

Wain
HOMES

A man with a beard, wearing a pink long-sleeved sweater and a yellow and brown plaid apron, is shown from the chest up, kneading dough. Flour is falling all around him, creating a soft, ethereal atmosphere. In the foreground, a wooden rolling pin, several red tomatoes, and some green herbs are visible on a floured surface. The background shows a kitchen with white cabinets and a stainless steel oven.

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*

BROOKSTONE WALK DEVELOPMENT PLAN



BROOKSTONE WALK SPECIFICATION

THE VALE | THE STOUR | THE ACACIA | THE JORDAN | THE LAUREL | THE PEPPERCORN
THE FORTH | THE WITHAM | THE WYE | THE WYE SPECIAL

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 and Tap to the Kitchen
- Single Bowl Stainless Steel Sink and Tap to Utility Rooms
- AEG Stainless Steel Single Oven (1, 2 and 3 Bed Homes)
- AEG Stainless Steel Double Oven (4 Bed Homes Only)
- AEG 4 Ring Induction Hob with Glass Splashback in a Choice of Colours and Recirculating Cooker Hood
- Electrolux Integrated Fridge Freezer
- Electrolux Integrated Dishwasher
- Electrolux Integrated Washing Machine
- White Downlights to Kitchen
- 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 Ceiling Drencher and Adjustable Hose to Shower Cubicles
- Aqualisa Mian 3-way Mixer Shower with Wall Drencher and Adjustable Hose to Baths with no Separate Shower Cubicle
- Roman Haven Shower Cubicles
- Bathrooms and En-Suites to be Half-Tiled throughout with a Choice from our Tileflair Standard Range*
- Shower Cubicles to be Fully Tiled with a Choice from our Tileflair Standard Range*
- Half-Height Tiling to all Sanitaryware Walls in Cloakroom with a Choice from our Tileflair 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

HEATING SYSTEM

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

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 Ceilings to be Painted White
- All Walls to be Painted White
- 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 Oak Veneer Doors with Chrome Effect Door Furniture
- Spacepro Fitted Wardrobes with Sliding Doors to Bedroom 1+
- Ultrafast Hard Wired Fibre Broadband**
- White Sockets and Switches throughout
- CAT6 Data Point to Lounge, Master Bedroom and Study
- Television Aerial Socket to Lounge and Bedroom 1
- Telephone Point to Lounge
- Hard Wired Smoke Detectors and Heat Detectors with Battery Backup
- White USB sockets to Kitchen, Lounge, Family Room and all Bedrooms
- System 3 Ventilation System

EXTERNAL FEATURES

- Black PVCu Windows and Rear, Side and French Doors
- Black PVCu Fascias and Soffits
- Black Rainwater Goods
- Agate Grey Front Doors
- Black Garage Doors
- External PIR Lights to Front and Rear
- EV Car Charging Point
- Power and Lighting to all Garages
- External Tap (not applicable to First Floor Apartments)
- Gardens Landscaped to Front
- Gardens Turfed to Rear
- 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. †Excluding mirrors. ‡Unless stipulated otherwise on the working drawings.



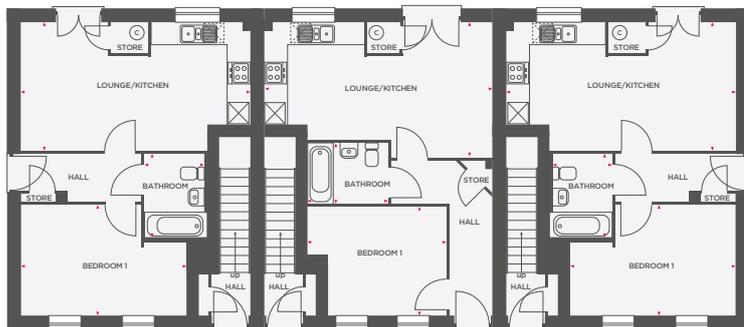
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THE VALE APARTMENTS

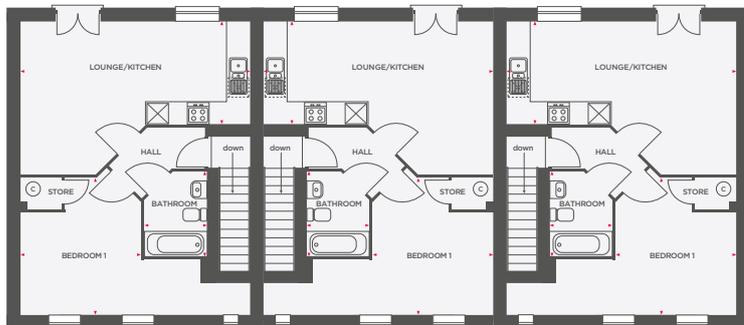
1 BEDROOM APARTMENTS



TYPE A

TYPE B

TYPE A



TYPE C

TYPE C

TYPE C

GROUND FLOOR

TYPE A

Lounge/Kitchen	6299 x 3539	20'8" x 11'7"
Bedroom 1	4537 x 3054	14'11" x 10'0"
Bathroom	1700 x 2289	5'7" x 7'6"
Total Area	44 m²	474 ft²

TYPE B

Lounge/Kitchen	6300 x 3855	20'8" x 12'7"
Bedroom 1	3814 x 3000	12'6" x 9'10"
Bathroom	1700 x 2107	5'7" x 6'11"
Total Area	44.3 m²	477 ft²

FIRST FLOOR

TYPE C

Lounge/Kitchen	6299 x 3539	20'8" x 11'7"
Bedroom 1	6299 x 2991	29'8" x 9'10"
Bathroom	1700 x 2289	5'7" x 7'6"
Total Area	52.53 m²	565 ft²

⊗ Integrated appliance
 ⊠ Space for appliance
 C Hot water cylinder



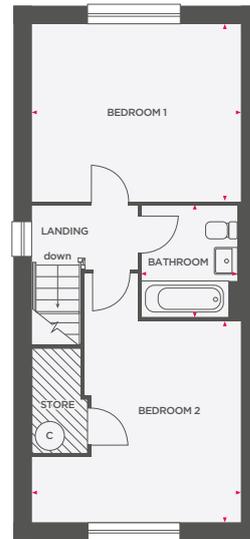
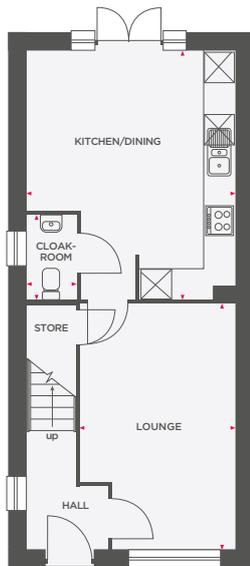
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THE STOUR

2 BEDROOM SEMI-DETACHED/MEWS HOME



Lounge	3030 x 4820	9'11" x 15'10"
Kitchen/Dining	4055 x 4903	13'3" x 16'1"
Cloakroom	938 x 1652	3'1" x 5'5"

Bedroom 1	4055 x 3463	13'3" x 11'4"
Bedroom 2	4055 x 3938	13'4" x 12'11"
Bathroom	1862 x 2184	6'1" x 7'2"
Total Area	80.27 m²	864 ft²

Integrated appliance
 Hot water cylinder
 Limited use area



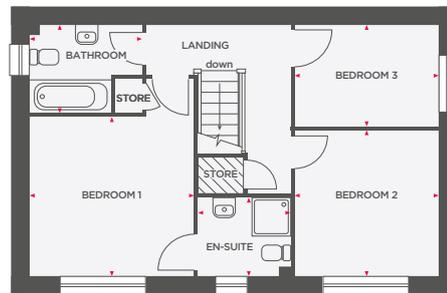
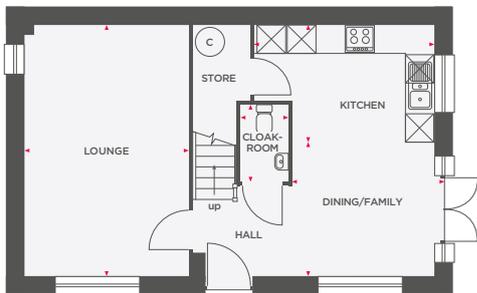
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THE ACACIA

3 BEDROOM SEMI-DETACHED HOME



Lounge	3444 x 5304	11'4" x 17'5"
Kitchen	3760 x 2472	12'4" x 8'1"
Dining/Family	2960 x 2832	9'9" x 9'3"
Cloakroom	1000 x 1625	3'3" x 5'4"

Bedroom 1	3443 x 3354	11'4" x 11'0"
En-Suite	1926 x 1650	6'4" x 5'5"
Bedroom 2	3003 x 3077	9'10" x 10'1"
Bedroom 3	3028 x 2139	9'11" x 7'0"
Bathroom	2362 x 1875	7'9" x 6'2"

Total Area	91.64 m²	986 ft²
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Integrated appliance
 Hot water cylinder
 Limited use area



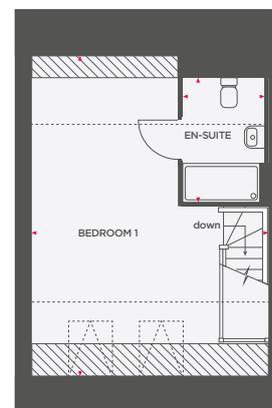
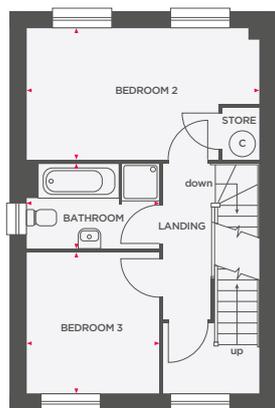
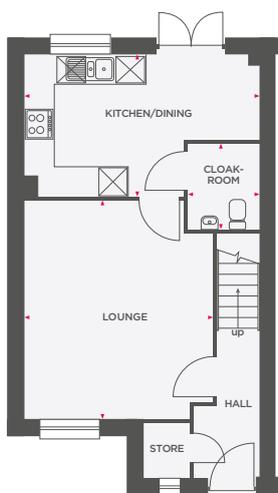
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THE JORDAN

3 BEDROOM SEMI-DETACHED/MEWS HOME



Lounge	3891 x 4611	12'9" x 15'2"
Kitchen/Dining	4843 x 2974	15'11" x 9'9"
Cloakroom	1450 x 1812	4'9" x 5'11"

Bedroom 2	4843 x 2743	15'11" x 9'0"
Bedroom 3	2766 x 2960	9'1" x 9'9"
Bathroom	2766 x 1783	9'1" x 5'10"

Bedroom 1	3858 x 5566	12'8" x 18'3"
En-suite	1704 x 2606	5'7" x 8'7"

Total Area	104.53 m²	1125 ft²
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☒ Integrated appliance © Hot water cylinder ▨ Limited use area



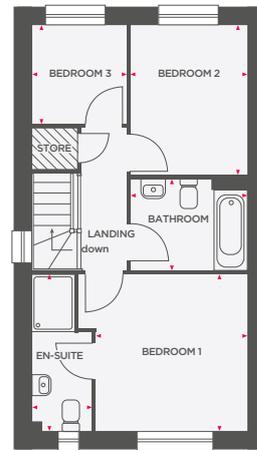
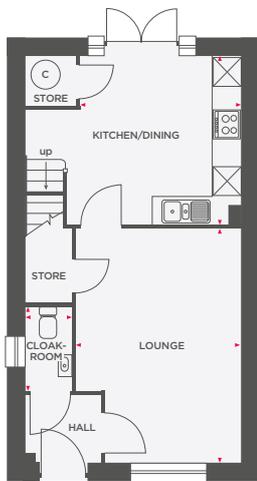
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THE LAUREL

3 BEDROOM SEMI-DETACHED/MEWS HOME



Lounge	3449 x 4929	11'4" x 16'2"
Kitchen/Dining	4506 x 3557	14'9" x 11'8"
Cloakroom	969 x 1751	3'2" x 5'9"

Bedroom 1	3164 x 3302	10'5" x 10'10"
En-Suite	1254 x 3302	4'1" x 10'10"
Bedroom 2	2435 x 3168	8'0" x 10'5"
Bedroom 3	1983 x 2073	6'6" x 6'10"
Bathroom	2435 x 1928	8'0" x 6'4"

Total Area	78 m²	839 ft²
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⊠ Integrated appliance
 Ⓒ Hot water cylinder
 ▨ Limited use area



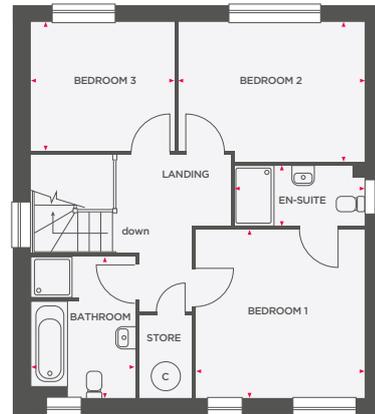
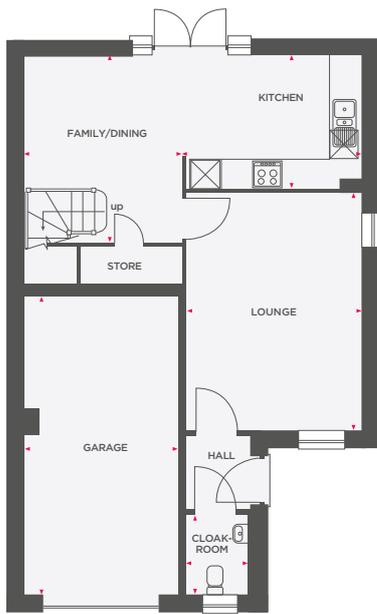
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THE PEPPERCORN

3 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



Lounge	3392 x 4731	11'2" x 15'6"
Kitchen	3480 x 2629	11'5" x 8'8"
Dining	3068 x 3696	10'1" x 12'2"
Cloakroom	1204 x 1604	3'11" x 5'3"

Bedroom 1	3331 x 3338	10'11" x 10'11"
En-Suite	2573 x 1200	8'5" x 3'11"
Bedroom 2	3655 x 2734	11'11" x 8'11"
Bedroom 3	2805 x 2530	9'2" x 8'4"
Bathroom	2010 x 2782	6'7" x 9'1"

Total Area	113.19 m²	1218 ft²
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☒ Integrated appliance © Hot water cylinder



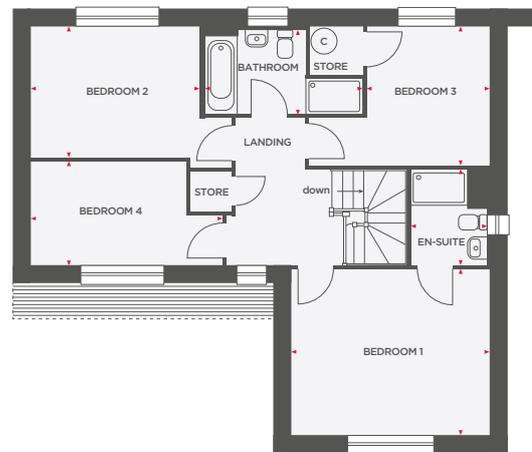
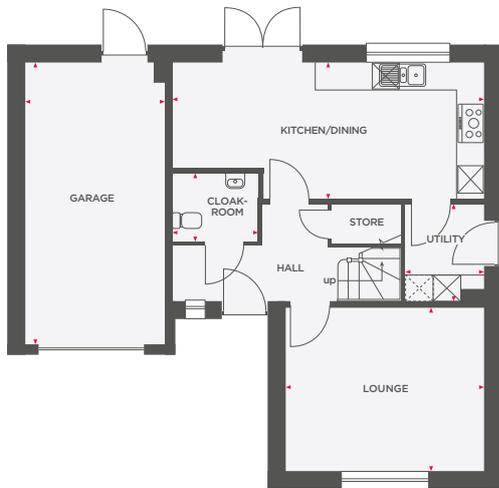
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THE FORTH

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



Lounge	4298 x 3563	14'1" x 11'8"
Kitchen	3650 x 2954	12'0" x 9'8"
Dining	3089 x 2285	10'2" x 7'6"
Utility	1703 x 2094	5'7" x 6'10"
Cloakroom	1840 x 1463	6'0" x 4'10"
Garage	3047 x 6173	10'0" x 20'3"

Bedroom 1	4298 x 3625	14'1" x 11'11"
En-Suite	1652 x 2088	5'5" x 6'10"
Bedroom 2	4355 x 2847	14'3" x 9'4"
Bedroom 3	3903 x 2998	12'10" x 9'10"
Bedroom 4	4144 x 2263	13'7" x 7'5"
Bathroom	3426 x 1850	11'3" x 6'1"

Total Area	139.3 m²	1499 ft²
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⊠ Integrated appliance
 ⊞ Space for appliance
 Ⓒ Hot water cylinder



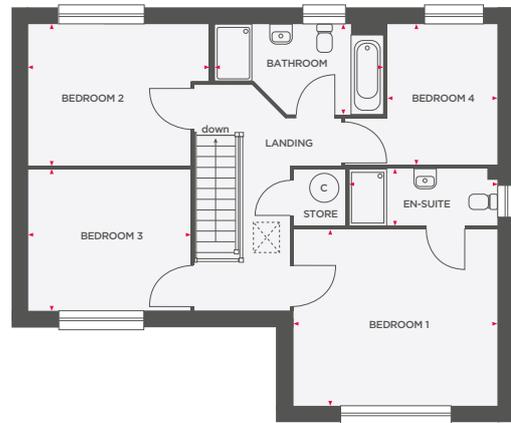
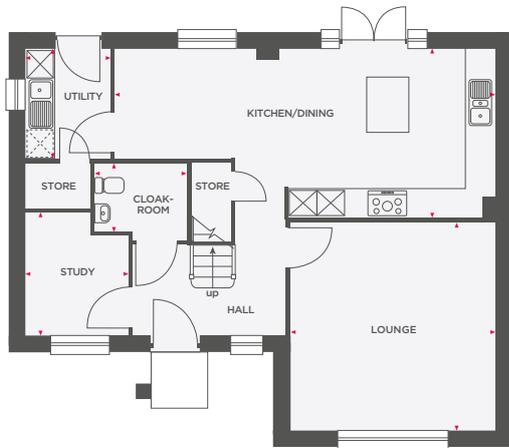
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THE WITHAM

4 BEDROOM DETACHED HOME WITH DETACHED GARAGE



Lounge	4298 x 4400	14'1" x 14'5"
Kitchen/Dining	8047 x 3573	26'5" x 11'9"
Study	2162 x 2613	7'1" x 8'7"
Utility	1788 x 2306	5'10" x 7'7"
Cloakroom	1928 x 1647	6'4" x 5'5"

Bedroom 1	4298 x 3738	14'1" x 12'3"
En-Suite	3144 x 1200	10'4" x 3'11"
Bedroom 2	3813 x 3013	12'6" x 9'11"
Bedroom 3	3426 x 2997	11'3" x 9'10"
Bedroom 4	3213 x 2985	10'6" x 9'10"
Bathroom	3597 x 1913	11'10" x 6'3"

Total Area	139.34 m²	1499 ft²
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⊠ Integrated appliance
 ⊞ Space for appliance
 Ⓒ Hot water cylinder



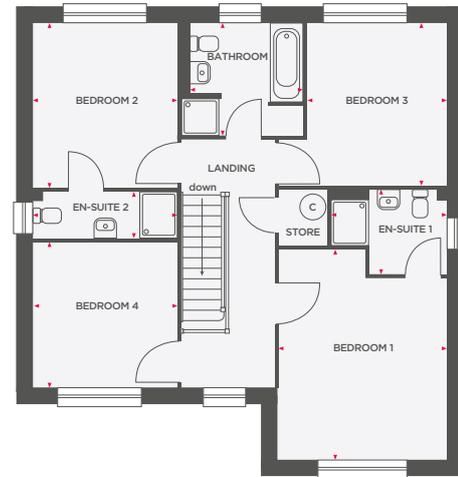
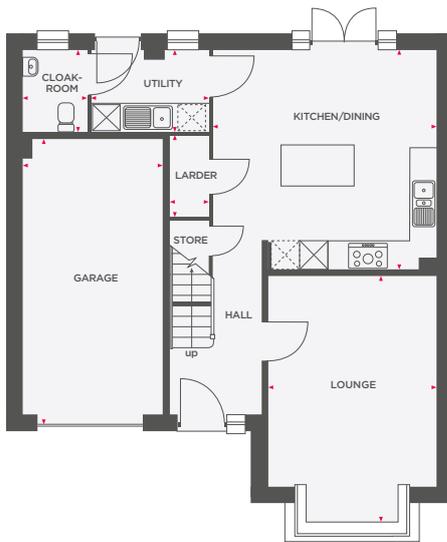
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THE WYE

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



Lounge	3623 x 4545	11'10" x 14'10"
Kitchen/Dining	4880 x 4816	16'0" x 15'9"
Utility	2536 x 1743	8'4" x 5'9"
Cloakroom	1368 x 1743	4'6" x 5'9"
Garage	3025 x 6003	9'11" x 19'8"

Bedroom 1	3622 x 4554	11'10" x 14'11"
En-Suite	2485 x 1821	8'2" x 6'0"
Bedroom 2	3094 x 3573	10'11" x 11'8"
En-Suite 2	3094 x 1000	10'2" x 3'3"
Bedroom 3	2994 x 3522	9'9" x 11'6"
Bedroom 4	3094 x 3124	10'11" x 10'2"
Bathroom	2635 x 2442	8'8" x 8'0"

Total Area	152.82 m²	1666 ft²
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⊠ Integrated appliance
 ⊞ Space for appliance
 Ⓒ Hot water cylinder



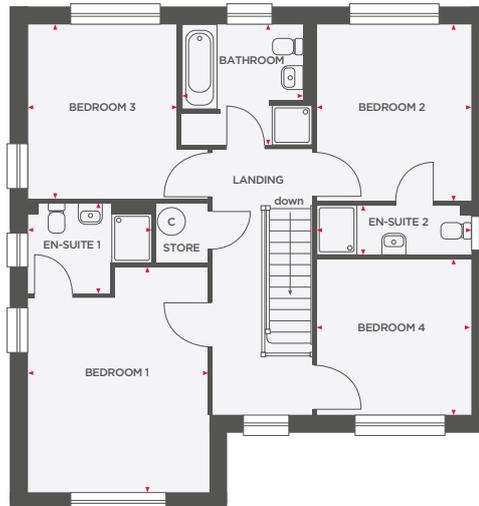
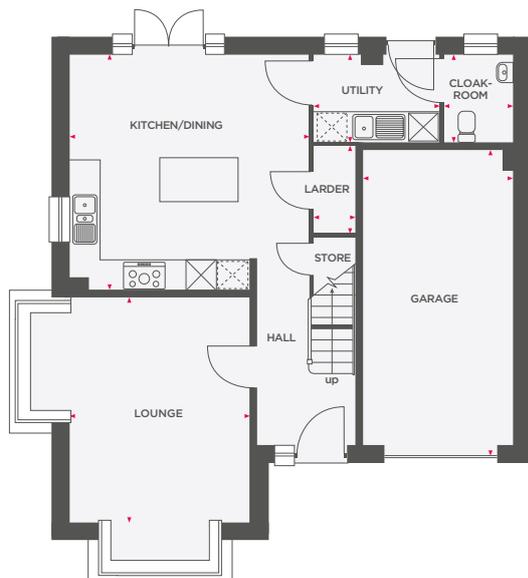
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THE WYE SPECIAL

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



Lounge	4548 x 3623	14'11" x 11'11"
Kitchen/Dining	4775 x 4818	15'8" x 15'10"
Utility	2536 x 1743	8'4" x 5'9"
Cloakroom	1368 x 1743	4'6" x 5'9"
Garage	3025 x 6003	9'11" x 19'8"

Bedroom 1	3622 x 4554	11'10" x 14'11"
En-Suite 1	2485 x 1821	8'2" x 6'0"
Bedroom 2	3094 x 3573	10'1" x 11'8"
En-Suite 2	3094 x 1000	10'2" x 3'3"
Bedroom 3	2994 x 3522	9'9" x 11'6"
Bedroom 4	3094 x 3124	10'1" x 10'2"
Bathroom	2635 x 2442	8'8" x 8'0"

Total Area	156.4 m ²	1683 ft ²
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☒ Integrated appliance ☒ Space for appliance © 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. Computer generated images are representative and used for illustrative purposes only. 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 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. (March 2026)

