


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*

LYNEHAM MEADOWS DEVELOPMENT PLAN



- 2 Bedroom Homes**
 - The Glenside (GLE)

 - 3 Bedroom Homes**
 - The Coppice (COP)
 - The Firglade (FIR)
 - The Meadowvale (MEA)
 - The Parkland (PAR)

 - 4 Bedroom Homes**
 - The Stoneleigh (STO)
 - The Woodmount (WOO)

 - * Shared Equity Homes
 - Rented Homes
- (Location of affordable / rented homes is indicative)



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LYNEHAM MEADOWS SPECIFICATION

THE GLENSIDE | THE COPPICE | THE FIRGLADE | THE MEADOWVALE | THE PARKLAND
THE STONELEIGH | THE WOODMOUNT

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
- 1½ 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
- Pelmet Lighting to Kitchen
- Stainless Steel AEG Hood Provided to all Plots
- 2/3 Beds: 60cm Hob, Single Oven, 60cm Hood
- 4 Beds: 80cm Hob, Double Oven, 90cm Hood

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 Chrome 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

BEDROOMS

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

OTHER INTERNAL FEATURES

- LVT/Amtico 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 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 to Wet Rooms and Kitchen

EXTERNAL FEATURES

- PVCu White Double Glazed Windows, French Doors and Rear Doors
- Agate Grey Front Door
- 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^
- Grey front door, white rear door and windows
- External tap (where shown)

HEATING SYSTEM

- Air Source Heat Pumps
- Honeywell Smart Thermostat

WARRANTIES

- 10-Year LABC Warranty
- 2-Year Wain Homes Warranty

*Upgraded 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.



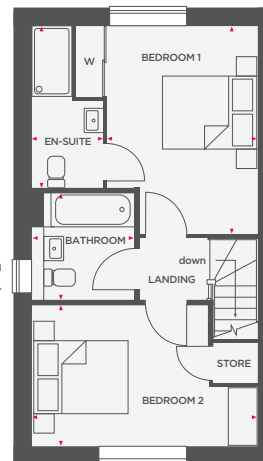
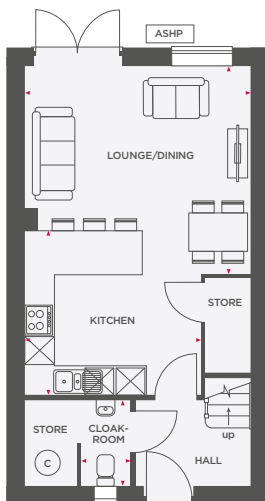
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THE GLENSIDE

2 BEDROOM SEMI DETACHED/TERRACE HOME



WINDOW TO PLOT IN TERRACE END CONDITION ONLY

Lounge/Dining	4670 x 4233	15'4" x 13'10"
Kitchen	3630 x 3378	11'9" x 11'0"
Cloakroom	1038 x 1770	3'4" x 5'8"

Bedroom 1	3072 x 4228	10'0" x 13'10"
En-Suite	1457 x 3288	4'7" x 10'9"
Bedroom 2	4618 x 2910	15'2" x 9'7"
Bathroom	2169 x 2223	7'1" x 7'2"
Total Area	79.7 m²	857 ft²

ASHP Air Source Heat Pump Integrated appliance Hot water cylinder Wardrobe



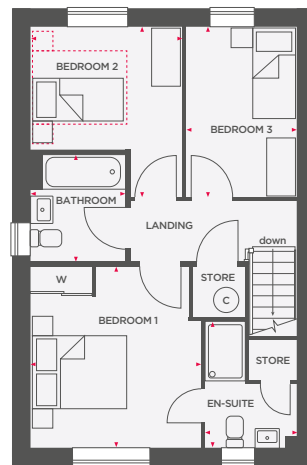
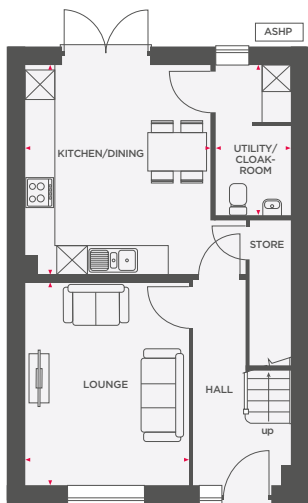
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THE COPPICE

3 BEDROOM SEMI DETACHED/DETACHED HOME



Kitchen/Dining	3775 x 4291	12'5" x 14'1"
Lounge	3328 x 4132	10'11" x 13'7"
Utility/Cloakroom	1559 x 3087	5'1" x 10'1"

Bedroom 1	3476 x 3690	11'5" x 12'1"
En-Suite	1859 x 2552	6'1" x 8'4"
Bedroom 2	3086 x 3468	10'1" x 11'5"
Bedroom 3	2249 x 3468	7'5" x 11'5"
Bathroom	1948 x 2200	6'3" x 7'2"

Total Area	93.6 m²	1007 ft²
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ASHP Air Source Heat Pump Integrated appliance Hot water cylinder Wardrobe Depicts room size suitable for a double bed



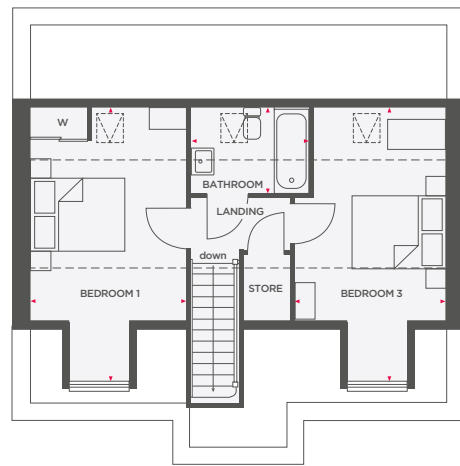
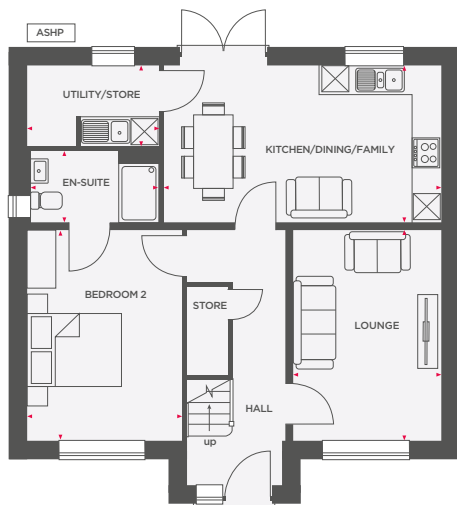
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THE FIRGLADE

3 BEDROOM DETACHED HOME



Lounge	3038 x 4303	10'0" x 14'1"
Kitchen/Dining/Family	5664 x 3220	18'7" x 10'7"
Utility	2708 x 1651	8'11" x 5'5"
Bedroom 2	3174 x 4303	10'4" x 14'1"
En-Suite	2672 x 1463	8'7" x 4'10"

Bedroom 1	3175 x 5583	10'5" x 18'3"
Bedroom 3	3084 x 5583	10'1" x 18'3"
Bathroom	2389 x 1764	7'10" x 5'7"
Total Area	108.8 m²	1171 ft²

ASHP Air Source Heat Pump ☒ Integrated appliance W Wardrobe - - - 2000mm height line



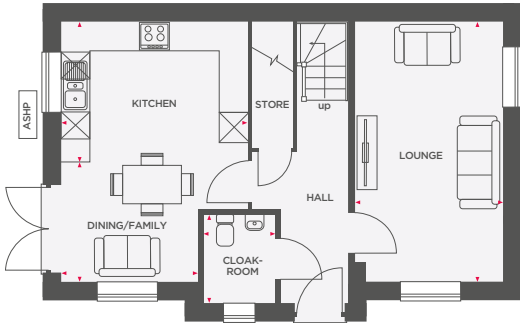
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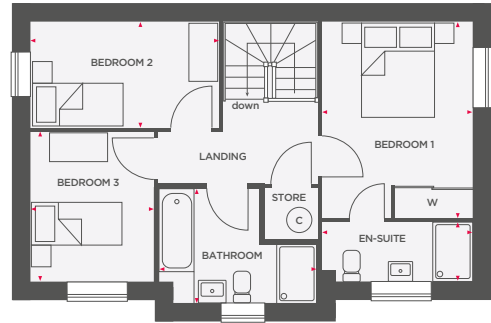


THE MEADOWVALE

3 BEDROOM DETACHED HOME



Kitchen	3840 x 2890	12'7" x 9'6"
Dining/Family	2815 x 2394	9'3" x 7'8"
Lounge	3010 x 5310	9'11" x 17'5"
Cloakroom	1509 x 1818	4'9" x 6'0"



Bedroom 1	3072 x 4010	10'1" x 13'2"
En-Suite	3072 x 1212	10'1" x 4'0"
Bedroom 2	3840 x 2170	12'7" x 7'1"
Bedroom 3	2511 x 3052	8'3" x 10'0"
Bathroom	3252 x 2350	10'6" x 7'7"
Total Area	98.9 m²	1064 ft²

ASHP Air Source Heat Pump Integrated appliance Hot water cylinder Wardrobe



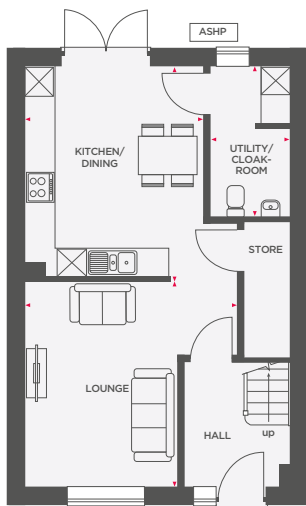
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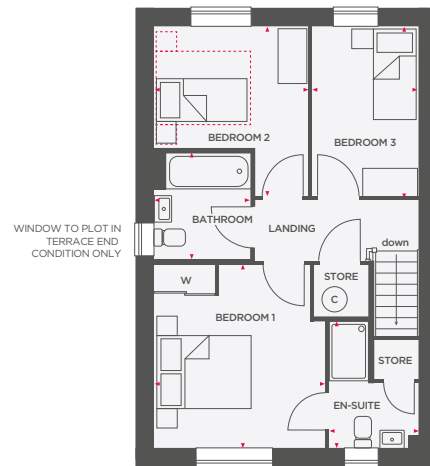


THE PARKLAND

3 BEDROOM SEMI DETACHED/TERRACE HOME



Kitchen/Dining	3641 x 4563	11'11" x 15'0"
Lounge	4330 x 4163	14'2" x 13'8"
Utility/Cloakroom	1615 x 3072	5'4" x 10'1"



Bedroom 1	3492 x 3690	11'5" x 12'11"
En-Suite	1825 x 2552	6'0" x 8'4"
Bedroom 2	3152 x 3468	10'4" x 11'5"
Bedroom 3	2112 x 3468	6'9" x 11'5"
Bathroom	1976 x 2226	6'4" x 7'3"
Total Area	93.3 m²	1004 ft²

ASHP Air Source Heat Pump ☒ Integrated appliance © Hot water cylinder W Wardrobe ☐ Depicts room size suitable for a double bed



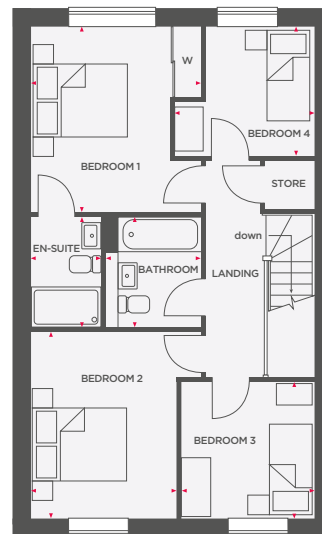
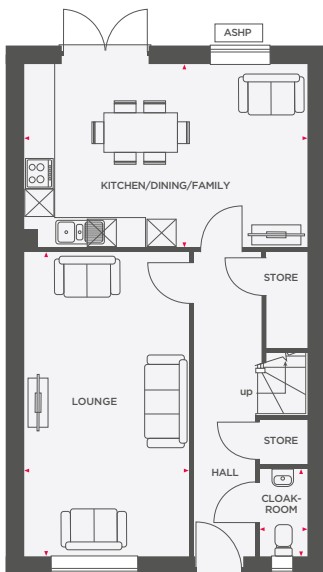
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THE STONELEIGH

4 BEDROOM DETACHED HOME



Lounge	3342 x 6220	11'0" x 20'5"
Kitchen/Dining/Family	5760 x 3730	18'11" x 12'3"
Cloakroom	956 x 1790	3'1" x 5'10"

Bedroom 1	3457 x 3790	11'4" x 12'5"
En-Suite	1408 x 2228	4'6" x 7'3"
Bedroom 2	2954 x 3788	9'9" x 12'4"
Bedroom 3	2719 x 2792	8'11" x 9'2"
Bedroom 4	2909 x 2639	9'5" x 8'8"
Bathroom	1907 x 2228	6'2" x 7'3"

Total Area	115.6 m²	1244 ft²
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ASHP Air Source Heat Pump Integrated appliance W Wardrobe



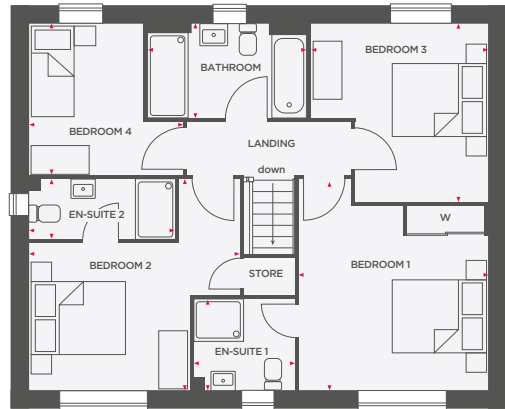
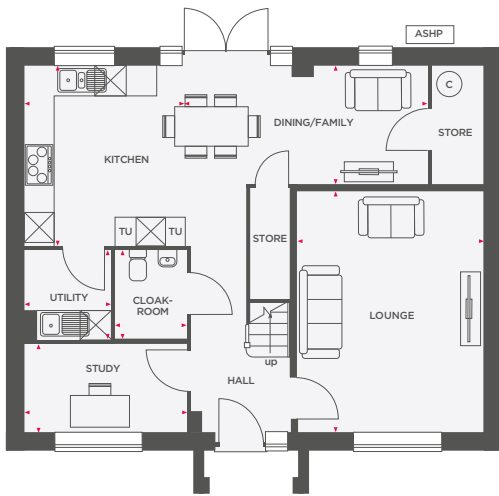
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THE WOODMOUNT

4 BEDROOM DETACHED HOME



Kitchen	3287 x 3642	10'9" x 11'11"
Dining/Family	4948 x 2406	16'3" x 7'11"
Lounge	3800 x 4892	12'6" x 16'1"
Utility	1748 x 1836	5'9" x 6'0"
Study	3322 x 1794	10'11" x 5'11"
Cloakroom	1450 x 1800	4'9" x 5'11"

Bedroom 1	3862 x 4278	12'8" x 14'0"
En-Suite 1	2041 x 1833	6'8" x 6'0"
Bedroom 2	4306 x 4278	14'1" x 14'0"
En-Suite 2	2977 x 1212	9'9" x 4'0"
Bedroom 3	3600 x 4113	11'10" x 13'4"
Bedroom 4	3145 x 3440	10'3" x 11'2"
Bathroom	3228 x 1907	10'7" x 6'3"

Total Area	140.3 m²	1510 ft²
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ASHP Air Source Heat Pump Integrated appliance TU Tall Unit Hot water cylinder W Wardrobe



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