


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*

PINFOLD MANOR DEVELOPMENT PLAN



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(June 2024)

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PINFOLD MANOR SPECIFICATION

BALMORAL | BEAUFORT | CAVENDISH | GAINSBOROUGH | LARCH | RICHMOND

KITCHENS

- Luxury Fitted Kitchen from our Standard Range with Soft Close Mechanisms in a Choice of Finishes**
- Quartz Worktops to Kitchen and Utility with Matching Upstands and Splashback In a Choice of Finishes
- Undermount Stainless Steel Sink & Upgraded Tap to the Kitchen
- Single Bowl Inset Stainless Steel Sink & standard Tap to the Utility
- Stainless Steel AEG Electric Double Oven, AEG Maxisense 5 Cooking Section Induction Hob and Stainless Steel Extractor Hood
- Integrated Zanussi Fridge Freezer
- Integrated Zanussi Dishwasher
- AEG fully Integrated Microwave
- AEG Integrated Wine Fridge
- Chrome Sockets and Switches to Kitchen and Adjoining Open Plan Areas
- Chrome Downlights to Kitchen Area (not to Adjoining Open Plan Areas)
- Under Unit Pelmet Lighting

BATHROOMS

- Roca Gap Sanitaryware in White with White Gloss Vanity Units to Bathrooms and En-suites
- Methven Tasman Brassware
- Methven Aio Cool to Touch Thermostatic Shower with Rain Shower Head and Handset
- Bathroom and En-suites to be Fully Tiled with a Choice of Porcelanosa Wall Tiles
- Heated Towel Rail to Bathroom and En-suites in Grey Sparkle Painted Finish
- Downlights to be Installed to Wet Rooms

BEDROOMS

- Fitted Wardrobes to Master Bedroom-
- Television Aerial Point to Master Bedroom
- Telephone Point to Master Bedroom
- Cat 5 Data Point to Master Bedroom+
- USB Socket to All Bedrooms

HEATING SYSTEM

- Gas Central Heating with High Efficiency Boiler and Panel Radiators
- Honeywell 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 Gloss
- Staircase, including Newel Posts and Spindles, to be Finished in White Gloss
- All Handrails and Newel Caps to be Finished in Oak
- Vertical 5 Panel Oak Veneer Internal Doors with Chrome Effect Door Furniture
- Ultrafast Hard Wired Fibre Broadband*
- Media Plate with Television Aerial Point and CAT 5 Data Point to Lounge+
- Chrome Media Plate to Family Rooms (where applicable)
- White Sockets and Switches Throughout (excluding Kitchen & Adjoining Open Plan Areas)
- Telephone Point to Lounge and Study
- USB Socket to Lounge, Kitchen and Study
- Hard Wired Smoke Detectors with Battery Backup
- Risco Smart Wireless Alarm System^

EXTERNAL FEATURES

- Black PVCu Windows, Rear/Side/French Doors (white Internally)
- Black PVCu Fascias and Soffits
- Black Rainwater Goods
- Black Composite Front Door
- Black Glazed Garage Doors to all Integral and Detached Garages
- Roof Integrated Solar Photovoltaic Panels
- External Lights to Front and Rear
- Power and Lighting to all Garages
- 32 AMP / 7.3kW Car Charging Point
- External Tap to Rear
- 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

AEG

ZANUSSI

Roca

METHVEN
SINCE 1886

PORCELANOSA

Honeywell
THE POWER OF CONNECTED

** Upgraded Kitchen Choices available - Excluding mirrors *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 that you need in your property to get the benefits. +allowing your smart TV or Console direct connectivity to Ultrafast Broadband. ^Smart Features subject to subscription

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PINFOLD MANOR SPECIFICATION

EGERTON | ETON | HAVERSHAM | NELSON | NEWTON | OXFORD | PRIESTLEY
SHAKESPEARE | WINCHESTER | WORDSWORTH | WREN

KITCHENS

- Luxury Fitted Kitchen 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
- Stainless Steel AEG Electric Double Oven, AEG 5 Ring Gas Hob with Silver Glass Splashback and Extractor Hood
- Integrated Zanussi Fridge Freezer
- Integrated Zanussi Dishwasher
- 1 1/2 Bowl Inset Stainless Steel Sink & Tap to the Kitchen
- Single Bowl Inset Stainless Steel Sink & Tap to the Utility (where applicable)
- Chrome Sockets and Switches to Kitchen and Adjoining Open Plan Areas
- Chrome Downlights to Kitchen Area (not to Adjoining Open Plan Areas)
- Under Unit Pelmet Lighting

BATHROOMS

- Roca Gap Sanitaryware in White
- Methven Tasman Brassware
- Methven Kiri Cool to Touch Thermostatic Shower with Aio Handset
- Bathroom and En-suites to be Half Tiled with a Choice of Porcelanosa Wall Tiles
- Shower Enclosures to be Fully Tiled with a Choice of Porcelanosa Wall Tiles
- Shower and Screen to be Fitted over the Bath with Additional Tiling (Nelson and Wren only)
- Chrome Heated Towel Rail to Bathroom and En-suites

BEDROOMS

- Television Aerial Point to Master Bedroom
- Telephone Point to Master Bedroom
- Cat 5 Data Point to Master Bedroom+
- USB Socket to All Bedrooms

HEATING SYSTEM

- Gas Central Heating with High Efficiency Boiler and Panel Radiators
- Honeywell 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 Gloss
- Staircase, including Newel Posts and Spindles, to be Finished in White Gloss
- All Handrails and Newel Caps to be Finished in Oak
- Vertical 5 Panel Internal Doors to be Finished in White Gloss with Chrome Effect Door Furniture
- Ultrafast Hard Wired Fibre Broadband*
- Media Plate with Television Aerial Point and CAT 5 Data Point to Lounge+
- Chrome Media Plate to Family Rooms (where applicable)
- White Sockets and Switches Throughout (excluding Kitchen & Adjoining Open Plan Areas)
- Telephone Point to Lounge and Study
- USB Socket to Lounge, Kitchen and Study
- Hard Wired Smoke Detectors with Battery Backup
- Risco Smart Wireless Alarm System^

EXTERNAL FEATURES

- Black PVCu Windows, Rear/Side/French Doors (white Internally)
- Black PVCu Fascias and Soffits
- Black Rainwater Goods
- Black Composite Front Door
- Black Glazed Garage Doors to all Integral and Detached Garages
- Roof Integrated Solar Photovoltaic Panels
- External Lights to Front and Rear
- Power and Lighting to all Garages
- 32 AMP / 7.3kW Car Charging Point
- External Tap to Rear
- 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 Kitchen 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 that you need in your property to get the benefits. +allowing your smart TV or Console direct connectivity to Ultrafast Broadband. ^Smart Features subject to subscription

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PINFOLD MANOR SPECIFICATION

BAIRD | BELL | CLAYDON

KITCHENS

- Luxury Fitted Kitchen 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
- Stainless Steel Zanussi Electric Single Oven, Zanussi 4 Ring Gas Hob with Silver Glass Splashback and Extractor Hood
- 1 1/2 Bowl Inset Stainless Steel Sink & Tap to the Kitchen
- Chrome Sockets and Switches to Kitchen and Adjoining Open Plan Areas

BATHROOMS

- Roca Debba Sanitaryware in White
- Methven Insignia Brassware
- Methven Kiri Cool to Touch Thermostatic Shower with Satinjet Handset
- Bathroom and En-suites to be Half Tiled with a Choice of Porcelanosa Wall Tiles
- Shower Enclosures to be Fully Fitted with a Choice of Porcelanosa Wall Tiles
- Shower and Screen to be Fitted over the Bath with Additional Tiling

BEDROOMS

- Television Aerial Point to Master Bedroom
- Telephone Point to Master Bedroom
- Cat 5 Data Point to Master Bedroom+
- USB Socket to All Bedrooms

HEATING SYSTEM

- Gas Central Heating with High Efficiency Boiler and Panel Radiators
- Honeywell Digital 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 Gloss
- Staircase, including Newel Posts, Caps, Handrails, Spindles to be Finished in White Gloss
- Vertical 5 Panel Internal Doors to be Finished in White Gloss with Chrome Effect Door Furniture
- Ultrafast Hard Wired Fibre Broadband*
- White Sockets and Switches Throughout (excluding Kitchen & Adjoining Open Plan Areas)
- Cat 5 Data Point to Lounge+
- Television Aerial Point to Lounge
- Telephone Point to Lounge
- USB Socket to Lounge and Kitchen
- Hard Wired Smoke Detectors with Battery Backup

EXTERNAL FEATURES

- Black PVCu Windows, Rear/Side/French Doors (white internally)
- Black PVCu Fascias and Soffits
- Black Rainwater Goods
- Black Composite Front Door
- Roof Integrated Solar Photovoltaic Panels
- External Lights to Front and Rear
- 32 AMP / 7.3kW Car Charging Point
- External Tap to Rear
- Gardens Landscaped to Front
- Gardens to Rear Rotavated
- 1.8m Close Boarded Divisional Fencing to Rear Garden

WARRANTIES

- 10 Year NHBC Buildmark Warranty
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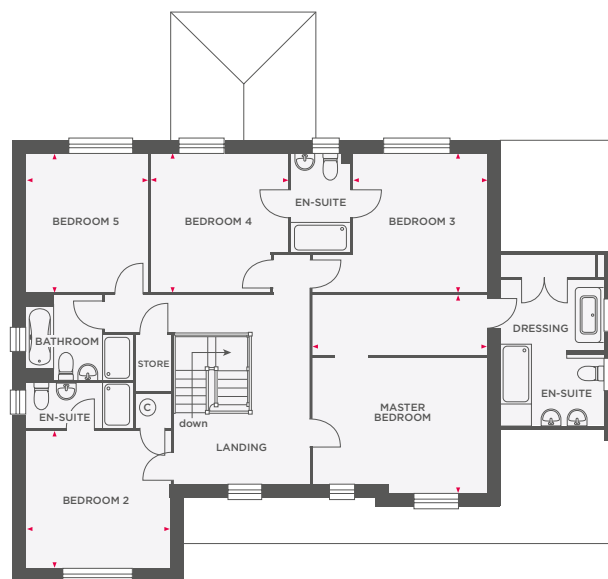


THE BALMORAL

5 BEDROOM DETACHED HOME WITH DOUBLE GARAGE



| | | |
|-------------------|--------------------|----------------------|
| Lounge | 6773 x 4522 (max) | 22'2" x 14'10" (max) |
| Kitchen/Breakfast | 11575 x 4760 (max) | 37'11" x 15'7" (max) |
| Family | 3487 x 3172 | 11'5" x 10'5" |
| Dining Room | 4300 x 3848 | 14'1" x 12'7" |
| Study | 3788 x 2233 (max) | 12'5" x 7'3" (max) |



| | | |
|----------------|-------------------|---------------------|
| Master Bedroom | 5316 (max) x 4673 | 17'5" (max) x 15'4" |
| Bedroom 2 | 3848 x 3686 | 12'7" x 12'1" |
| Bedroom 3 | 3735 x 3564 | 12'3" x 11'8" |
| Bedroom 4 | 3735 x 3720 (max) | 12'3" x 12'2" |
| Bedroom 5 | 3735 x 3275 | 12'3" x 10'9" |



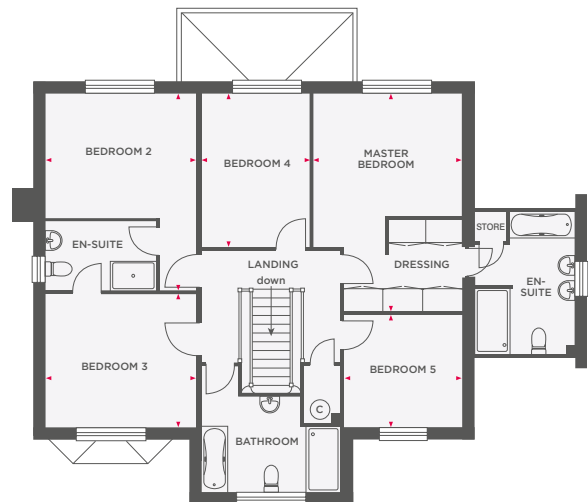
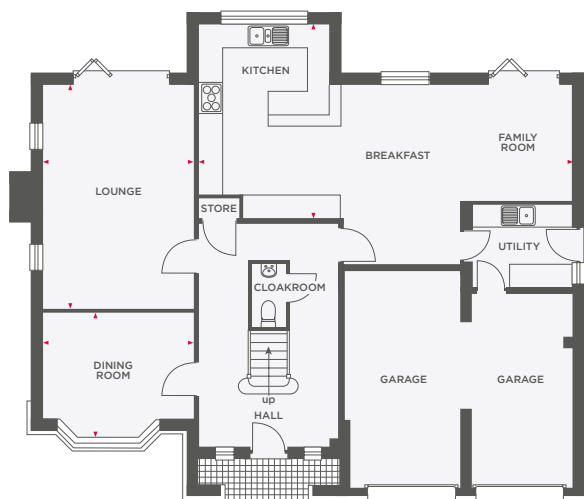
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THE BEAUFORT

5 BEDROOM DETACHED HOME WITH INTEGRAL DOUBLE GARAGE



| | | |
|---------------------|-------------------|---------------------|
| Lounge | 3900 x 5826 | 12'9" x 19'1" |
| Kitchen/Family Room | 9690 x 4986 (max) | 31'9" x 16'4" (max) |
| Dining Room | 3900 x 3275 (max) | 12'9" x 10'8" (max) |
| Utility | 2575 x 2164 | 8'5" x 7'1" |

| | | |
|----------------|-------------------|----------------------|
| Master Bedroom | 5678 x 3866 (max) | 18'7" x 12'8" (max) |
| Bedroom 2 | 5131 x 3898 (max) | 16'10" x 12'9" (max) |
| Bedroom 3 | 3457 x 3898 (max) | 11'4" x 12'9" (max) |
| Bedroom 4 | 3941 x 2792 | 12'11" x 9'2" |
| Bedroom 5 | 3061 x 2910 | 10'0" x 9'6" |



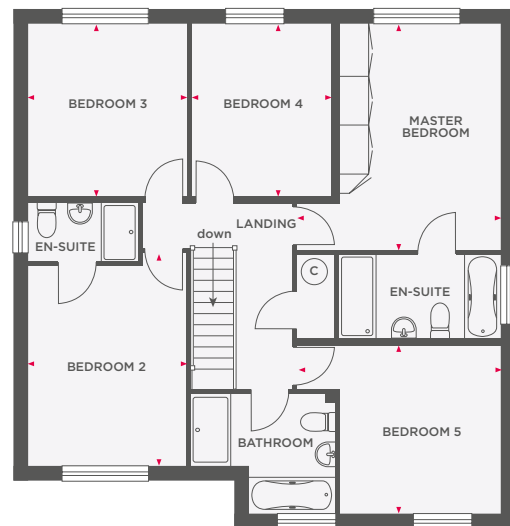
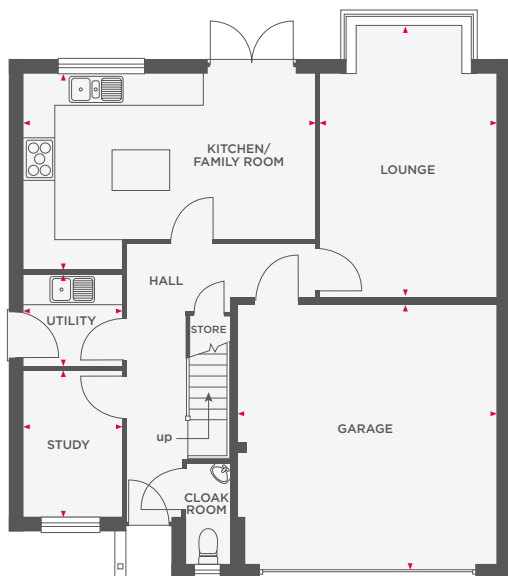
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THE CAVENDISH

5 BEDROOM DETACHED HOME WITH INTEGRAL DOUBLE GARAGE



| | | |
|---------------------|-------------------|----------------------|
| Lounge | 5560 x 3657 | 18'2" x 12'0" |
| Kitchen/Family Room | 5814 x 3954 (max) | 19'0" x 12'11" (max) |
| Utility | 1995 x 1861 | 6'6" x 6'1" |
| Study | 1927 x 2976 | 6'3" x 9'9" |
| Garage | 5225 x 5275 | 17'1" x 17'3" |

| | | |
|----------------|-------------------|---------------------|
| Master Bedroom | 3996 x 4614 (max) | 13'1" x 15'1" (max) |
| Bedroom 2 | 4343 x 3208 | 14'3" x 10'6" |
| Bedroom 3 | 3516 x 3238 | 11'6" x 10'7" |
| Bedroom 4 | 3516 x 2843 | 11'6" x 9'3" |
| Bedroom 5 | 3996 x 3429 (max) | 13'1" x 11'3" (max) |



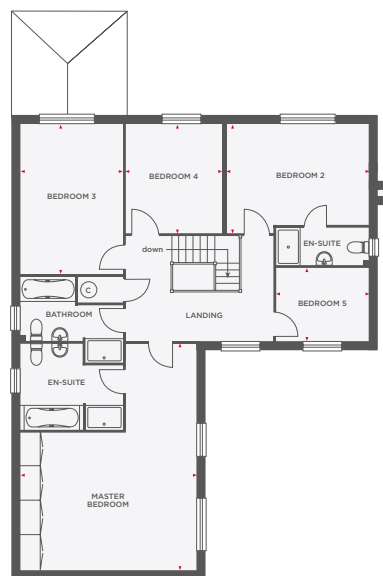
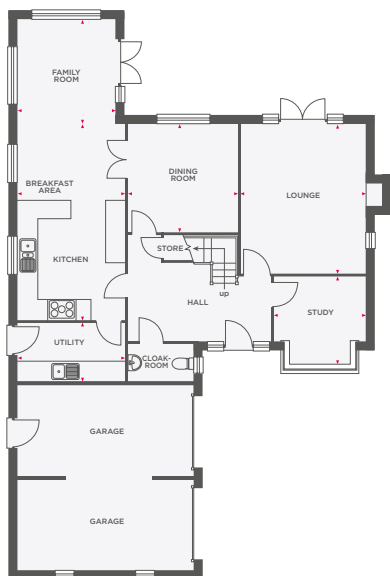
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THE GAINSBOROUGH

5 BEDROOM DETACHED HOME WITH INTEGRAL DOUBLE GARAGE



| | | |
|------------------------|-------------------|-------------------|
| Lounge | 4950 x 3975 | 16'2" x 13'0" |
| Kitchen/Breakfast Area | 6323 x 3346 | 20'9" x 10'11" |
| Family Room | 3019 x 3265 | 9'10" x 10'8" |
| Dining Room | 3499 x 3358 | 11'5" x 11'0" |
| Study | 2863 x 2480 (max) | 9'4" x 8'1" (max) |
| Utility | 3346 x 1630 | 10'11" x 5'4" |

| | | |
|----------------|-------------------|-----------------------|
| Master Bedroom | 7273 x 5465 (max) | 23'10" x 17'11" (max) |
| Bedroom 2 | 4632 x 3545 (max) | 15'2" x 11'7" (max) |
| Bedroom 3 | 4686 x 3232 | 15'4" x 10'7" |
| Bedroom 4 | 3545 x 2926 | 11'7" x 9'7" |
| Bedroom 5 | 2923 x 2158 | 9'7" x 7'0" |



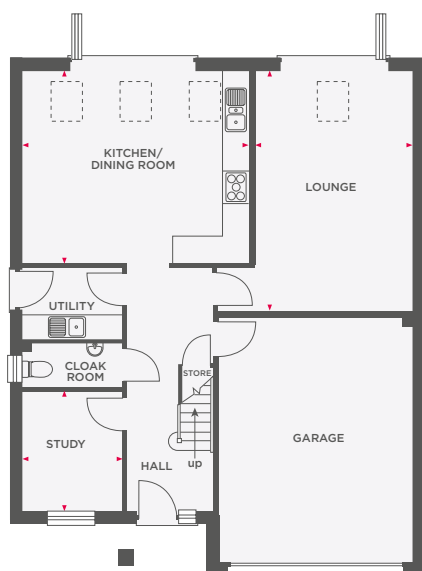
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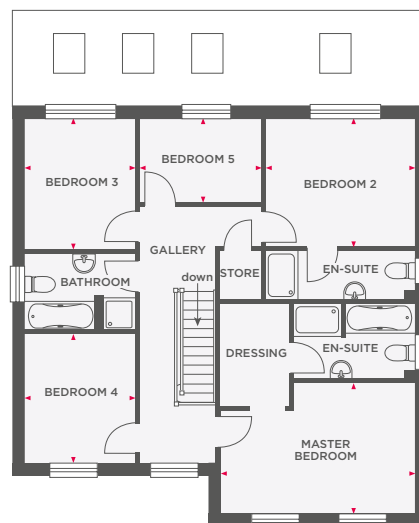


THE LARCH

5 BEDROOM DETACHED HOME WITH DOUBLE GARAGE



| | | |
|---------------------|-------------|---------------|
| Lounge | 3856 x 5894 | 12'7" x 19'4" |
| Kitchen/Dining Room | 5579 x 4716 | 18'3" x 15'5" |
| Study | 2457 x 2948 | 8'0" x 9'8" |



| | | |
|----------------|-------------|---------------|
| Master Bedroom | 4748 x 3207 | 15'6" x 10'6" |
| Bedroom 2 | 3669 x 3152 | 12'0" x 10'4" |
| Bedroom 3 | 2713 x 3225 | 8'10" x 10'6" |
| Bedroom 4 | 2719 x 3184 | 8'11" x 10'5" |
| Bedroom 5 | 3004 x 2069 | 9'10" x 6'9" |



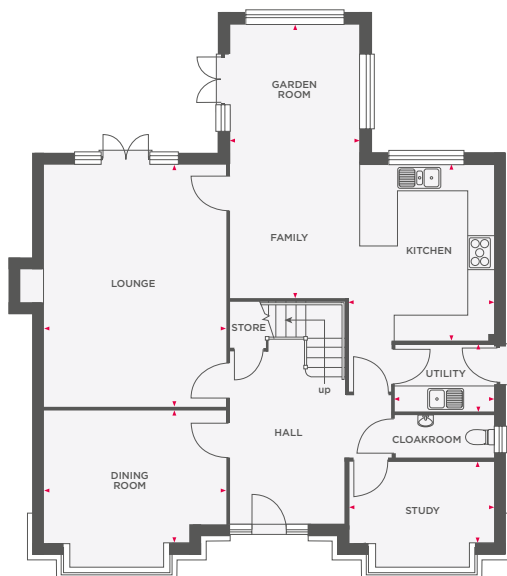
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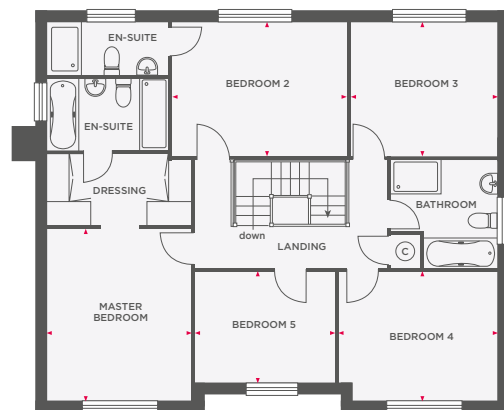


THE RICHMOND

5 BEDROOM DETACHED HOME WITH DETACHED DOUBLE GARAGE



| | | |
|--------------------|-------------|----------------|
| Lounge | 4238 x 5700 | 13'10" x 18'8" |
| Dining Room | 3105 x 4238 | 10'2" x 13'10" |
| Family/Garden Room | 3047 x 6451 | 9'11" x 21'2" |
| Kitchen | 3385 x 4095 | 11'1" x 13'5" |
| Utility | 1606 x 2272 | 5'3" x 7'5" |
| Study | 2674 x 3385 | 8'9" x 11'11" |



| | | |
|----------------|-------------|---------------|
| Master Bedroom | 3278 x 4075 | 10'9" x 13'4" |
| Bedroom 2 | 3108 x 4024 | 10'2" x 13'2" |
| Bedroom 3 | 3108 x 3508 | 10'2" x 11'6" |
| Bedroom 4 | 3038 x 3516 | 9'11" x 11'6" |
| Bedroom 5 | 2590 x 3605 | 8'5" x 11'10" |



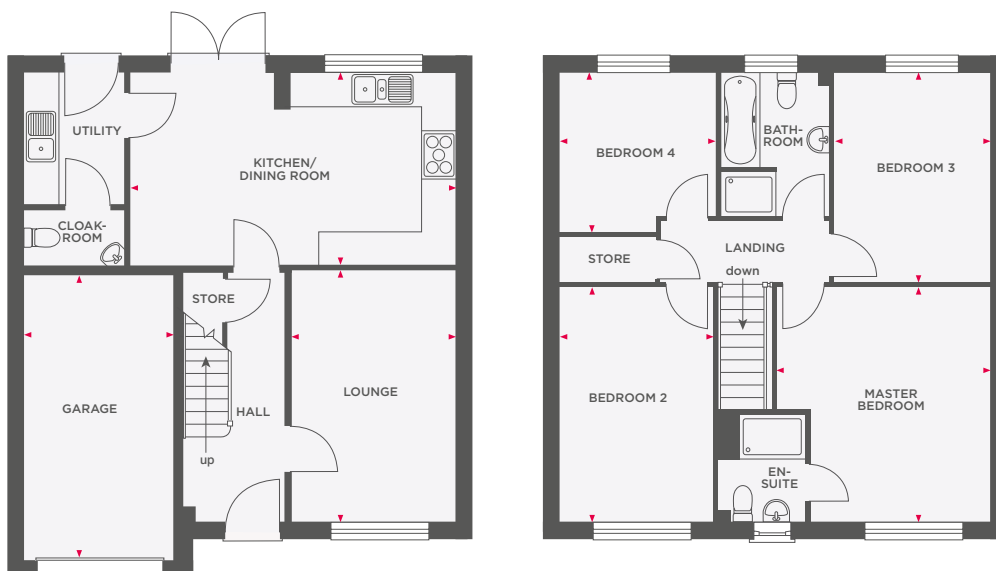
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THE EGERTON

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



| | | |
|---------------------|-------------|----------------|
| Lounge | 3005 x 4528 | 9'10" x 14'10" |
| Kitchen/Dining Room | 5896 x 3473 | 19'4" x 11'4" |
| Garage | 2700 x 5150 | 8'10" x 16'10" |

| | | |
|----------------|-------------|----------------|
| Master Bedroom | 3849 x 4235 | 12'7" x 13'10" |
| Bedroom 2 | 2752 x 4235 | 9'0" x 13'10" |
| Bedroom 3 | 2809 x 3782 | 9'2" x 12'5" |
| Bedroom 4 | 2802 x 2901 | 9'2" x 9'6" |



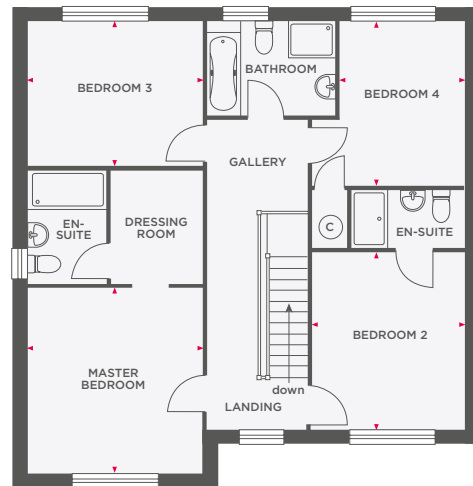
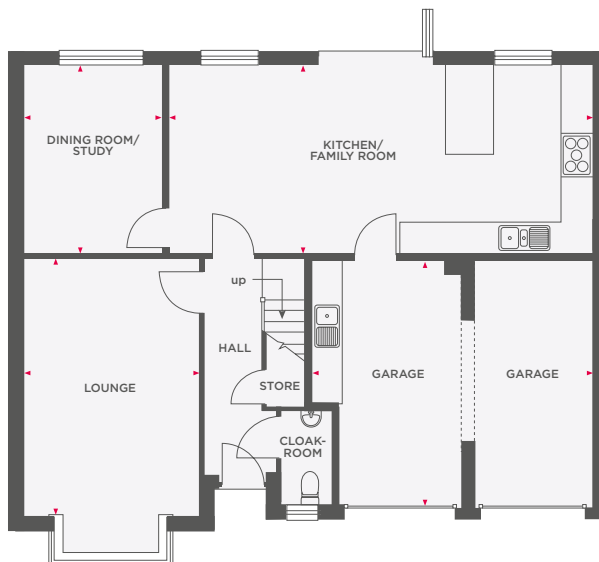
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Wain
HOMES



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" |



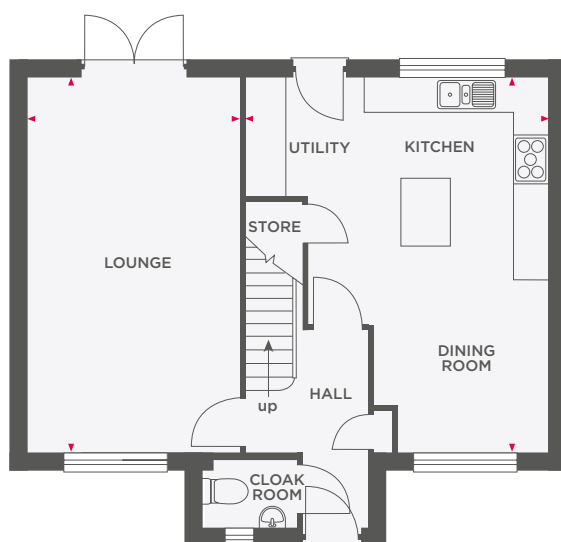
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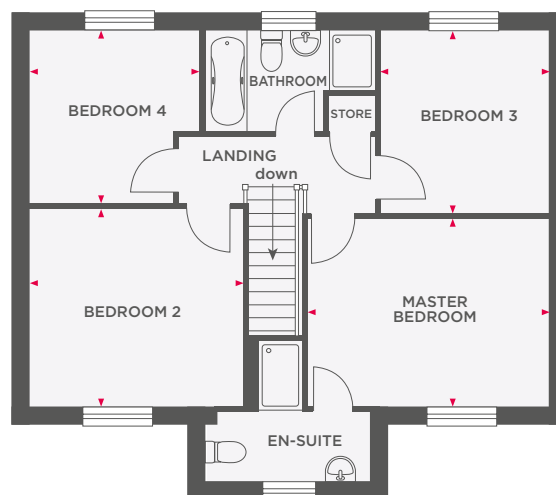


THE HAVERSHAM

4 BEDROOM DETACHED HOME WITH GARAGE



| | | |
|---------------------------------|-------------|---------------|
| Lounge | 3605 x 6423 | 11'9" x 21'0" |
| Kitchen/Utility/ Dining Room | 5256 x 6423 | 17'2" x 21'0" |



| | | |
|----------------|-------------|---------------|
| 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" |



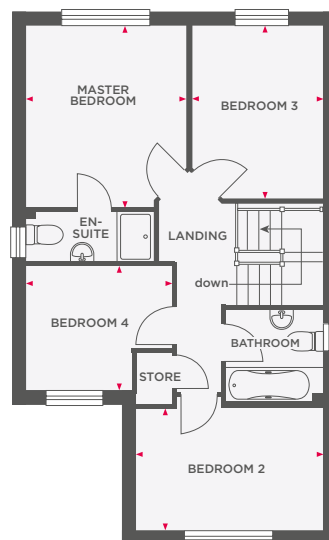
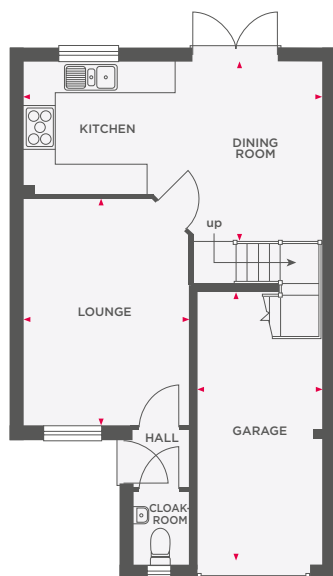
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Wain
HOMES



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 | 2475 x 5600 (max) | 8'11" 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) |



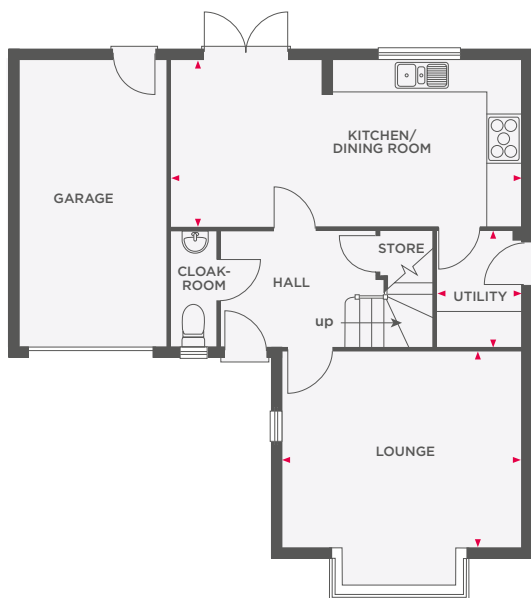
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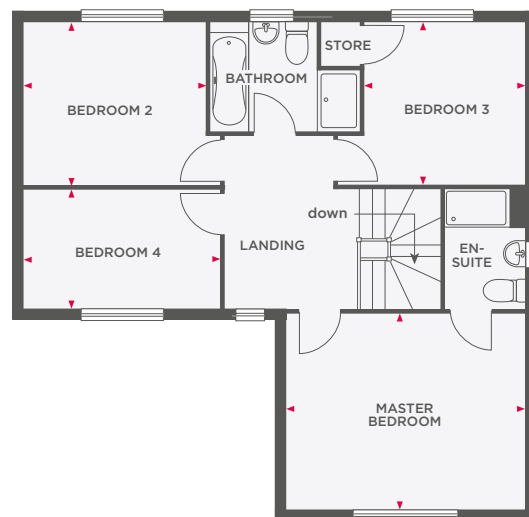


THE NEWTON

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" |



| | | |
|----------------|-------------|----------------|
| Master Bedroom | 4285 x 3619 | 14'0" x 11'10" |
| Bedroom 2 | 3215 x 2955 | 10'6" x 9'8" |
| Bedroom 3 | 3005 x 2989 | 9'10" x 9'9" |
| Bedroom 4 | 3710 x 2138 | 12'2" x 7'0" |



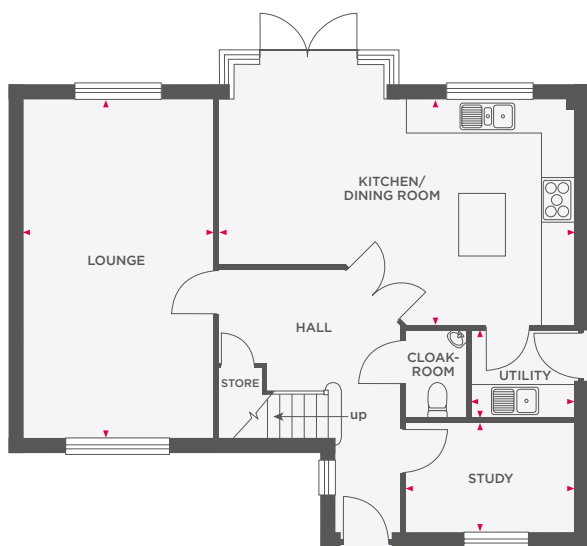
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Wain
HOMES

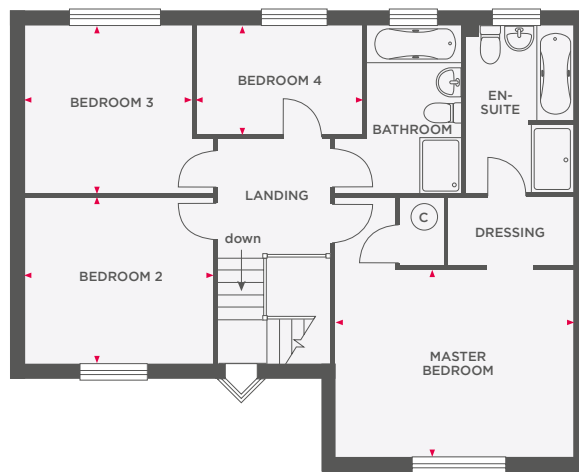


THE OXFORD

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" |



| | | |
|----------------|-------------|----------------|
| 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" |



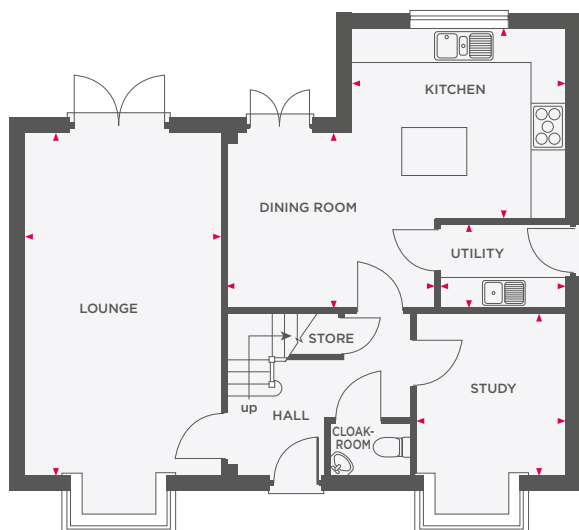
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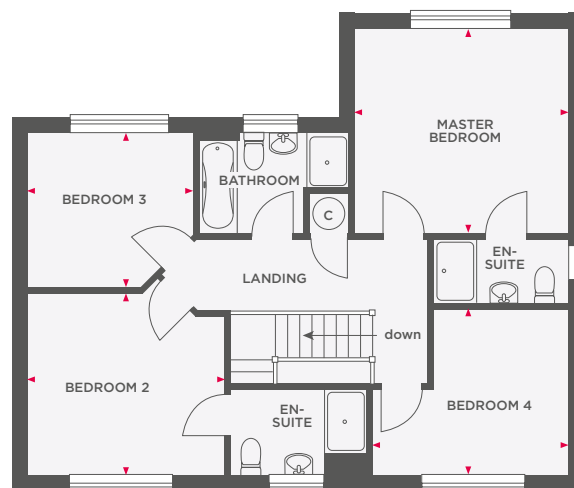


THE PRIESTLEY

4 BEDROOM DETACHED HOME WITH DETACHED DOUBLE GARAGE



| | | |
|-------------|-------------|----------------|
| Lounge | 3500 x 6310 | 11'5" x 20'8" |
| Kitchen | 3835 x 3307 | 12'6" x 10'10" |
| Dining Room | 3898 x 3263 | 12'9" x 10'8" |
| Utility | 2270 x 1676 | 7'5" x 5'5" |
| Study | 2628 x 2898 | 8'7" x 9'6" |



| | | |
|----------------|-------------------|----------------------|
| Master Bedroom | 3835 x 3698 | 12'6" x 12'1" |
| Bedroom 2 | 3321 x 3557 (max) | 10'10" x 11'8" (max) |
| Bedroom 3 | 3079 x 2896 (max) | 10'1" x 9'6" (max) |
| Bedroom 4 | 3541 x 3027 (max) | 11'7" x 9'11" (max) |



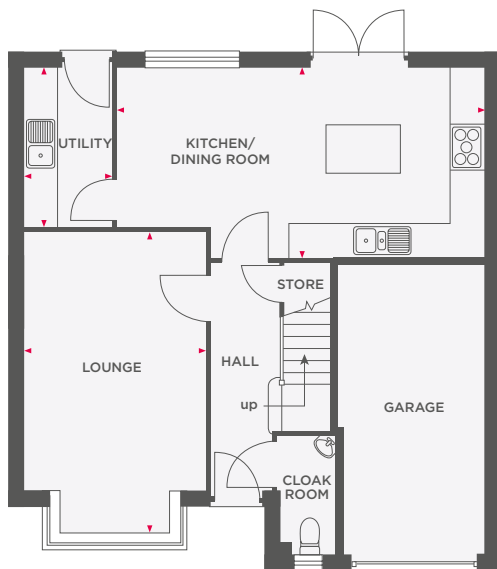
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HOMES

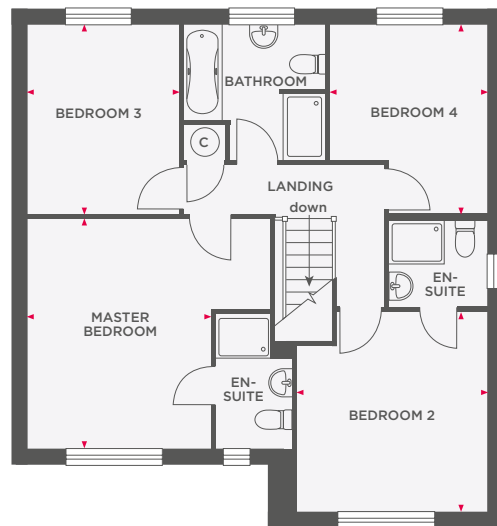


THE SHAKESPEARE

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" |



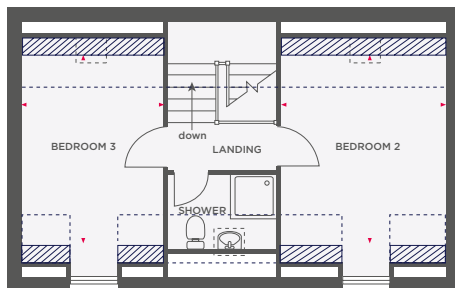
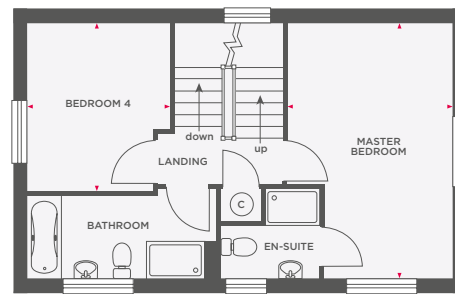
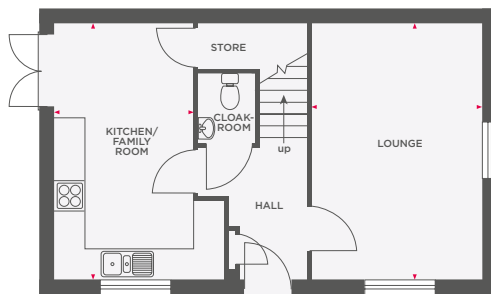
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Wain
HOMES



THE WINCHESTER

4 BEDROOM DETACHED HOME WITH GARAGE



Limited Use Area

Reduced head height below 1.5m

Lounge 3390 x 5070 11'1" x 16'7"

Kitchen/Family Room 2800 x 5070 9'2" x 16'7"

Master Bedroom 3450 x 5070 11'3" x 16'7"

Bedroom 4 2800 x 3285 9'2" x 10'9"

Bedroom 2 3450 x 3971 11'3" x 13'0"

Bedroom 3 2800 x 3971 9'2" x 13'0"



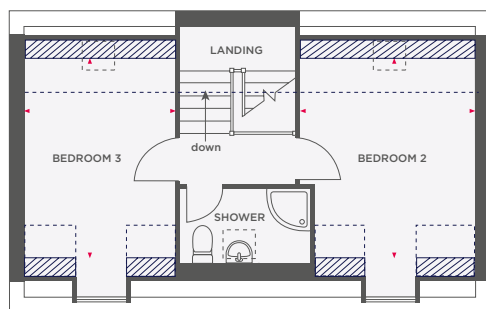
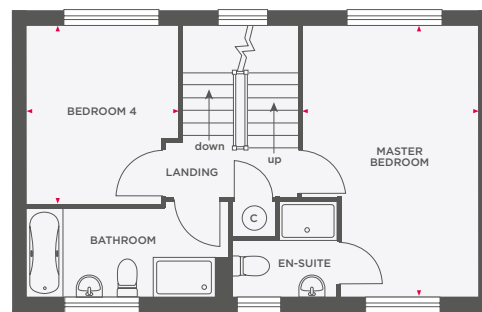
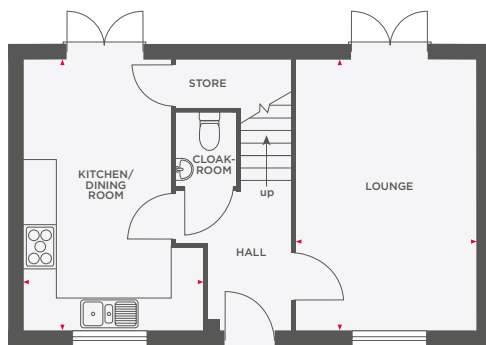
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Wain
HOMES



THE WORDSWORTH

4 BEDROOM DETACHED HOME WITH GARAGE



Limited Use Area

Reduced head height below 1.5m

| | | |
|---------------------|-------------|---------------|
| Lounge | 3390 x 5070 | 11'1" x 16'7" |
| Kitchen/Dining Room | 2800 x 5070 | 9'2" x 16'7" |
| Master Bedroom | 3450 x 5070 | 11'3" x 16'7" |
| Bedroom 4 | 2800 x 3285 | 9'2" x 10'9" |
| Bedroom 2 | 3450 x 3971 | 11'3" x 13'0" |
| Bedroom 3 | 2800 x 3971 | 9'2" x 13'0" |



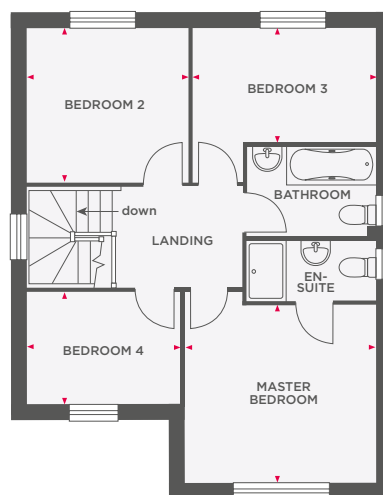
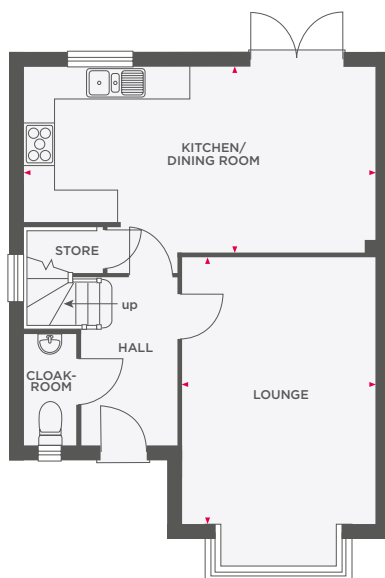
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Wain
HOMES



THE WREN

4 BEDROOM DETACHED HOME WITH GARAGE



| | | |
|---------------------|-------------------|---------------------|
| Lounge | 3610 x 4844 | 11'10" x 15'10" |
| Kitchen/Dining Room | 6635 x 3450 (max) | 21'5" 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" |



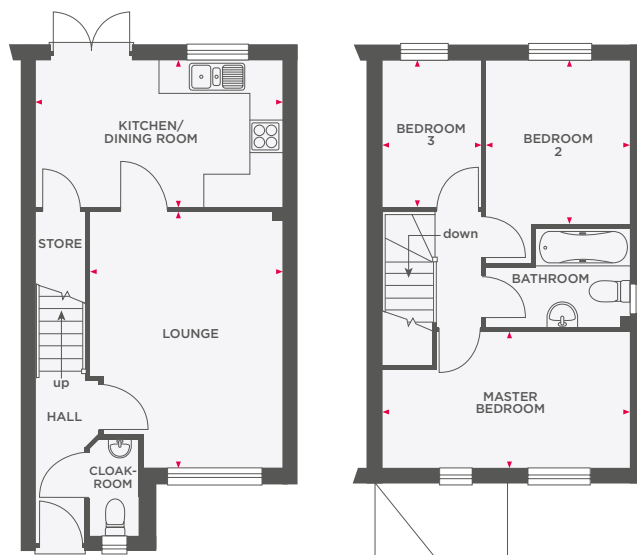
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THE BAIRD

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" |



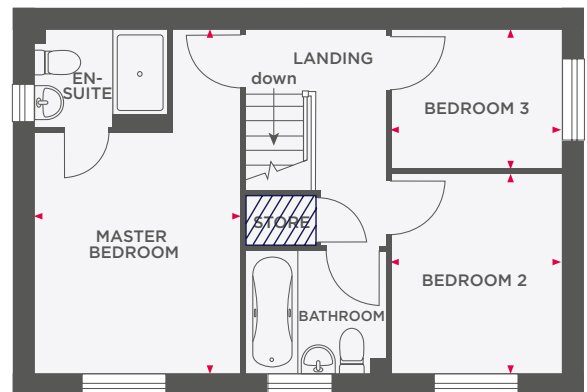
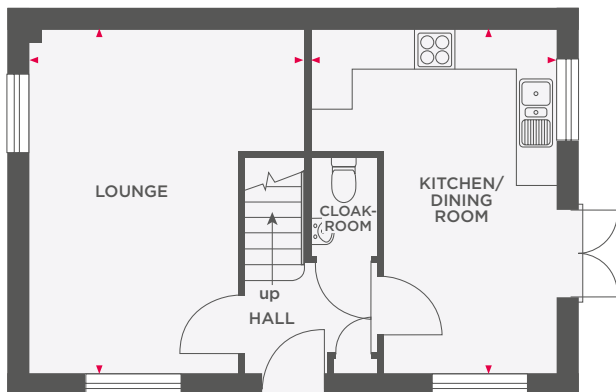
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THE CLAYDON

3 BEDROOM HOME WITH PARKING



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" |



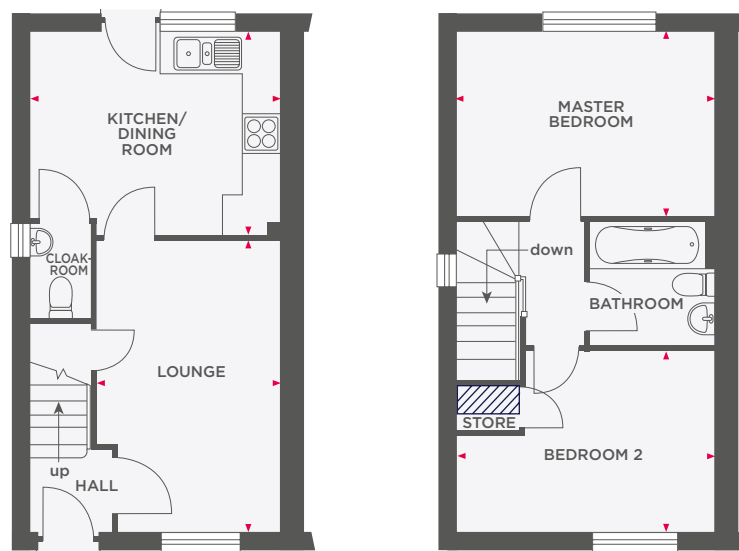
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Wain
HOMES



THE BELL

2 BEDROOM HOME WITH PARKING



Limited Use Area



Reduced head height below 1.5m

| | | |
|---------------------|-------------------|--------------------|
| 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) |



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. (September 2023)

Wain
HOMES