

*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. He is kneading a piece of dough on a wooden surface. Flour is falling from his hands and is suspended in 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*

# HILLWOOD GARDENS DEVELOPMENT PLAN



## Apartments

- Apartment Blocks 1 & 2
- Chinley Apartments

## 2 Bedroom Homes

- The Pine (PIN)
- The Torrington (TGN)
- The Tulipwood (TLW)

## 3 Bedroom Homes

- The Acacia (ACA)
- The Chestnut (CEN)
- The Coral (COR)
- The Laurel (LAU)
- The Linden (LDN)
- The Milton (MLT)

## 4 Bedroom Homes

- The Madeira (MAD)
- The Mulberry (MUL)
- The Oak (OAK)
- The Sycamore (SYC)
- The Walnut (WAL)

## Affordable Homes

- \* Affordable Homes
- \* Discounted Market Price 'Section 106 Home'

(Location of affordable homes is indicative)



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# HILLWOOD GARDENS SPECIFICATION

## SILVER SPECIFICATION

THE TORRINGTON | THE TULIPWOOD | THE ACACIA | THE CHESTNUT | THE CORAL  
THE LAUREL | THE LINDEN

### KITCHENS AND UTILITY

- Luxury Fitted Kitchen\*\* with a Choice of Finishes\*
- Laminate Worktops to Kitchen with Matching Upstands
- Stainless Steel AEG Single Electric Oven
- AEG Induction Hob
- Stainless Steel Extractor Hood
- Stainless Steel One and a Half Bowl Sink to Kitchen
- Hansgrohe Single Level Kitchen Mixer
- Wall Unit LED Strip Light
- 60cm Glass Splashback

### BATHROOMS

- Roca Sanitaryware
- Hansgrohe Brassware
- Thermostatic Showers and Bath Shower Mixers to En-Suites and Bathrooms
- Full-Height Tiling to all Shower Enclosures
- Bathroom and En-Suites to be Half-Tiled with a Choice of Wall Tiles From Tileflair\*
- Chrome Heated Towel Rail to Main Bathroom and En-Suites
- Shaver Sockets to all Bathrooms and En-Suites

### BEDROOMS

- Television Aerial Point to Bedroom 1
- Telephone Point to Bedroom 1
- Data Point with CAT6 Wiring to Bedroom 1

### HEATING SYSTEM

- Gas Central Heating with High Efficiency Boiler and Radiators
- Honeywell "Smart" Heating Thermostat

### OTHER INTERNAL FEATURES

- All Ceilings to be Painted White
- All Walls to be Painted Wain Homes Soft Cream Finish
- Oak Handrail and Newel Caps
- Television Aerial Point to Lounge
- Telephone Point to Lounge
- Data Points with CAT6 Wiring to Lounge and Family Room (where applicable)
- USB Sockets to Lounge, Kitchen, Family Room, all Bedrooms and Study (where applicable)
- Stainless Steel Sockets to Kitchen and Adjoining Room
- Contemporary Oak Panel Doors
- White downlights to the Kitchen Area

### EXTERNAL FEATURES

- White PVCu Double Glazed Windows
- French Doors
- Black PVCu Fascia and Soffits
- GRP Composite Front and Rear Doors
- Black Rainwater Goods
- Doorbell
- External PIR Lights to Front and Rear
- External Tap
- Power and Lighting to all Integral and Detached Garages within the Curtilage of the Plot
- Front Gardens Landscaped
- Gardens Rotavated to Rear
- Electric Car Charging Unit
- PV Solar Panels to Roof

### WARRANTIES

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

\* Subject to build stage \*\* Upgraded Kitchen Choices Available



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# HILLWOOD GARDENS SPECIFICATION

## GOLD SPECIFICATION

THE MILTON | THE MADEIRA | THE WALNUT | THE OAK

### KITCHENS AND UTILITY

- Luxury Fitted Kitchen\*\* with a Choice of Finishes\*
- Laminate Worktops to Kitchen with Matching Upstands
- Stainless Steel AEG Single Electric Oven
- AEG Induction Hob
- Stainless Steel Extractor Hood
- Integrated Fridge Freezer (4 Bed only)
- Stainless Steel One and a Half Bowl Sink to Kitchen
- Hansgrohe Single Level Kitchen Mixer
- Wall Unit LED Strip Light
- 90cm Glass Splashback

### BATHROOMS

- Roca Sanitaryware
- Hansgrohe Brassware
- Thermostatic Showers and Bath Shower
- Mixers to En-suites and Bathrooms
- Full Height Tiling to all Shower Enclosures
- Bathroom and En-suites to be Half-Tiled with a Choice of Wall Tiles From Tileflair\*
- Chrome Heated Towel Rail to Main Bathroom and En-Suites
- Shaver Sockets to all Bathrooms and En-Suites

### BEDROOMS

- Television Aerial Point to Bedroom 1
- Telephone Point to Bedroom 1
- Data Point with CAT6 Wiring to Bedroom 1

### HEATING SYSTEM

- Gas Central Heating with High Efficiency Boiler and Radiators
- Honeywell "Smart" Heating Thermostat

### OTHER INTERNAL FEATURES

- All Ceilings to be Painted White
- All Walls to be Painted Wain Homes Soft Cream Finish
- Oak Handrail and Newel Caps
- Television Aerial Point to Lounge
- Telephone Point to Lounge
- Data Points with CAT6 Wiring to Lounge and Family Room (where applicable)
- USB Sockets to Lounge, Kitchen, Family Room, all Bedrooms and Study (where applicable)
- Stainless Steel Sockets to Kitchen and Adjoining Room
- Contemporary Oak Panel Doors
- White downlights to the Kitchen Area
- Fitted Security Alarm

### EXTERNAL FEATURES

- PVCu Double Glazed Windows
- French / Bi Fold Doors
- PVCu Fascia and Soffits
- GRP Composite Front and Rear Doors
- Black Rainwater Goods
- Doorbell
- External PIR Lights to Front and Rear
- External Tap
- Power and Lighting to all Integral and Detached Garages within the Curtilage of the Plot
- Front Gardens Landscaped
- Gardens Rotavated to Rear
- Electric Car Charging Unit
- PV Solar Panels to Roof

### WARRANTIES

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

\* Subject to build stage \*\* Upgraded Kitchen Choices Available



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# HILLWOOD GARDENS SPECIFICATION

## PLATINUM SPECIFICATION

THE SYCAMORE | THE MULBERRY

### KITCHENS AND UTILITY

- Luxury Fitted Kitchen\*\* with a Choice of Finishes\*
- Silestone Worktops to Kitchen with Matching Upstands
- Stainless Steel AEG Double Electric Oven
- AEG Induction Hob
- Stainless Steel Extractor Hood
- Integrated Fridge Freezer
- Integrated Dishwasher
- Stainless Steel One and a Half Bowl Sink to Kitchen
- Hansgrohe Single Level Kitchen Mixer
- Wall Unit LED Strip Light
- 90cm Glass Splashback

### BATHROOMS

- Roca Sanitaryware
- Hansgrohe Brassware
- Thermostatic Showers and Bath Shower
- Mixers to En-suites and Bathrooms
- Full Height Tiling to all Shower Enclosures Bathroom and En-Suites to be Half-Tiled with a Choice of Wall Tiles from Tileflair\*
- Chrome Heated Towel Rail to Main
- Bathroom and En-Suites
- Shaver Sockets to all Bathrooms and En-Suites

### BEDROOMS

- Television Aerial Point to Bedroom 1
- Telephone Point to Bedroom 1
- Data Point with CAT6 Wiring to Bedroom 1

### HEATING SYSTEM

- Gas Central Heating with High Efficiency Boiler and Radiators
- Honeywell "Smart" Heating Thermostat

### OTHER INTERNAL FEATURES

- All Ceilings to be Painted White
- All Walls to be Painted Wain Homes Soft Cream Finish
- Oak Handrail and Newel Caps
- Television Aerial Point to Lounge
- Telephone Point to Lounge
- Data Points with CAT6 Wiring to Lounge and Family Room (where applicable)
- USB Sockets to Lounge, Kitchen, Family Room, all Bedrooms and Study (where applicable)
- Stainless Steel Sockets to Kitchen and Adjoining Room
- Contemporary Oak Panel Doors
- White downlights to the Kitchen Area and all Bathrooms
- Fitted Security Alarm

### EXTERNAL FEATURES

- PVCu Double Glazed Windows
- Bi Fold Doors
- PVCu Fascia and Soffits
- GRP Composite Front and Rear Doors
- Black Rainwater Goods
- Doorbell
- External PIR Lights to Front and Rear
- External Tap
- Power and Lighting to all Integral and Detached Garages within the Curtilage of the Plot
- Front Gardens Landscaped
- Gardens Rotavated to Rear
- Electric Car Charging Unit
- PV Solar Panels to Roof

### WARRANTIES

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

\* Subject to build stage \*\* Upgraded Kitchen Choices Available



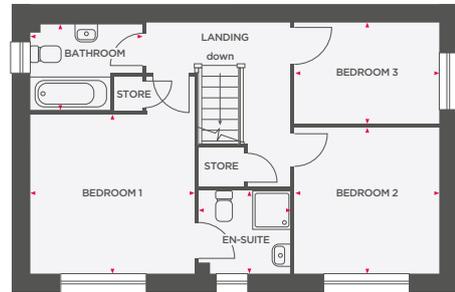
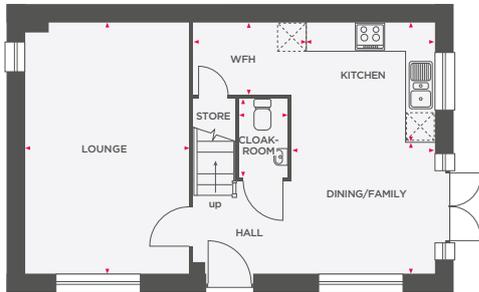
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# THE ACACIA

3 BEDROOM SEMI DETACHED/DETACHED HOME



Lounge	3440 x 5315	11'3" x 17'5"
Kitchen	2680 x 2535	8'7" x 8'3"
Dining/Family	2980 x 2770	9'7" x 9'0"
WFH Area	2360 x 1530	7'7" x 5'0"
Cloakroom	1020 x 1625	3'3" x 5'3"

Bedroom 1	3440 x 3350	11'3" x 10'11"
En-Suite	1923 x 1730	6'3" x 5'6"
Bedroom 2	3015 x 3075	9'10" x 10'1"
Bedroom 3	3025 x 2135	9'11" x 7'0"
Bathroom	2350 x 1812	7'7" x 5'9"

<b>Total Area</b>	<b>99 m<sup>2</sup></b>	<b>1065 ft<sup>2</sup></b>
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 Space for appliance



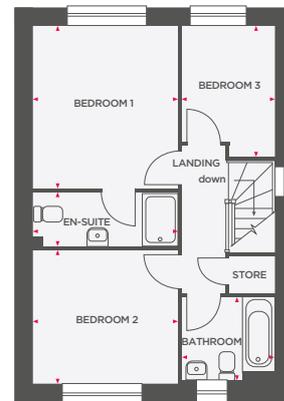
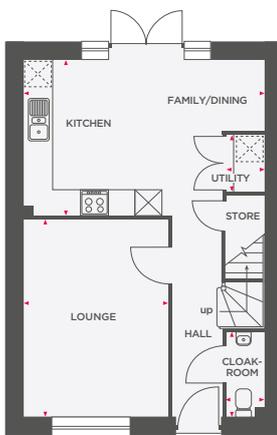
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# THE CORAL

## 3 BEDROOM DETACHED HOME



Lounge	3290 x 4531	10'11" x 14'10"
Kitchen/Dining	5472 x 3578	17'11" x 11'9"
Utility	880 x 1252	2'8" x 4'1"
Cloakroom	868 x 1930	2'8" x 6'4"

Bedroom 1	3290 x 3754	10'11" x 12'4"
En-Suite	3265 x 1215	10'7" x 6'1"
Bedroom 2	3290 x 3055	10'11" x 12'4"
Bedroom 3	2119 x 3018	6'11" x 9'11"
Bathroom	2075 x 1878	6'8" x 6'1"

<b>Total Area</b>	<b>88.14m<sup>2</sup></b>	<b>948 ft<sup>2</sup></b>
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☒ Integrated appliance    ☒ Space for appliance



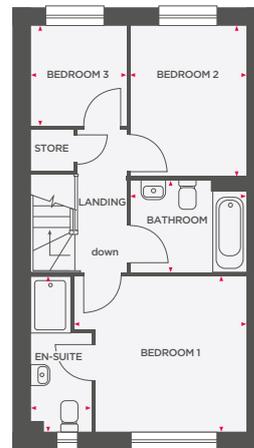
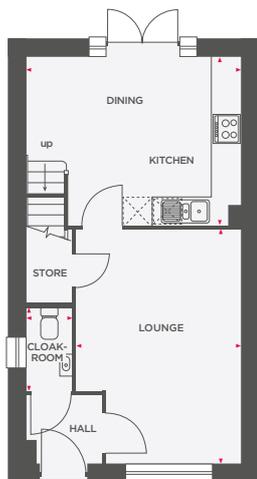
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# THE LAUREL

## 3 BEDROOM SEMI DETACHED HOME



Lounge	3445 x 4965	11'3" x 16'3"
Kitchen/Dining	4505 x 3555	14'9" x 11'7"
Cloakroom	970 x 1750	3'1" x 5'7"

Bedroom 1	3160 x 3360	10'4" x 11'0"
En-Suite	1255 x 3305	4'1" x 10'8"
Bedroom 2	2430 x 3760	7'11" x 12'4"
Bedroom 3	1980 x 2100	6'5" x 6'10"
Bathroom	2435 x 1927	7'9" x 6'3"

<b>Total Area</b>	<b>77.2 m<sup>2</sup></b>	<b>831 ft<sup>2</sup></b>
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 Space for appliance



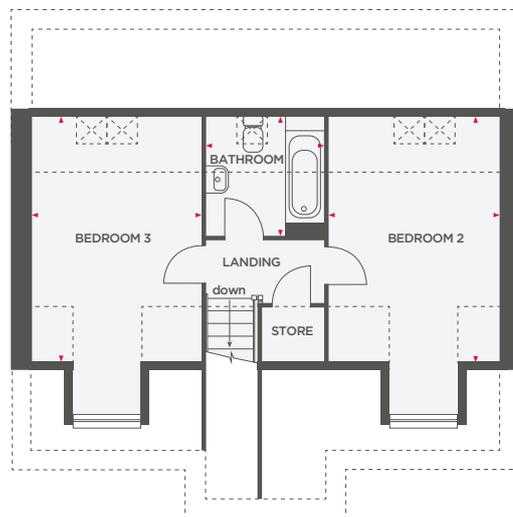
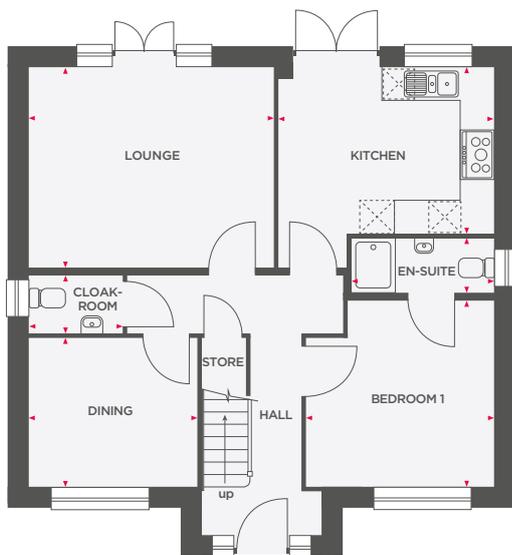
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# THE MILTON

## 3 BEDROOM SEMI DETACHED HOME



Lounge	3254 x 3710	10'8" x 12'2"
Kitchen	3960 x 3702	13'0" x 12'2"
Dining	3100 x 2762	10'2" x 9'1"
Cloakroom	1700 x 1050	5'5" x 3'4"
Bedroom 1	3455 x 3450	11'4" x 11'4"
En-Suite	2604 x 1000	8'5" x 3'2"

Bedroom 2	3128 x 4513	10'3" x 9'7"
Bedroom 3	3093 x 4513	10'7" x 14'10"
Bathroom	2125 x 2180	6'9" x 7'1"
<b>Total Area</b>	<b>104.25 m<sup>2</sup></b>	<b>1122 ft<sup>2</sup></b>

 Space for appliance ---- Reduced Head Height



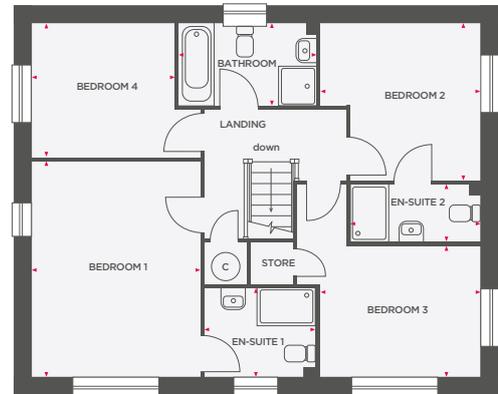
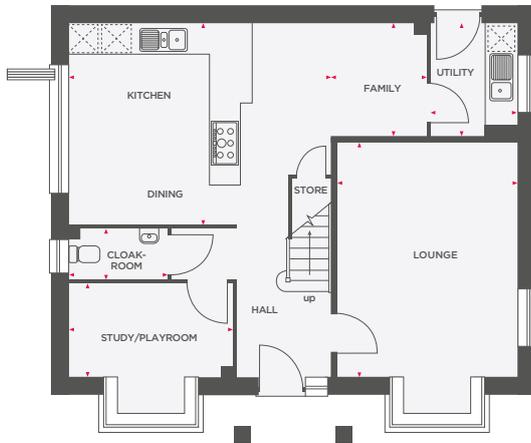
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**Wain**  
HOMES



# THE MULBERRY

## 4 BEDROOM DETACHED HOME



Lounge	3800 x 4997	12'6" x 6'7"
Kitchen/Dining	3820 x 4230	12'5" x 13'8"
Family	3635 x 2350	11'9" x 8'6"
Study/Playroom	3447 x 2006	11'3" x 6'7"
Utility	2470 x 2240	5'8" x 7'7"
Cloakroom	2052 x 1050	6'7" x 3'4"

Bedroom 1	3554 x 4586	11'8" x 15'0"
En-Suite 1	2707 x 1200	8'8" x 3'9"
Bedroom 2	3338 x 3330	10'11" x 10'11"
En-Suite 2	2725 x 1200	8'9" x 3'9"
Bedroom 3	3381 x 2804	11'1" x 9'2"
Bedroom 4	3033 x 2836	9'11" x 9'4"
Bathroom	2862 x 1700	9'3" x 5'5"

<b>Total Area</b>	<b>141.61 m<sup>2</sup></b>	<b>1524 ft<sup>2</sup></b>
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☒ Space for appliance    © Hot water cylinder



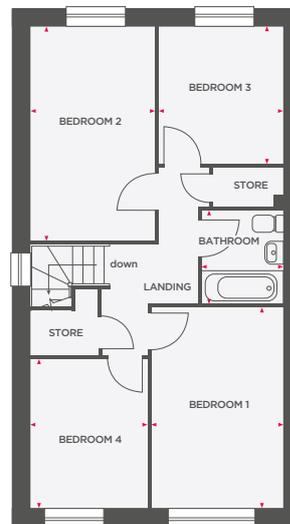
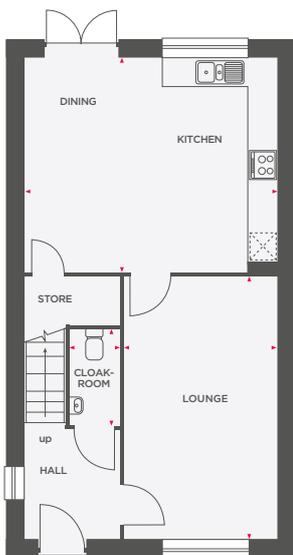
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# THE OAK

## 4 BEDROOM SEMI DETACHED HOME



Lounge	3220 x 5555	10'6" x 18'2"
Kitchen/Dining	5310 x 4520	17'4" x 14'8"
Cloakroom	1050 x 2025	3'4" x 6'6"

Bedroom 1	2750 x 4220	9'0" x 13'8"
Bedroom 2	2610 x 2900	8'6" x 9'5"
Bedroom 3	2600 x 4520	8'5" x 14'8"
Bedroom 4	2450 x 3145	8'0" x 10'3"
Bathroom	1700 x 1975	5'5" x 6'4"

Total Area	107.4 m <sup>2</sup>	1156 ft <sup>2</sup>
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 Space for appliance



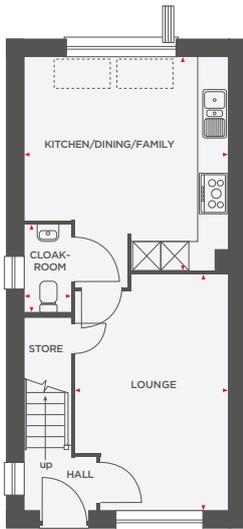
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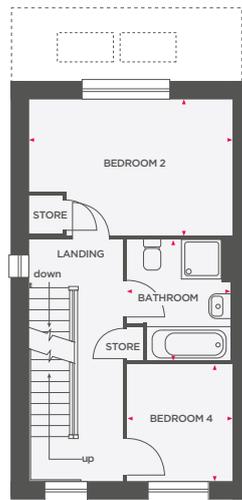


# THE WALNUT

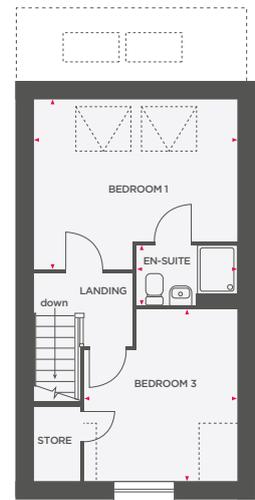
4 BEDROOM SEMI DETACHED/TERRACED HOME



Lounge	3192 x 4906	10'7" x 16'1"
Kitchen/Dining	4217 x 3406	13'10" x 11'2"
Cloakroom	923 x 1820	3'0" x 5'9"



Bedroom 2	4217 x 2839	13'10" x 9'4"
Bedroom 4	2201 x 2527	8'2" x 8'3"
Bathroom	2150 x 2502	7'0" x 8'2"



Bedroom 1	4217 x 3552	13'10" x 11'8"
Bedroom 3	3192 x 3593	10'6" x 11'9"
En-Suite	2067 x 1300	6'7" x 4'2"

Total Area	104.48 m <sup>2</sup>	1124 ft <sup>2</sup>
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☒ Integrated appliance ---- Reduced Head Height



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