

LOVELL
HOMES

PRESENTS



BINCOMBE
PARK
WEYMOUTH

IN PARTNERSHIP WITH



Abri
Creating communities,
empowering lives

WELCOME TO



Enviably situated in an Area of Outstanding Natural Beauty and just two miles from the centre of seaside Weymouth, Bincombe Park is the perfect place to call home.

When it comes to location, the stylish development has it all; great amenities right on your doorstep, easy access to beautiful beaches and Dorset's World Heritage Coast, wonderful countryside, charming nearby towns and good transport links.

Whether you're looking to get on the property ladder, need more space for your growing family or are ready to downsize, we've got the perfect choice of 2, 3 and 4 bedroom high specification homes – all built to the quality standards you'd expect from Lovell and designed for modern living.



Bincombe Park location

LOVELL LIFE



Foxglove Meadows, Weston-super-Mare



Every one of the homes we build is built with one crucial extra element: pride. Lovell only builds high-quality homes and we make customer satisfaction our number one priority. This means that you enjoy extraordinary value for money, as well as a superior and distinctive home.

Lovell uses sustainable products wherever possible. So not only do our homes help look after the environment, but for homeowners, they also offer excellently insulated properties, minimal maintenance and they stand the test of time.

All of our homes are of extremely high quality and specification. Combining carefully considered contemporary design with rigorous build quality, Lovell homes are designed with flair, character and attention to detail. We want your home to be interesting, inviting and individual.

Most of all, once you step through the front door, we want you to know you're home.



Foxglove Meadows, Weston-super-Mare



SQV
STYLE
QUALITY
VALUE

It's what makes
our homes unique

Foxglove Meadows, Weston-super-Mare

**At Lovell we believe your home should be more than about the right place at the right price.
It should also reflect your personality and tastes.**

That's why every Lovell home has Style, Quality and Value (or SQV, as we call it) built-in from the start, making your new home somewhere you'll be proud to call your own.

S

INSPIRING STYLE

A Lovell home is well-known for contemporary design and featuring the latest in stylish fixtures and fittings, but that's not all. With the Lovell Inspirations range you can add all sorts of extras to make it truly your own.

Q

UNRIVALLED QUALITY

We are particularly proud of the superior specification and workmanship every one of our properties offers, with a rigorous attention to detail you'll simply love.

V

EXCEPTIONAL VALUE

But most of all, you'll love how surprisingly affordable and easy to own a Lovell home can be, especially with the range of purchase options available.


BINCOMBE
PARK
WEYMOUTH



LIFE AT BINCOMBE PARK

With its green fields backdrop bordering Bincombe Downs - renowned for its Bronze Age barrows and expansive ridgetop views - Bincombe Park offers the perfect mix of rural recreation and everyday convenience.

The immediate vicinity is well-served with a choice of shops including a supermarket and newsagents with post office.

There's also a health centre, doctor's surgery, pharmacy and dentist.

For families, nearby schools include Bincombe Valley Primary School, St. Andrew's Church of England Primary School, Wey Valley Academy and Weymouth College, plus a number of independent options.

Within a matter of minutes, you can be walking in wonderful green spaces or enjoying all that the classic seaside resort of Weymouth has to offer. From building sandcastles on the beautiful sandy beach, to strolling the esplanade and exploring the traditional fishing harbour, enjoying the shopping, eateries, festivals or local events, there's something to appeal to every generation.





Weymouth Harbour



The 'Bincombe Bumps'



Esplanade promenade



Weymouth Beach

PLACES TO SEE, LOCATIONS TO EXPLORE



Durdle Door



Nothe Fort

Memorable family days out at the seaside, geological wonders, invigorating water sports, gentle coast path walks, charming villages and beautiful countryside... our homes truly immerse you in Dorset life.

Weymouth's Nothe Fort offers panoramic 360-degree views across the Jurassic Coast, home to nearby Chesil Beach, an iconic shingle barrier that stretches some 18 miles from West Bay to Portland. Head East for a spot of fossil hunting at Lulworth Cove and take in jaw-dropping views of the wonderfully preserved limestone archway, Durdle Door.

For nature lovers, a visit to Abbotsbury Swannery is a must, as is Fleet Lagoon, a large saline lake and important natural wildlife habitat, perfect for spotting egrets, dark bellier brent geese and greenshanks. Younger families are spoilt for choice too with Weymouth's SEA LIFE Centre, Sandworld and Fantasy Island Fun Park or why not head to the plethora of museums at Dorchester, not forgetting Peppa Pig World. And of course, Bincombe Park provides the perfect base from which to explore the enduring draw that is Dorset, the stunning South Coast of England and beyond.



The Fleet Lagoon



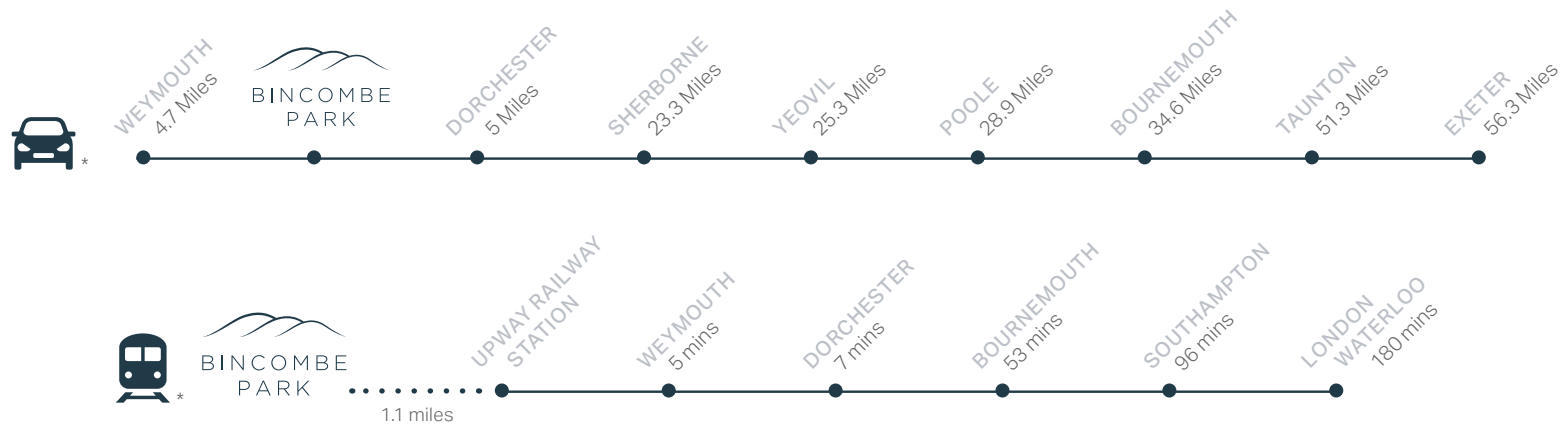
Abbotsbury Swannery

IDEALLY LOCATED

If you are commuting, or looking to travel further afield, the county town of Dorchester lies just five miles North between Poole and Bridport on the A35 trunk route. Exeter can be reached within one hour and a quarter's drivetime.

Buses run regularly from Littlemoor Road to the centre of Weymouth, and Axminster via Dorchester, Bridport and Lyme Regis.

Upwey Railway Station is just over 1 mile from Bincombe Park, with direct trains to Weymouth, Dorchester, Bournemouth, Bournemouth Airport, Southampton and on to London Waterloo.

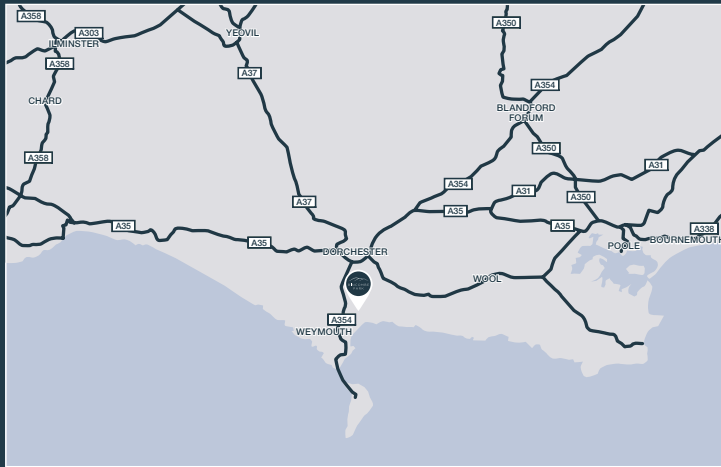


* Distances and times taken from Google Maps.

SAT NAV Postcode DT3 6AF

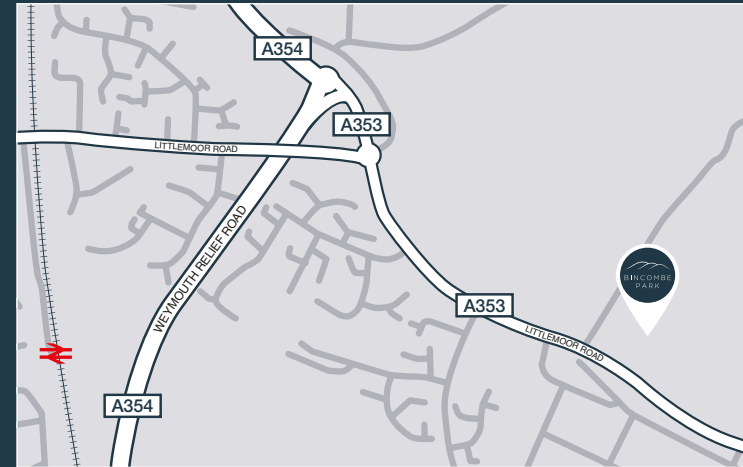
FROM THE NORTH / DORCHESTER

Head south on Maumbury Road, B3147 toward Fairfield Road and slight right onto Weymouth Avenue. At Magpies Roundabout, take the 2nd exit onto Weymouth Road. At Stadium Roundabout, take the 1st exit to join the A534, Monkton Hill. Continue on the A534 Weymouth Relief Road for 3.6 miles and at the Jurassic Roundabout, take the first exit onto the A353. Take the first exit on the following roundabout, onto Littlemoor Road. Bincombe Park will be on your left.



FROM THE WEST / EXETER

Leave Exeter on the Heavitree Road B5183, continuing to Honiton Road. At the roundabout, continue straight on Honiton Road, A3015. At the Moor Lane roundabout take the 2nd exit and after one third of a mile, join the A30. After 14 miles take the A35 ramp to Dorchester and continue on the A35 (Axminster Road) for some 36 miles until you reach the Stadium Roundabout. Take the 1st exit to join the A534, Monkton Hill. Continue on the A534 Weymouth Relief Road for 3.6 miles and at the Jurassic Roundabout, take the first exit onto the A353. Take the first exit on the following roundabout, onto Littlemoor Road. Bincombe Park will be on your left.



FROM THE EAST / POOLE

Leaving Poole via the A350, take the first exit at the Holes Bay N Roundabout and after one mile, continue on the A35 towards Dorchester. Take the second exit on the following three roundabouts, remaining on the A35. At the Stadium Roundabout, take the 1st exit onto the A534, Monkton Hill. Continue on the A534 Weymouth Relief Road for 3.6 miles and at the Jurassic Roundabout, take the first exit onto the A353. Take the first exit on the following roundabout, onto Littlemoor Road. Bincombe Park will be on your left.

HOW TO PURCHASE

Buying a new Lovell home couldn't be easier. Follow our guide and you'll be home in no time!



REGISTER

Register your interest with Lovell and we will put you in touch with our Independent Financial Advisor for free advice. You can seek your own advice but you will also need to be qualified by Lovell.



CHOOSE AND RESERVE

Secure your new home with a reservation fee which goes towards the total purchase price. It's then reserved in your name while the legal processes are completed.



KEEPING THINGS MOVING

Following reservation, we will send on the contract documents to your solicitor. Arrange your mortgage if you need one. You can do this yourself or we can put you in touch with an Independent Financial Advisor to help.



EXCHANGING CONTRACTS

Once you've had your formal mortgage offer, your solicitor will inform you when it's time to exchange contracts. You will now pay your deposit, which will be sent to us with your signed contract.



NEARLY THERE

Under the terms of the contract we need to allow time for financial completion. Once this has happened, we will ask your solicitor to request funds and pay the balance of the purchase price. The deeds are transferred into your name and you now own your new Lovell home!



MOVING IN

We will arrange for your meters to be read on the day of legal completion. Our Sales Executive will hand you the keys and a handover certificate.

The direction your new home faces, its exterior details and construction materials may differ from what you see in this brochure. Individual features such as kitchen and bathroom layouts, doors and windows may vary. The illustrations used throughout are indicative and may be subject to change. For detailed information on individual plots, ask our sales staff. The dimensions in the brochure are within 50mm (2") but shouldn't be used as an accurate basis for furnishings, furniture or appliance spaces. You will need to take actual measurements. Specification details are subject to change without prior notice. Should a replacement be required, this will be to an equal or higher standard. Consequently these particulars represent a general guide only and cannot be relied upon as accurately describing and of the Specified Matters prescribed by any order made under Consumer Protection from Unfair Trading Regulations 2008 (CPRs). Bincombe Park is a marketing name and may not form part of the final postal address. This brochure is a purchasing guide and does not form a contract, part of a contract or a warranty. Details are correct at time of going to print.





THE
DEVELOPMENT


BINCOMBE
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WEYMOUTH



BINCOMBE PARK WEYMOUTH



-  **GAINSBOROUGH**
2 bedroom home
-  **LAMBOURNE**
3 bedroom home
-  **MAYLANDS**
3 bedroom home
-  **LEASIDE**
3 bedroom home
-  **LAMBERHURST**
3 bedroom home
-  **RAMSEY**
4 bedroom home
-  **THURLESTONE**
4 bedroom home
-  **ROCHESTER**
4 bedroom home
-  **SHARED OWNERSHIP**
-  **AFFORDABLE HOMES**
-  **SHOW HOMES & MARKETING SUITE**

This development layout plan depicts the intended layout and expected tenure mix as at the time of going to press. The location of affordable homes is indicative only and may change over time. Open market properties can be sold to a variety of interested parties. Landscaping shown is suggestive only. Any queries should be raised through the conveyancing process in the usual way.

FUTURE PHASE

LOVELL
HOMES

GAINSBOROUGH

2 bedroom home

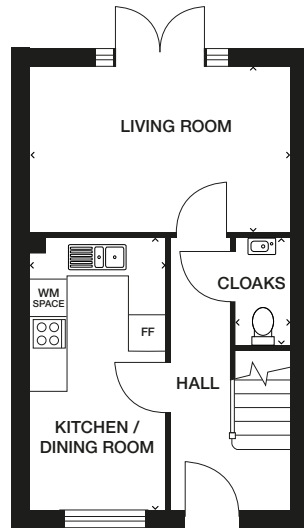


BINCOMBE
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WEYMOUTH

CGIs are indicative only and elevations are subject to change. External finishes, features and road treatments may vary.

GAINSBOROUGH

2 bedroom home

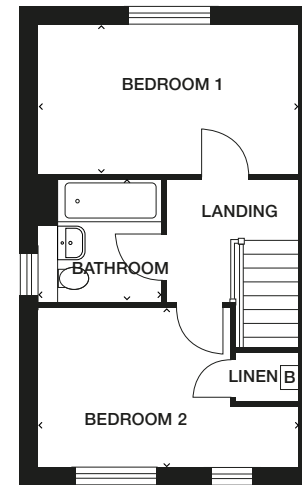


Ground floor

Kitchen/Dining 2195mm x 4425mm (max) 7'2" x 14'6" (max)

Living Room 4326mm x 2764mm (max) 14'2" x 9'1" (max)

Cloaks 1813mm x 938mm (max) 5'11" x 3'1" (max)

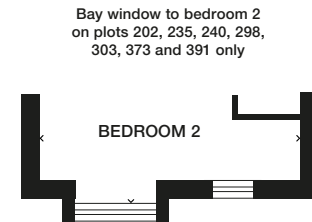


First floor

Bedroom 1 4326mm x 2504mm (max) 14'2" x 8'3" (max)

Bedroom 2 4326mm x 2621mm (max) 14'2" x 8'7" (max)

Bathroom 2025mm x 2010mm (max) 6'8" x 6'7" (max)



Customers should note the computer generated image shown is an illustration of the Gainsborough house type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. Dimensions stated are structural and should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.

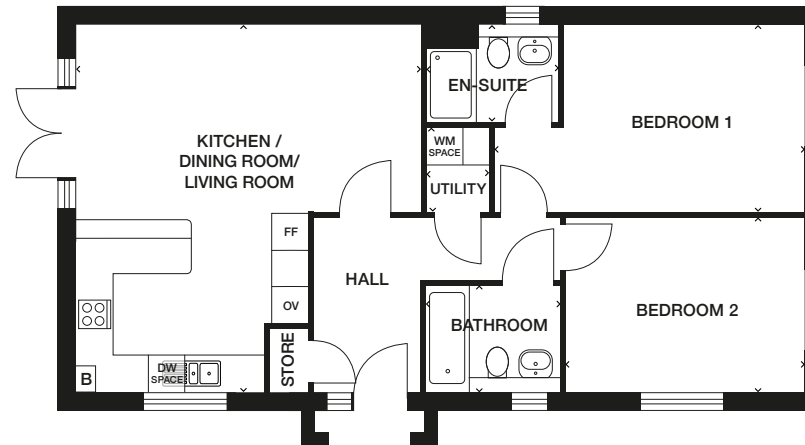


SUNNINGDALE
2 bedroom bungalow


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SUNNINGDALE

2 bedroom bungalow



Ground floor

Kitchen/Dining/ Living Room 5704mm x 6090mm (max) 18'9" x 20'0" (max)

Utility 1051mm x 1390mm (max) 3'5" x 4'7" (max)

Bedroom 1 5146mm x 3104mm (max) 16'11" x 10'2" (max)

En-suite 1625mm x 2175mm (max) 5'4" x 7'2" (max)

Bedroom 2 3956mm x 2897mm (max) 13'0" x 9'6" (max)

Bathroom 2225mm x 1758mm (max) 7'4" x 5'9" (max)

Customers should note the computer generated image shown is an illustration of the Sunningdale house type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. Dimensions stated are structural and should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.

LAMBOURNE

3 bedroom home

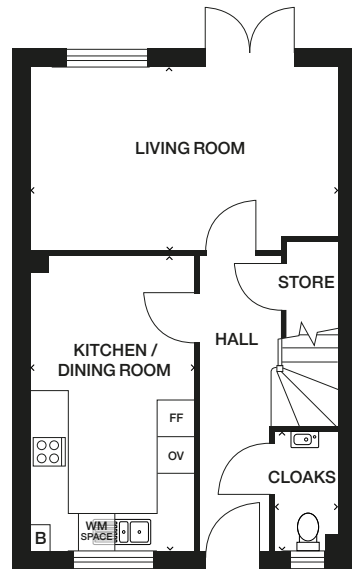

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LAMBOURNE

3 bedroom home

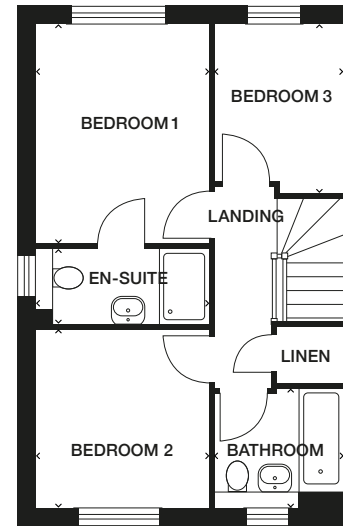


Ground floor

Kitchen/Dining 2653mm x 4820mm (max) 8'8" x 15'10" (max)

Living Room 5114mm x 3044mm (max) 16'9" x 10'0" (max)

Cloaks 1090mm x 1974mm (max) 3'7" x 6'6" (max)



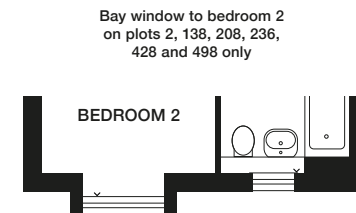
First floor

Bedroom 1 2863mm x 3640mm (max) 9'5" x 11'11" (max)

Bedroom 2 2863mm x 2944mm (max) 9'5" x 9'8" (max)

Bedroom 3 2162mm x 2797mm (max) 7'1" x 9'2" (max)

Bathroom 2162mm x 1974mm (max) 7'1" x 6'6" (max)



Customers should note the computer generated image shown is an illustration of the Lambourne house type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. Dimensions stated are structural and should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.

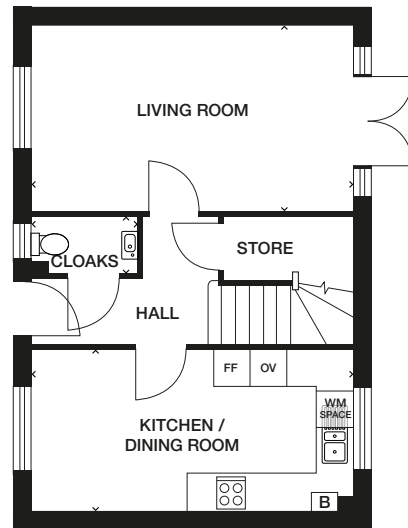
MAYLANDS
3 bedroom home


BINCOMBE
PARK
WEYMOUTH

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MAYLANDS

3 bedroom home

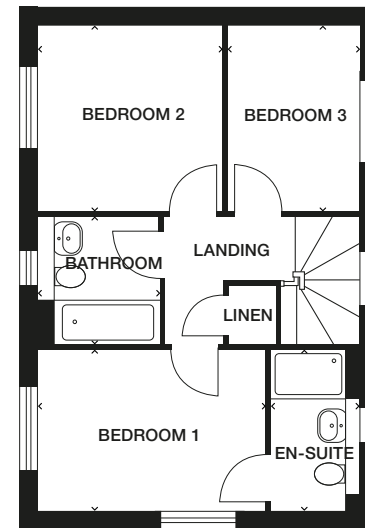


Ground floor

Kitchen/Dining 5303mm x 2611mm (max) 17'4" x 8'7" (max)

Living Room 5303mm x 3062mm (max) 17'4" x 10'0" (max)

Cloaks 1768mm x 943mm (max) 5'10" x 3'1" (max)



First floor

Bedroom 1 3755mm x 2661mm (max) 12'4" x 8'9" (max)

En-suite 1458mm x 2661mm (max) 4'9" x 8'9" (max)

Bedroom 2 3046mm x 3067mm (max) 10'0" x 10'1" (max)

Bedroom 3 2167mm x 3067mm (max) 7'1" x 10'1" (max)

Bathroom 1992mm x 2096mm (max) 6'6" x 6'10" (max)

Customers should note the computer generated image shown is an illustration of the Maylands house type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. Dimensions stated are structural and should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.



LEASIDE

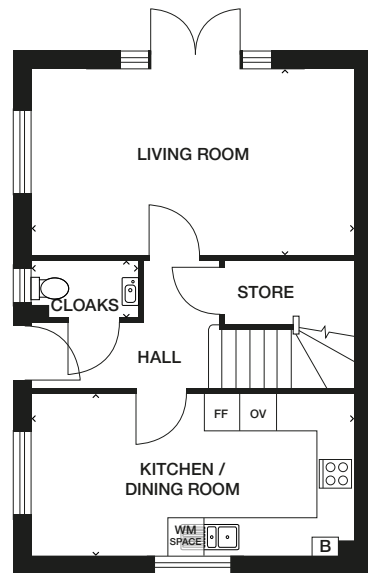
3 bedroom home


BINCOMBE
PARK
WEYMOUTH

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LEASIDE

3 bedroom home

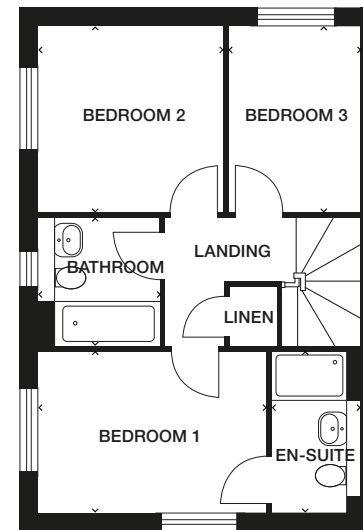


Ground floor

Kitchen/Dining 5303mm x 2611mm (max) 17'5" x 8'7" (max)

Living Room 5303mm x 3067mm (max) 17'4" x 10'1" (max)

Cloaks 1768mm x 943mm (max) 5'10" x 3'1" (max)



First floor

Bedroom 1 3755mm x 2661mm (max) 12'4" x 8'9" (max)

En-suite 1458mm x 2661mm (max) 4'9" x 8'9" (max)

Bedroom 2 3046mm x 3067mm (max) 10'0" x 10'1" (max)

Bedroom 3 2167mm x 3067mm (max) 7'1" x 10'1" (max)

Bathroom 1992mm x 2096mm (max) 6'6" x 6'10" (max)

Customers should note the computer generated image shown is an illustration of the Leaside house type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. Dimensions stated are structural and should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.

WENTWORTH
3 bedroom bungalow

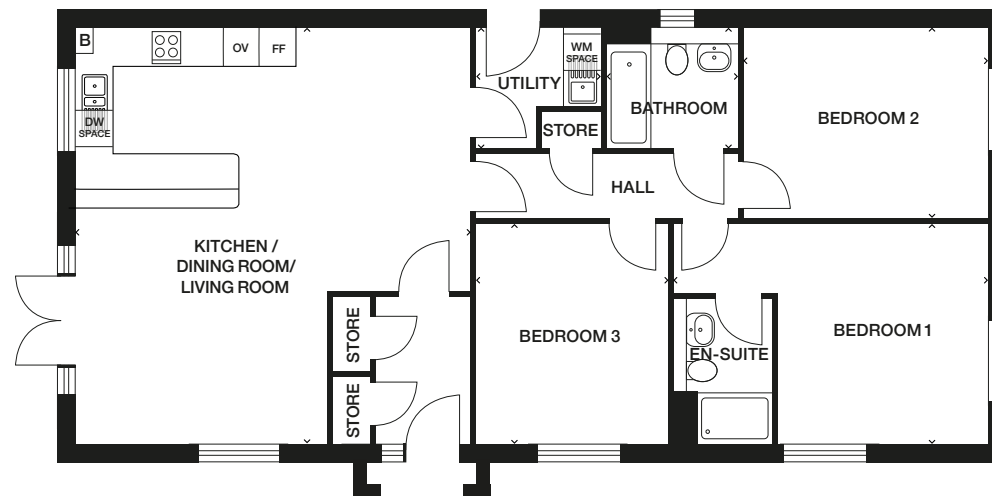

BINCOMBE
PARK
WEYMOUTH



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WENTWORTH

3 bedroom bungalow



Ground floor

Kitchen/Dining/ Living Room 6542mm x 6878mm (max) 21'6" x 22'7" (max)

Utility 2075mm x 1991mm (max) 6'10" x 6'6" (max)

Bedroom 1 5195mm x 3633mm (max) 17'0" x 11'11" (max)

En-suite 1625mm x 2047mm (max) 5'4" x 6'9" (max)

Bedroom 2 4031mm x 3156mm (max) 13'3X" x 10'4" (max)

Bedroom 3 3175mm x 3633mm (max) 10'5" x 11'11" (max)

Bathroom 2175mm x 1991mm (max) 7'2" x 6'6" (max)

Customers should note the computer generated image shown is an illustration of the Wentworth house type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. Dimensions stated are structural and should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.

LAMBERHURST

3 bedroom home

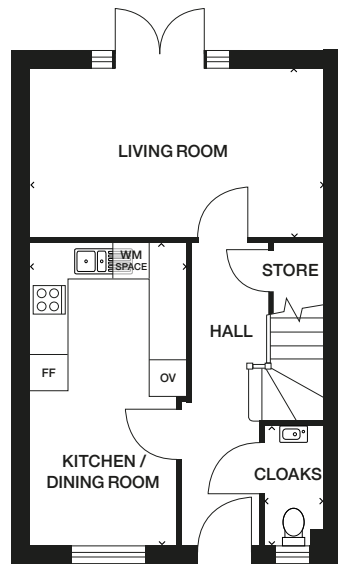

BINCOMBE
PARK
WEYMOUTH

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LAMBERHURST

3 bedroom home

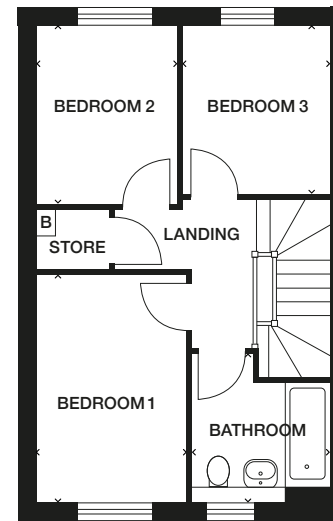


Ground floor

Kitchen/Dining 2424mm x 4953mm (max) 7'11" x 16'3" (max)

Living Room 4890mm x 2799mm (max) 16'0" x 9'2" (max)

Cloaks 1017mm x 1969mm (max) 3'4" x 6'5" (max)



First floor

Bedroom 1 2488mm x 3759mm (max) 8'2" x 12'4" (max)

Bedroom 2 2335mm x 2970mm (max) 7'8" x 9'9" (max)

Bedroom 3 2465mm x 2799mm (max) 8'1" x 9'2" (max)

Bathroom 2312mm x 2468mm (max) 7'7" x 8'1" (max)

Customers should note the computer generated image shown is an illustration of the Lamberhurst house type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. Dimensions stated are structural and should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.

RAMSEY

4 bedroom home

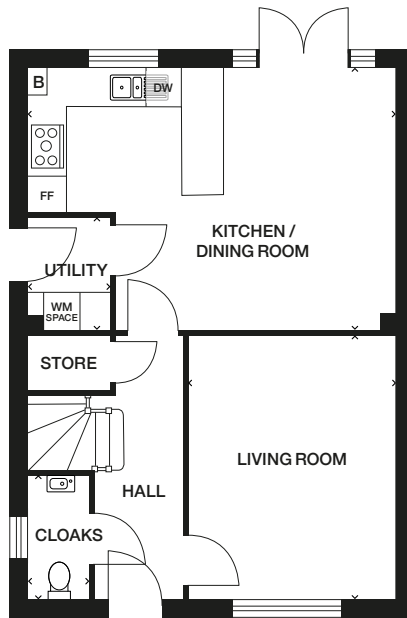

BINCOMBE
PARK
WEYMOUTH



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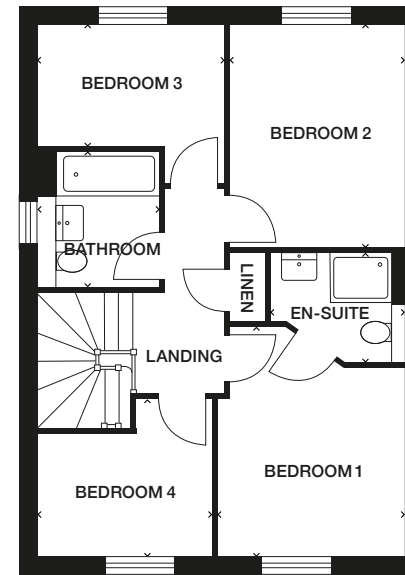
RAMSEY

4 bedroom home



Ground floor

- Kitchen/Dining** 6116mm x 4343mm (max) 20'1" x 14'3" (max)
- Utility** 1429mm x 1867mm (max) 4'8" x 6'1" (max)
- Living Room** 3471mm x 4358mm (max) 11'5" x 14'4" (max)
- Cloaks** 1014mm x 2044mm (max) 3'4" x 6'8" (max)



First floor

- Bedroom 1** 3147mm x 3798mm (max) 10'4" x 12'5" (max)
- En-suite** 2484mm x 1813mm (max) 8'2" x 5'11" (max)
- Bedroom 2** 2952mm x 3683mm (max) 9'8" x 12'1" (max)
- Bedroom 3** 3085mm x 2626mm (max) 10'1" x 8'7" (max)
- Bedroom 4** 2890mm x 2615mm (max) 9'6" x 8'7" (max)
- Bathroom** 2021mm x 2237mm (max) 6'8" x 7'4" (max)

Customers should note the computer generated image shown is an illustration of the Ramsey house type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. Dimensions stated are structural and should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.



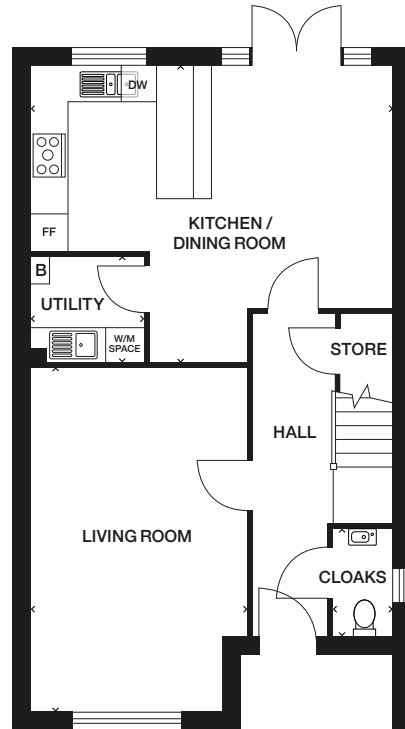
THURLESTONE

4 bedroom home


BINCOMBE
PARK
WEYMOUTH

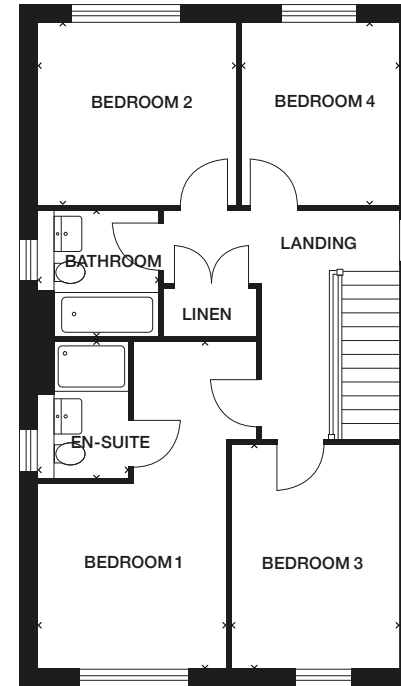
THURLESTONE

4 bedroom home



Ground floor

Kitchen/Dining 5977mm x 4921mm (max) 19'7" x 16'2" (max)
Utility 1859mm x 1744mm (max) 6'1" x 5'9" (max)
Living Room 3577mm x 5692mm (max) 11'9" x 18'8" (max)
Cloaks 985mm x 1784mm (max) 3'2" x 5'10" (max)



First floor

Bedroom 1 3135mm x 5408mm (max) 10'3" x 17'9" (max)
En-suite 1510mm x 2254mm (max) 4'11" x 7'5" (max)
Bedroom 2 3284mm x 3029mm (max) 10'9" x 9'11" (max)
Bedroom 3 2753mm x 3727mm (max) 9'0" x 12'3" (max)
Bedroom 4 2604mm x 3029mm (max) 8'6" x 9'11" (max)
Bathroom 2009mm x 2087mm (max) 6'7" x 6'10" (max)

Customers should note the computer generated image shown is an illustration of the Thurlestone house type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. Dimensions stated are structural and should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.



ROCHESTER

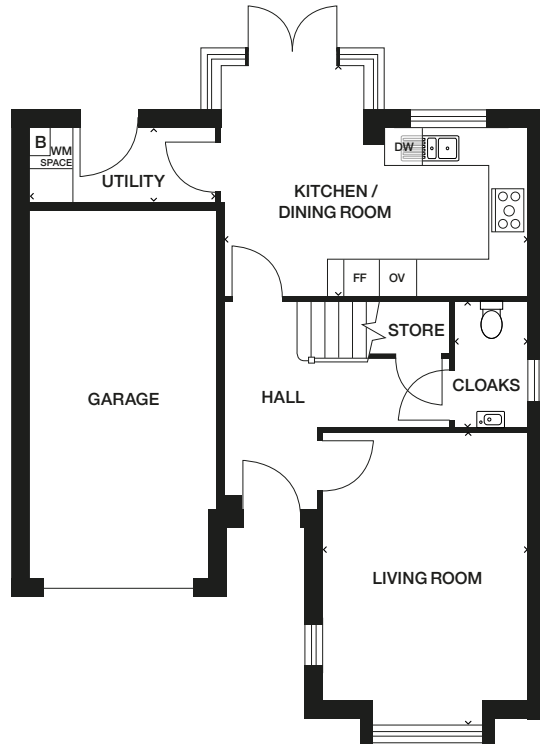
4 bedroom home


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CGIs are indicative only and elevations are subject to change, external finishes, features and road treatments may vary.

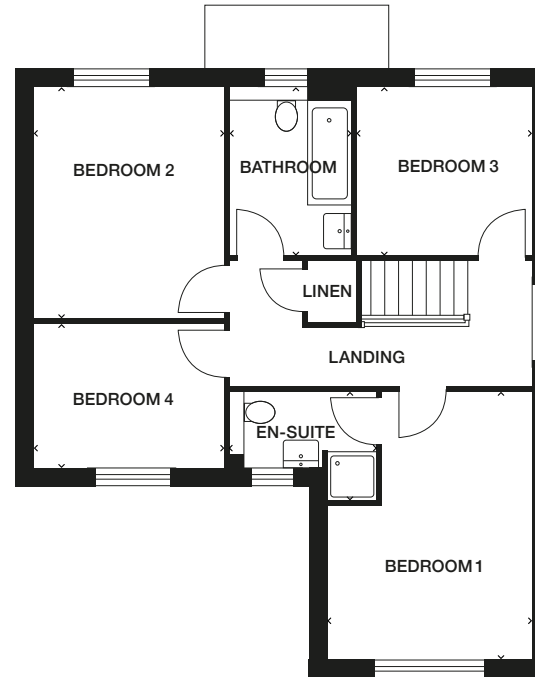
ROCHESTER

4 bedroom home



Ground floor

Kitchen/Dining 5078mm x 3792mm (max) 16'8" x 12'5" (max)
Utility 3061mm x 1213mm (max) 10'0" x 4'0" (max)
Living Room 3390mm x 4427mm (max) 11'1" x 14'6" (max)
Cloaks 1213mm x 2080mm (max) 4'0" x 6'10" (max)



First floor

Bedroom 1 3391mm x 4428mm (max) 11'1" x 14'6" (max)
En-suite 2443mm x 1812mm (max) 8'0" x 5'11" (max)
Bedroom 2 3139mm x 3831mm (max) 10'4" x 12'7" (max)
Bedroom 3 2897mm x 2780mm (max) 9'6" x 9'1" (max)
Bedroom 4 3139 mm x 2396mm (max) 10'4" x 7'10" (max)
Bathroom 2013mm x 2780mm (max) 6'7" x 9'1" (max)

Customers should note the computer generated image shown is an illustration of the Rochester house type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. Dimensions stated are structural and should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.



THE
SPECIFICATION


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SPECIFICATION

All housetypes include:

- 10 year NHBC Warranty • 2 Year emergency cover • Symphony fitted kitchen • Laminate worktop with upstands • Johnson or Porcelanosa wall tiles to bathrooms, cloakrooms and en-suites*
 - Chrome downlights to kitchen, bathrooms and en-suites* • Semi solid core 5 panel vertical internal doors satin finish • Low maintenance GRP composite front door
 - UPVC double-glazed windows, rear doors and French doors* • Carlisle brass chrome internal ironmongery • White sockets and switches, TV & BT sockets
 - Ideal Combination/System Boiler/Cylinder sizes as per individual heating layouts. White emulsion walls and ceilings • White satin to window boards, architrave and skirting
- Mains-operated smoke detectors with 10 year lithium battery backup • Timber 1800mm fencing on timber posts** • Paving slabs to paths and patio area** • Turf to front gardens**
 - House door numbers • Brushed stainless steel external PIR light to front

	Gainsborough	Lambourne	Maylands	Leaside	Sunningdale	Wentworth	Lamberhurst	Ramsey	Thurlestone	Rochester
Kitchen										
Leisure Eaton 1.5 bowl sink	●	●	●	●	●	●	●			
Rangemaster Glendale 1.5 bowl sink								●	●	●
Stainless steel splashback	●	●	●	●	●	●	●	●	●	●
Electrolux brushed steel single oven	●									
Electrolux brushed steel built in/ built under double oven		●	●	●	●	●	●			
Bosch brushed steel built in/ built under double oven								●	●	●
Electrolux brushed steel gas hob	●	●	●	●	●	●	●			
Bosch 5 burner brushed steel gas hob								●	●	●
Electrolux chimney hood	●	●	●	●	●	●	●			
Bosch chimney hood								●	●	●
Electrolux Integrated 70/30 fridge/freezer	●	●	●	●	●	●	●	●	●	●
Space with electric & plumbing for washing machine	●	●	●	●			●			
Removable unit where possible with plumbing and electrics for dishwasher	●	●	●	●	●	●				
Electrolux integrated dishwasher								●	●	●
LED under cupboard spot lighting								●	●	●

	Gainsborough	Lambourne	Maylands	Leaside	Sunningdale	Wentworth	Lamberhurst	Ramsey	Thurlestone	Rochester
Utility										
Leisure Lexin single bowl sink						●			●	
Space with electric & plumbing for washing machine					●	●		●	●	●
Cloakroom										
Ideal Standard sanitaryware	●	●	●	●	●	●	●	●	●	●
Bathroom										
Ideal Standard sanitaryware	●	●	●	●	●	●	●	●	●	●
Shaver socket								●	●	●
Mira React EV shower	●						●			
Ceraflex bath mixer	●	●	●	●	●	●	●			
Cerafine D bath mixer								●	●	●
Stelrad dual fuel chrome towel radiator		●	●	●	●	●	●	●	●	●
En-Suite										
Ideal Standard sanitaryware		●	●	●	●	●		●	●	●
Mira React EV shower		●	●	●	●	●				
Mira Minimal ERD chrome shower								●	●	●
Dual fuel chrome towel radiator								●	●	●

* Where applicable ** Speak to Sales Executive for confirmation ● Included

Specification correct at time of print however may change at any time - please speak to Sales Executive for confirmation.





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