



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

Local/Open Market Homes (plots 1-11 & 18)

Internal Features and Finishes

- Radiators and thermostatic radiator valves to ground and first floors to plots 1-5, 11 & 18
- Zoned underfloor heating to ground floor and radiators and thermostatic radiator valves to first floor to plots 6-10.
- Oak veneered internal doors with stylish chrome ironmongery to plots 1-5, 11 & 18 & stylish chrome/black nickel ironmongery to plots 6-10
- Bi-fold doors from kitchen/family area to garden to plots 6-10 and 18
- Stylish internal room fold door set to plots 8, 10 & 18
- Feature glazed screen between living room and kitchen to plot 2
- Rendered inglenook style fireplace with wood burning stove and log store to plots 5-11 & 18
- Plain coving to living room, hall and landing
- Oak handrail and newel caps to staircase to plots 1-5, 11 & 18
- Oak handrail, base rail, newel posts and balustrades to staircase to plots 6-10
- Fitted wardrobe with internal shelf and hanging rail to bedroom 1 or bedroom 1 dressing area

External Features and Finishes

- Houses built in natural stone or brick with traditional brick and reconstructed stone detailing
- Timber remote controlled garage doors to plots 8-10
- Block paved drives and parking areas
- Turfed front and rear gardens with paved patios and pathways and feature shrub planting to frontages to all plots and with feature raised planting beds to specified plots
- Estate railings to specified plots
- Natural stone garden wall to plot 18
- Feature hardwood porches to plots 8-10
- External water tap to rear of house

Kitchen

- Individually designed, high quality contemporary kitchens with feature island to plots 5, 8, 10 & 18 and feature peninsular to plots 1, 4, 6, 7 & 9
- Quartz stone worktops to kitchen to plots 6-10
- 40mm laminate worktop to kitchen to plots 1-5, 11 & 18 and to all utility rooms
- Neff double oven to plots 1, 4, 5 & 11, Neff single oven to plots 2 and 3, Neff single oven and combi oven/microwave to plots 6-10 & 18, Neff warming drawer to plots 6-10
- Black glass touch control 60cm ceramic hob to plots 1-4 & 11
- Black glass touch control 80cm ceramic hob to plots 5 & 18



- Black glass touch control 5 zone induction hob to plots 6-10
- Feature Neff stainless steel cooker hood to all homes
- Integrated fridge/freezer to plots 1-7, 9, 11 & 18
- Integrated tall larder fridge and separate tall larder freezer to plots 8 & 10
- Integrated dishwasher to all homes
- Built in washer dryer to homes without a utility/washing machine room (plots 2 and 3)
- LED feature under cupboard lighting
- Floor tiles to kitchen/family areas, utility and cloakroom – *choice of ceramic tiles or Karndean*

Bathroom

- Stylish white sanitaryware by Roca with contemporary Hansgrohe chrome taps to plots 1-5, 11 & 18
- Stylish white sanitaryware by Laufen with contemporary Hansgrohe chrome taps to plots 6-10
- Feature chrome thermostatic Hansgrohe column shower with fixed head and handheld attachment to family bathroom in plot 2 and in bedroom 1 ensuite in plots 1, 3-7, 9-11 & 18
- Chrome thermostatic Hansgrohe shower valve and 3 function shower head to all other shower enclosures
- Shower over bath in family bathrooms to plots 1, 3-7 & 9-11 & 18
- Laufen Pro S vanity unit to bedroom 1 ensuite to plots 8-10
- Heated electric chrome towel rail to family bathroom or ensuite to plots 1-7, 11 & 18 (refer to selling agent for location)
- Heated electric chrome towel rail to ensuite 1 and to family bathroom or ensuite 2 to plots 8-10 (refer to selling agent for location)
- Wall hung toilets with concealed cistern to bedroom 1 ensuite and family bathroom to plots 8-10
- Porcelanosa ceramic tiles to bathroom and ensuite floors & walls and to cloakroom floors (extent of wall tiling varies – please refer to selling agent)

Electrical and Multi-Media

- Fibre provided direct to the premises (FTTP) for enhanced broadband connectivity
- Data points (with CAT 6 cabling) to living room, understairs cupboard and study/home office (where applicable)
- USB charging points to kitchen, bedroom 1 and study/home office (where applicable)
- TV point to all bedrooms, living room & kitchen/dining/family
- BT point to living room, kitchen/dining/family, bedroom 1, study/home office (where applicable), and one additional bedroom where there is no study.
- LED downlights to kitchen/family/dining, cloakroom, bathroom, ensuites and utility (where applicable)
- External light fitting by front door, bi-fold door, french window, utility door and garage personnel door (where applicable)
- Electric vehicle charging point



- Double socket and lighting to garages
- External waterproof socket
- Remote controlled automated garage doors to plots 8-10

Security

- Approved intruder alarm
- PIR sensors to all external lights
- LABC 10 year warranty

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

Additional Features to plot 8

- Three sets of bi-fold doors to garden - two from kitchen/family/dining area and one from living room
- Feature Juliet balcony to Bedroom 1
- Double basin vanity unit to bedroom 1 ensuite
- Contemporary chrome/satin sockets to ground and first floors

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