


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*

THE HEDGEROWS DEVELOPMENT PLAN



THE HEDGEROWS SPECIFICATION

LARCH

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*
- 1½ Bowl Inset Stainless Steel Sink & Tap to the Kitchen
- Single Bowl Inset Stainless Steel Sink & Tap to the Utility
- AEG Stainless Steel Double Oven
- AEG Stainless Steel 5 Ring Gas Hob with Silver Glass Splashback and Stainless Steel Extractor Hood
- Zanussi Integrated Fridge Freezer
- Zanussi Integrated Dishwasher
- Stainless Steel 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 Semi Pedestals and Soft Close Seats
- Roca Gap Bath
- Methven Tasman Brassware
- Methven Kiri Cool to Touch Thermostatic Shower with Aio 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 (excluding Kitchen & Adjoining Open Plan Areas)
- Television Aerial Socket to Lounge
- Telephone Point to Lounge
- Hard Wired Smoke Detectors with Battery Backup

EXTERNAL FEATURES

- Photovoltaic Solar Panels^ (alter on site on site basis)
- White PVCu Windows and Rear/Side/French Doors
- White PVCu Fascias and Soffits
- Black Rainwater Goods
- Black Front Door
- External Light to Front
- 7.4kW Car Charging Point
- Power and Lighting to all Garages
- External Tap
- White Garage Doors
- 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 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. ^Unless stipulated otherwise on the working drawings.

THE HEDGEROWS SPECIFICATION

HAVERSHAM | HATHERLEIGH | NEWTON | OXFORD | PRIESTLEY | SHAKESPEARE |
WINCHESTER | WHITEMOOR | WORDSWORTH

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*
- 1½ Bowl Inset Stainless Steel Sink & Tap to the Kitchen
- Single Bowl Inset Stainless Steel Sink & Tap to the Utility
- Zanussi Stainless Steel Double Oven
- Zanussi Stainless Steel 4 Ring Gas Hob with Silver Glass Splashback and Stainless Steel Extractor Hood
- Zanussi 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

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- 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^
- White PVCu Windows and Rear/Side/French Doors
- White PVCu Fascias and Soffits
- Black Rainwater Goods
- Black 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^

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- 10 Year NHBC Buildmark Warranty
- 2 Year Wain Homes Warranty

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THE HEDGEROWS SPECIFICATION

BAIRD | BELL | BRANCASTER | BRUNSWICK | JENNER | NELSON | OAKMERE | OAKWOOD |
TREVITHICK | WRENBURY

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
- Zanussi Stainless Steel Single Oven
- Zanussi Stainless Steel 4 Ring Gas Hob with Silver Glass Splashback and Stainless Steel Extractor Hood (to Houses only)
- Zanussi 4 Ring Ceramic Hob (to Apartments only)
- Zanussi 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^^
- White PVCu Windows and Rear/Side/French Doors
- White PVCu Fascias and Soffits
- Black Rainwater Goods
- Black 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^

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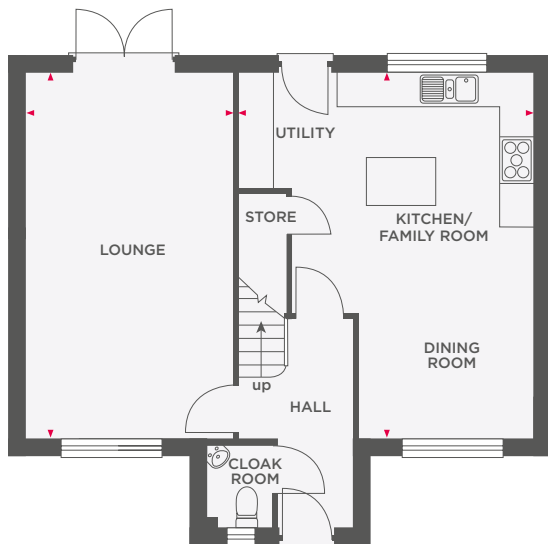
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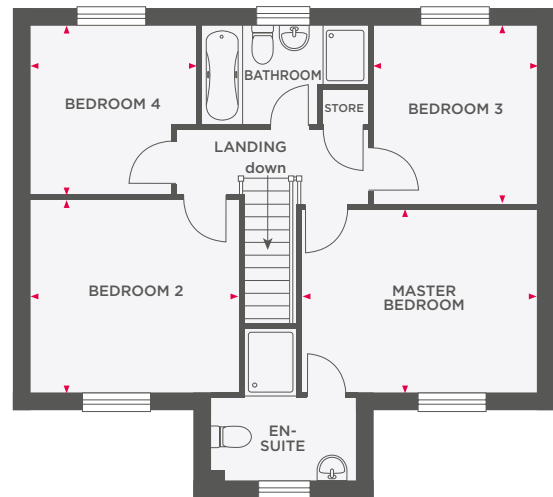


THE HAVERSHAM

4 BEDROOM DETACHED HOME WITH GARAGE



Lounge	6432 x 3620	21'1" x 11'10"
Kitchen/Family Room/ Dining Room	5205 x 6432 (max)	17'1" x 21'1" (max)



Master Bedroom	3215 x 4170	10'6" x 13'8"
Bedroom 2	3682 x 3386	12'0" x 11'1"
Bedroom 3	3130 x 2900	10'3" x 9'6"
Bedroom 4	2907 x 2959 (max)	9'6" x 9'8" (max)



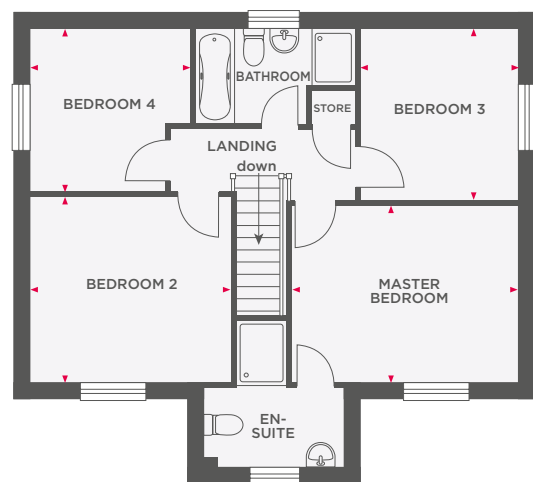
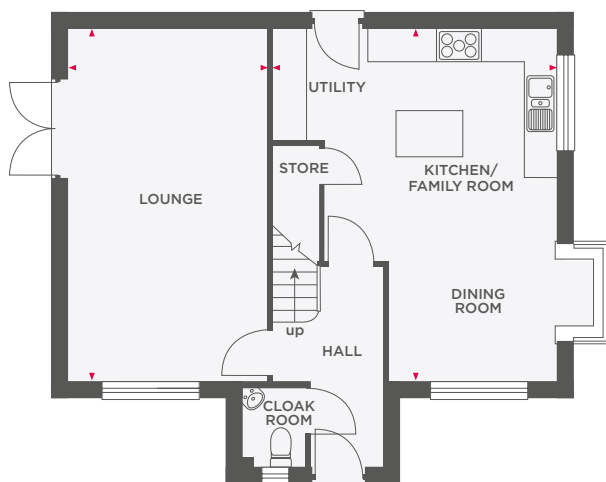
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THE HAVERSHAM SIDE & BAY

4 BEDROOM DETACHED HOME WITH GARAGE



Lounge	6432 x 3620	21'1" x 11'10"
Kitchen/Family Room/ Dining Room	5205 x 6432 (max)	17'1" x 21'1" (max)

Master Bedroom	3215 x 4170	10'6" x 13'8"
Bedroom 2	3682 x 3386	12'0" x 11'1"
Bedroom 3	3130 x 2900	10'3" x 9'6"
Bedroom 4	2907 x 2959 (max)	9'6" x 9'8" (max)



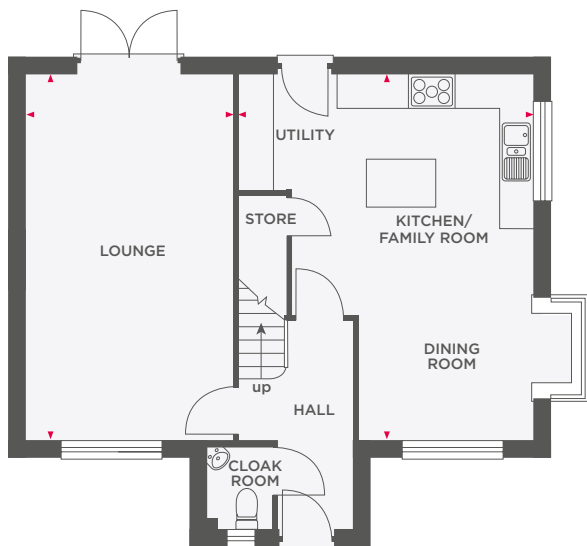
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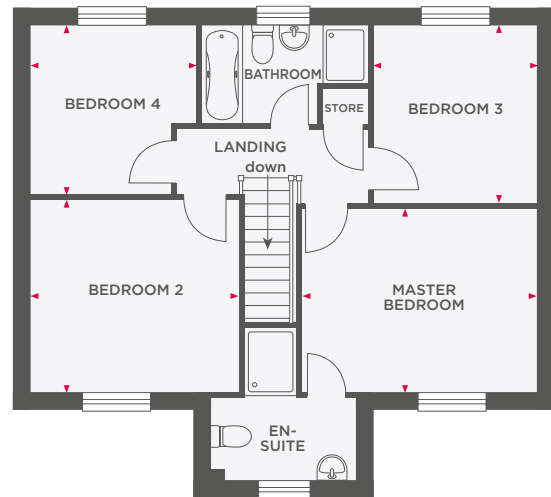


THE HAVERSHAM BAY

4 BEDROOM DETACHED HOME WITH GARAGE



Lounge	6432 x 3620	21'1" x 11'10"
Kitchen/Family Room/ Dining Room	5205 x 6432 (max)	17'1" x 21'1" (max)



Master Bedroom	3215 x 4170	10'6" x 13'8"
Bedroom 2	3682 x 3386	12'0" x 11'1"
Bedroom 3	3130 x 2900	10'3" x 9'6"
Bedroom 4	2907 x 2959 (max)	9'6" x 9'8" (max)



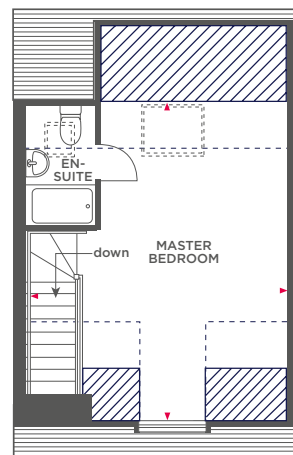
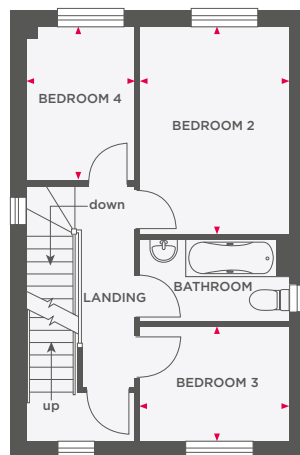
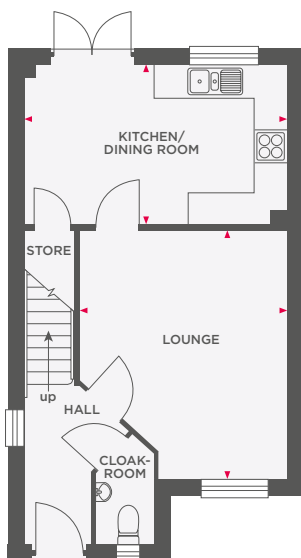
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THE JENNER

4 BEDROOM DETACHED HOME WITH GARAGE



Limited Use Area

Reduced head height below 1.5m

Lounge	4535 x 3837 (max)	14'10" x 12'7" (max)
Kitchen/Dining Room	4180 x 2995 (max)	15'9" x 9'10" (max)

Bedroom 2	3648 x 2865	11'11" x 9'5"
Bedroom 3	2286 x 2744	7'6" x 9'1"
Bedroom 4	2777 x 1852	9'1" x 6'1"

Master Bedroom	5844 x 4810 (max)	19'2" x 15'9" (max)
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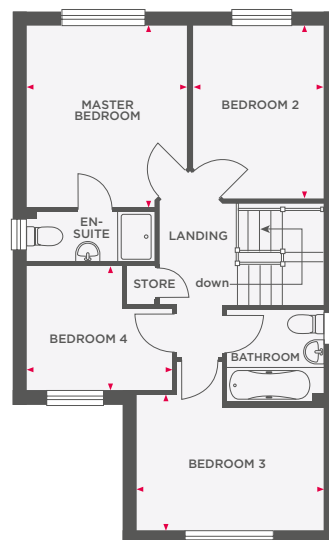
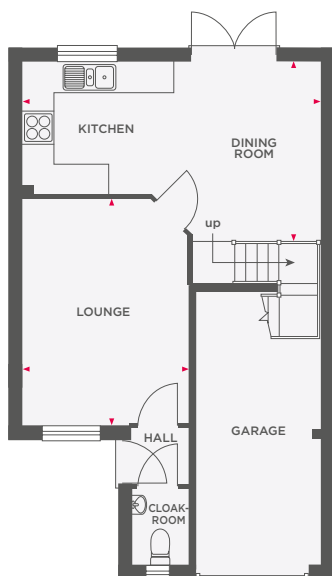
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THE NELSON

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



Lounge	4570 x 3285 (max)	15'0" x 10'9" (max)
Kitchen/Dining Room	5935 x 4441 (max)	19'5" x 14'6" (max)

Master Bedroom	3614 x 3209 (max)	12'5" x 10'6" (max)
Bedroom 2	3438 x 2626 (max)	11'3" x 8'7" (max)
Bedroom 3	3740 x 2729 (max)	12'3" x 8'3" (max)
Bedroom 4	2923 x 2487 (max)	9'7" x 8'2" (max)



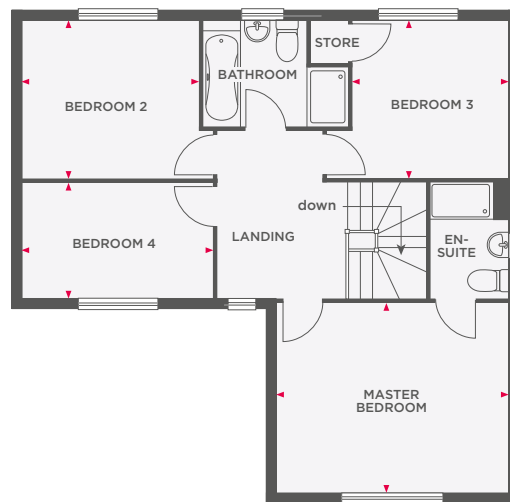
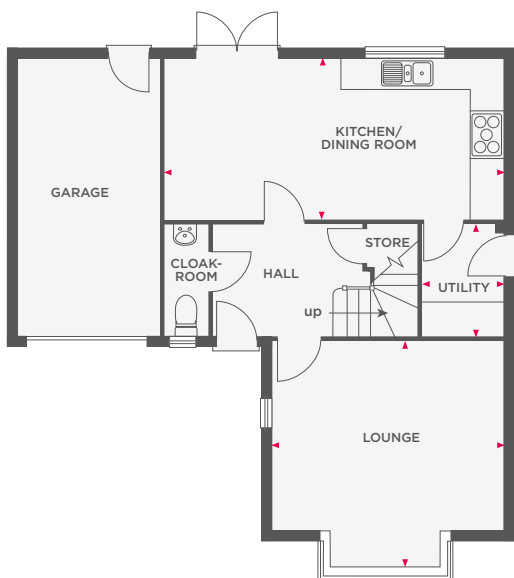
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THE NEWTON

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



Lounge	4322 x 4247 (max)	13'1" x 13'11" (max)
Kitchen/Dining Room	6459 x 2911	21'2" x 9'6"
Utility	2089 x 1524	6'10" x 4'11"

Master Bedroom	4247 x 3625	13'11" x 11'10"
Bedroom 2	3379 x 2960	11'1" x 9'8"
Bedroom 3	2897 x 2911	9'6" x 9'6"
Bedroom 4	2101 x 3671	6'10" x 12'0"



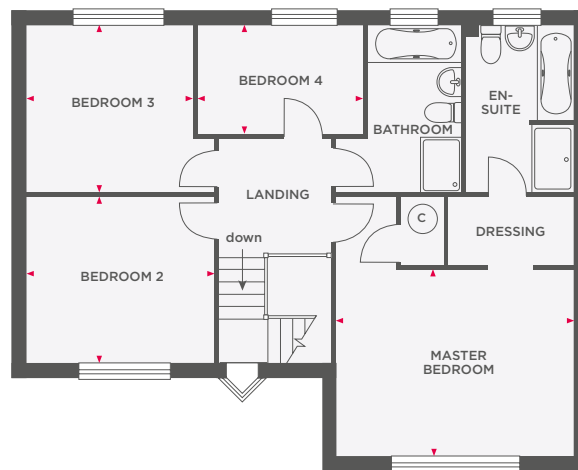
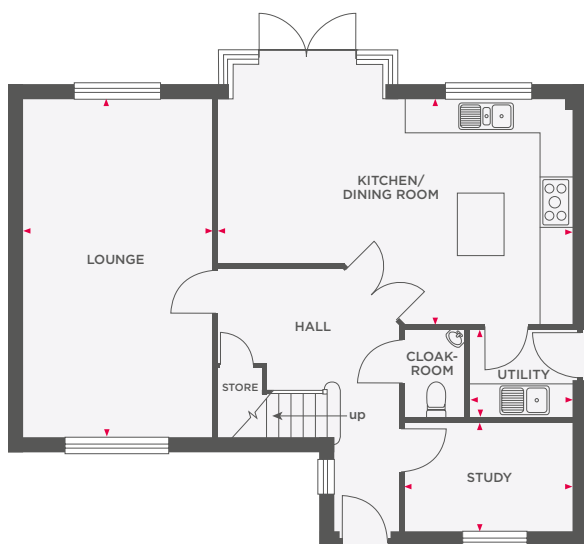
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THE OXFORD

4 BEDROOM DETACHED HOME WITH GARAGE



Lounge	6140 x 3350	20'9" x 10'11"
Kitchen/Family Room	4085 x 6351 (max)	13'4" x 20'10" (max)
Utility	1600 x 1823	5'3" x 5'11"
Study	2987 x 1962	9'9" x 6'5"

Master Bedroom	3375 x 4227 (max)	11'0" x 13'10" (max)
Bedroom 2	3412 x 3012	11'2" x 9'10"
Bedroom 3	3040 x 3412 (max)	9'11" x 11'2" (max)
Bedroom 4	1963 x 2966	6'5" x 9'8"



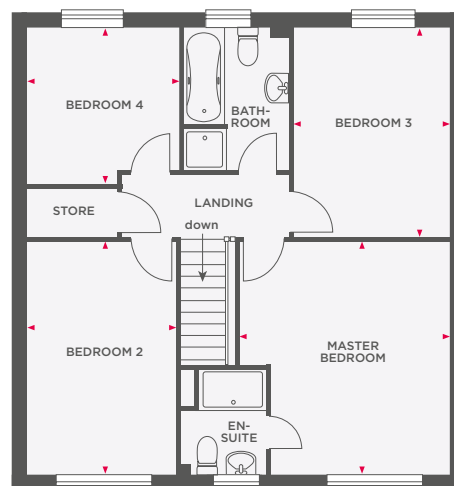
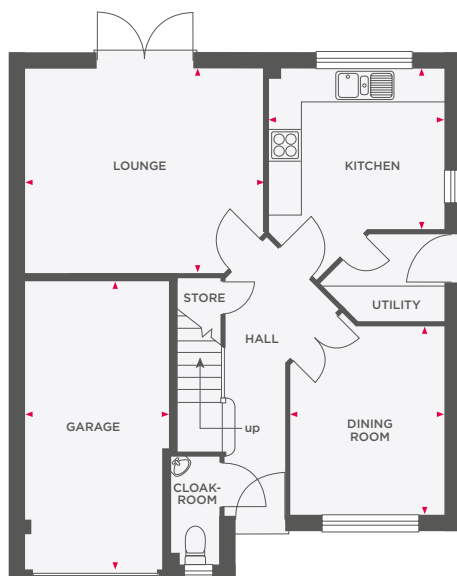
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THE SCOTT

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



Lounge	4397 x 3700	14'5" x 12'1"
Dining Room	3444 x 2787	11'3" x 9'1"
Kitchen	3225 x 2965	10'7" x 9'8"
Utility	1561 x 2227 (max)	5'1" x 7'3" (max)
Garage	5175 x 2638 (max)	16'11" x 7'8" (max)

Master Bedroom	4282 x 3847 (max)	14'0" x 11'5" (max)
Bedroom 2	4282 x 2713	14'0" x 8'10"
Bedroom 3	3781 x 2812	12'4" x 9'2"
Bedroom 4	2943 x 2773	9'7" x 9'1"



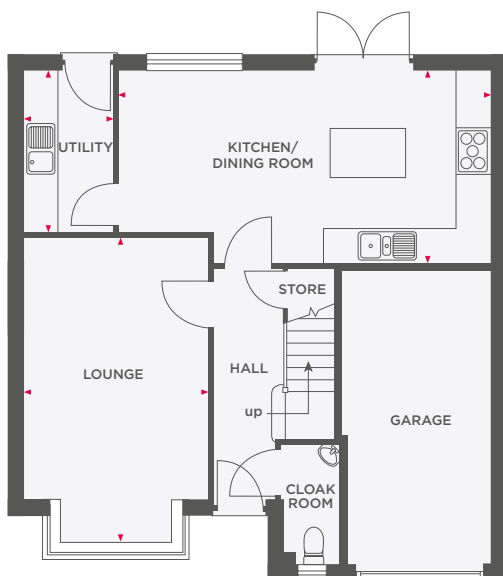
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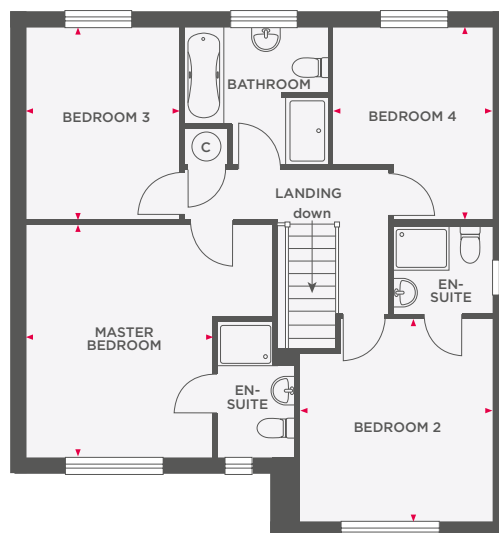


THE SHAKESPEARE

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



Lounge	3273 x 5459 (max)	10'8" x 17'10" (max)
Kitchen/Dining Room	6698 x 3423 (max)	22'0" x 11'2" (max)
Utility	1584 x 2866	5'2" x 9'4"



Master Bedroom	4424 x 4168 (max)	14'6" x 13'8" (max)
Bedroom 2	3465 x 3635 (max)	11'4" x 11'10" (max)
Bedroom 3	2763 x 3435	9'0" x 11'3"
Bedroom 4	2863 x 3418 (max)	9'4" x 11'2" (max)



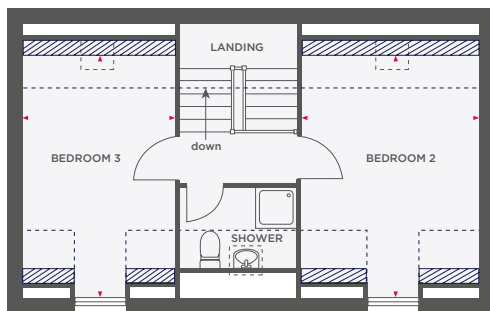
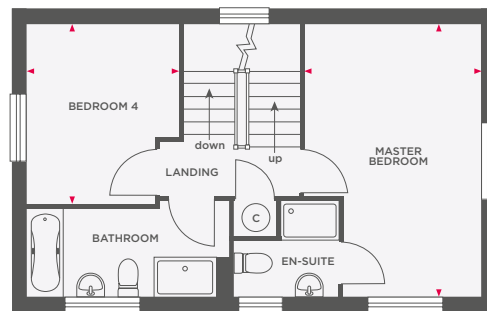
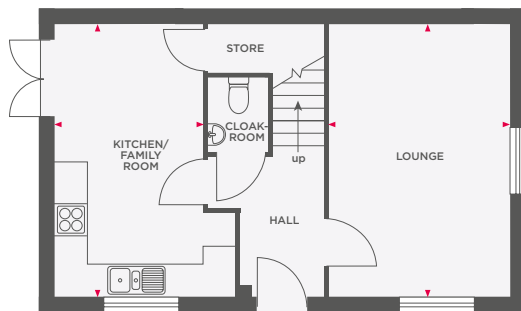
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THE WORDWORTH SIDE

4 BEDROOM DETACHED HOME WITH GARAGE



Lounge	5050 x 3353	16'6" x 11'0"
Kitchen/Family Room	5050 x 3397 (max)	16'6" x 11'1" (max)
Master Bedroom	5050 x 3413 (max)	16'6" x 11'2" (max)
Bedroom 4	3280 x 2797 (max)	10'9" x 9'2" (max)
Bedroom 2	4494 x 3113 (max)	14'8" x 10'2" (max)
Bedroom 3	4494 x 2797 (max)	14'8" x 9'2" (max)



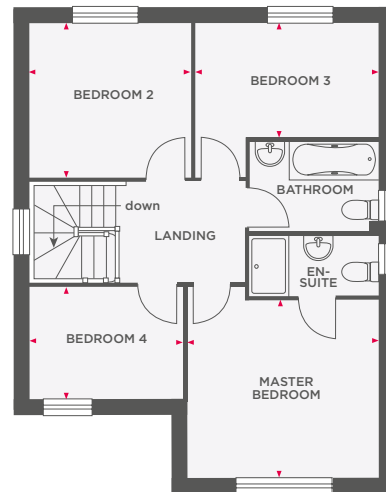
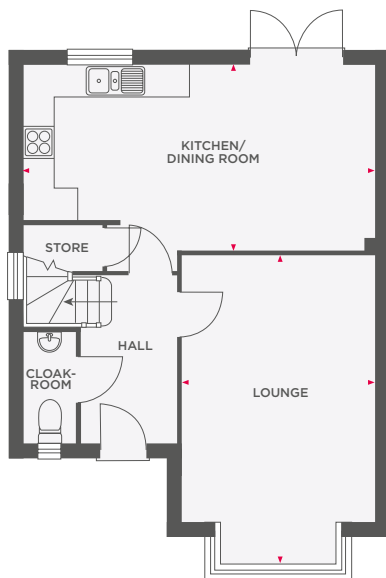
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THE WREN

4 BEDROOM DETACHED HOME WITH GARAGE



Lounge	5588 x 3552 (max)	18'4" x 11'8" (max)
Kitchen/Dining Room	6490 x 3412 (max)	21'3" x 11'2" (max)

Master Bedroom	3344 x 3552	10'11" x 11'8"
Bedroom 2	2837 x 2942	9'3" x 9'8"
Bedroom 3	3452 x 2095	11'3" x 6'10"
Bedroom 4	2850 x 2037	9'4" x 6'8"



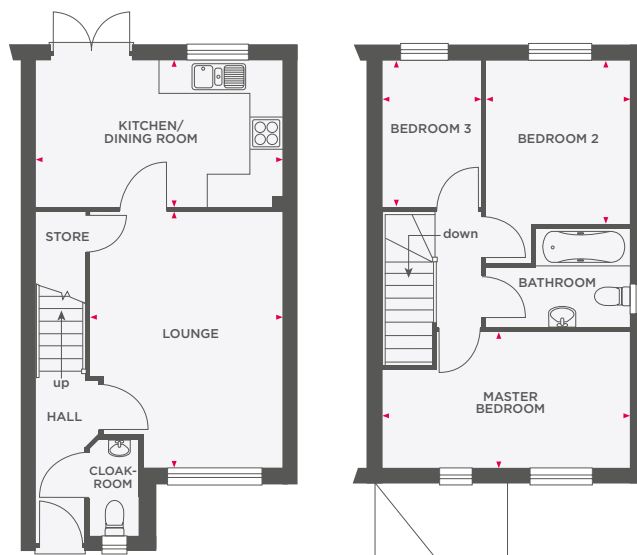
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THE BAIRD

3 BEDROOM HOME WITH PARKING



Lounge	4661 x 3541 (max)	15'3" x 11'7" (max)
Kitchen/Dining Room	4536 x 2698	14'10" x 8'10"

Master Bedroom	4536 x 2458 (max)	14'10" x 8'1" (max)
Bedroom 2	3014 x 2580	9'10" x 8'5"
Bedroom 3	2688 x 1868	8'9" x 6'1"



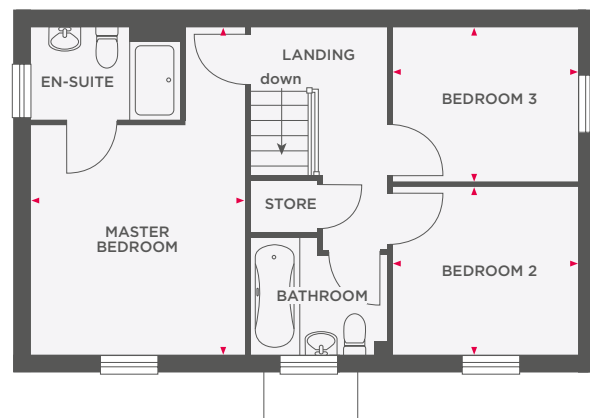
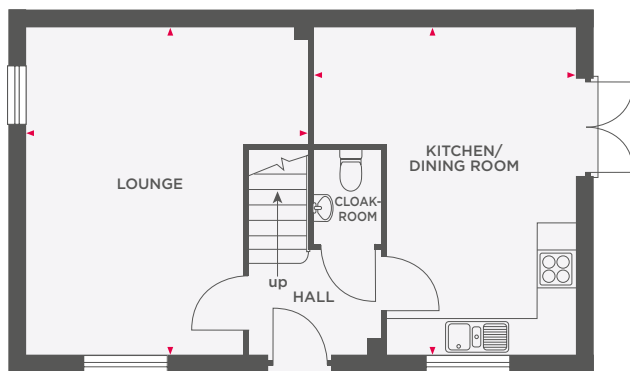
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THE BRANCASTER SIDE

3 BEDROOM HOME WITH GARAGE



Lounge	4304 x 4900 (max)	14'1" x 16'1" (max)
Kitchen/Dining Room	3946 x 4900 (max)	12'11" x 16'1" (max)

Master Bedroom	3316 x 4900 (max)	10'10" x 16'1" (max)
Bedroom 2	2875 x 2515	9'5" x 8'2"
Bedroom 3	2297 x 2877	7'6" x 9'5"



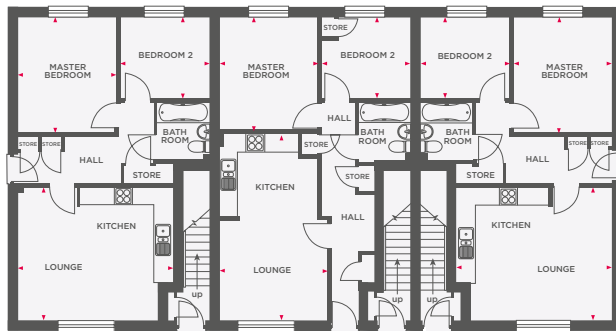
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THE OAKMERE

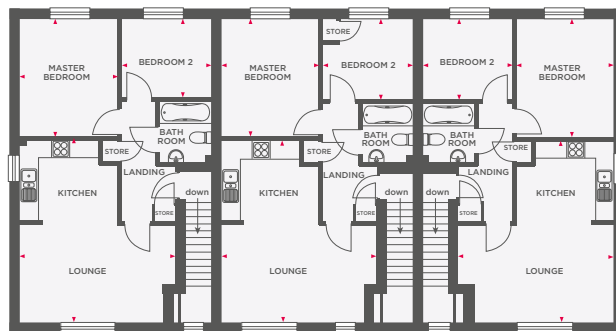
2 BEDROOM APARTMENTS WITH PARKING



Type A

Type C

Type A



Type B

Type D

Type B

GROUND FLOOR

Type A

Lounge/Kitchen	4412 x 5100 (max)	14'5" x 16'8" (max)
Master Bedroom	3832 x 3250	12'6" x 10'7"
Bedroom 2	2963 x 2675	9'8" x 8'9"

Type C

Lounge/Kitchen	6162 x 3606 (max)	20'2" x 11'9" (max)
Master Bedroom	3263 x 3751	10'8" x 12'3"
Bedroom 2	2950 x 2675	9'8" x 8'9"

FIRST FLOOR

Type B

Lounge/Kitchen	5950 x 5100 (max)	19'6" x 17'0" (max)
Master Bedroom	3263 x 3938	10'8" x 12'11"
Bedroom 2	2950 x 2709	9'8" x 8'10"

Type D

Lounge/Kitchen	5950 x 5100 (max)	19'6" x 17'0" (max)
Master Bedroom	3263 x 3950	10'8" x 12'11"
Bedroom 2	2950 x 2709	9'8" x 8'10"



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THE OAKWOOD

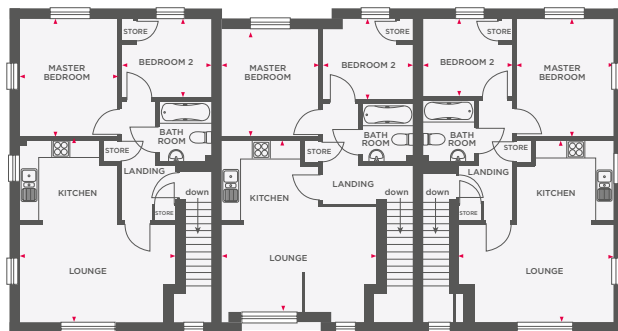
2 BEDROOM APARTMENTS WITH PARKING



Type A

Type C

Type A



Type B

Type D

Type B

GROUND FLOOR

Type A

Lounge/Kitchen	5099 x 4441 (max)	16'8" x 14'6" (max)
Master Bedroom	3246 x 3822	10'7" x 12'6"
Bedroom 2	2960 x 2651	9'8" x 8'8"

Type C

Lounge/Kitchen	3662 x 5841 (max)	12'0" x 19'1" (max)
Master Bedroom	3260 x 3429	10'8" x 11'3"
Bedroom 2	2947 x 2651	9'8" x 8'8"

FIRST FLOOR

Type B

Lounge/Kitchen	5099 x 6097 (max)	16'8" x 20'0" (max)
Master Bedroom	3237 x 3828	10'7" x 12'6"
Bedroom 2	2951 x 2651	9'8" x 8'8"

Type D

Lounge/Kitchen	6163 x 5842 (max)	20'2" x 19'2" (max)
Master Bedroom	3251 x 3428	10'7" x 11'2"
Bedroom 2	2938 x 2907	9'7" x 9'6"



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