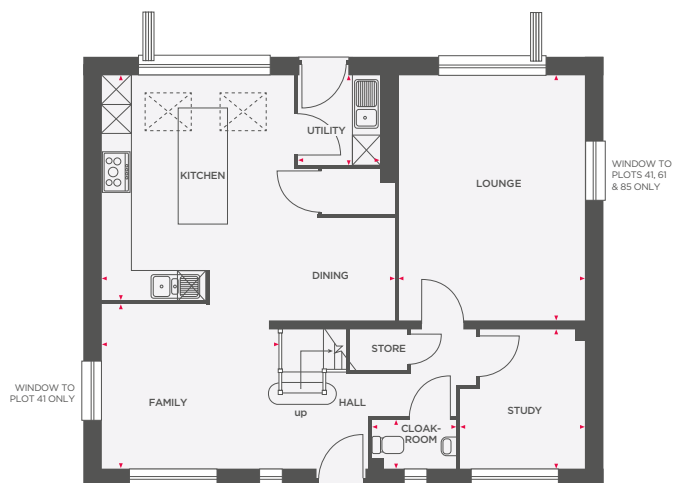
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THE BIRCH

4 BEDROOM DETACHED HOME



Lounge	3835 x 5063	12'7" x 16'7"
Kitchen/Dining	5987 x 4622	19'7" x 15'1"
Utility	1690 x 1862	5'6" x 6'1"
Study	2581 x 2898	8'5" x 9'6"
Family	3625 x 3394	11'10" x 11'5"
Cloakroom	1032 x 1702	3'3" x 5'5"

Bedroom 1	3835 x 3940	12'7" x 12'11"
En-Suite 1	2410 x 1209	7'9" x 3'9"
Bedroom 2	3566 x 3463	11'8" x 11'4"
En-Suite 2	2776 x 1433	9'1" x 4'7"
Bedroom 3	2760 x 2981	9'0" x 9'9"
Bedroom 4	3369 x 2792	11'05" x 9'3"
Bathroom	2919 x 2090	9'5" x 6'8"

☒ Depicts integrated appliance W Wardrobe



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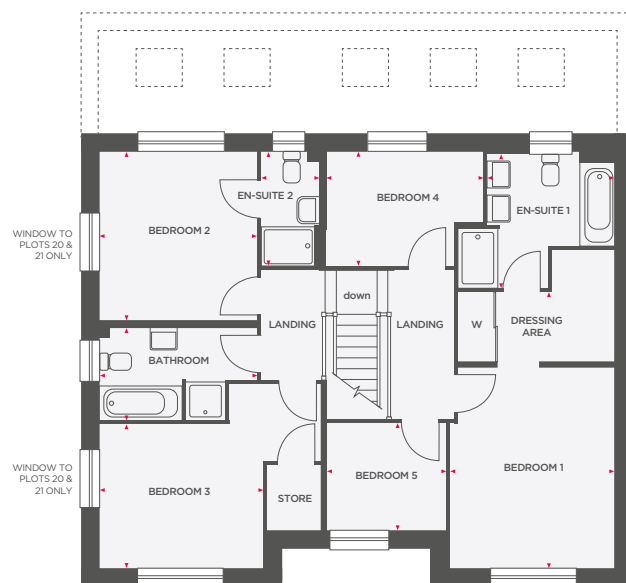


THE CINNAMON


5 BEDROOM DETACHED HOME



Lounge	4193 x 5975	13'7" x 19'7"
Dining	3385 x 4909	11'1" x 16'1"
Kitchen/Family	6203 x 5468	20'3" x 17'11"
Utility	3385 x 1729	11'1" x 5'6"
Study	3385 x 2187	11'1" x 7'2"
Cloakroom	1325 x 2227	4'3" x 7'3"



Bedroom 1	3385 x 4166	11'1" x 13'8"
En-Suite 1	2631 x 2767	8'6" x 9'0"
Bedroom 2	3253 x 3475	10'8" x 11'4"
En-Suite 2	2325 x 1200	7'6" x 3'9"
Bedroom 3	3385 x 2984	11'1" x 9'9"
Bedroom 4	3213 x 2325	10'6" x 7'7"
Bedroom 5	2448 x 2247	8'0" x 7'4"
Bathroom	1901 x 3253	6'2" x 10'6"

 Depicts integrated appliance W Wardrobe



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THE MAPLE

5 BEDROOM DETACHED HOME



Lounge	5550 x 3385	18'2" x 11'1"
Kitchen/Dining	6088 x 3611	19'11" x 11'10"
Utility	1862 x 2460	6'1" x 8'0"
Family	3100 x 3287	10'2" x 10'9"
Study	2410 x 2364	7'10" x 7'7"
Cloakroom	1862 x 1063	6'10" x 3'4"

Bedroom 1	4835 x 4448	15'10" x 14'7"
En-Suite 1	2588 x 2699	8'4" x 8'8"
Bedroom 2	3255 x 3385	10'8" x 11'1"
En-Suite 2	1200 x 3385	3'9" x 11'1"
Bedroom 3	3480 x 2808	11'5" x 9'2"
Bedroom 4	3160 x 3164	10'4" x 10'4"
Bedroom 5	2031 x 3176	6'7" x 10'5"
Bathroom	2000 x 2588	6'5" x 8'4"

⊠ Depicts integrated appliance W Wardrobe



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