


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*

KINGSLEY MANOR DEVELOPMENT PLAN



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KINGSLEY MANOR SPECIFICATION

CANDLEBERRY | ELM | FOXGLOVE | HAZEL | HORNBEAM | WILLOW | WITCHAZEL

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 the Utility
- AEG Stainless Steel Double Oven
- AEG Stainless Steel 5 Ring Gas Hob with Silver Glass Splashback and Extractor Hood
- Electrolux Integrated Fridge Freezer
- Electrolux Integrated Dishwasher
- Electrolux Integrated Washing Machine

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 throughout with a Choice from our Porcelanosa Standard Range*
- Shower Enclosures to be Fully Tiled with a Choice from our Porcelanosa Standard Range*
- Half Height Tiling to all Sanitaryware Walls 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 Thermostat

OTHER INTERNAL FEATURES

- Amtico First LVT Flooring to Kitchen/Diner/Utility, Bathrooms, En-Suites and Cloakrooms in a choice of finishes*
- Regal Carpets to all other areas in a choice of finishes*
- All Ceilings to be Skim Finished and Painted White
- All Walls to be Skim Finished and 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
- Fitted Wardrobes to Bedroom 1 -
- 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

- White PVCu Windows and Rear/Side/French Doors
- White PVCu Fascias and Soffits
- Black Rainwater Goods
- Pebble Composite Front Door
- External Lights to Front
- 7.4kW Car Charging Point
- Power and Lighting to all Garages
- White Garage Doors
- 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 and sliding doors. ^Unless stipulated otherwise on the working drawings.

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KINGSLEY MANOR SPECIFICATION

ACACIA | CANDLEWOOD | CYPRESS | HAWTHORN | LAUREL | WALNUT

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*
- 1 ½ Bowl Inset Stainless Steel Sink and Tap to the Kitchen
- AEG Stainless Steel Single Oven
- AEG Stainless Steel 5 Ring Gas Hob with Silver Glass Splashback and Stainless Steel Extractor Hood
- Electrolux Integrated Fridge Freezer
- Electrolux Integrated Dishwasher
- Electrolux Integrated Washing Machine

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 throughout with a Choice from our Porcelanosa Standard Range*
- En-Suites to be Half Tiled throughout with a Choice from our Porcelanosa Standard Range*
- Shower Screen and Half Height Tiling around the Bath with a Choice from our Porcelanosa Standard Range* if no En-Suite
- Shower Enclosures in En-Suites to be Fully Tiled with a Choice from our Porcelanosa Standard Range*
- Half Height Tiling to all Sanitaryware Walls 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

- Amtico First LVT Flooring to Kitchen/Diner/Utility, Bathrooms, En-Suites and Cloakrooms in a choice of finishes*
- Regal Carpets to all other areas in a choice of finishes*
- All Ceilings to be Skim Finished and Painted White
- All Walls to be Skim Finished and 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
- Fitted Wardrobes to Bedroom 1 -
- 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

- 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 Turfed to Rear
- 1.8m Close Boarded Divisional Fencing to Rear Garden^

WARRANTIES

- 10 Year NHBC Buildmark Warranty
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KINGSLEY MANOR 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*
- 1 ½ Bowl Inset Stainless Steel Sink and 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 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 3 Rows of Tiles around the Bath with a Choice 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

- 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

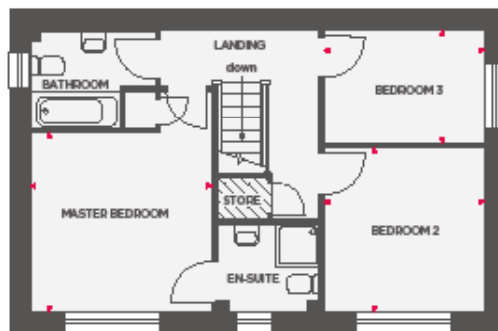
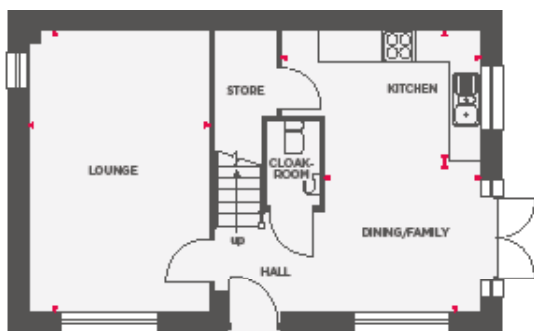
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THE ACACIA

3 BEDROOM HOME



Lounge	3444 x 5303	11'3" x 17'4"
Kitchen	3760 x 2472	12'4" x 8'1"
Dining/Family	2960 x 2831	9'8" x 9'3"

Master Bedroom	3443 x 3353	11'3" x 11'0"
Bedroom 2	3003 x 3077	9'10" x 10'1"
Bedroom 3	3028 x 2139	9'11" x 7'0"

 Limited Use Area



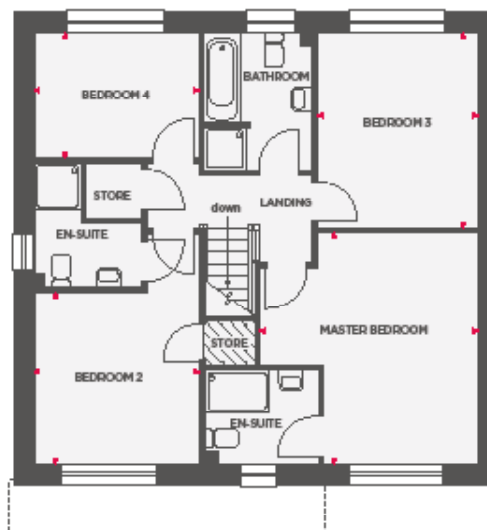
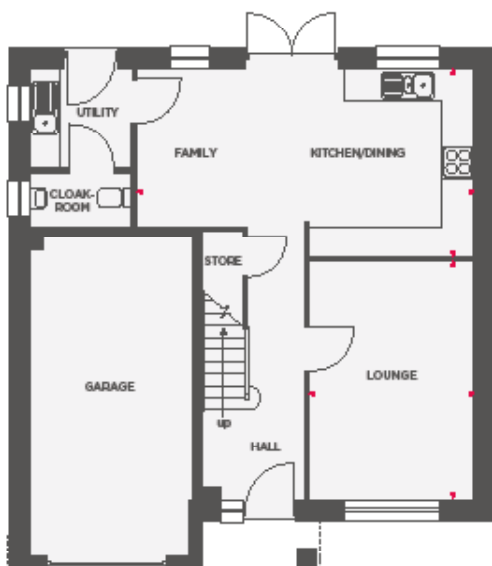
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THE CANDLEBERRY

4 BEDROOM HOME



Lounge	3093 x 4475	10'1" x 14'8"
Kitchen/Dining/Family	6358 x 3536	20'8" x 11'7"

Master Bedroom	4103 x 4334	13'5" x 14'2"
Bedroom 2	3114 x 3227	10'2" x 10'7"
Bedroom 3	3008 x 3676	9'10" x 12'0"
Bedroom 4	3106 x 2350	10'2" x 7'8"

 Limited Use Area



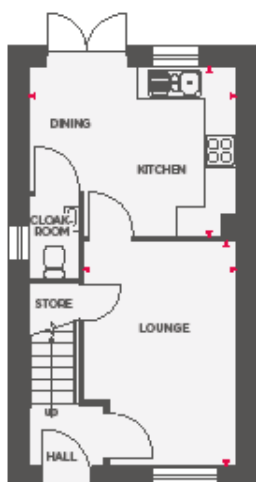
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THE CANDLEWOOD

2 BEDROOM HOME



Lounge	2855 x 4269	9'4" x 14'0"
Kitchen/Dining	3887 x 3204	12'9" x 10'6"

Master Bedroom	3887 x 2816	12'9" x 9'2"
Bedroom 2	2884 x 2857	9'5" x 9'4"

 Limited Use Area



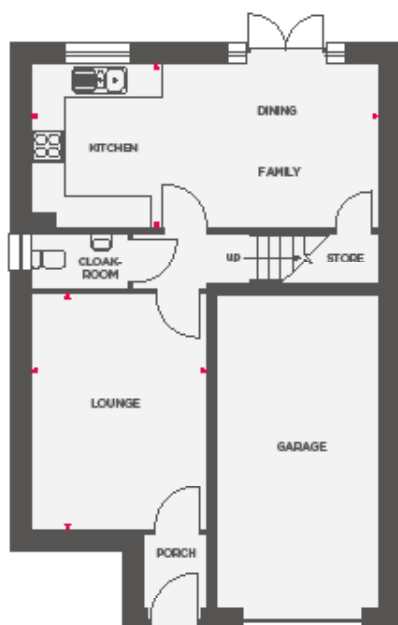
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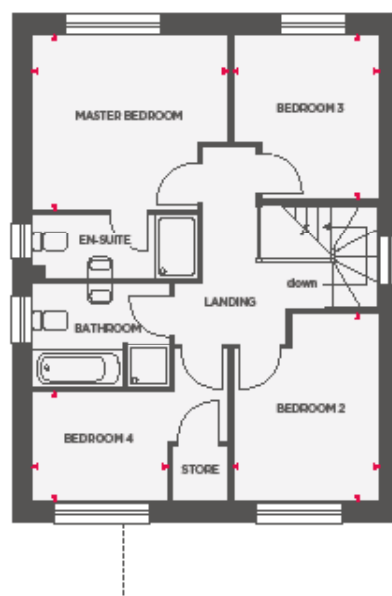


THE CYPRESS

4 BEDROOM HOME



Lounge	3306 x 4469	10'10" x 14'7"
Kitchen/Dining/Family	6548 x 3091	21'5" x 10'1"



Master Bedroom	3694 x 3290	12'1" x 10'9"
Bedroom 2	2769 x 3551	9'1" x 11'7"
Bedroom 3	2769 x 3067	9'1" x 10'0"
Bedroom 4	2553 x 2069	8'4" x 6'9"



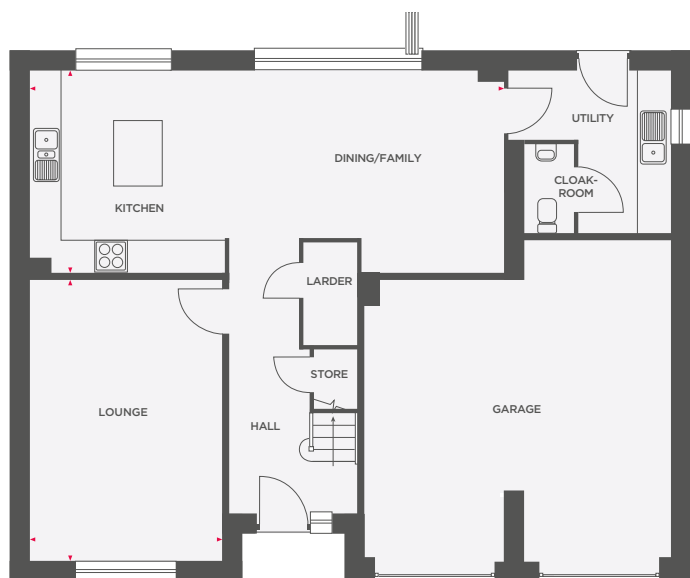
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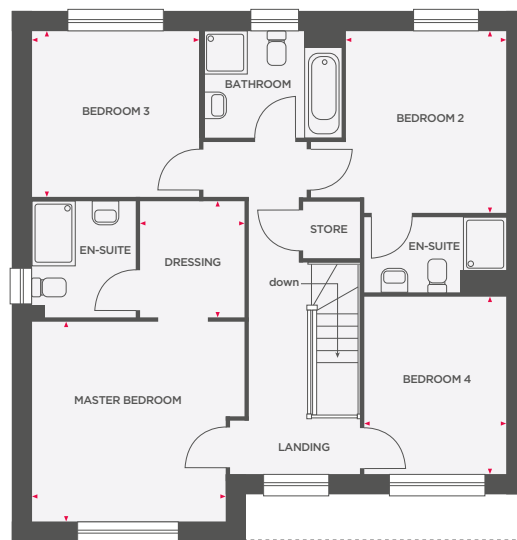


THE ELM

4 BEDROOM HOME



Lounge	3623 x 5297	10'8" x 17'4"
Kitchen/Dining/Family	8910 x 3801	29'2" x 12'5"



Master Bedroom	3622 x 3744	11'10" x 12'3"
Dressing	1975 x 2197	6'5" x 7'2"
Bedroom 2	3013 x 3413	9'10" x 11'2"
Bedroom 3	3113 x 3106	10'2" x 10'2"
Bedroom 4	2672 x 3338	8'9" x 10'11"



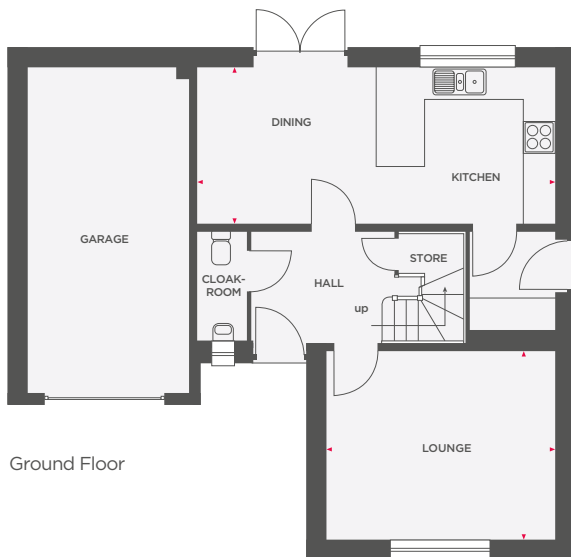
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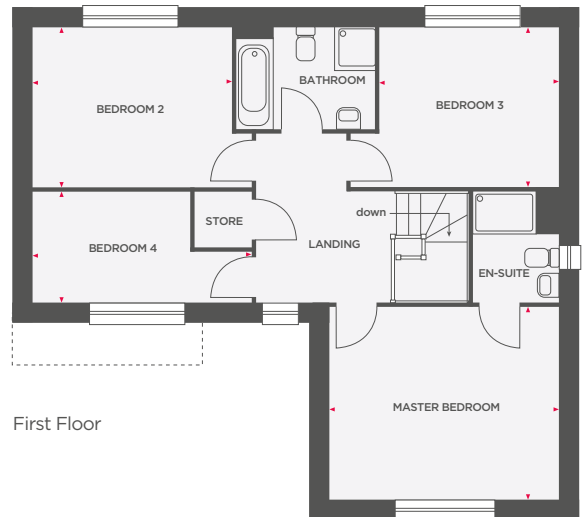


THE FOXGLOVE

4 BEDROOM HOME



Ground Floor



First Floor

Lounge	4298 x 3563	14'1" x 11'8"
Kitchen/Dining	6746 x 2954	22'1" x 9'10"

Master Bedroom	4298 x 3625	14'1" x 11'10"
Bedroom 2	3744 x 3016	12'3" x 9'10"
Bedroom 3	3348 x 3004	10'11" x 9'10"
Bedroom 4	4144 x 2094	13'7" x 6'10"



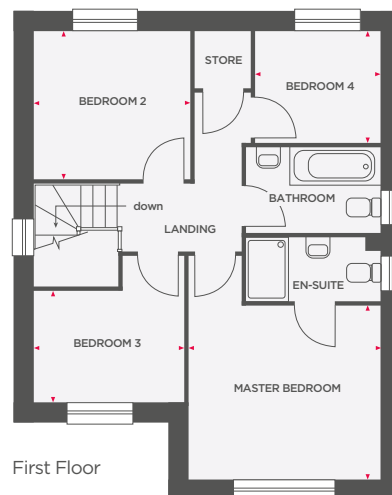
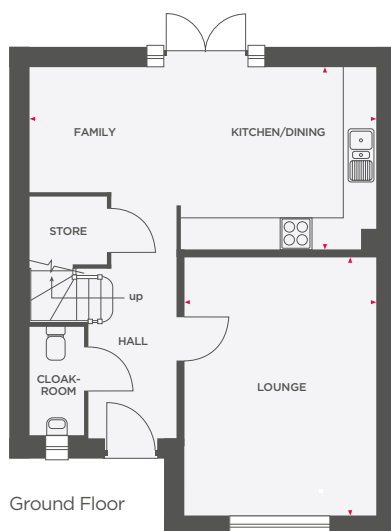
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THE HAWTHORN

4 BEDROOM HOME



Lounge	3623 x 4879	11'10" x 16'0"
Kitchen/Dining/Family	6548 x 3431	21'5" x 11'3"

Master Bedroom	3623 x 3256	11'10" x 10'8"
Bedroom 2	2959 x 2786	9'8" x 9'1"
Bedroom 3	2838 x 2103	9'3" x 6'10"
Bedroom 4	2363 x 2099	7'9" x 6'10"



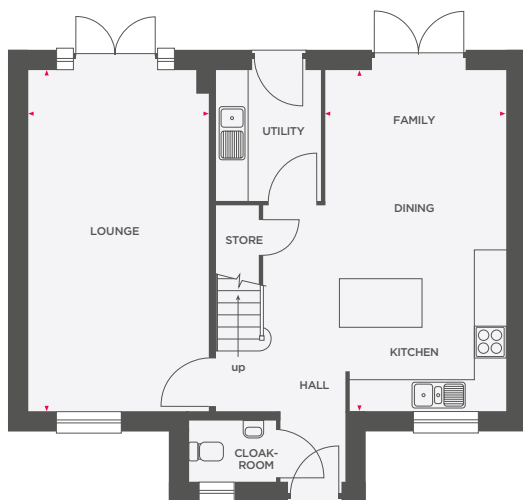
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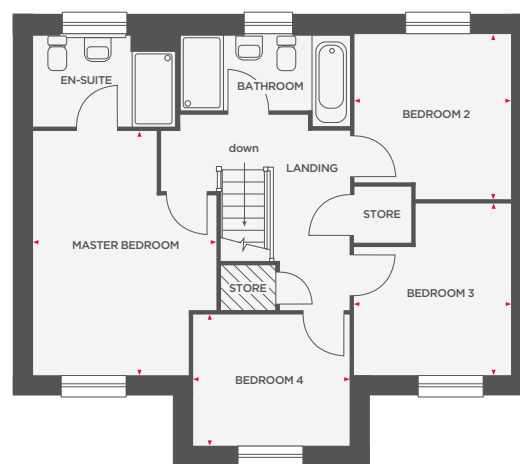


THE HAZEL

4 BEDROOM HOME



Lounge	3407 x 6436	11'2" x 21'1"
Kitchen/Dining/Family	3411 x 6436	11'2" x 21'1"



Master Bedroom	3468 x 4597	11'4" x 15'0"
Bedroom 2	2925 x 3129	9'7" x 10'3"
Bedroom 3	2950 x 3218	9'8" x 10'6"
Bedroom 4	2947 x 2475	9'8" x 8'1"

 Limited Use Area



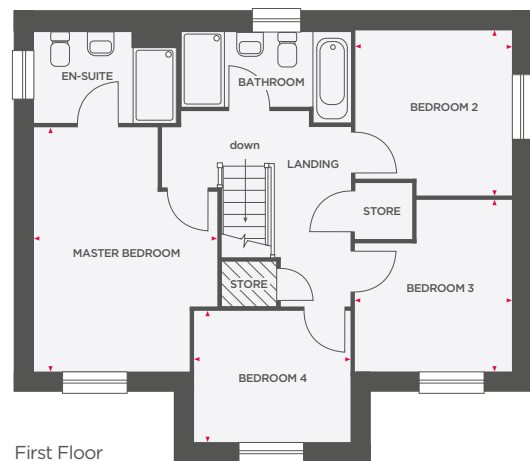
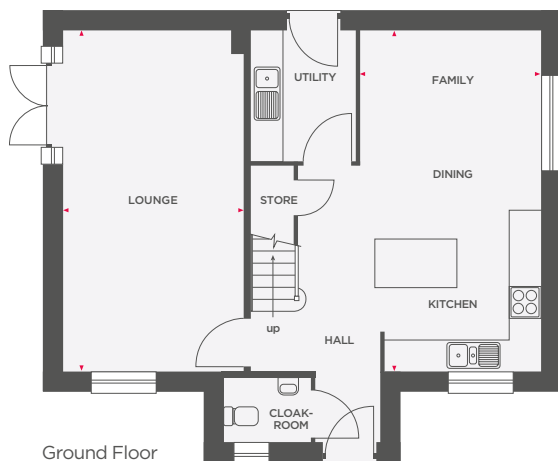
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THE HORNBEAM

4 BEDROOM HOME



Lounge	3407 x 6436	11'2" x 21'1"
Kitchen/Dining/Family	3411 x 6436	11'2" x 21'1"

Master Bedroom	3468 x 4597	11'4" x 15'0"
Bedroom 2	2925 x 3129	9'7" x 10'3"
Bedroom 3	2950 x 3218	9'8" x 10'6"
Bedroom 4	2947 x 2487	9'8" x 8'1"

 Limited Use Area



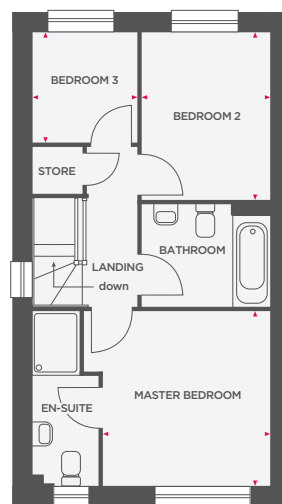
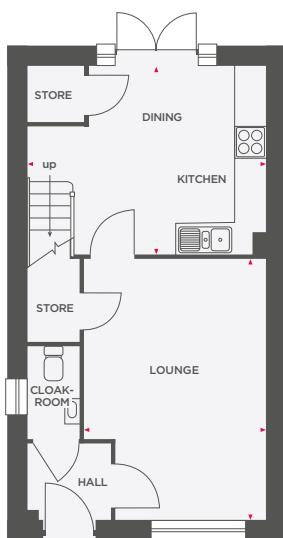
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THE LAUREL

3 BEDROOM HOME



Lounge	3449 x 4929	11'3" x 16'2"
Kitchen/Dining	4506 x 3557	14'9" x 11'8"

Master Bedroom	3164 x 3302	10'4" x 10'10"
Bedroom 2	2435 x 3168	7'11" x 10'4"
Bedroom 3	1983 x 2096	6'6" x 6'10"



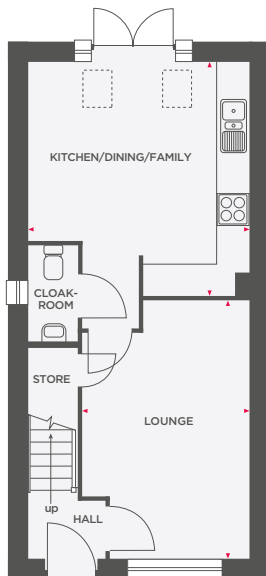
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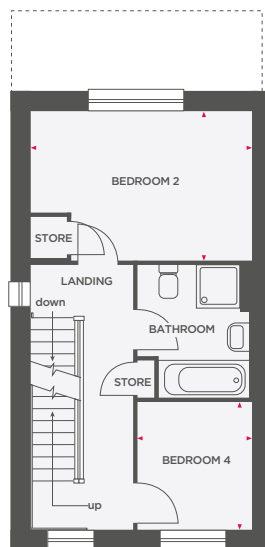


THE WALNUT

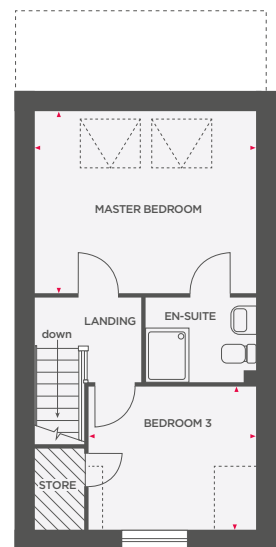
4 BEDROOM HOME



Lounge	3155 x 4869	10'4" x 15'11"
Kitchen/Dining/Family	4168 x 4404	13'8" x 14'5"



Bedroom 2	4168 x 2808	13'8" x 9'2"
Bedroom 4	2164 x 2412	7'1" x 7'10"



Master Bedroom	4168 x 3415	13'8" x 11'2"
Bedroom 3	3155 x 3556	10'4" x 11'8"

 Limited Use Area



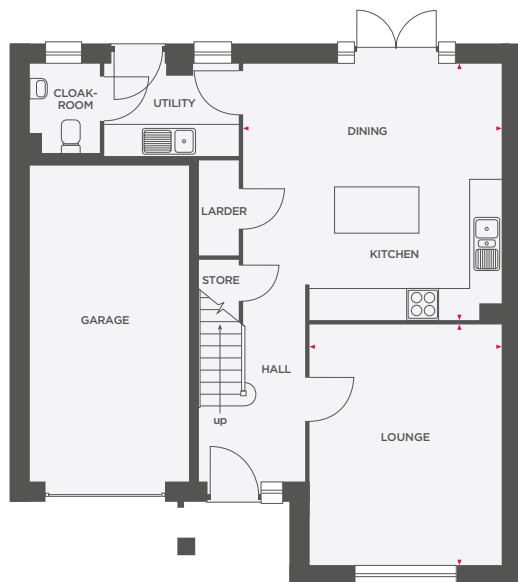
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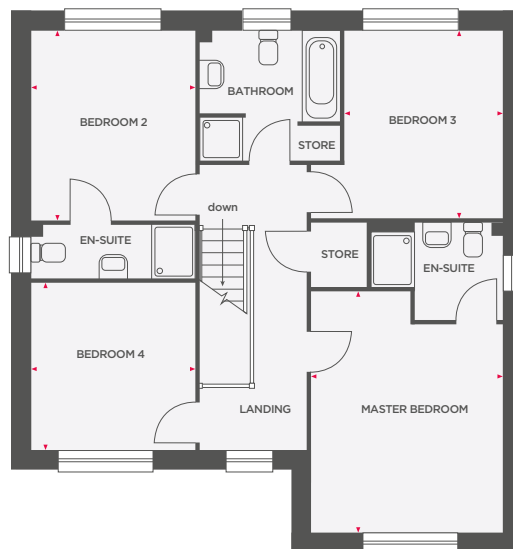


THE WILLOW

4 BEDROOM HOME



Lounge	3623 x 4545	11'10" x 14'10"
Kitchen/Dining	4880 x 4816	16'0" x 15'9"



Master Bedroom	3622 x 4685	11'10" x 15'4"
Bedroom 2	3094 x 3573	10'1" x 11'8"
Bedroom 3	2994 x 3522	9'9" x 11'6"
Bedroom 4	3094 x 3124	10'1" x 10'2"



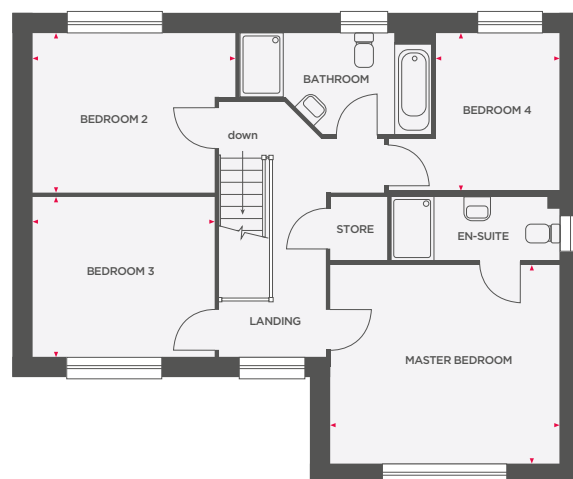
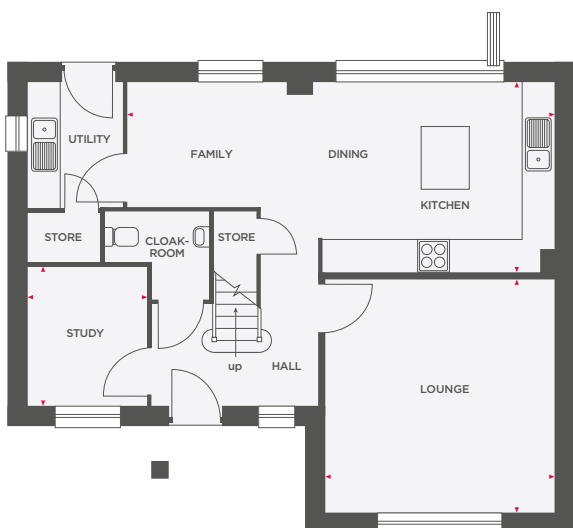
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THE WITCHHAZEL

4 BEDROOM HOME



Lounge	4298 x 4400	14'1" x 14'5"
Kitchen/Dining/Family	8047 x 3573	26'4" x 11'8"
Study	2250 x 2613	7'4" x 8'6"

Master Bedroom	4298 x 3738	14'1" x 12'3"
Bedroom 2	3813 x 3012	12'6" x 9'10"
Bedroom 3	3425 x 2997	11'2" x 10'0"
Bedroom 4	2312 x 2984	7'7" x 9'4"



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