



Barcheston Reach, London Road, Shipston-on-Stour – Specification

Discounted Market Homes (plots 12-17)

General

- Radiators and thermostatic radiator valves to ground and first floors
- Vertical panel cottage style white painted internal doors with stylish chrome ironmongery
- Houses built in natural stone (plot 15) or brick (plots 12-14 & 16-17) with traditional brick and reconstructed stone detailing
- Block paved drives with parking for up to 4 cars
- Turfed front and rear gardens with paved patios and pathways and feature shrub planting to frontages to all plots
- Feature painted porches
- External water tap to rear of house
- Close board fence to all rear boundaries
- LABC 10 year warranty

Kitchen

- Individually designed, high quality contemporary kitchens
- 40mm laminate worktop with matching upstands
- Integrated appliances to include stainless steel single oven, ceramic hob, cooker hood and fridge freezer
- Glass splashback behind hob
- White LED low profile under cupboard strip lighting
- Flooring to kitchen and cloakroom floors - *choice of ceramic tiles or Karndean*

Bathroom

- Stylish white sanitaryware by Roca with contemporary style chrome taps
- Chrome thermostatic exposed shower valve and shower kit to family bathroom to all plots and also in the ensuite to plots 14 and 15.
- Porcelanosa ceramic tiles to bathroom and ensuite floors & walls and to cloakroom floors (extent of wall tiling varies – please refer to selling agent)
- Heated chrome towel rail to bathroom or ensuite

Electrical and Multi-Media

- Fibre provided direct to the premises (FTTP) for enhanced broadband connectivity
- Data outlet to understairs cupboard to plots 12-13 & 16-17 and to store to plots 14-15
- TV point to all bedrooms, living room & kitchen
- BT point to living room, bedroom 1 and one additional bedroom
- LED downlights to kitchen, bathroom & ensuite
- External light fittings by all external doors with PIR security lights
- USB charging points to kitchen and all bedrooms



Environmental

- Central heating and hot water provided by air source heat pumps
- Sustainable storm water drainage system
- High levels of insulation to walls, floors & roof spaces
- Double glazed timber casement windows & doors providing high levels of thermal insulation and reduced heat loss
- Low energy lighting
- Rainwater butts
- Compost bins
- Electric vehicle charging points

NB: Please note that the specification can be subject to change