


Wain
HOMES

A man with a beard, wearing a black button-down shirt, is smiling and pouring a golden liquid from a glass pitcher into a wine glass. A woman with long brown hair, wearing a light pink blouse and blue jeans, is standing next to him, looking at the glass. They are in a kitchen with a green wall and a white door in the background. In the foreground, there is a table with various dishes: a large bowl of green salad, a bowl of fruit (grapes, oranges), a bowl of olives, a plate of bread, and a bottle of olive oil. The text is overlaid on the image.

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*

OAKDENE DEVELOPMENT PLAN



OAKDENE SPECIFICATION

KITCHENS

- Glass Splashback
- Stainless Steel Electric Oven and Ceramic Hob, Extractor over (as per plot specific working drawing)
- Worktop and Upstand
- Soft Close Drawers and Hinges
- Downlighters
- Under Unit Lighting
- All Appliances as per Kitchen Layout
- USB Charger Socket
- Stainless Steel Sink with Chrome Mixer Tap

BATHROOMS

- Contemporary White Sanitary Ware
- Chrome Bath Pillar Tap
- Shaver Socket to Bathroom and En-suite
- Chrome Heated Towel Rails to Bathroom and En-suite
- Downlight to En-suite

WALL TILING

Cloaks

- Wall Tiling to splashback only in Cloaks

Bathroom

- Half Height Tiling throughout
- Full Height to Shower Cubicle
- Full Height Tiling around Bath if Shower over
- Tiled Window Cills where applicable

En-Suites

- Full Height Tiling to Shower Cubicle and Half Height to all Other Walls
- Tiled Window Cills where applicable

HEATING SYSTEM

- Energy efficient air source heating system servicing radiators.

INTERNAL FEATURES

- Staircase White, Oak Handrail
- Switches and Sockets White to all Rooms
- Wain Home Cream Painted Walls
- BT & TV points Lounge and Bedroom 1
- Data Point Bed 1
- Vertical Grooved Oak Internal Doors
- Smoke Detectors
- Pencil Round Skirting Boards and Architraves
- Flat Finish Ceilings to all Rooms in White Matt

EXTERNAL FEATURES

- UPVC Fascia and Soffit Boards
- PVCu Double Glazed to all Windows (except Garage) to suit external elevations
- French Doors and Paved Patio where applicable
- GRP Front/Rear Doors
- Electric Front Door Bell
- 1.8m Palisade Fencing
- Division Fencing 1.8m Timber Palisade
- External Lights to be fitted Front and Rear Elevations, Energy Efficient Fittings (as per plot specific working drawing)
- Paving Slab Paths to serve Front and Side Entrances as per the External Working Drawings
- UPVC Rainwater Goods
- Outside Tap
- Power and Light to Garage (on selected plots only)
- Solar panels (on selected plots only)
- EV chargers to all plots (position to be confirmed by the sales executive)

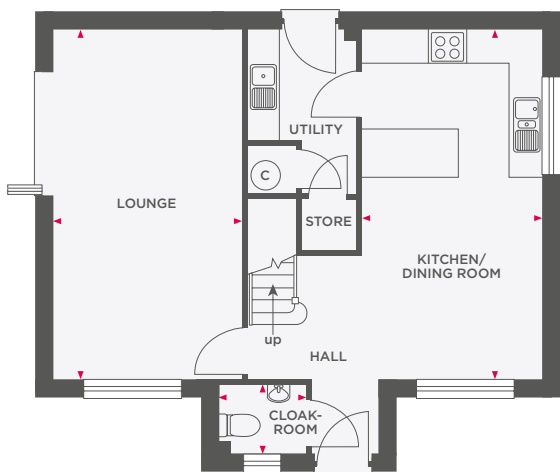
WARRANTIES

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

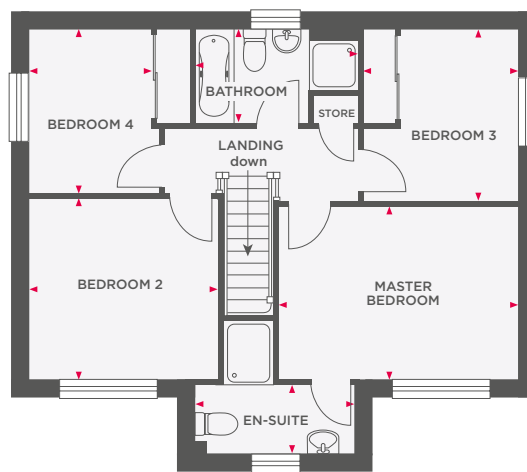


THE BRADSTONE

4 BEDROOM HOME



Lounge	3411 x 6423	11'1" x 21'1"
Kitchen/Dining Room	3368 x 6423	11'2" x 21'1"
Cloakroom	1603 x 1200	5'3" x 3'11"



Master Bedroom	4451 x 3203	14'2" x 10'6"
En-Suite	2919 x 1224	9'7" x 4'0"
Bedroom 2	3473 x 3328	11'5" x 10'11"
Bedroom 3	2207 x 3133	7'3" x 10'3"
Bedroom 4	2236 x 3008	7'4" x 9'10"
Bathroom	2998 x 1713	9'10" x 5'7"



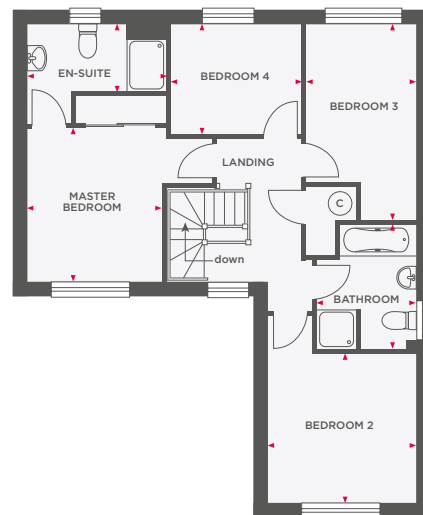
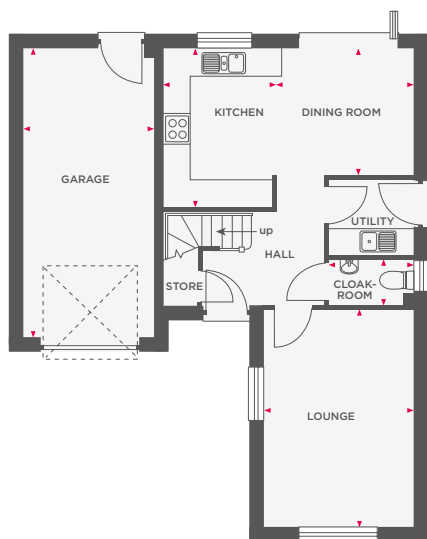
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THE MEADWELL

4 BEDROOM HOME



Lounge	3363 x 4913	11'0" x 16'1"
Kitchen	2413 x 3600	7'11" x 11'10"
Dining Room	3316 x 2849	10'11" x 9'4"
Cloakroom	1903 x 1050	6'3" x 3'5"
Garage	2978 x 6582	9'9" x 21'7"

Master Bedroom	3082 x 3516	10'1" x 11'6"
En-Suite	3198 x 1503	10'6" x 4'11"
Bedroom 2	3363 x 3404	11'0" x 11'2"
Bedroom 3	2503 x 4478	8'3" x 14'8"
Bedroom 4	3023 x 2489	9'11" x 8'2"
Bathroom	2243 x 2855	7'4" x 9'4"



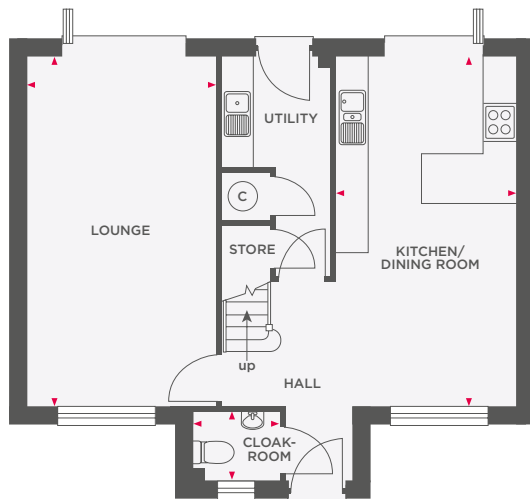
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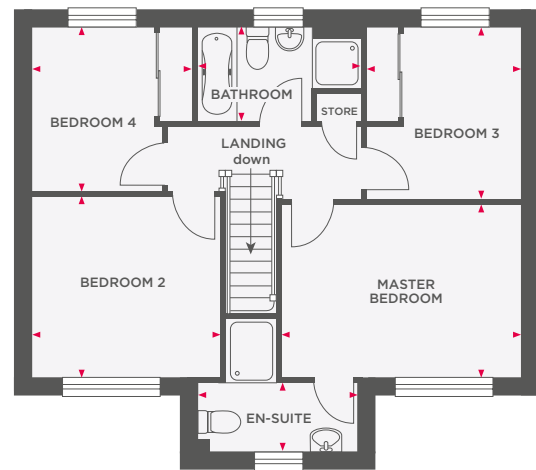


THE STOWFORD

4 BEDROOM HOME



Lounge	3411 x 6423	11'2" x 21'1"
Kitchen/Dining Room	3328 x 6423	10'11" x 21'1"
Cloakroom	1603 x 1200	5'3" x 3'11"



Master Bedroom	4451 x 3203	14'7" x 10'6"
En-Suite	2919 x 1224	9'7" x 4'0"
Bedroom 2	3473 x 3328	11'5" x 10'11"
Bedroom 3	2900 x 3133	9'6" x 10'3"
Bedroom 4	2929 x 3008	9'7" x 9'10"
Bathroom	3005 x 1710	9'10" x 5'7"



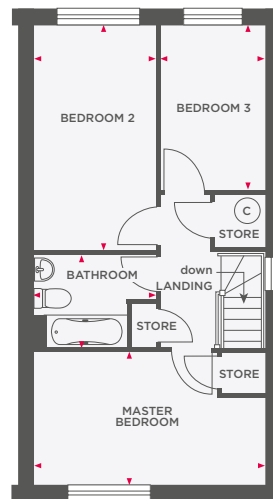
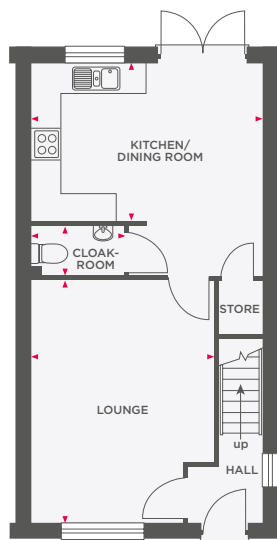
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THE CHILLATON

3 BEDROOM HOME



Lounge	3855 x 5137	12'8" x 16'10"
Kitchen/Dining Room	4843 x 3335	15'11" x 10'11"
Cloakroom	1952 x 1050	6'5" x 3'5"

Master Bedroom	4843 x 2805	15'11" x 9'2"
Bedroom 2	2552 x 4716	8'4" x 15'6"
Bedroom 3	2203 x 3453	7'3" x 11'4"
Bathroom	2552 x 2000	8'4" x 6'7"



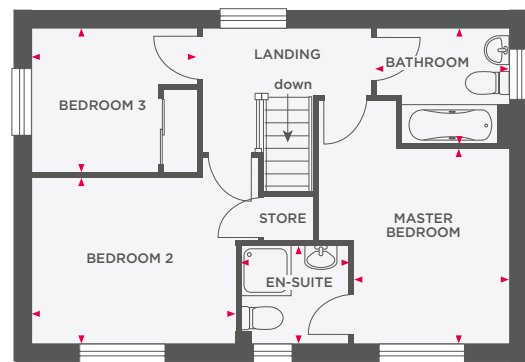
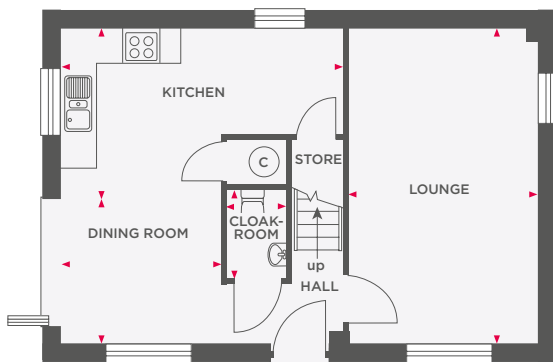
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THE MARYSTOW

3 BEDROOM HOME



Lounge	3352 x 5635	11'0" x 18'6"
Kitchen	5058 x 3040	16'7" x 10'0"
Dining Room	2867 x 2595	9'5" x 8'6"
Cloakroom	1605 x 1090	5'3" x 3'7"

Master Bedroom	2773 x 3504	9'1" x 11'6"
En-Suite	1955 x 1753	6'5" x 5'9"
Bedroom 2	3657 x 2953	12'0" x 9'8"
Bedroom 3	2960 x 2595	9'9" x 8'6"
Bathroom	2358 x 2044	7'9" x 6'8"



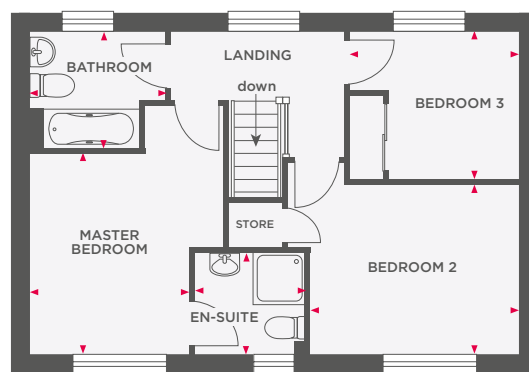
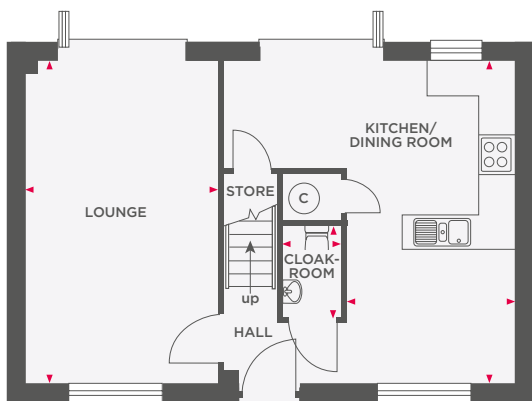
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THE ROADFORD

3 BEDROOM HOME



Lounge	3363 x 5635	11'0" x 18'6"
Kitchen/Dining Room	2908 x 5635	9'6" x 18'6"
Cloakroom	1600 x 1050	5'3" x 3'5"

Master Bedroom	2770 x 3501	9'1" x 11'6"
En-Suite	1950 x 1750	6'5" x 5'9"
Bedroom 2	3654 x 2950	12'0" x 9'8"
Bedroom 3	2958 x 2592	9'8" x 8'6"
Bathroom	2355 x 2041	7'9" x 6'8"



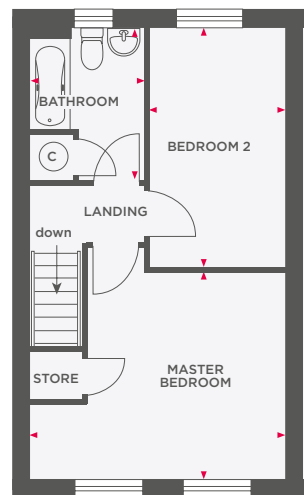
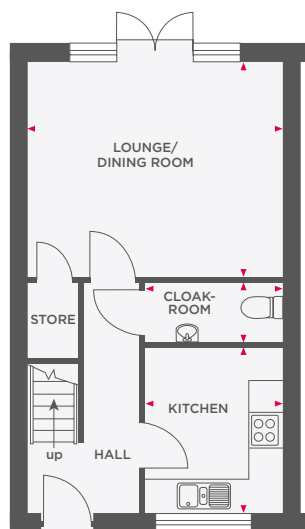
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THE CORYTON

2 BEDROOM HOME



Lounge/Dining Room	4724 x 4081	15'6" x 13'5"
Kitchen	2568 x 3115	8'5" x 10'3"
Cloakroom	2568 x 1075	8'5" x 3'6"

Master Bedroom	4724 x 3849	15'6" x 12'8"
Bedroom 2	2550 x 4510	8'4" x 14'10"
Bathroom	2086 x 2856	6'10" x 9'4"



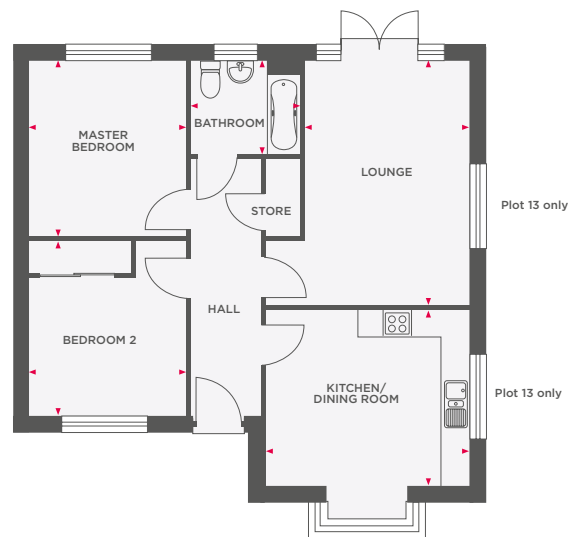
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THE LYDFORD

2 BEDROOM HOME



Lounge	3499 x 5205	11'6" x 17'1"
Kitchen/Dining Room	4344 x 3751	14'3" x 12'4"
Master Bedroom	3319 x 3743	10'11" x 12'3"
Bedroom 2	3317 x 3713	10'11" x 12'2"
Bathroom	2350 x 2000	7'9" x 6'7"



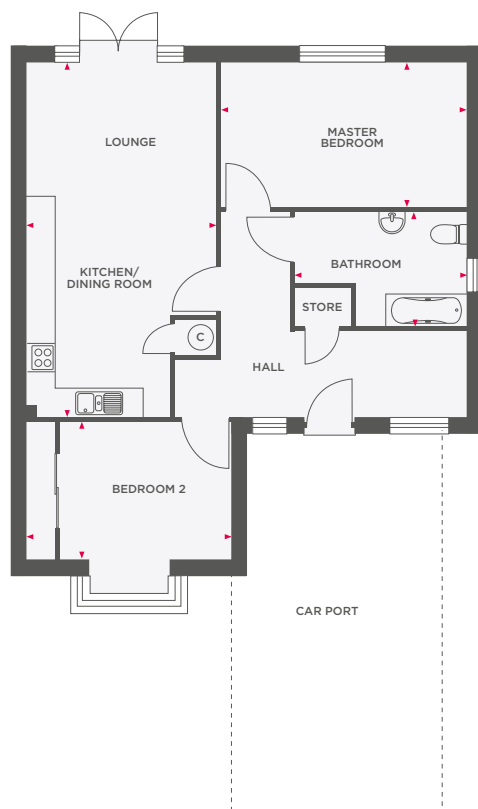
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THE TINHAY

2 BEDROOM HOME



Lounge/Kitchen/ Dining Room	4022 x 7544	13'2" x 24'9"
Master Bedroom	5213 x 3066	17'1" x 10'1"
Bedroom 2	4344 x 2951	14'3" x 9'8"
Bathroom	3641 x 2481	11'11" x 8'2"



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