



# SHAPE YOUR HOME

LAYOUT • SPECIFICATION



**KINGSWOOD**  
HOMES

The KEY to  
your perfect  
home

Entertain

(open plan)

Family

(traditional layout)

Work/Play

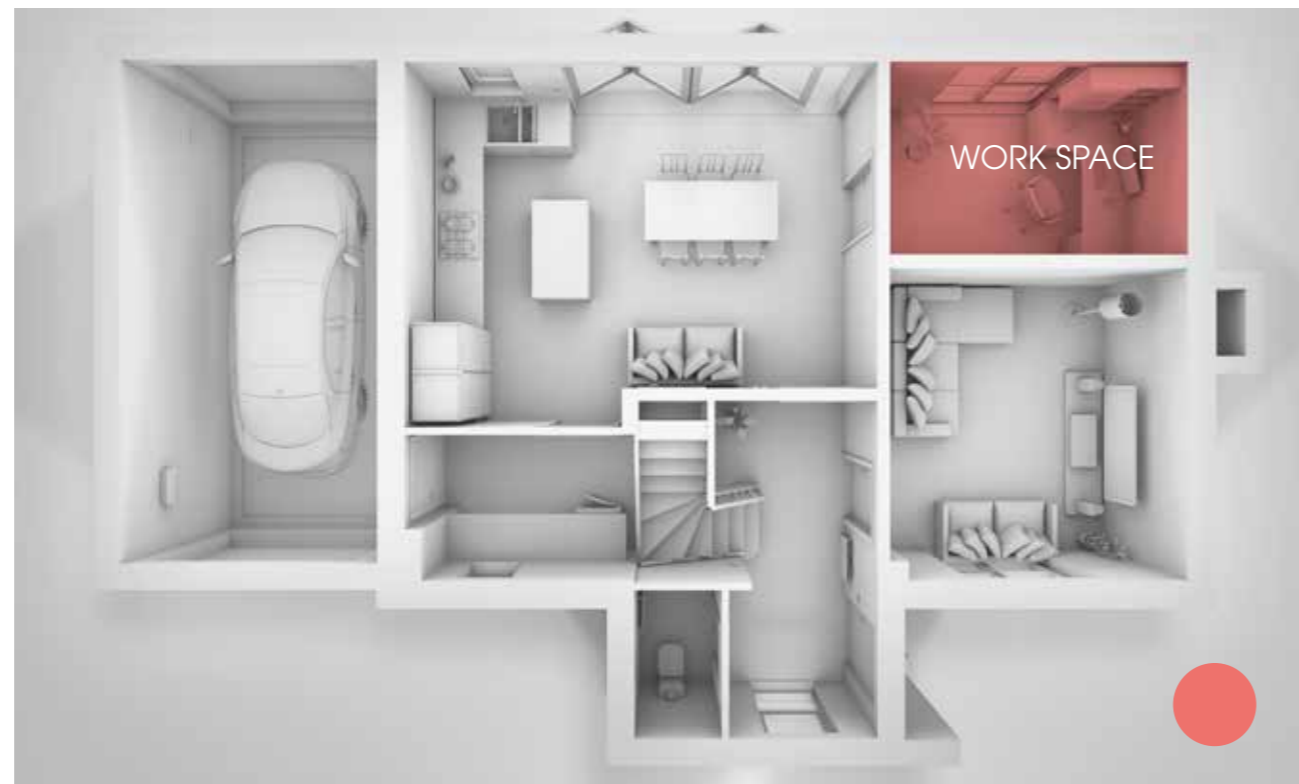
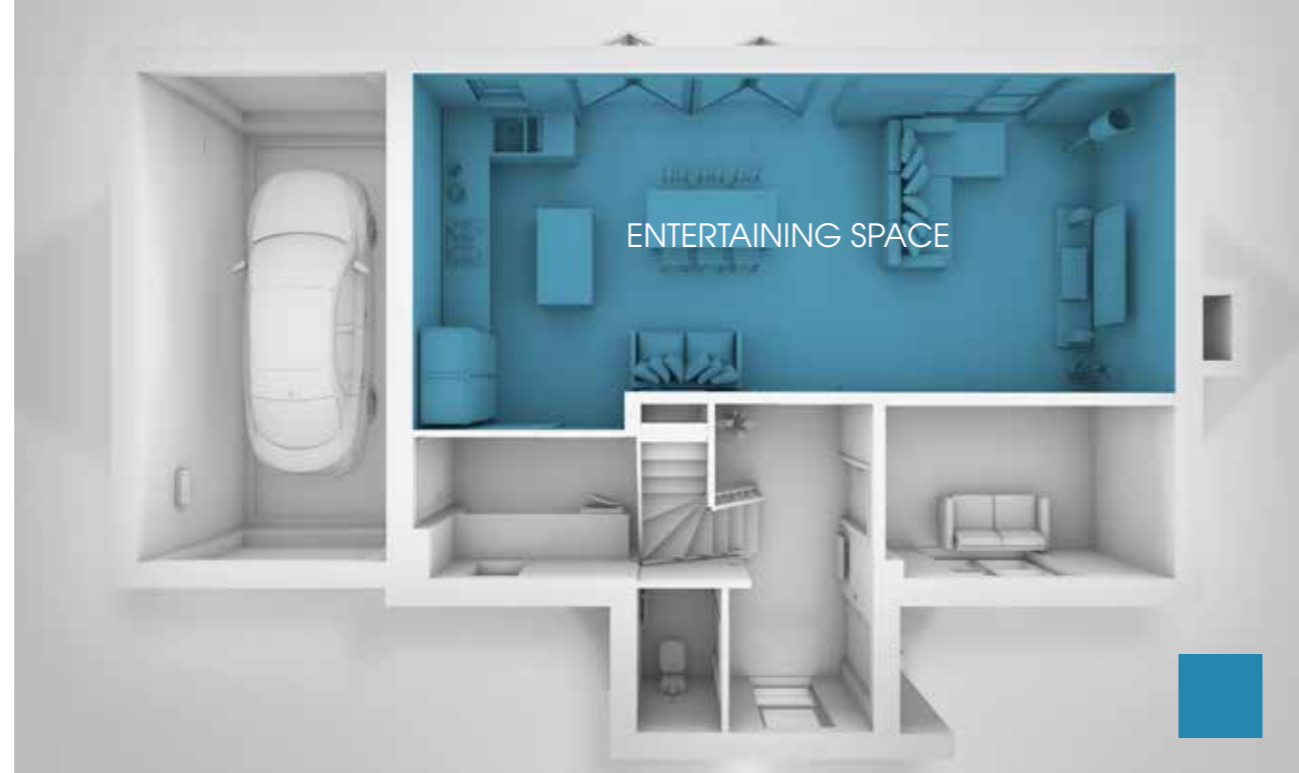
(Office/Play Room)

Sleep

(Bedroom options)

Sleep Lux

(Extra En Suite)

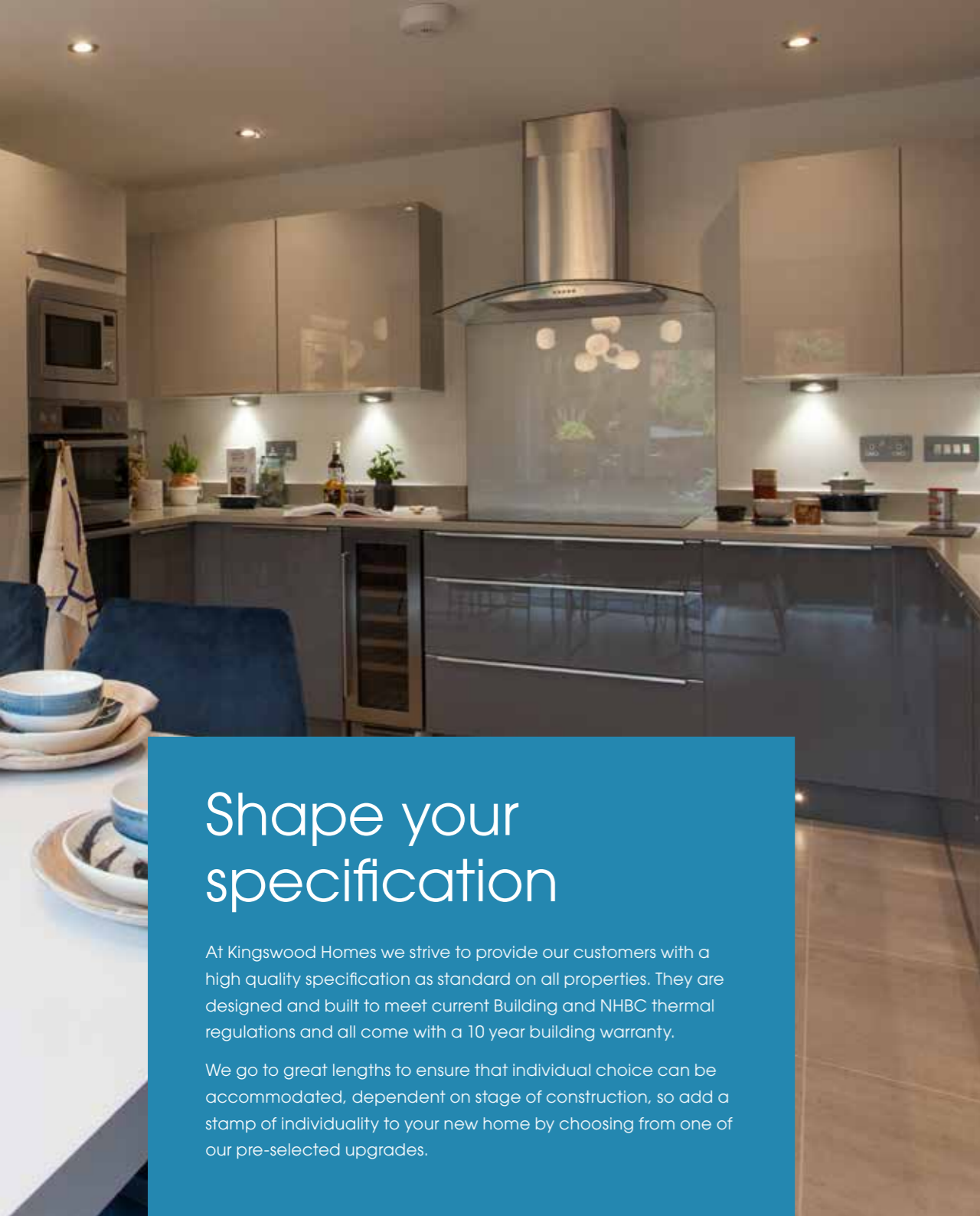


## Don't compromise, customise

They say you can't put a round peg in a square hole. We get that. Which is why we give every Kingswood Homes' buyer a unique opportunity to shape their home from the very start.

Shape Your Home is a revolutionary new concept from Kingswood that puts the customer in control of their new home. We have many layout options to choose from.

You'll see a key of shapes on every floorplan, simply pick your favourite layout from each floor to create the home that's perfect for you and we'll do the rest. It really is that simple.



## Shape your specification

At Kingswood Homes we strive to provide our customers with a high quality specification as standard on all properties. They are designed and built to meet current Building and NHBC thermal regulations and all come with a 10 year building warranty.

We go to great lengths to ensure that individual choice can be accommodated, dependent on stage of construction, so add a stamp of individuality to your new home by choosing from one of our pre-selected upgrades.

- Standard
- ▲ Upgrade
- Not available

### KITCHENS

	Corndon	Belstone	Lowery	Ashbury	Hexton	Birch	Barracott	Shelstone	Thornworthy
Quality fitted kitchen with a selection of cupboard door fronts	•	•	•	•	•	•	•	•	•
Selection of laminate worktops	•	•	•	•	•	•	•	•	•
Glass splashback	▲	▲	▲	▲	▲	▲	▲	▲	▲
Selection of granite worktops	▲	▲	▲	▲	▲	▲	▲	▲	▲
4 Ring gas hob	•	•	•	•	•	•	•	-	-
5 Ring gas hob	▲	▲	▲	▲	▲	▲	▲	•	•
5 Ring induction hob	▲	▲	▲	▲	▲	▲	▲	▲	▲
Integrated stainless steel single electric oven	•	•	•	•	•	•	•	-	-
Integrated stainless steel double electric oven	▲	▲	▲	▲	▲	▲	▲	•	•
Cooker Hood	•	•	•	•	•	•	•	•	•
Integrated fridge / freezer	•	•	•	•	•	•	•	•	•
Integrated dishwasher	▲	▲	▲	▲	▲	▲	▲	•	•
Space and plumbing for integrated or freestanding washing machine	-	•	-	-	•	•	•	-	•
Chrome switches & sockets	▲	▲	▲	▲	▲	▲	▲	▲	▲
Selection of vinyl flooring	•	•	•	•	•	•	•	•	•
Chrome down lighters	•	•	•	•	•	•	•	•	•
Under cabinet lighting	▲	▲	▲	▲	▲	▲	▲	▲	▲
Plinth lighting	▲	▲	▲	▲	▲	▲	▲	▲	▲
Wine cooler	▲	▲	▲	▲	▲	▲	▲	▲	▲
Integrated microwave	▲	▲	▲	▲	▲	▲	▲	▲	▲
TV socket on wall	▲	▲	▲	▲	▲	▲	▲	▲	▲
USB socket (1 per kitchen)	▲	▲	▲	▲	▲	▲	▲	▲	▲
Instant hot water tap	▲	▲	▲	▲	▲	▲	▲	▲	▲
Sink macerator	▲	▲	▲	▲	▲	▲	▲	▲	▲

### GENERAL INTERIOR

	Corndon	Belstone	Lowery	Ashbury	Hexton	Birch	Barracott	Shelstone	Thornworthy
White internal doors	•	•	•	•	•	•	•	•	•
Oak internal doors	▲	▲	▲	▲	▲	▲	▲	▲	▲
GRP Composite front door	•	•	•	•	•	•	•	•	•
UPVC rear / Patio doors	•	•	•	•	•	•	•	•	•
Choice of vinyl flooring to WC	•	•	•	•	•	•	•	•	•
Additional wall / floor tiling (per m <sup>2</sup> )	▲	▲	▲	▲	▲	▲	▲	▲	▲
Selection of carpet	▲	▲	▲	▲	▲	▲	▲	▲	▲
White switches/sockets to living areas & bedrooms	•	•	•	•	•	•	•	•	•
White USB sockets to bed 1 & 2 (2 per room)	▲	▲	▲	▲	▲	▲	▲	▲	▲
TV sockets to living areas & bedrooms 1 & 2	•	•	•	•	•	•	•	•	•
Chrome sockets throughout	▲	▲	▲	▲	▲	▲	▲	▲	▲
USB sockets (per socket)	▲	▲	▲	▲	▲	▲	▲	▲	▲
Hard wired alarm system	▲	▲	▲	▲	▲	▲	▲	▲	▲
Wireless sound system (1 Zone)	▲	▲	▲	▲	▲	▲	▲	▲	▲
Additional sound system zone	▲	▲	▲	▲	▲	▲	▲	▲	▲
Nest room thermostat	▲	▲	▲	▲	▲	▲	▲	▲	▲
Ring video doorbell	▲	▲	▲	▲	▲	▲	▲	▲	▲
Feature electric fire	▲	▲	▲	▲	▲	▲	▲	▲	▲
False chimney breast with recess for TV (49") & electric fire*	▲	▲	▲	▲	▲	▲	▲	▲	▲
Fitted wardrobes**	▲	▲	▲	▲	▲	▲	▲	▲	▲

### UTILITY

Quality fitted units with a selection of cupboard door fronts	•	-	•	•	-	-	-	•	-
Selection of laminate worktops	•	-	•	•	-	-	-	•	-
Selection of granite worktops	▲	-	▲	▲	-	-	-	▲	-
Sink and tap	▲	-	▲	▲	-	-	-	▲	-
Space and plumbing for integrated or freestanding washing machine	•	-	•	•	-	-	-	•	-



\* Specific TV Sizes Subject to a \$250 design fee, please note TV and electric fire are not included  
 \*\* These are bespoke items - Please ask the Sales Advisor for a quote

- Standard
- ▲ Upgrade
- Not available

## EXTERNAL FEATURES

	Corndon	Belstone	Lowery	Ashbury	Hexton	Birch	Barracott	Shelstone	Thornworthy
Seeded rear garden	•	•	•	•	•	•	•	•	•
Turfed rear garden	▲	▲	▲	▲	▲	▲	▲	▲	▲
External rear light	•	•	•	•	•	•	•	•	•
Outside Tap	▲	▲	▲	▲	▲	▲	▲	▲	▲
Power and light to garage*	•	•	•	•	•	•	•	•	•
1,800mm Close boarded fence with gate	•	•	•	•	•	•	•	•	•
Patio Area	•	•	•	•	•	•	•	•	•
Additional patio paving (per m <sup>2</sup> )	▲	▲	▲	▲	▲	▲	▲	▲	▲
Outside socket	▲	▲	▲	▲	▲	▲	▲	▲	▲
Shed (8ftx6ft) with hardstanding in rear garden	▲	▲	▲	▲	▲	▲	▲	▲	▲

\* Applicable to units which have a garage

## BATHROOMS

Sanitary & Brassware by ROCA

	Corndon	Belstone	Lowery	Ashbury	Hexton	Birch	Barracott	Shelstone	Thornworthy
Modern white bathroom suite	•	•	•	•	•	•	•	•	•
Stylish chrome taps	•	•	•	•	•	•	•	•	•
Sink	•	•	•	•	•	•	•	•	•
Chrome heated towel rail	•	•	•	•	•	•	•	•	•
Chrome down lights	•	•	•	•	•	•	•	•	•
Selection of wall tiles	•	•	•	•	•	•	•	•	•
Selection of vinyl flooring	•	•	•	•	•	•	•	•	•
Additional wall / floor tiling (per m <sup>2</sup> )	▲	▲	▲	▲	▲	▲	▲	▲	▲



## EN-SUITE 1†

Sanitary by Twyfords & Brassware by ROCA

	Corndon	Belstone	Lowery	Ashbury	Hexton	Birch	Barracott	Shelstone	Thornworthy
Modern white bathroom suite	-	•	•	•	•	-	•	•	•
Stylish chrome taps	-	•	•	•	•	-	•	•	•
Electric shower	-	•	•	•	•	-	•	•	•
Sink	-	•	•	•	•	-	•	•	•
Chrome heated towel rail	-	•	•	•	•	-	•	•	•
Chrome down lights	-	•	•	•	•	-	•	•	•
Selection of wall tiles	-	•	•	•	•	-	•	•	•
Selection of vinyl flooring	-	•	•	•	•	-	•	•	•
Additional wall / floor tiling (per m <sup>2</sup> )	-	▲	▲	▲	▲	-	▲	▲	▲

## CLOAKROOM

Sanitary by Twyfords & Brassware by ROCA

	Corndon	Belstone	Lowery	Ashbury	Hexton	Birch	Barracott	Shelstone	Thornworthy
Modern white bathroom suite	•	•	•	•	•	•	•	•	•
Stylish chrome taps	•	•	•	•	•	•	•	•	•
Chrome heated towel rail	•	•	•	•	•	•	•	•	•
Chrome down lights	•	•	•	•	•	•	•	•	•
Selection of wall tiles	•	•	•	•	•	•	•	•	•
Additional wall / floor tiling (per m <sup>2</sup> )	▲	▲	▲	▲	▲	▲	▲	▲	▲
Selection of vinyl flooring	•	•	•	•	•	•	•	•	•

† En Suite if shown on floorplan. Please check the build stage of your property with the sales advisor as we cannot accommodate requests for some choices after certain construction stages have been reached. Please note all appliances are covered by the manufacturers own warranty. We reserve the right to update and amend the specification without prior notification. Please check with our sales advisor before reserving

THE MARKET QUARTER AT HATHERLEIGH

## All your choices in one place

You can be in control of all aspects of your home choices through our special customer zone where you can select, purchase and review any options and extras you would like.

Ask your Sales Consultant for your personal log-in details.

Your Kingswood Home is unique.

Better. All Round.

01837 352001 • [kingswoodhomes.uk.com](http://kingswoodhomes.uk.com)

Details correct at time of going to print. Images representative only