

*Wain*  
HOMES

A man with a beard, wearing a pink long-sleeved sweater and a yellow and brown patterned apron, is shown from the chest up, kneading dough on a wooden surface. Flour is falling through the air around him, creating a soft, ethereal atmosphere. In the foreground, there is a wooden rolling pin, several red tomatoes, and some green herbs. 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*



# WATERSIDE MEADOWS SPECIFICATION

HAVERSHAM | OXFORD | NEWTON

## 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<sup>^</sup>
- 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<sup>^</sup>

## 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. <sup>^</sup>Unless stipulated otherwise on the working drawings.



Wain Homes abides by the New Homes Quality Code, an independent industry code introduced to champion quality new homes and better consumer outcomes. Wain Homes Policy is continuous product and specification development. Images shown are for illustrative purposes only and may include optional upgrades at an additional cost. 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. Specification choices are subject to build stage. Please speak to a Sales Executive on the development you are interested in to obtain further details of the specification of any particular plot and the options available to you. You should take appropriate steps to verify any information upon which you wish to rely. 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)



# WATERSIDE MEADOWS SPECIFICATION

NELSON | SHACKLETON

## 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<sup>^</sup>
- 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<sup>^</sup>

## WARRANTIES

- 10 Year NHBC Buildmark Warranty
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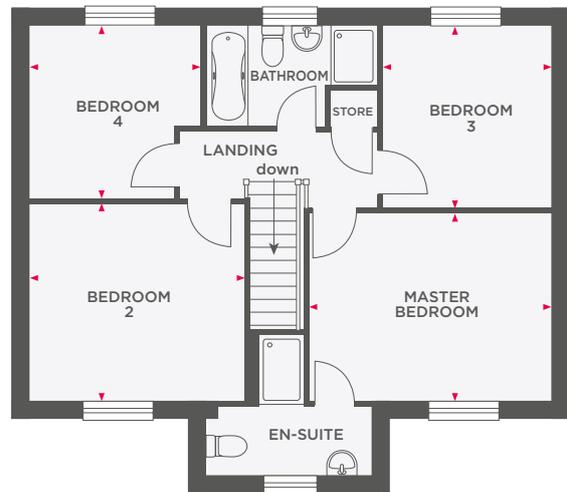
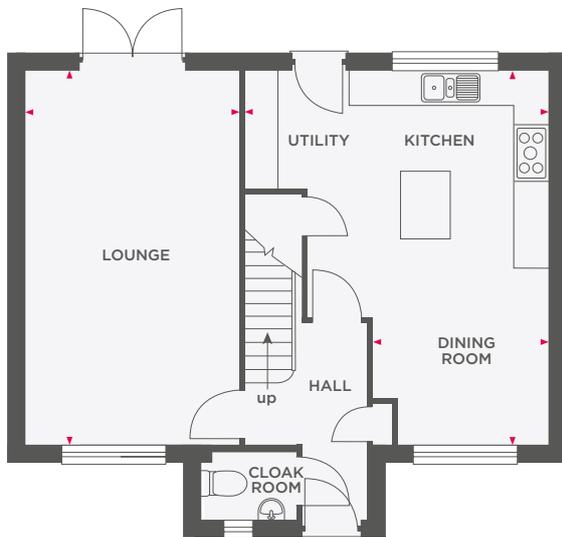
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# THE HAVERSHAM

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"
<b>Total Area</b>	<b>123 m<sup>2</sup></b>	<b>1324 ft<sup>2</sup></b>



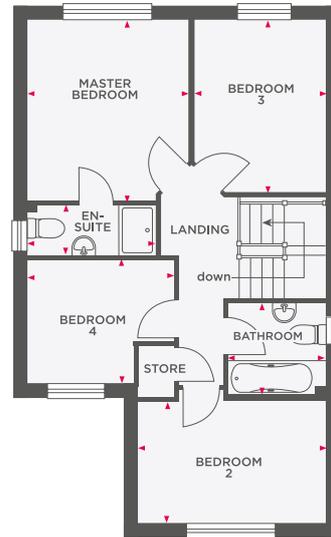
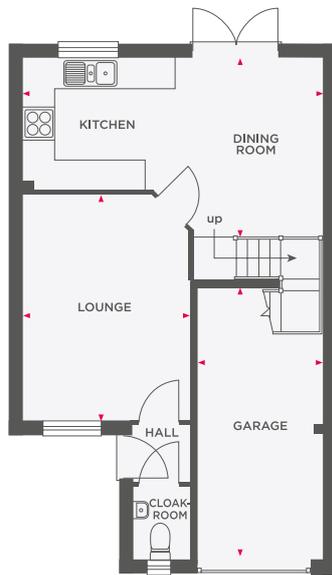
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# THE NELSON

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)
<b>Total Area</b>	<b>111.6 m<sup>2</sup></b>	<b>1200 ft<sup>2</sup></b>



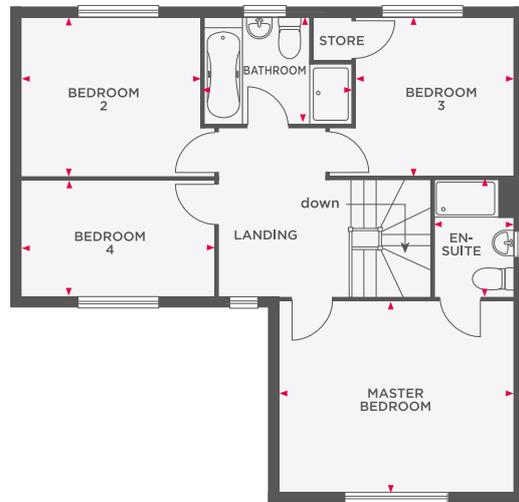
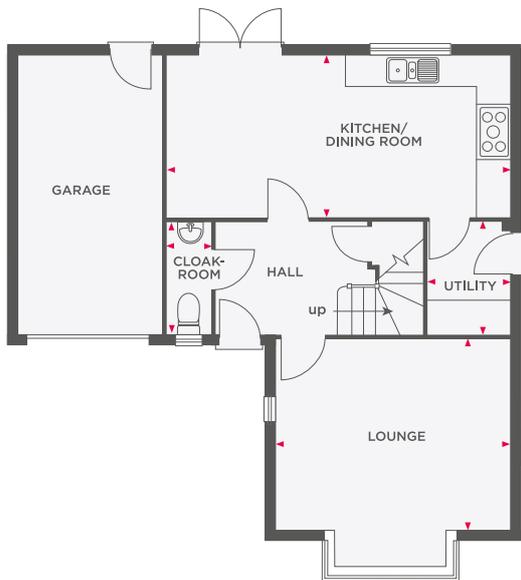
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# THE NEWTON

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)
<b>Total Area</b>	<b>131.7 m<sup>2</sup></b>	<b>1418 ft<sup>2</sup></b>



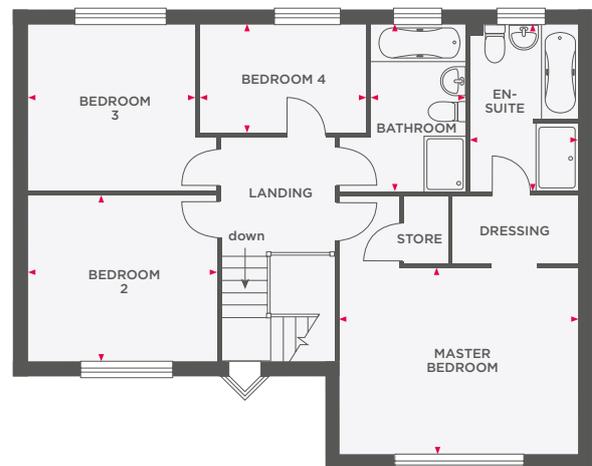
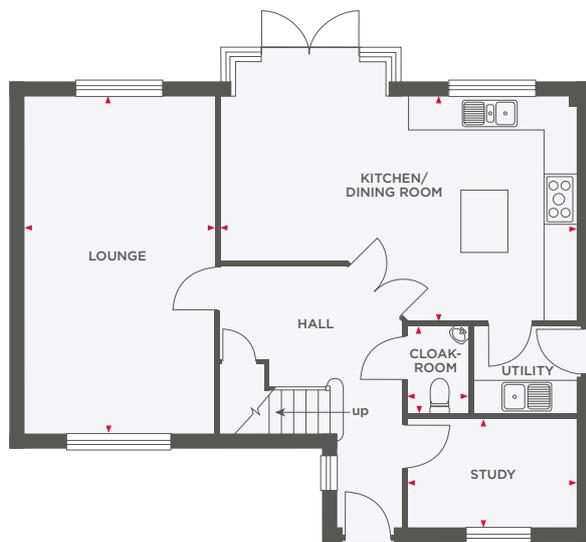
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# THE OXFORD

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"
<b>Total Area</b>	<b>138.2 m<sup>2</sup></b>	<b>1487 ft<sup>2</sup></b>



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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)
<b>Total Area</b>	<b>119.37 m<sup>2</sup></b>	<b>1285 ft<sup>2</sup></b>



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