



**THE GREEN**  
OWLSWICK





# THE GREEN

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Welcome to The Green, an impressive collection of 3, 4 and 5-bedroom family homes in the rural hamlet of Owlswick in Buckinghamshire. Located on the edge of the countryside but within a few miles of the busy town of Princes Risborough, these impressive family homes enjoy an exceptional specification.



# 1880

## A year of firsts

**1880 WAS A PERIOD OF MOMENTOUS CHANGE. THE PEAK OF THE VICTORIAN AGE SAW GREAT LEAPS FORWARD IN ARCHITECTURE, ENGINEERING AND DESIGN – USHERED IN BY INCREDIBLE NEW ADVANCES IN TECHNOLOGY.**

This era of innovation and revolutionary thinking led to the birth of many things that would shape the way we still live today. From the first degrees for women from the University of London, to the introduction of Greenwich Mean Time, to the inaugural game of test cricket...they became part of the fabric of British culture.

So too did the tradition of excellence and craftsmanship established by the first homes built by **William Kendrick**. Against a vibrant background of change and growth, he laid the foundations that we stand on to this day.



### 1880

Greenwich Mean Time was adopted as the legal standard in the UK.

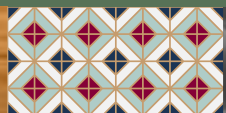
William Ewart Gladstone defeated Benjamin Disraeli to become Prime Minister.

The first cricket test match was held in Britain.

The University of London awarded the first degrees to women.

Sculptor Jacob Epstein was born.

William Kendrick founded Kendrick Homes.



## A passion from start to finish

**FOR WELL OVER A HUNDRED YEARS, KENDRICK HOMES HAS BEEN DRIVEN BY A COMMITMENT TO QUALITY AND A DEEP PRIDE IN A JOB WELL DONE.**

Beautiful, premium and practical new homes have always been at our core, but we've also provided our expertise in the construction of hospitals, schools and other municipal buildings.

As a sixth generation of the Kendrick family continues to uphold William's impeccable standards, our commitment to craftsmanship is enhanced by a skilled in-house design team using high-quality, energy-efficient materials to create stunning high-specification homes fit for the 21st century.





# A sustainable future for all

**AT KENDRICK HOMES WE TAKE OUR SUSTAINABILITY COMMITMENT SERIOUSLY AND ARE CONTINUALLY LOOKING FOR WAYS TO REDUCE OUR IMPACT ON THE ENVIRONMENT.**

We design and build our homes with the future in mind – yours and the environment – and incorporate advanced technology and useful energy-efficient features wherever possible to keep your home efficient and affordable to run.

In addition, we always carefully consider every stage of our construction process and work closely with our supply chain to use the most sustainable materials possible.



When we build a new home, we endeavour to enrich the environment and foster growth in the local community.

That's why we're providing Owlswick and the local area with £383,000 for infrastructure projects such as transport, flood defences, schools, libraries, health and social care facilities as well as investment in refuse and recycling initiatives and support for local wildlife schemes.



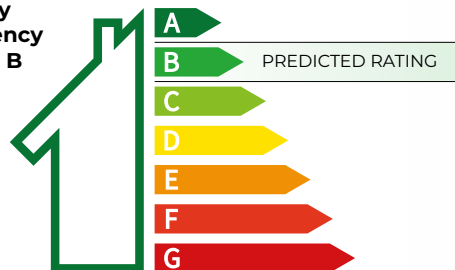
**WE HELP NATURE GROW EVERY TIME WE BUILD. AT OWLSWICK, WE'RE DEDICATING 10 NEW TREES, PLANTED BY THE NATIONAL FOREST, STRENGTHENING WOODLAND HABITATS TO HELP WILDLIFE FLOURISH AND BRING PEOPLE JOY.**

# Future proofed homes

**WE DESIGN AND BUILD OUR HOMES WITH THE FUTURE IN MIND - YOURS AND THE ENVIRONMENT.**

From the sustainable materials we use to the advanced technology we include in our homes – you can be sure of a property that remains efficient and affordable to run long into the future.

**Predicted energy efficiency rating B**





## Features include:

### 1. Photo-voltaic panels\*

Capture the sun's energy and convert it into electricity that you can use in your home.

### 2. Air source heat pumps

An alternative way to heat your home, this technology takes the warm air from outside and uses it to heat your home inside.

### 3. Underfloor heating

Enjoy a multi-zone system that gives more evenly-spread heat and uses less energy.

### 4. High performance insulation

A typical house with no insulation loses 33% of heat through its walls and 25% through the roof so we install high performance insulation to reduce energy loss.

### 5. Lounge log burner

All homes come with a built-in fireplace in the lounge to allow for the option of an alternative/additional heating source.

### 6. Low energy lighting with LED technology

Energy efficient lighting helps lower electricity bills and carbon dioxide emissions without reducing the quality of light.

### 7. A-rated appliances

We aim to only install appliances in your home that are 'A'-rated, ensuring low running costs.

### 8. High performance UPVC, double glazed windows

Energy-efficient glazing keeps the warmth inside, leading to a reduction in energy bills, and also adds useful soundproofing.

### 9. Air leakage tested

Our homes are tested to understand the air movement between the inside and outside of the building, eliminating cracks and gaps while ensuring proper ventilation.

### 10. Thermostatically controlled radiator valves

Self-regulating thermostatic radiator valves (TRVs) are used to control the air temperature and help adjust your heating.

### 11. Compost area, recycling bins & rainwater butt\*

Specific areas are set outside for composting and recycling plus a rainwater butt to collect water to use in the garden.

### 12. Electric car charger

Dedicated charging points are a convenient way to charge your electric car at home and cheaper than filling up a traditional petrol or diesel vehicle.

Terms and Conditions are available on request – please ask for details.

\*Plot specific or where applicable



# Chiltern Hills

**NESTLED WITHIN THE CAPTIVATING VALE OF AYLESBURY IN BUCKINGHAMSHIRE LIES A BREATHTAKING EXPANSE OF APPROXIMATELY 350 SQUARE MILES, BOASTING THE IDYLIC ENGLISH COUNTRYSIDE AND SHOWCASING THE HISTORIC TOWNS OF AYLESBURY AND BUCKINGHAM.**

Immerse yourself in a landscape that embraces the essence of natural beauty, where every step unveils a world of awe-inspiring wonders. The Chiltern Hills region offers an abundance of opportunities for unforgettable walks and exhilarating cycle rides. Embark on an expedition along a portion of The Ridgeway, a revered path dating back to ancient times, which meanders through the charming town of Princes Risborough. From its heights, you can marvel at panoramic vistas from the monument atop Coombe Hill, capturing the essence of time in a single gaze. For a more serene experience, venture along the tranquil Phoenix Trail, a winding path leading to the enchanting town of Thame. As you amble along, relish the company of your four-legged companion or encounter the captivating wildlife, including the graceful red kites that adorn the sky.

Adjacent to the Chilterns, the region boasts a plethora of historic market towns and picturesque villages, each harbouring its own captivating tales and adorned with quintessential half-timbered houses and cottages that seem plucked from the pages of a storybook. Wander through these charming settlements and discover an array of independent shops and quaint cafés that exude local charm, inviting you to indulge in delightful treasures. And fear not, for modern conveniences are never far away, ensuring you have all you need at your fingertips.

Living near the Chiltern Hills is an invitation to savour the harmony between nature and heritage. It is an opportunity to immerse yourself in the rich tapestry of British history while revelling in the breathtaking landscapes that stretch as far as the eye can see. The Chiltern Hills beckon you to embark on a life where beauty and tranquillity embrace you at every turn.





## Owlswick

**THE SMALL HAMLET OF OWLSWICK IS LOCATED IN THE HEART OF THE VALE OF AYLESBURY CLOSE TO THE MAGNIFICENT CHILTERN HILLS, ONE OF THE UK'S 46 AREAS OF OUTSTANDING NATURAL BEAUTY.**

Situated in a rural area near the beautiful market towns of Princes Risborough and Thame, Owlswick appears in a document around 1200 as 'Ulveswike' meaning dairy farm. This picturesque hamlet has a central private village green alongside St Peters Chapel, a delightful Victorian 'School' chapel believed to be the smallest place of worship in the Oxford Diocese. A mix of cottages and farmhouses make up the small local community with views of the nearby Chiltern Hills.



# The Shoulder of Mutton

- from community to country

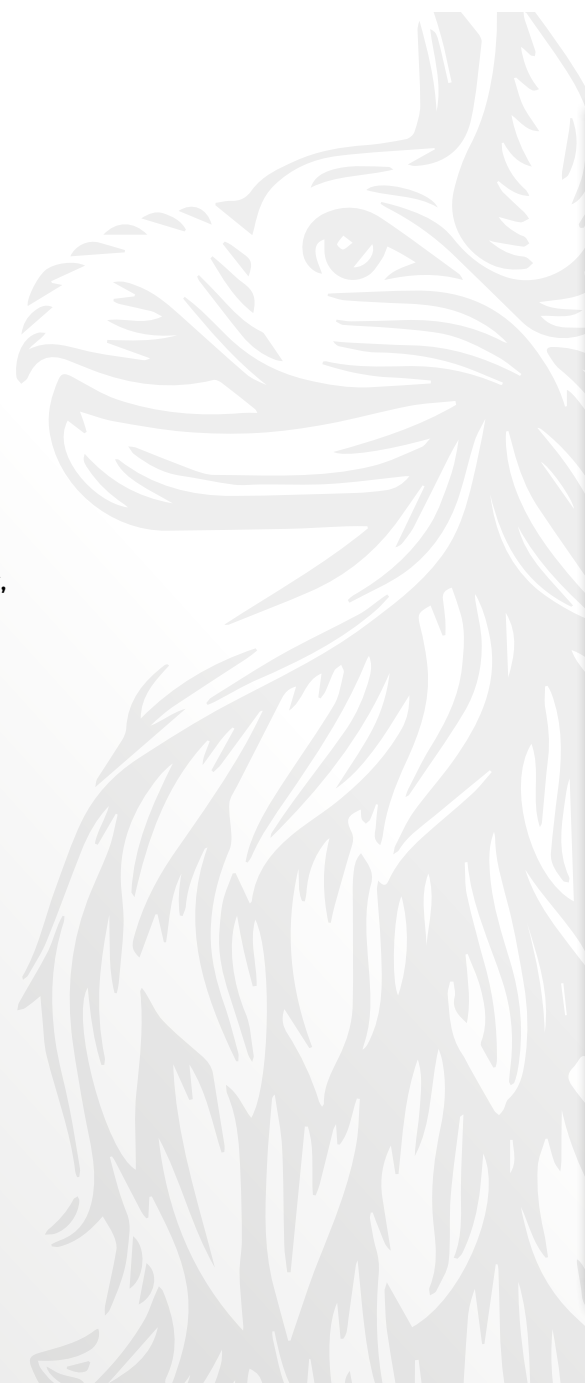
**NESTLED ON THE PICTURESQUE GREEN OF OWLSWICK, A CHARMING PUB HAS GRACED THE VILLAGE SINCE THE EARLY 1800S. ORIGINALLY ACQUIRED BY THE ESTEEMED WELLER BREWERY, THE PUB HAS WITNESSED A RICH HISTORY OF DESIGN AND CONSTRUCTION. WHILE THE REINS OF OWNERSHIP PASSED TO FULLER'S BREWERY IN THE 1970S AND 1980S, THE PUB RETAINED ITS REMARKABLE CHARACTER THROUGHOUT THE YEARS.**

This establishment not only served as a hub for the local community but also held significance on a broader scale. The pub holds a special place in the hearts of the Owlswick Morris Dancers. Founded amidst conviviality and camaraderie within the pub's walls, the dancers made it their cherished abode and even fashioned their attire to reflect the vibrant colours of the Fuller's Brewery.



Chequers – the Prime Minister's official second residence

An intriguing tale whispers from the annals of the 1970s, the pub supposedly served as a covert sanctuary sanctioned by the security services. This "safe house" designation provided respite from the demands of office, with a discreet haven just a short distance from Chequers – the Prime Minister's official second residence since 1921. The pub's proximity to Chequers rendered it an ideal location to enjoy a tranquil pint away from prying eyes. Reflecting the gravity of this clandestine arrangement, the pub underwent expansion, boasting private chambers where confidential matters may have been discussed, potentially even hosting cabinet meetings.





The Owlswick Morris Dancers were founded at the pub and they now often return to the village on May Day to perform again on the green.





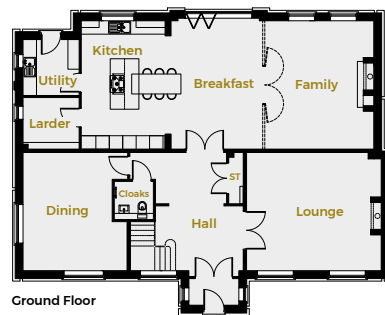
# New Berkeley House

**GUIDED BY OUR IN-HOUSE DESIGN TEAM, A NEW CHAPTER IS SET TO GRACE THE HISTORIC SHOULDER OF MUTTON PUB — A MAGNIFICENT 5-BEDROOM FAMILY HOME, LOVINGLY DESIGNED TO PAY HOMAGE TO ITS STORIED PAST.**

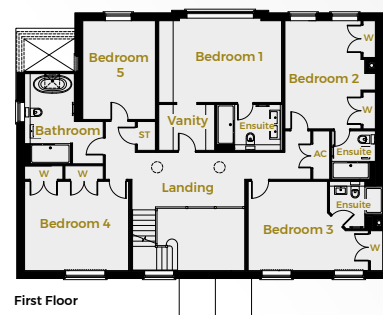
The architectural blueprint of the new dwelling has been meticulously crafted to preserve the stately allure of the original façade, faithfully replicating the charm of the 18th century construction. A symphony of elegance shall resonate, as the cherished aesthetics of yesteryear find their rebirth within these walls. A varied palette of materials shall adorn this dwelling, with white rendered walls, accompanied by warm red clay roof tiles.

Our team are creating a sanctuary of contemporary living, mindful of the existing footprint. Vast and airy, the interior spaces intertwine seamlessly, granting respite and fostering connectivity. Five bedrooms await. The heart of the home reveals a grand open-plan kitchen, breakfast, and family area, a testament to the desires of modern living. Additionally, three further reception rooms beckon, each poised to accommodate life's varied chapters.

By resurrecting the former public house with an architecture of empathy, a new era of efficiency and sustainability emerges. A splendid family home awaits, inviting its occupants to revel in its grandeur once more. In this act of preservation, the rich tapestry of the building's history and its cherished surroundings, nestled alongside the verdant embrace of the village green, shall endure for generations to come.



Ground Floor



First Floor

See separate spread later in the brochure with more detailed plans for New Berkeley House.



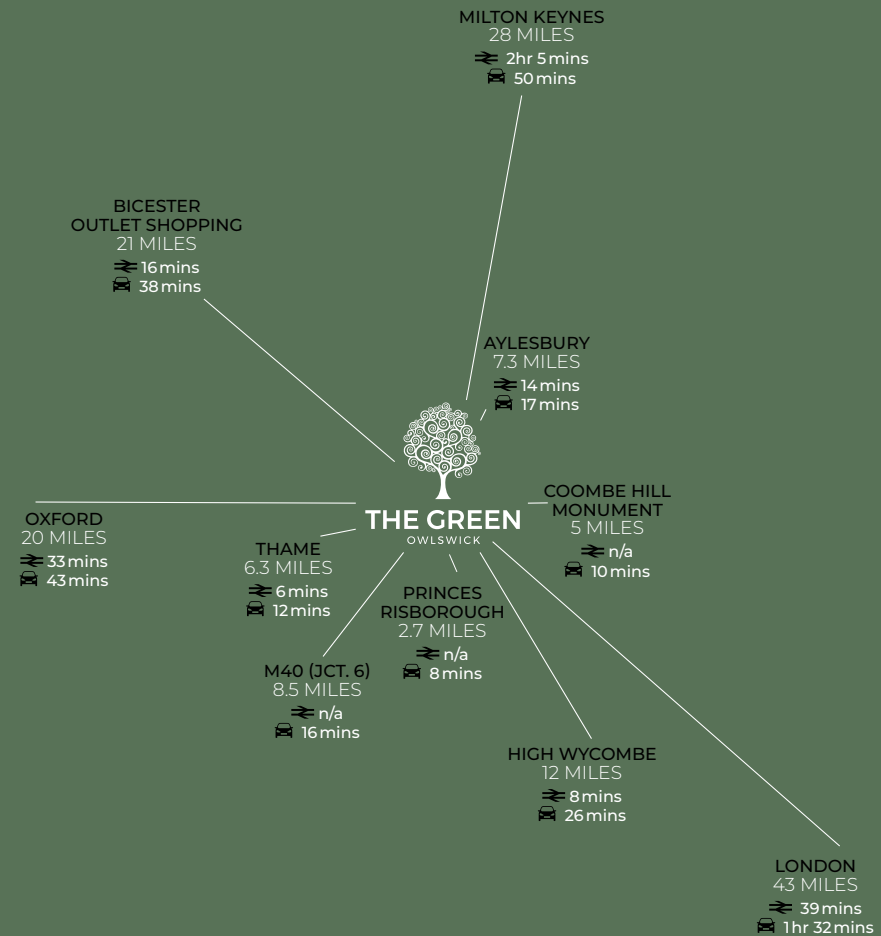
# Stay connected

At The Green you can enjoy the rural charm of a countryside location but still be within reach of bigger towns and facilities. Aylesbury, Oxford and High Wycombe are all just a short drive away and have a range of excellent facilities while the M40 motorway is also just 15 minutes away at Junction 6.

The closest train stations are at Monks Risborough and Princes Risborough, served by Chiltern Railways, and should you want to travel to the bright lights of London then the direct service to London Marylebone takes just 55 minutes. Connectivity doesn't stop at local infrastructure – your new home will help you stay connected via the high-speed fibre internet cable installed to your home.



All travel times and distances are approximate



## Welcome to The Green

The Green is an impressive collection of 3, 4 and 5-bedroom homes in the rural hamlet of Owlswick less than 3 miles from Princes Risborough. Set in a beautiful countryside location, The Green is set back behind the village green on the site of the former Shoulder of Mutton public house.

Positioned around a central courtyard, each of the homes at The Green have been carefully designed to complement the natural beauty of the area. They've also been built to the Kendrick finish, meaning you can expect high quality features and finishes throughout, but also include some additional touches to make this development extra special.

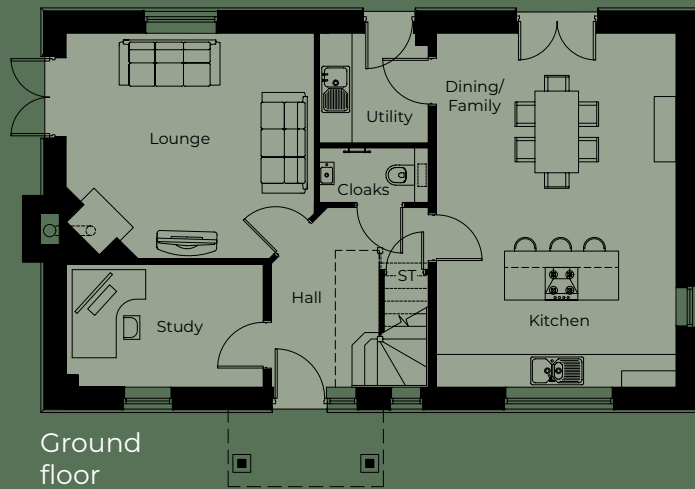
-  Whimbrel Lodge - plot 1  
3 bedroom home
-  Crossbill Lodge - plot 2  
3 bedroom home
-  Nightingale House - plot 3  
4 bedroom home
-  Curlew Lodge - plot 4  
3 bedroom home
-  Goosander Lodge - plot 5  
3 bedroom home
-  Hawfinch House - plot 6  
4 bedroom home
-  Dotterel Grange - plot 7  
4 bedroom home
-  Firecrest Grange - plot 8  
4 bedroom home
-  New Berkeley House - plot 9  
5 bedroom home



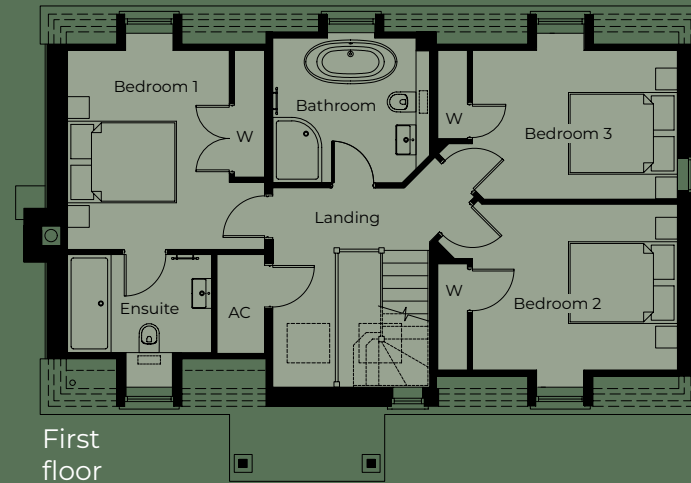


# Curlew Lodge

3 bedroom home ~ plot 4 (detached)



Ground floor



First floor

## Summary of features

- Three double bedrooms
- Two bathrooms
- Feature log burner
- Large kitchen/family/diner
- Bespoke designed kitchen
- Double doors to the rear garden
- Ground floor cloakroom
- Underfloor heating to the ground floor

## Ground floor

**Lounge**  
4557 x 4138mm (14'11" x 13'7")

**Kitchen / Dining / Family**  
6500 x 4400mm (21'4" x 14'5")

**Utility**  
2014 x 2000mm (6'7" x 6'7")

**Study**  
3619 x 2260mm (11'10" x 7'5")

**Cloak Room**  
2000 x 1000mm (6'7" x 3'3")

## First floor

**Bedroom 1**  
3970 x 3619mm (13' x 11'10")

**Ensuite**  
2652 x 1801mm (8'8" x 5'11")

**Bedroom 2**  
4400 x 3358mm (14'5" x 11')

**Bedroom 3**  
4400 x 3049mm (14'5" x 10')

**Bathroom**  
2881 x 2755mm (9'5" x 9')

**Total house size:**  
1448 sq.ft.

Includes three parking spaces.

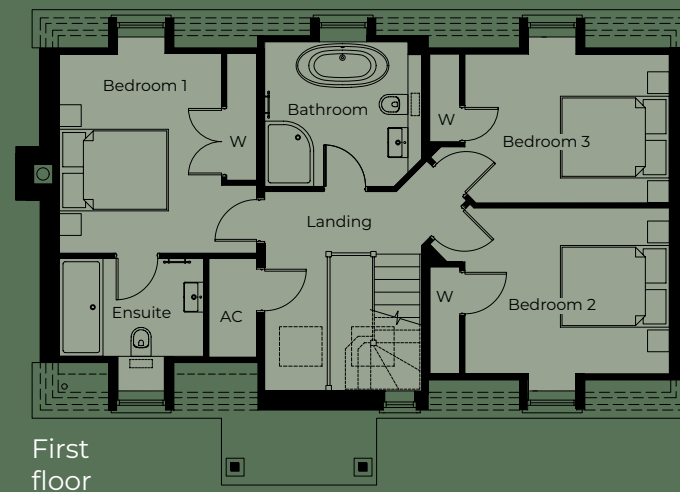
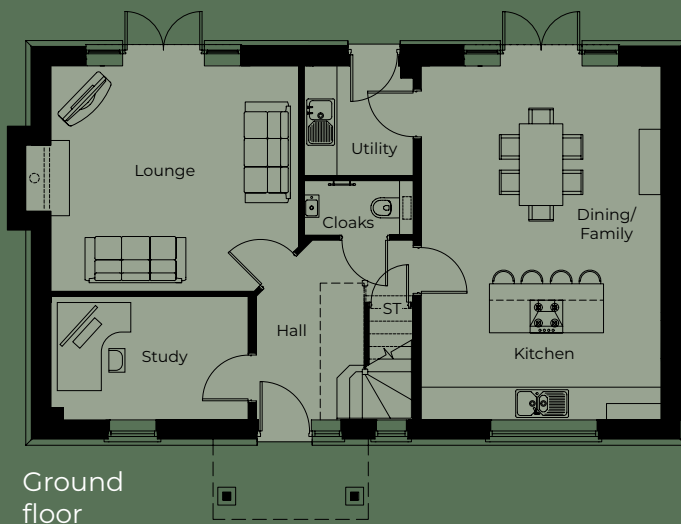
**Total plot size\*:**  
0.09 acres

\*Includes house, garden and drive.



# Crossbill Lodge

3 bedroom home ~ plot 2 (detached)



## Summary of features

- Three double bedrooms
- Three bathrooms
- Feature log burner
- Large kitchen/family/diner
- Bespoke designed kitchen
- Double doors to the rear garden
- Underfloor heating to the ground floor

## Ground floor

**Lounge**  
4557 x 4138mm (14'11" x 13'7")

**Kitchen / Dining / Family**  
6500 x 4400mm (21'4" x 14'5")

**Utility**  
2014 x 2000mm (6'7" x 6'7")

**Study**  
3619 x 2260mm (11'10" x 7'5")

**Cloak Room**  
2000 x 1000mm (6'7" x 3'3")

## First floor

**Bedroom 1**  
3970 x 3619mm (13' x 11'10")

**Ensuite**  
2652 x 1800mm (8'8" x 5'11")

**Bedroom 2**  
4400 x 3358mm (14'5" x 11')

**Bedroom 3**  
4400 x 3049mm (14'5" x 10')

**Bathroom**  
2881 x 2655mm (9'5" x 8'9")

**Total house size:**  
1448 sq.ft.

Includes two parking spaces.

**Total plot size\*:**  
0.09 acres

\*Includes house, garden and drive.

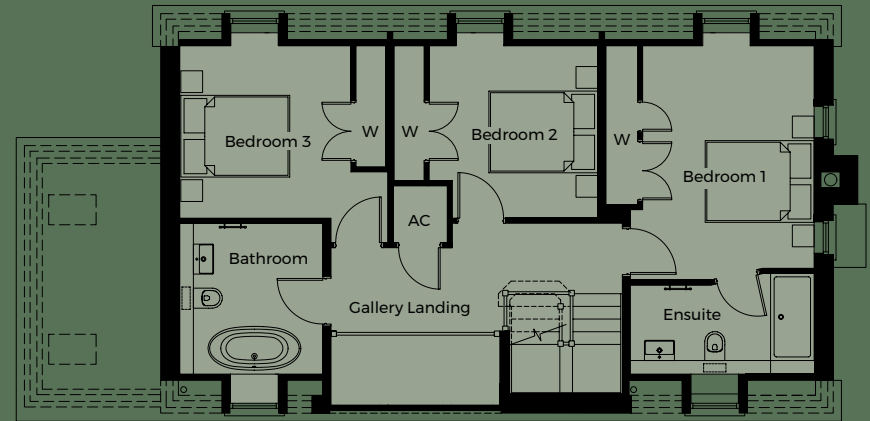


# Goosander Lodge

3 bedroom home ~ plot 5 (detached)



Ground floor



First floor

## Summary of features

- Three double bedrooms
- Two bathrooms
- Feature log burner
- Large kitchen/family room
- Bespoke designed kitchen
- Separate dining room
- Double doors to the rear garden
- Ground floor cloakroom
- Underfloor heating to the ground floor

## Ground floor

**Lounge**  
6633 x 3823mm (21'9" x 12'7")

**Dining**  
4957 x 3213mm (16'3" x 10'6")

**Kitchen/ Family**  
5128 x 4665mm (16'10" x 15'4")

**Utility**  
2627 x 1875mm (8'7" x 6'2")

**Cloak Room**  
1857 x 1608mm (6'1" x 5'3")

## First floor

**Bedroom 1**  
4539 x 3823mm (14'11" x 12'7")

**Ensuite**  
3374 x 1679mm (11'1" x 5'6")

**Bedroom 2**  
3740 x 3404mm (12'3" x 11'2")

**Bedroom 3**  
3786 x 3404mm (12'5" x 11'2")

**Bathroom**  
2771 x 2626mm (9'1" x 8'7")

**Total house size:**  
1684 sq.ft.

Includes three parking spaces.

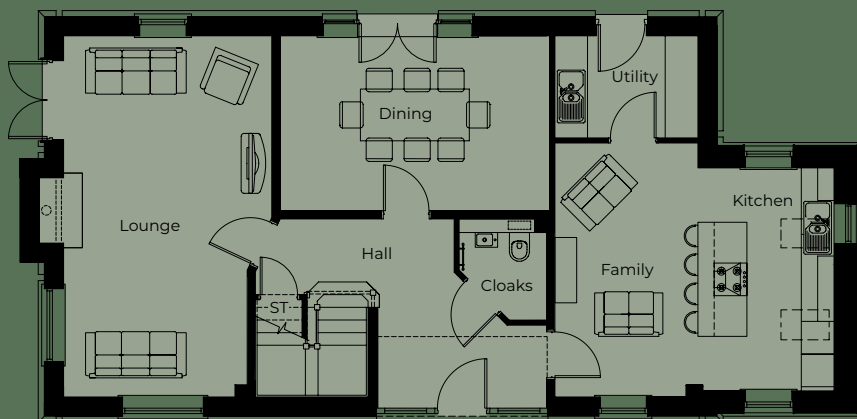
**Total plot size\*:**  
0.12 acres

\*Includes house, garden and drive.

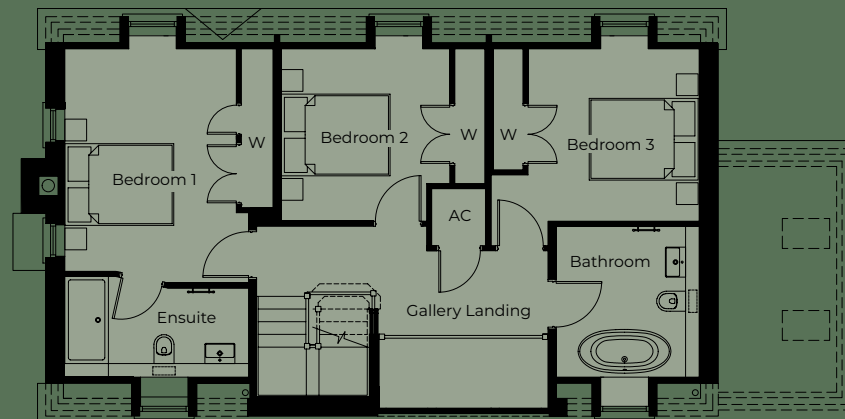


# Whimbrel Lodge

3 bedroom home ~ plot 1 (detached)



Ground floor



First floor

## Summary of features

- Three double bedrooms
- Three bathrooms
- Feature log burner
- Large kitchen/family room
- Bespoke designed kitchen
- Separate dining room
- Double doors to the rear garden
- Underfloor heating to the ground floor

## Ground floor

**Lounge**  
6629 x 3823mm (21'9" x 12'7")

**Dining**  
4957 x 3213mm (16'3" x 10'6")

**Kitchen/ Family**  
5127 x 4665mm (16'10" x 15'4")

**Utility**  
2628 x 1875mm (8'7" x 6'2")

**Cloak Room**  
1857 x 1608mm (6'1" x 5'3")

## First floor

**Bedroom 1**  
4539 x 3823mm (14'11" x 12'7")

**Ensuite**  
3373 x 1679mm (11'1" x 5'6")

**Bedroom 2**  
3740 x 3404mm (12'3" x 11'2")

**Bedroom 3**  
3787 x 3404mm (12'5" x 11'2")

**Bathroom**  
2771 x 2627mm (9'1" x 8'7")

**Total house size:**  
1684 sq.ft.

Includes two parking spaces.

**Total plot size\*:**  
0.13 acres

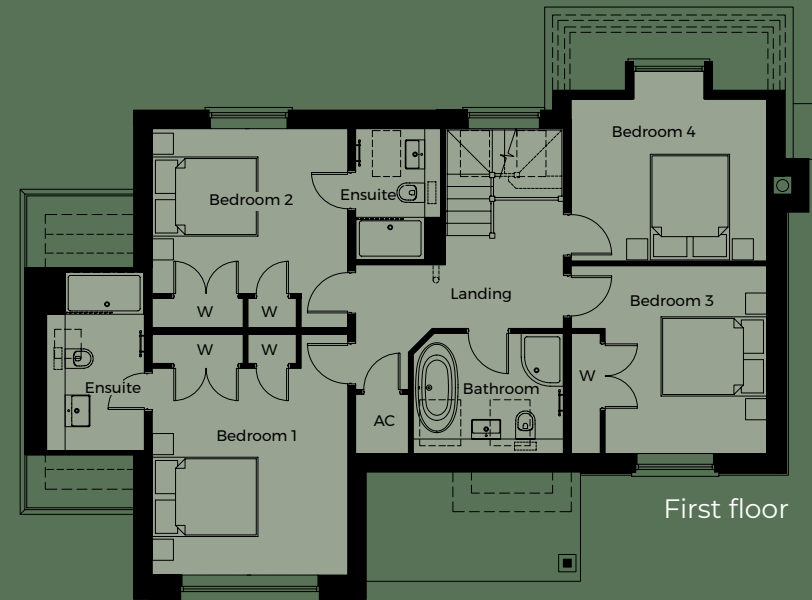
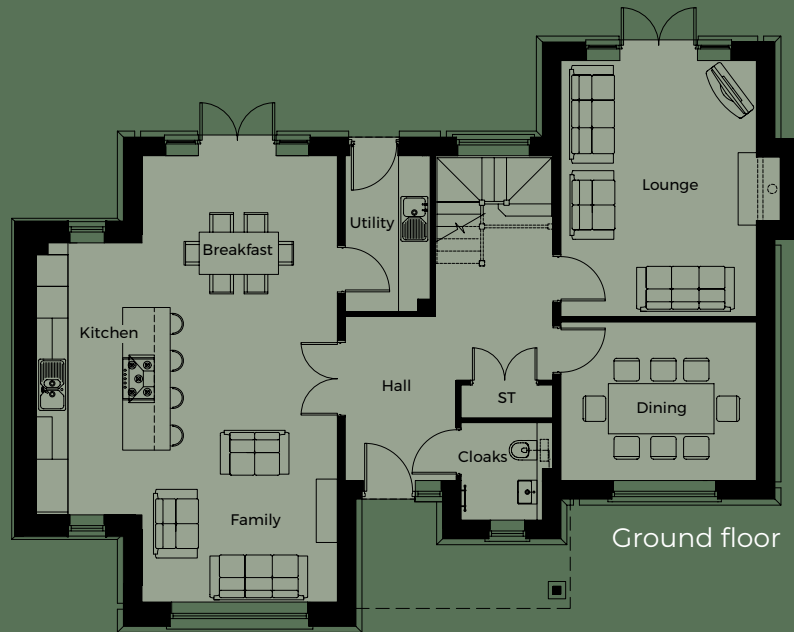
\*Includes house, garden and drive.





# Nightingale House & Hawfinch House

4 bedroom homes ~ plots 3 & 6 (detached)



## Summary of features

- Four double bedrooms
- Fitted wardrobes throughout
- Four bathrooms
- Feature log burner
- Large kitchen/family room
- Bespoke designed kitchen
- Separate dining room
- Two sets of double doors to the rear garden
- Underfloor heating to the ground floor

## Ground floor

**Lounge**  
4857 x 3700mm (15'11" x 12'2")

**Dining**  
3700 x 3000mm (12'2" x 9'10")

**Kitchen / Family / Breakfast**  
8450 x 5700mm (27'9" x 18'8")

**Utility**  
2950 x 1607mm (9'8" x 5'3")

**Cloak Room**  
1845 x 1537mm (6'1" x 5'1")

## First floor

**Bedroom 1**  
4555 x 3700mm (14'11" x 12'2")

**Ensuite**  
3379 x 1447mm (11'1" x 4'9")

**Bedroom 2**  
3765 x 3700mm (12'4" x 12'2")

**Ensuite**  
2484 x 1607mm (8'2" x 5'3")

**Bedroom 3**  
3770 x 3554mm (12'2" x 11'8")

**Bedroom 4**  
3700 x 3066mm (12'2" x 10'1")

**Bathroom**  
2840 x 2061mm (9'4" x 6'9")

**Total house size:**  
2009 sq.ft.

Plot 3 includes three parking spaces.  
Plot 6 includes four parking spaces.

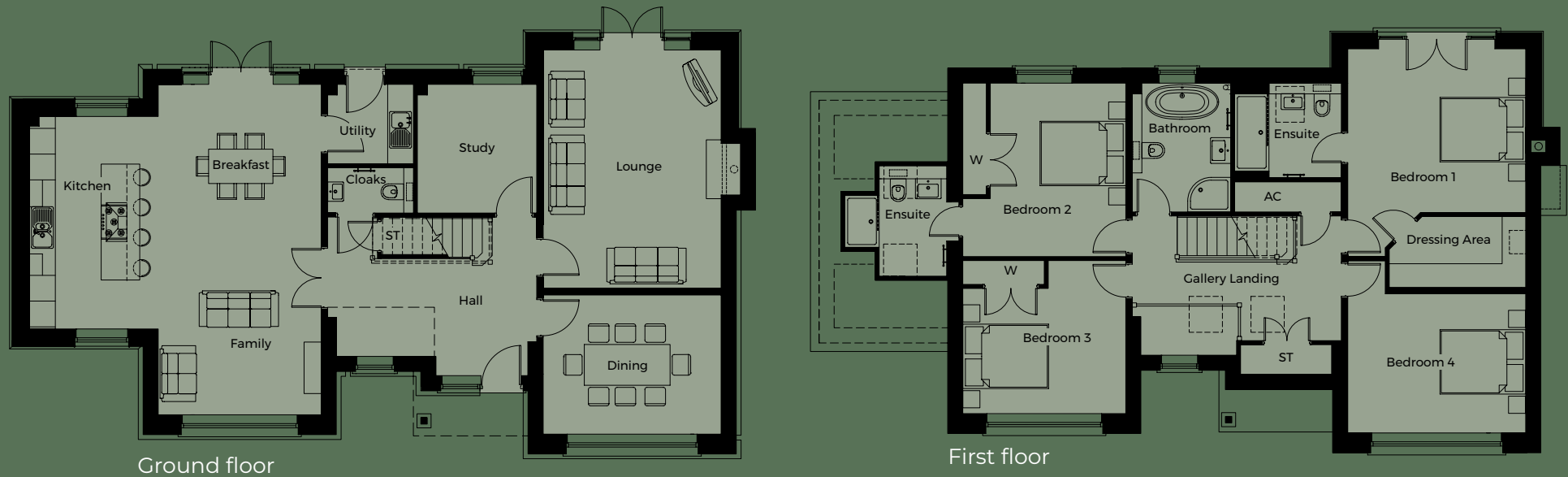
**Total plot size\*:**  
Plot 3 – 0.21 acres  
Plot 6 – 0.13 acres

\*Includes house, garden and drive.



# Dotterel Grange & Firecrest Grange

4 bedroom homes ~ plots 7 & 8 (detached)



## Summary of features

- Four double bedrooms
- Fitted wardrobes throughout
- Bedroom 1 includes walk-in dressing area
- Four bathrooms
- Feature log burner
- Large kitchen/family room
- Bespoke designed kitchen throughout
- Separate dining room
- Separate downstairs study
- Two sets of double doors to the rear garden
- Underfloor heating to the ground floor

## Ground floor

**Lounge**  
5557 x 4150mm (18'3" x 13'7")

**Dining**  
4150 x 3243mm (13'7" x 10'8")

**Kitchen**  
4951 x 3000mm (16'3" x 9'10")

**Family / Breakfast**  
7700 x 3800mm (25'3" x 12'6")

**Utility**  
2000 x 1850mm (6'7" x 6'1")

**Study**  
2992 x 2782mm (9'10" x 9'2")

**Cloak Room**  
2000 x 1057mm (6'7" x 3'6")

## First floor

**Bedroom 1**  
4836 x 4150mm (15'10" x 13'7")

**Ensuite**  
2488 x 1958mm (8'2" x 6'5")

**Dressing Area**  
3182 x 1650mm (10'5" x 5'5")

**Bedroom 2**  
4040 x 3800mm (13'3" x 12'6")

**Ensuite**  
2419 x 2373mm (7'11" x 7'9")

**Bedroom 3**  
3800 x 3567mm (12'6" x 11'8")

**Bedroom 4**  
4150 x 3243mm (13'7" x 10'8")

**Bathroom**  
3005 x 2294mm (9'10" x 7'6")

**Total house size:**  
2322 sq.ft.

Includes double garage plus two parking spaces.

**Total plot size\*:**  
Plot 7 – 0.73 acres inc. paddock / 0.17 acres exc. paddock.  
Plot 8 – 0.73 acres inc. paddock / 0.17 acres exc. paddock

Paddock available separately.  
\*Includes house, garden and drive.



# New Berkeley House

5 bedroom home ~ plot 9 (detached)



Ground floor



First floor

## Summary of features

- Five double bedrooms
- Fitted wardrobes throughout
- Extra vanity area in bedroom 1
- Five bathrooms
- Two feature log burners
- Large open plan kitchen/breakfast/family area
- Bespoke designed kitchen
- Large larder/home hub
- Separate dining room
- Bi-fold doors to rear garden
- Underfloor heating to the ground floor
- Adjacent to village green

## Ground floor

**Lounge**  
6018 x 5286mm (19'9" x 17'4")

**Dining**  
5286 x 4650mm (17'4" x 15'3")

**Kitchen/Breakfast**  
7963 x 5853mm (26'2" x 19'2")

**Family Room**  
5740 x 5118mm (18'10" x 16'9")

**Utility**  
2507 x 2500mm (8'3" x 8'2")

**Larder/Home Hub**  
2507 x 2307mm (8'3" x 7'7")

**Cloak Room**  
1749 x 1705mm (5'9" x 5'7")

## First floor

**Bedroom 1**  
5491 x 3967mm (18' x 13')

**Ensuite**  
2823 x 2050mm (9'3" x 6'9")

**Vanity Area**  
2500 x 2050mm (8'2" x 6'9")

**Bedroom 2**  
4835 x 4042mm (15'10" x 13'3")

**Ensuite**  
2162 x 1950mm (7'1" x 6'5")

**Bedroom 3**  
6018 x 3993mm (19'9" x 13'1")

**Ensuite**  
2380 x 2114mm (7'10" x 6'11")

**Bedroom 4**  
4686 x 4650mm (15'4" x 15'3")

**Bedroom 5**  
4416 x 3247mm (14'6" x 10'8")

**Bathroom**  
3999 x 3515mm (13'1" x 11'6")

**Total house size:**  
3754 sq.ft.

Includes double garage plus two parking spaces.

**Total plot size\*:**  
0.22 acres

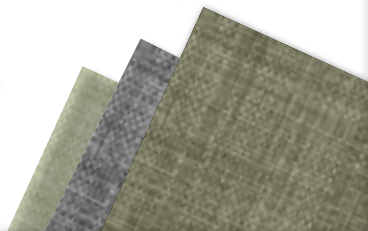
\*Includes the house, garden and drive.



# Beautifully designed

Classic designs blend seamlessly with exquisite modern interiors.  
The Kendrick Homes team create the perfect canvas for you to express yourself. We build the house; you make it your home.







Thoughtfully  
planned living  
spaces and  
stylish interiors.



### Energy efficiency features

- Air source heat pump
- Photo-voltaic panels\*
- A-rated appliances
- Black, double glazed, UPVC high performance flush casement windows
- High performance insulation in the floor and walls
- Low energy lighting with LED technology
- Thermostatically controlled radiator valves
- Provision of compost area, recycling bins and rainwater butt\*
- Air leakage tested
- 10 year NHBC warranty
- Electric car charger



### Utility\*

- Stainless steel sink
- Laminate worktops with upstand
- Ceramic floor tiling
- Plumbing and electrics for washing machine
- Electrics for tumble dryer



### Contemporary bathrooms and ensuites

- Sanitaryware by Villeroy and Boch with chrome Grohe fittings\*
- Vanity units\*
- Chrome towel rail radiators to bathroom, cloakroom and ensuite
- Grohe thermostatic shower systems
- Half height tiles to walls with sanitary ware in bathrooms and ensuites and full height tiling to shower cubicles
- White free-standing bath in the main bathroom\*
- Shower and screen in main and ensuite bathrooms
- Ceramic floor tiling in bathrooms where a free standing bath is located\*



### Heating, lighting, electrical and media

- Electric Daikin air source heat pump with compatible water cylinder
- Log burner with granite hearth and oak feature beam
- Zoned underfloor heating system to ground floor
- LED feature downlights throughout (where specified)
- Smoke detectors throughout
- TV points to lounge, kitchen/family area, separate dining room (where applicable) and all bedrooms
- CAT 5 cable from BT master point to lounge and study, fibre broadband to all homes



### Stylish kitchen

- Individually designed kitchen with quartz worktops and upstands
- Electric fan assisted double oven with integrated grill\*
- Four ring induction hob with large feature extractor hood
- Warming drawer\*
- Soft closing doors and drawers
- Integrated wine cooler
- Integrated dishwasher and fridge freezer
- Integrated microwave
- Pelmet lights to kitchen units (where pelmets are available)
- Integrated washing machine and tumble dryer plumbing and electrics\* (where no utility)
- 3-in-1 boiling/filtered/chilled water tap
- Ceramic floor tiling in kitchen



### External features

- Automated garage doors with remote control\*
- Front door, low energy, PIR controlled light
- Ring wired front doorbell
- Turf to front and rear gardens
- External cold-water tap
- Security alarm system
- Compost bin set on bark mulch
- Rainwater butt
- Cycle store



### Internal features

- Light oak handrail and square fluted newel posts
- High performance composite front doors with chrome fittings
- Oak veneer internal doors with stylish chrome ironmongery
- Built-in wardrobes (where shown) with light oak veneer shelving and chrome hanging rails
- Cornice to lounge, hall and dining room (where applicable)
- Walls painted in Dulux white
- Woodwork painted in white gloss
- Oversized skirting boards

\*Plot specific or where applicable.  
We reserve the right to change specifications of the items above.





# Peace of mind

We are dedicated to creating beautiful homes in incredible locations that are a joy to live in. Combining traditional values of craftsmanship with 21st-century features and design, you can always expect a high level of specification with each and every one of our homes.

We believe in excellence with no exceptions. That's why we guide our customers through every step and ensure that every single home we build is personally quality-checked and signed off by a Director. Our high standards are backed by a 10-year Buildmark NHBC warranty for lasting peace of mind.



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