


*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*

# WATERSIDE MEADOWS DEVELOPMENT PLAN



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The logo for Wain Homes, featuring the word "wain" in a white, lowercase, cursive script and the word "HOMES" in a white, uppercase, sans-serif font, both set against a solid black background.



# WATERSIDE MEADOWS SPECIFICATION

ETON | HAVERSHAM | NEWTON | OXFORD | SHAKESPEARE | WHITEMOOR

## KITCHENS

- Luxury Fitted Kitchens from our Standard Range with Soft Close Mechanisms in a Choice of Finishes\*
- Laminated Worktops to Kitchen and Utility with Matching Upstands in a Choice of Finishes\*
- 1 ½ Bowl Inset Stainless Steel Sink & Tap to the Kitchen
- Single Bowl Inset Stainless Steel Sink & Tap to the Utility
- Electrolux Stainless Steel Double Oven
- Electrolux Stainless Steel 4 Ring Gas Hob with Silver Glass Splashback and Stainless Steel Extractor Hood
- Electrolux Integrated Fridge Freezer

## BATHROOMS

- Roca Debba Sanitaryware in White with Full Pedestals and Soft Close Seats
- Roca Seville Bath
- Methven Insignia Brassware
- Methven Kiri Cool to Touch Thermostatic Shower with Satinjet Handset in Shower Enclosures
- Roman Haven Shower Enclosures
- Bathrooms to be Half Tiled throughout with a Choice from our Porcelanosa Standard Range\*
- En-Suites to be Half Tiled to Sanitaryware walls with a Choice from our Porcelanosa Standard Range\*
- Shower Enclosures to be Fully Tiled with a Choice from our Porcelanosa Standard Range\*
- Splashback Tiling behind the Sink in Cloakroom with a Choice from our Porcelanosa Standard Range\*
- Chrome Heated Towel Rail to Bathroom and En-Suites
- Chrome Downlights to Bathrooms and En-Suites

## HEATING SYSTEM

- Gas Central Heating with High Efficiency Boiler and Panel Radiators
- Honeywell T6 Smart Thermostat

## OTHER INTERNAL FEATURES

- All Ceilings to be Skim Finished and Painted White
- All Walls to be Skim Finished and Painted Soft Cream
- All Woodwork to be Finished in White Satinwood
- Staircase, including Newel Posts and Spindles to be Finished in White Satinwood
- All Handrails and Newel Caps to be Finished in Oak
- Vertical 5 Panel Internal Doors to be Finished in White Satinwood with Chrome Effect Door Furniture
- Ultrafast Hard Wired Fibre Broadband\*\*
- White Sockets and Switches Throughout
- Television Aerial Socket to Lounge
- Telephone Point to Lounge
- Hard Wired Smoke Detectors with Battery Backup

## EXTERNAL FEATURES

- Photovoltaic Solar Panels^
- White PVCu Windows and Rear/Side/French Doors
- White PVCu Fascias and Soffits
- Black Rainwater Goods
- Pebble Composite Front Door
- External Light to Front
- 7.4kW Car Charging Point
- Power and Lighting to all Garages
- White Garage Doors
- Gardens Landscaped to Front
- Gardens to Rear Rotavated
- 1.8m Close Boarded Divisional Fencing to Rear Garden^

## 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 be not fully active at completion stage until the relevant works have been completed by the service provider. ^Unless stipulated otherwise on the working drawings.



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# WATERSIDE MEADOWS SPECIFICATION

BAIRD | CLAYDON | EDALE | JENNER | MILTON | NELSON | NIGHTINGALE  
SHACKLETON | TORRINGTON | WREN

## KITCHENS

- Luxury Fitted Kitchens from our Standard Range with Soft Close Mechanisms in a Choice of Finishes\*
- Laminated Worktops to Kitchen with Matching Upstands in a Choice of Finishes\*
- 1½ Bowl Inset Stainless Steel Sink & Tap to the Kitchen
- Single Bowl Inset Stainless Steel Sink & Tap to the Utility
- Electrolux Stainless Steel Single Oven
- Electrolux Stainless Steel 4 Ring Gas Hob with Silver Glass Splashback and Stainless Steel Extractor Hood
- Electrolux Integrated Fridge Freezer (4 bedroom homes only)

## BATHROOMS

- Roca Debba Sanitaryware in White with Full Pedestals and Soft Close Seats
- Roca Seville Bath
- Methven Insignia Brassware
- Methven Kiri Cool to Touch Thermostatic Shower with Satinjet Handset to En-Suites or over Bath if no En-Suite
- Roman Haven Shower Enclosures to En-Suites
- Bathrooms to be Half Tiled around the Bath and have a Splashback behind the Sink with a Choice from our Porcelanosa Standard Range\*
- Shower Screen and Full Height Tiling around the Bath with a Choice of Tiles from our Porcelanosa Standard Range\* if no En-Suite.
- Shower Enclosures in En-Suites to be Fully Tiled and a Splashback behind the Sink with a Choice from our Porcelanosa Standard Range\*
- Splashback Tiling behind the Sink in Cloakroom with a Choice from our Porcelanosa Standard Range\*
- Chrome Heated Towel Rail to Bathroom and En-Suites

## HEATING SYSTEM

- Gas Central Heating with High Efficiency Boiler and Panel Radiators
- Honeywell T6 Smart Thermostat

## OTHER INTERNAL FEATURES

- All Ceilings to be Skim Finished and Painted White
- All Walls to be Skim Finished and Painted Soft Cream
- All Woodwork to be Finished in White Satinwood
- Staircase, including Newel Posts, Handrails, Newel Caps and Spindles to be Finished in White Satinwood
- Vertical 5 Panel Internal Doors to be Finished in White Satinwood with Chrome Effect Door Furniture
- Ultrafast Hard Wired Fibre Broadband\*\*
- White Sockets and Switches Throughout
- Television Aerial Socket to Lounge
- Telephone Point to Lounge
- Hard Wired Smoke Detectors with Battery Backup

## EXTERNAL FEATURES

- Photovoltaic Solar Panels^
- White PVCu Windows and Rear/Side/French Doors
- White PVCu Fascias and Soffits
- Black Rainwater Goods
- Pebble Composite Front Door
- External Light to Front
- 7.4kW Car Charging Point
- Power and Lighting to all Garages
- White Garage Doors
- Gardens Landscaped to Front
- Gardens to Rear Rotavated
- 1.8m Close Boarded Divisional Fencing to Rear Garden^

## WARRANTIES

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# WATERSIDE MEADOWS SPECIFICATION

## AFFORDABLE HOMES

### KITCHENS

- Luxury Fitted Kitchens from our Standard Range with Soft Close Mechanisms in a Choice of Finishes\*
- Laminated Worktops to Kitchen with Matching Upstands in a Choice of Finishes\*
- 1½ Bowl Inset Stainless Steel Sink & Tap to the Kitchen
- Electrolux Stainless Steel Single Oven
- Electrolux Stainless Steel 4 Ring Gas Hob with Silver Glass Splashback and Stainless Steel Extractor Hood

### BATHROOMS

- Roca Havana Sanitaryware in White with Full Pedestals and Soft Close Seats
- Roca Seville Bath
- Methven Deva Brassware
- Aqualisa Electric Shower to En-Suites or over Bath if no En-Suite
- Roman Haven Shower Enclosures to En-Suites
- Bathrooms to be Half Tiled around the Bath and have a Splashback behind the Sink with a Choice from our Porcelanosa Standard Range\*
- Shower Screen and Full Height Tiling around the Bath with a Choice of Tiles from our Porcelanosa Standard Range\* if no En-Suite.
- Shower Enclosures in En-Suites to be Fully Tiled and a Splashback behind the Sink with a Choice from our Porcelanosa Standard Range\*
- Splashback Tiling behind the Sink in Cloakroom with a Choice from our Porcelanosa Standard Range\*

### HEATING SYSTEM

- Gas Central Heating with High Efficiency Boiler and Panel Radiators
- Honeywell T6 Smart Thermostat

### OTHER INTERNAL FEATURES

- All Ceilings to be Skim Finished and Painted White
- All Walls to be Skim Finished and Painted Soft Cream
- All Woodwork to be Finished in White Satinwood
- Staircase, including Newel Posts, Handrails, Newel Caps and Spindles to be Finished in White Satinwood
- Vertical 5 Panel Internal Doors to be Finished in White Satinwood with Chrome Effect Door Furniture
- Ultrafast Hard Wired Fibre Broadband\*\*
- White Sockets and Switches Throughout
- Television Aerial Socket to Lounge
- Telephone Point to Lounge
- Hard Wired Smoke Detectors with Battery Backup

### EXTERNAL FEATURES

- Photovoltaic Solar Panels^
- White PVCu Windows and Rear/Side/French Doors
- White PVCu Fascias and Soffits
- Black Rainwater Goods
- Pebble Composite Front Door
- External Light to Front
- 7.4kW Car Charging Point
- Power and Lighting to all Garages
- White Garage Doors
- Gardens Landscaped to Front
- Gardens to Rear Rotavated
- 1.8m Close Boarded Divisional Fencing to Rear Garden^

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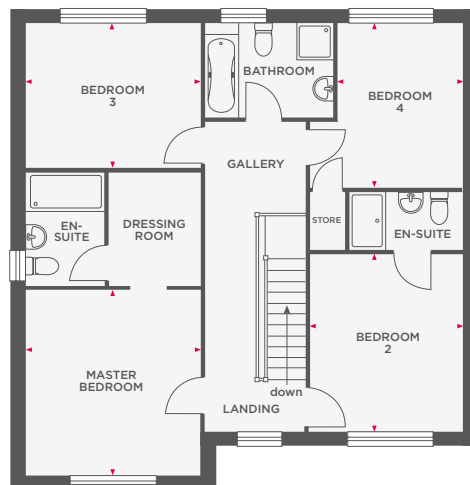
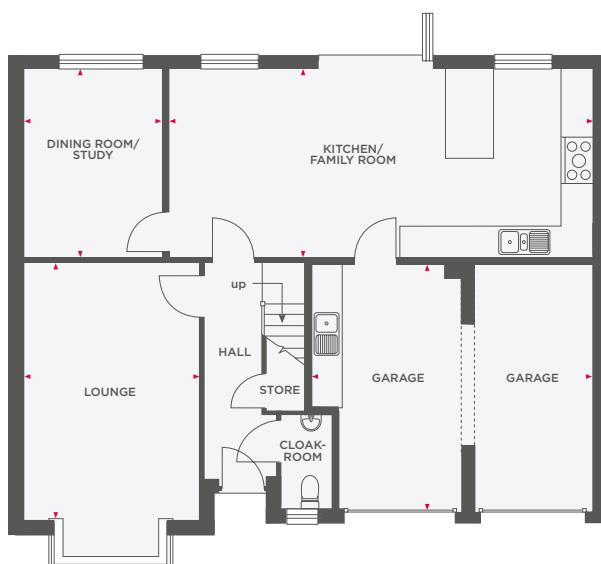






# THE ETON

4 BEDROOM DETACHED HOME WITH INTEGRAL DOUBLE GARAGE



Lounge	3610 x 5290 (max)	11'10" x 17'4" (max)
Kitchen/Family Room	8740 x 3795	28'8" x 12'5"
Dining Room/Study	2859 x 3795	9'4" x 12'5"
Garage	5771 x 5066 (max)	18'11" x 16'7" (max)

Master Bedroom	3610 x 3813	11'10" x 12'6"
Bedroom 2	3043 x 3640	9'11" x 11'11"
Bedroom 3	3577 x 2922	11'8" x 9'7"
Bedroom 4	2515 x 3310	8'3" x 10'10"



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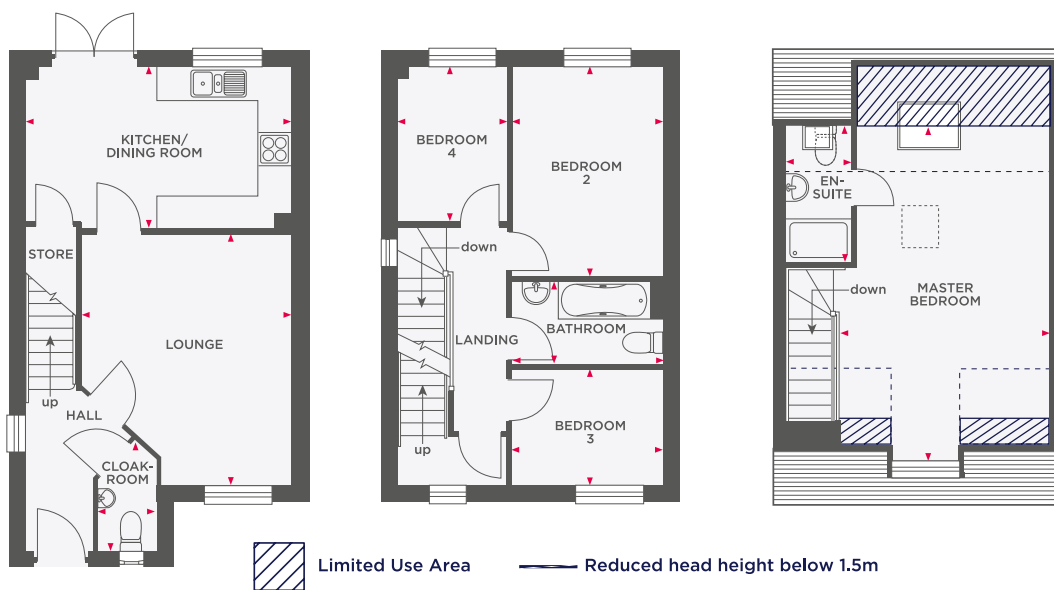
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# THE JENNER

4 BEDROOM SEMI DETACHED HOME WITH GARAGE



Lounge	3875 x 4600 (max)	12'8" x 15'1" (max)
Kitchen/Dining Room	4845 x 2965 (max)	15'10" x 9'8" (max)

Bedroom 2	2755 x 3840	9'0" x 12'7"
Bedroom 3	2755 x 2100	9'0" x 6'10"
Bedroom 4	1995 x 2840	6'6" x 9'3"
Bathroom	2755 x 1540	9'0" x 5'0"
Master Bedroom	3830 x 6350 (max)	12'6" x 20'10" (max)
En-suite	1200 x 2535	3'11" x 8'3"



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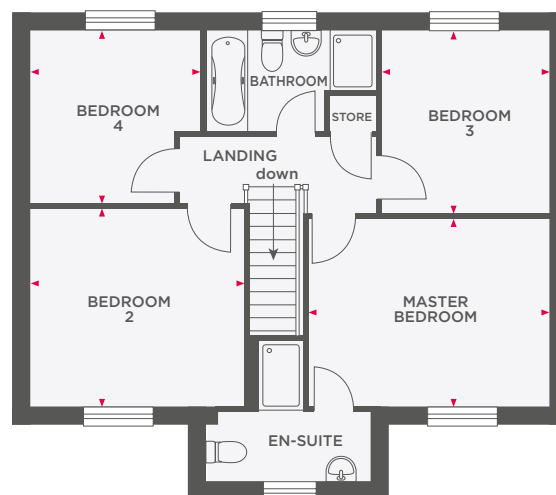
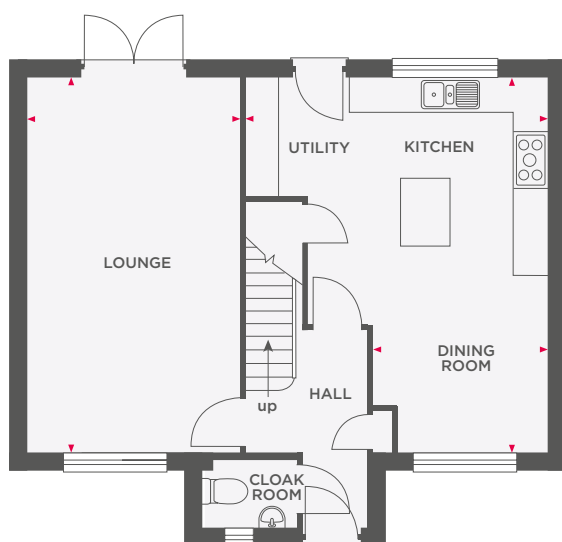






# THE HAVERSHAM

4 BEDROOM DETACHED HOME WITH GARAGE



Lounge	3605 x 6423	11'9" x 21'0"
Kitchen/Utility/ Dining Room	5256 x 6423 (max)	17'2" x 21'0" (max)

Master Bedroom	4183 x 3204	13'8" x 10'6"
Bedroom 2	3663 x 3377	12'0" x 11'0"
Bedroom 3	2898 x 3127	9'6" x 10'3"
Bedroom 4	2958 x 2955	9'8" x 9'8"



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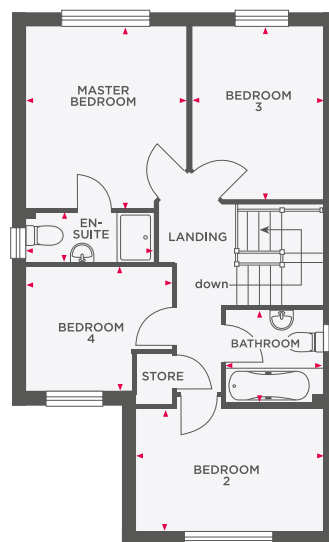
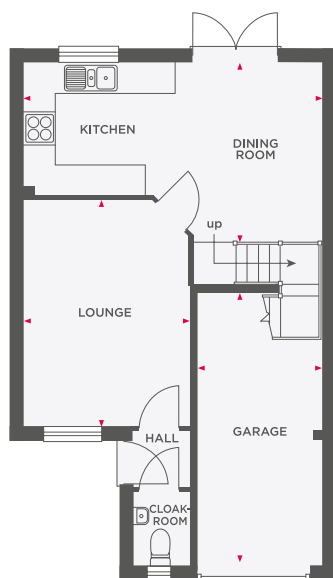
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# THE NELSON

## 4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



Lounge	3320 x 4490 (max)	10'10" x 14'8" (max)
Kitchen/Dining Room	5970 x 3700 (max)	19'7" x 12'1" (max)
Garage	2504 x 5656 (max)	8'2" x 18'6" (max)

Master Bedroom	3220 x 3600 (max)	10'6" x 11'9" (max)
Bedroom 2	3830 x 2550 (max)	12'6" x 8'4" (max)
Bedroom 3	2660 x 3420 (max)	8'8" x 11'2" (max)
Bedroom 4	2880 x 2420 (max)	9'5" x 7'11" (max)
Bathroom	1910 x 2040 (max)	6'3" x 6'8" (max)
En-suite	2470 x 1000 (max)	8'1" x 3'3" (max)



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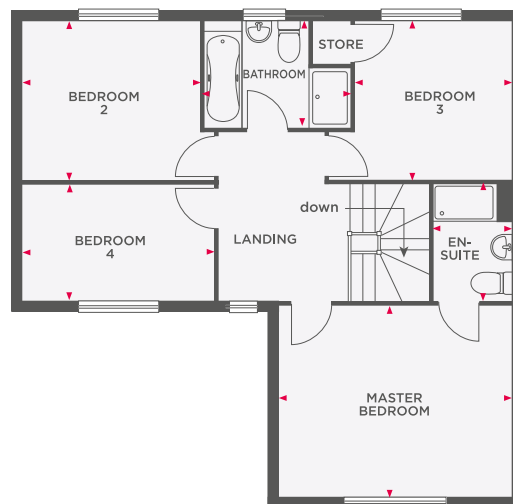
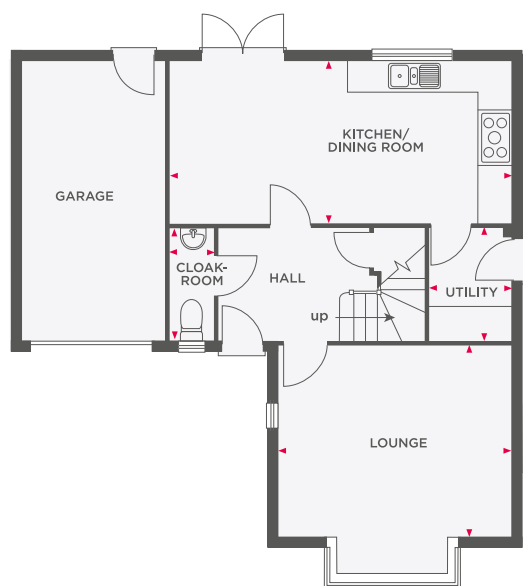
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# THE NEWTON

## 4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



Lounge	4285 x 3562 (max)	14'0" x 11'8" (max)
Kitchen/Dining Room	6604 x 2947	21'8" x 9'8"
Utility	1585 x 2088	5'2" x 6'10"
Cloakroom	900 x 2009	2'11" x 6'7"

Master Bedroom	4285 x 3619	14'0" x 11'10"
Bedroom 2	3201 x 2955	10'6" x 9'8"
Bedroom 3	3005 x 2982	9'10" x 9'9"
Bedroom 4	3710 x 2138	12'2" x 7'0"
Bathroom	2925 x 1918 (max)	9'7" x 6'3" (max)
En-suite	1585 x 2086 (max)	5'2" x 6'10" (max)



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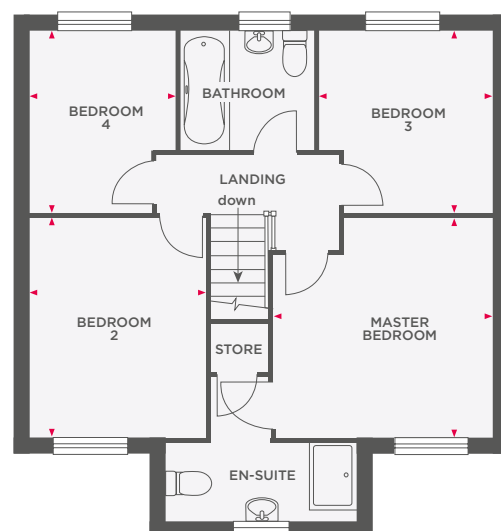
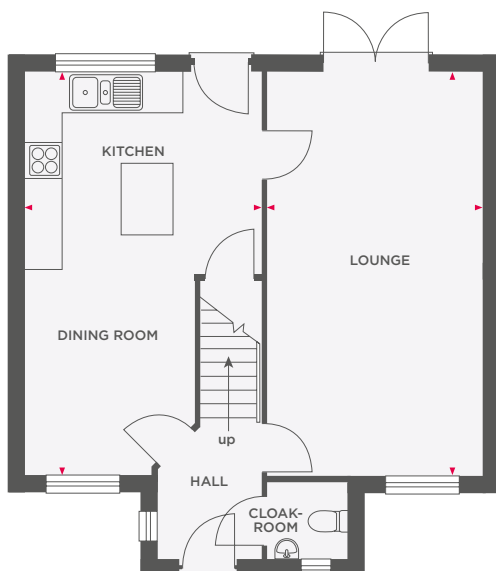
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# THE NIGHTINGALE

4 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE



Lounge	3530 x 6545	11'7" x 21'6"
Kitchen/Dining Room	3755 x 6545 (max)	12'3" x 21'6" (max)

Master Bedroom	3592 x 3522 (max)	11'9" x 11'7" (max)
Bedroom 2	2805 x 3700	9'2" x 12'2"
Bedroom 3	2810 x 2935 (max)	9'2" x 9'7" (max)
Bedroom 4	2375 x 2758 (max)	7'9" x 9'1" (max)



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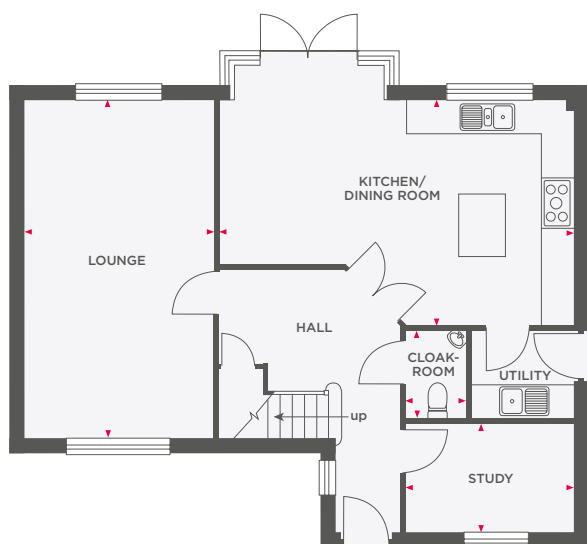




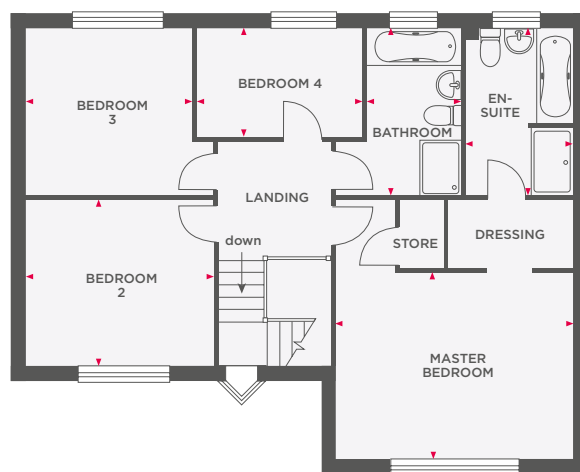


# THE OXFORD

4 BEDROOM DETACHED HOME WITH DETACHED DOUBLE GARAGE



Lounge	3400 x 6085	11'1" x 19'11"
Kitchen/Dining Room	6359 x 4088 (max)	20'10" x 13'4" (max)
Utility	1818 x 1633	5'11" x 5'4"
Study	2982 x 1986	9'9" x 6'6"
Cloakroom	1072 x 1633	3'6" x 5'4"



Master Bedroom	4219 x 3433	13'10" x 11'3"
Bedroom 2	3458 x 2957	11'4" x 9'8"
Bedroom 3	3038 x 3036	9'11" x 9'11"
Bedroom 4	2964 x 1957	9'8" x 6'5"
Bathroom	1700 x 2993	5'6" x 9'9"
En-suite	1900 x 2993	6'2" x 9'9"



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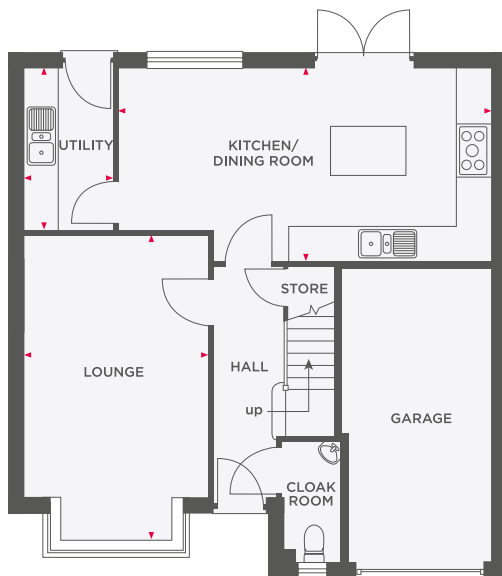
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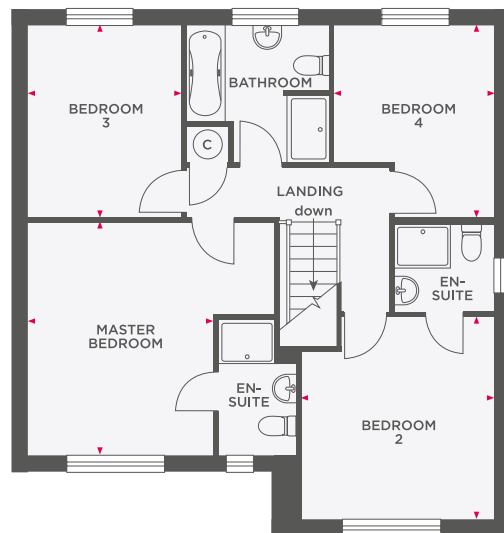


# THE SHAKESPEARE

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



Lounge	3321 x 5459 (max)	10'10" x 17'10" (max)
Kitchen/Dining Room	6745 x 3507 (max)	22'1" x 11'6" (max)
Utility	1724 x 2950	5'7" x 9'8"



Master Bedroom	3376 x 4136	11'0" x 13'6"
Bedroom 2	3387 x 3573	11'1" x 11'8"
Bedroom 3	2821 x 3544	9'3" x 11'7"
Bedroom 4	3001 x 3557	9'10" x 11'8"



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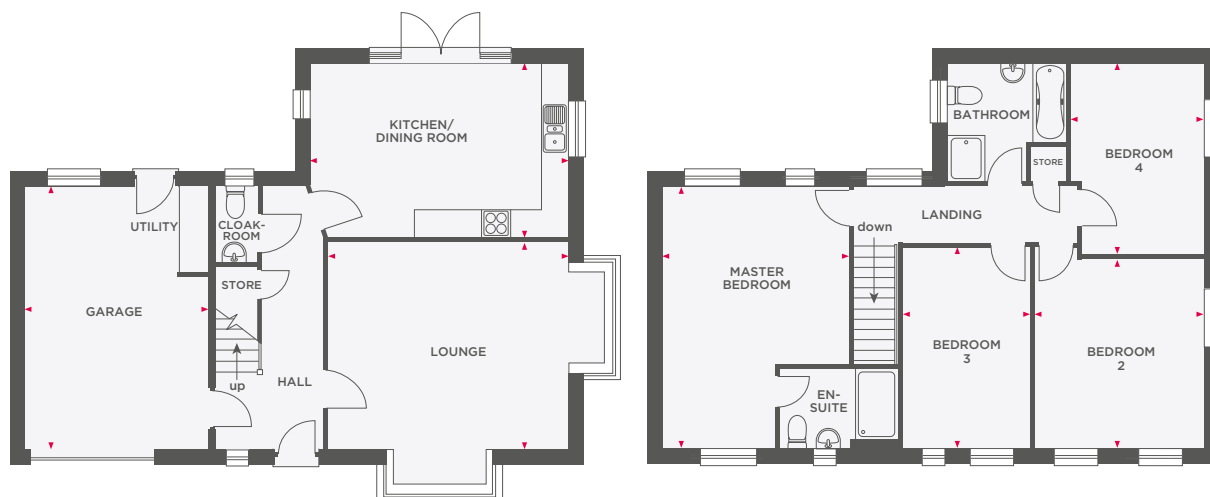
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# THE WHITEMOOR

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



Lounge	5115 x 4372	16'9" x 14'4"
Kitchen/Dining Room	5522 x 3700	18'1" x 12'1"
Garage	3887 x 5635	12'9" x 18'5"

Master Bedroom	3987 x 5635	13'1" x 18'5"
Bedroom 2	3647 x 4048	11'11" x 13'3"
Bedroom 3	2713 x 4312	8'10" x 14'1"
Bedroom 4	2860 x 4086	9'4" x 13'4"



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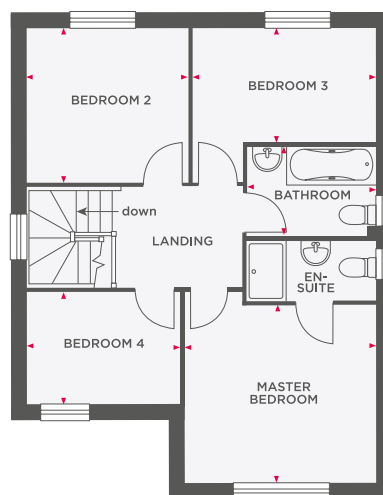
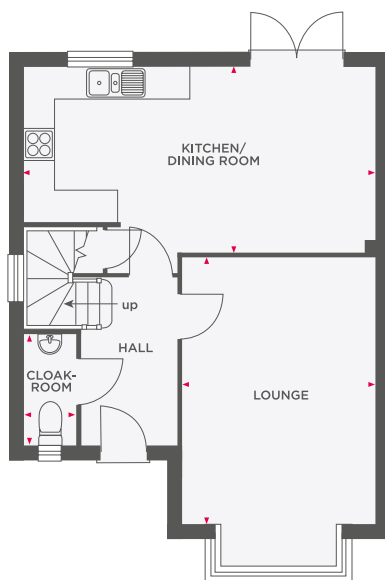
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# THE WREN

## 4 BEDROOM DETACHED HOME WITH GARAGE



Lounge	3610 x 4844	11'10" x 15'10"
Kitchen/Dining Room	6535 x 3450 (max)	21'5" x 11'3" (max)
Cloakroom	1020 x 2095	3'4" x 6'10"

Master Bedroom	3602 x 3364	11'9" x 11'0"
Bedroom 2	2953 x 2836	9'8" x 9'3"
Bedroom 3	3491 x 2091	11'5" x 6'10"
Bedroom 4	2841 x 2094	9'2" x 6'10"
Bathroom	2530 x 1690	8'3" x 5'6"
En-suite	2530 x 1000	8'3" x 3'3"



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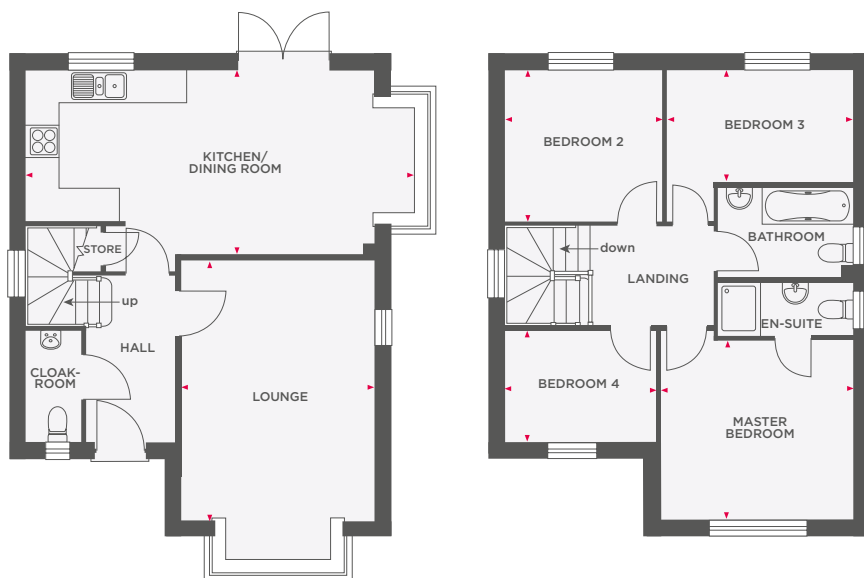






# THE WRENBURY

4 BEDROOM DETACHED HOME WITH GARAGE



Lounge	3610 x 4840	11'10" x 15'10"
Kitchen/Dining Room	7320 x 3450 (max)	24'0" x 11'3" (max)

Master Bedroom	3602 x 3364	11'9" x 11'0"
Bedroom 2	2953 x 2836	9'8" x 9'3"
Bedroom 3	3491 x 2091	11'5" x 6'10"
Bedroom 4	2841 x 2094	9'3" x 6'10"



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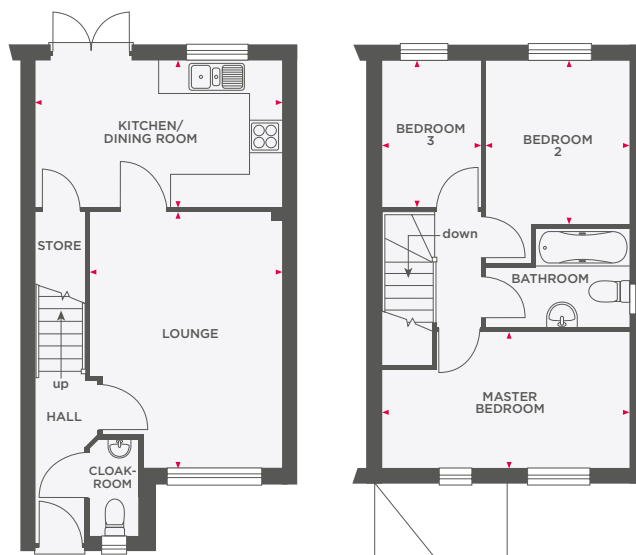
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# THE BAIRD

## 3 BEDROOM HOME WITH PARKING



Lounge	3582 x 4648 (max)	11'9" x 15'3" (max)
Kitchen/Dining Room	2695 x 4554	8'10" x 14'11"

Master Bedroom	2444 x 4554 (max)	8'0" x 14'11" (max)
Bedroom 2	2596 x 3009	8'6" x 9'10"
Bedroom 3	1866 x 2695	6'1" x 8'10"



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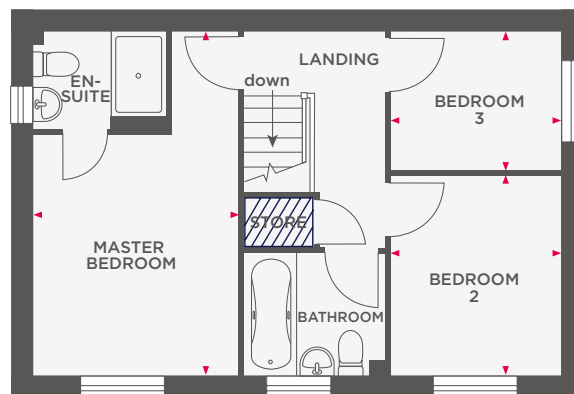
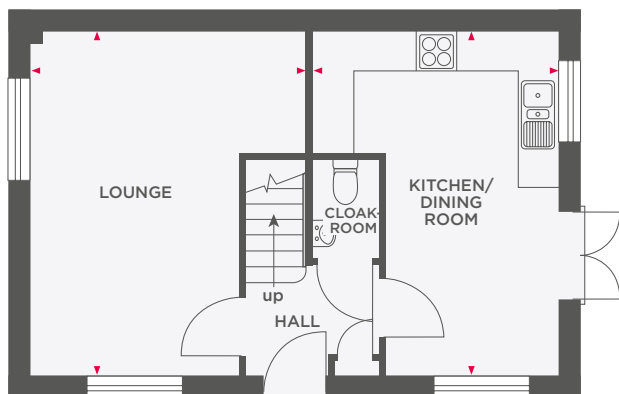
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# THE CLAYDON S

## 3 BEDROOM HOME



Limited Use Area

Reduced head height below 1.5m

Lounge	3895 x 4960 (max)	12'9" x 16'3" (max)
Kitchen/Dining Room	3391 x 4960 (max)	11'1" x 16'3" (max)

Master Bedroom	2938 x 4960 (max)	9'7" x 16'3" (max)
Bedroom 2	2322 x 2750	7'7" x 9'0"
Bedroom 3	2322 x 2117	7'7" x 7'1"



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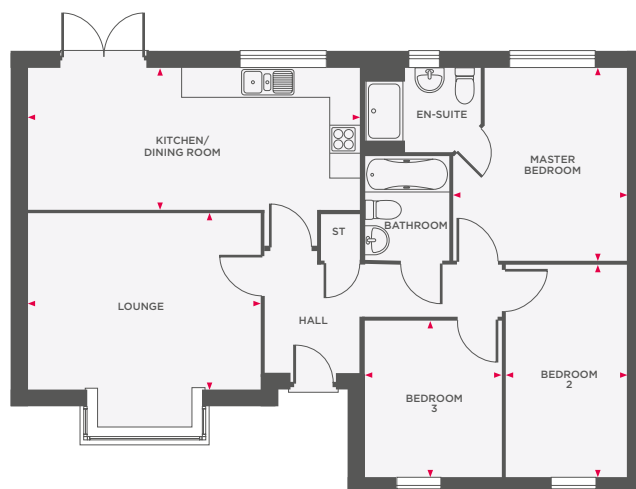
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# THE EDALE

## 3 BEDROOM BUNGALOW



Lounge	4714 x 3600	15'5" x 11'9"
Kitchen/Dining Room	6706 x 2842	22'0" x 9'3"
Master Bedroom	3623 x 3907 (max)	11'10" x 12'9" (max)
Bedroom 2	2495 x 4335	8'2" x 14'3"
Bedroom 3	2828 x 3172	9'3" x 10'4"



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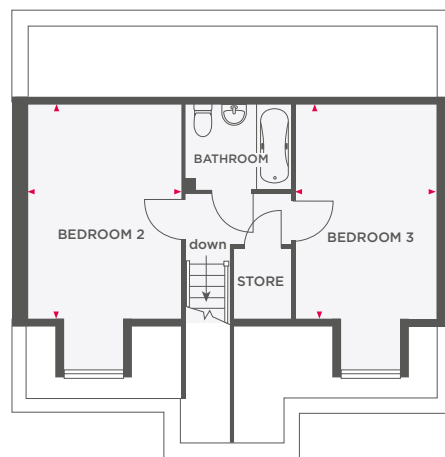
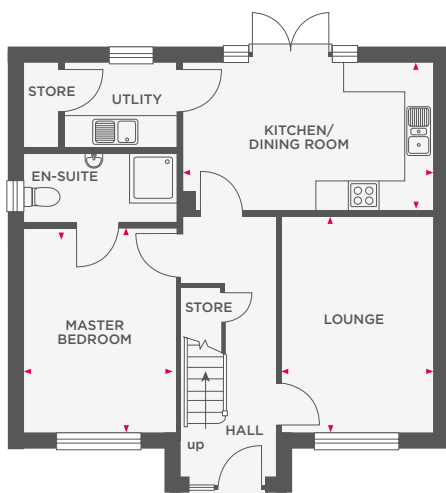






# THE MILTON

## 3 BEDROOM HOME WITH GARAGE



Lounge	4482 x 3174	14'8" x 10'4"
Kitchen/Dining Room	5180 x 3040	16'11" x 9'11"
Master Bedroom	3174 x 4219	10'4" x 13'10"

Bedroom 2	3174 x 4488	10'4" x 14'8"
Bedroom 3	2898 x 4488	9'6" x 14'8"



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# THE SHACKLETON

3 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



Lounge	4723 x 3404 (max)	15'5" x 11'2" (max)
Kitchen/Dining Room/ Family Room	4275 x 3404	14'0" x 11'2"

Master Bedroom	3246 x 4262 (max)	10'7" x 13'11" (max)
Bedroom 2	3943 x 3404	12'11" x 11'2"
Bedroom 3	3221 x 4224 (max)	10'6" x 13'10" (max)



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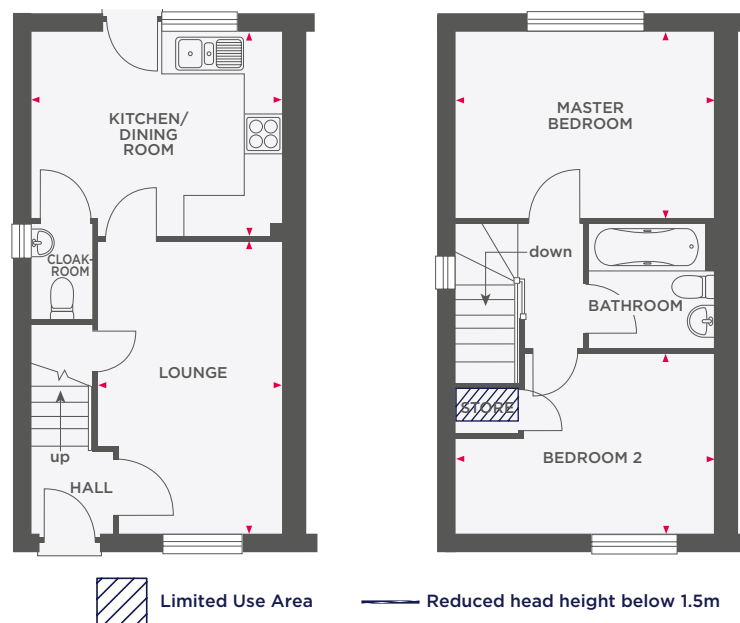
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# THE BELL

## 2 BEDROOM HOME WITH PARKING



Lounge	2820 x 4298 (max)	9'3" x 14'1" (max)
Kitchen/Dining Room	3848 x 3046	12'7" x 9'11"

Master Bedroom	3848 x 2696 (max)	12'7" x 9'8" (max)
Bedroom 2	3848 x 2685 (max)	12'7" x 8'9" (max)



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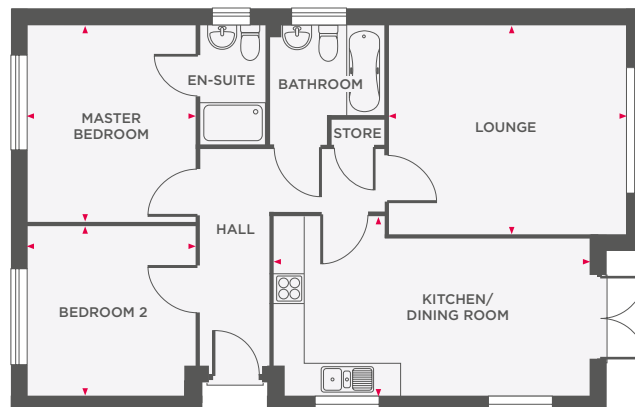






# THE TORRINGTON

## 2 BEDROOM BUNGALOW



Lounge	4460 x 3954	14'7" x 12'11"
Kitchen/Dining Room	5973 x 3375 (max)	19'7" x 11'0" (max)
Master Bedroom	3172 x 3707	10'4" x 12'1"
Bedroom 2	3172 x 3185	10'4" x 10'5"



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