



**Bramshall Meadows Parcel 2B
Hybrid Core Range
Sales Specification & Finishes.
R9061-SMH-23-S-SP-1003 v31.3
Feb 2023 - Plots 647-700 only**

| |
|----------------------------|
| H2B759 - The Loxley |
| H3B1044 - The Bromley |
| H3B777 - The Lawrence |
| H3B823 - The Mirin |
| H3B909 - The Houghton |
| H3B922 - The Webster (S/T) |
| H3B922 - The Kea (D) |
| H3B1154 - The Moore (D) |
| H4B1192 - The Chichester |
| H4B1206 - The Becket |
| H4B1362 - The Barlow |
| H4B1454 - The Garnet |
| H4B1752 - The Mayne |
| H5B1836 - The Almond |

D - Detached. S/T - Semi Detached or Mid/End Terraced. Refer to Development Layout. 'O' Optional Extra

| | H2B759 - The Loxley | H3B1044 - The Bromley | H3B777 - The Lawrence | H3B823 - The Mirin | H3B909 - The Houghton | H3B922 - The Webster (S/T) | H3B922 - The Kea (D) | H3B1154 - The Moore (D) | H4B1192 - The Chichester | H4B1206 - The Becket | H4B1362 - The Barlow | H4B1454 - The Garnet | H4B1752 - The Mayne | H5B1836 - The Almond |
|---|---------------------|-----------------------|-----------------------|--------------------|-----------------------|----------------------------|----------------------|-------------------------|--------------------------|----------------------|----------------------|----------------------|---------------------|----------------------|
| Kitchen | | | | | | | | | | | | | | |
| A choice of Moores base and wall units fitted with soft closers to drawers and doors. | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| 90cm tall wall units including boiler housing except when boiler is in utility (Refer to working drawings). | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| A choice of 40mm laminated worktops and matching upstands with stainless steel splashback behind hob. | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Stainless steel built in tall double fan oven with 90cm six burner gas hob and 90cm chimney extractor hood. Refer to the kitchen design. | | | | | | | ■ | ■ | ■ | | | | | |
| stainless steel built under single fan oven with 60cm four burner gas hob and 60cm chimney extractor hood. Refer to the kitchen design. | ■ | ■ | ■ | ■ | ■ | ■ | | | | ■ | | | | |
| Integrated fridge/freezer 50/50 split. (Note: Delux changes to a 60/40 split - Kitchen supplier to be informed) | | | | | | | ■ | ■ | ■ | | ■ | ■ | ■ | |
| Space for fridge/freezer. | ■ | ■ | ■ | ■ | ■ | ■ | | | | ■ | | | | |
| American Fridge Freezer (Almond Only) - Plumbed in. | | | | | | | | | | | | | | ■ |
| Plumbing for washing machine or washer dryer space if no Utility . (Washing machine or washer dryer available as a sales extra). | ■ | ■ | ■ | ■ | | | | | ■ | | | | | |
| Plumbed freestanding washer dryer. | | | | | | | | | | | | | | |
| Integrated dishwasher. | | | | | | | ■ | ■ | ■ | | ■ | ■ | ■ | ■ |
| Removable kitchen unit & pre-plumbing for integrated dishwasher. (Dishwasher available as a sales extra). | ■ | ■ | ■ | ■ | ■ | ■ | | | | ■ | | | | |
| Franke Antea stainless steel 1.5 inset sink bowl and drainer with Franke Athena chrome mixer tap. | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Downlights to kitchen area and low voltage under wall unit lighting. (Delux package refer to separate schedule) | | | | | | | ■ | ■ | ■ | | ■ | ■ | ■ | ■ |
| 4 way spotlight fitting to kitchen area. | ■ | ■ | ■ | ■ | ■ | ■ | | | | ■ | | | | |
| Utility / Utility Cupboard / Laundry (where applicable) | | | | | | | | | | | | | | |
| Units to match main kitchen. | | | | | ■ | ■ | ■ | ■ | | ■ | ■ | ■ | ■ | ■ |
| A choice of 40mm laminated worktops and matching upstands. | | | | | ■ | ■ | ■ | ■ | | ■ | ■ | ■ | ■ | ■ |
| Plumbing for washing machine or washer dryer space . (Washing machine or washer dryer available as a sales extra). | | | | | ■ | ■ | ■ | ■ | | ■ | ■ | ■ | ■ | ■ |
| Tumble dryer space. (Space only - appliance to be self purchased & installed) | | | | | ■ | ■ | ■ | ■ | | ■ | ■ | ■ | ■ | ■ |
| Franke Antea stainless steel single inset sink bowl and drainer with Franke Athena chrome mixer tap. (Refer to working drawing for placement). | | | | | | | | | | | | ■ | ■ | ■ |
| 2 burner electric hob. | | | | | | | | | | | | | | |
| Bathroom | | | | | | | | | | | | | | |
| Ideal Standard Sandringham steel bath with bath panel and frameless hinged Merlyn shower screen and thermostatic shower with connection hose from bath mixer taps to Ideal Rain S3 shower head. Full height tiling to perimeter of bath. | ■ | ■ | | | | | | | | | | | | |
| Sales Option - Ideal Standard Sandringham steel bath with bath panel and frameless hinged Merlyn shower screen and electric shower with connection hose from bath mixer taps to Ideal Rain S3 shower head. Full height tiling to perimeter of bath. | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | | ○ | | | | |
| Ideal Standard Sandringham steel bath without shower and screen with Ideal Standard Tempo chrome bath mixer tap. Half height tiling to perimeter of bath. | | | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| JT Fusion Shower tray and Merlyn sliding shower screen with Ideal Standard thermostatic shower. Full height tiling to shower enclosure | | | | | | | | | | | | ■ | | ■ |
| JT Fusion Shower tray and Merlyn hinged shower screen (and fixed side panel where applicable) with Ideal Standard thermostatic shower. Full height tiling to shower enclosure. | | | | | | | | | ■ | | ■ | | | ■ |
| Ideal Standard iLife open shrouded back WC with exposed close coupled cistern. | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Ideal Standard iLife washbasin on pedestal featuring chrome mono basin mixer tap. | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Half height wall tiling behind sanitaryware | ■ | ■ | ■ | | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Half height wall tiling behind WC & tiled splashback above basin. | | | | ■ | | | | | | | | | | |
| Tiled finish to window cills (if window shown on plot specific drawings). | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Downlights. | | | | | | | | ■ | ■ | | ■ | ■ | ■ | ■ |
| Low Energy batten light fitting. | ■ | ■ | ■ | ■ | ■ | ■ | ■ | | | ■ | | | | |
| Master En-suite (where provided) | | | | | | | | | | | | | | |
| JT Fusion Shower tray and Merlyn hinged shower screen (and fixed side panel where applicable) with Ideal Standard thermostatic shower. Full height tiling to shower enclosure. | | | | | | | | | | | | | | ■ |
| JT Fusion Shower tray and Merlyn bi-folding shower screen with Ideal Standard thermostatic shower. Full height tiling to shower enclosure. | | | ■ | | ■ | | | | | | | | | |
| JT Fusion Shower tray and Merlyn sliding shower screen with Ideal Standard thermostatic shower. Full height tiling to shower enclosure. | | | | ■ | | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | |
| Ideal Standard Sandringham steel bath with bath panel and frameless hinged Merlyn shower screen and thermostatic shower with connection hose from bath mixer taps to Ideal Rain S3 shower head. Full height tiling to perimeter of bath. | | | | | | | | | | | | | | |
| Ideal Standard iLife open shrouded back WC with exposed close coupled cistern. | | | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Ideal Standard iLife washbasin featuring chrome mono basin mixer tap. | | | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Half height wall tiling behind sanitaryware. | | | | ■ | | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Half height wall tiling behind WC & tiled splashback above basin. | | | | ■ | | | | | | | | | | ■ |
| Tiled finish to window cills (if window shown on plot specific drawings). | | | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Downlights. | | | | | | | | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Low Energy batten light fitting. | | | ■ | ■ | ■ | ■ | ■ | | | | | | | |
| Second En-suite (where provided) | | | | | | | | | | | | | | |
| JT Fusion Shower tray and Merlyn hinged shower screen (and fixed side panel where applicable) with Ideal Standard electric shower. Full height tiling to shower enclosure. | | | | | | | | | | | | | | |
| JT Fusion Shower tray and Merlyn bi-folding shower screen with Ideal Standard electric shower. Full height tiling to shower enclosure. | | | | | | | | | | | | | | |
| JT Fusion Shower tray and Merlyn sliding shower screen with Ideal Standard electric shower. Full height tiling to shower enclosure. | | | | | | | | | | | | | ■ | ■ |
| Ideal Standard Sandringham steel bath with bath panel and frameless hinged Merlyn shower screen and thermostatic shower with connection hose from bath mixer taps to Ideal Rain S3 shower head. Full height tiling to perimeter of bath. | | | | | | | | | | | | | | |
| Ideal Standard Sandringham Steel bath with bath panel featuring Ideal Standard Tempo chrome bath mixer tap | | | | | | | | | | | | | | |
| Ideal Standard iLife open shrouded back WC with exposed close coupled cistern. | | | | | | | | | | | | | ■ | ■ |
| Ideal Standard iLife washbasin featuring chrome mono basin mixer tap. | | | | | | | | | | | | | ■ | ■ |
| Half height wall tiling behind sanitaryware. | | | | | | | | | | | | | ■ | ■ |
| Half height wall tiling behind WC & tiled splashback above basin. | | | | | | | | | | | | | | |
| Tiled finish to window cills (if window shown on plot specific drawings). | | | | | | | | | | | | | | ■ |
| Downlights. | | | | | | | | | | | | | ■ | ■ |
| Low Energy batten light fitting. | | | | | | | | | | | | | | |
| Cloakroom / WC | | | | | | | | | | | | | | |
| JT Fusion shower tray with Merlyn semi frameless bi-fold shower screen and Ideal Standard thermostatic shower mixer with Ideal Rain S3 shower head. Full height tiling to shower perimeter | | | | | | | | | | | | | | |
| Ideal Standard iLife open shrouded back WC with exposed close coupled cistern. | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Ideal Standard iLife washbasin on pedestal featuring chrome mono basin mixer tap. | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Ideal Standard iLife corner washbasin on pedestal featuring chrome mono basin mixer tap. | | | | | | | | | | | | | | |
| Wall tiling splashback above basin. | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Bedrooms | | | | | | | | | | | | | | |



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|--|---------------------|-----------------------|-----------------------|--------------------|-----------------------|----------------------------|----------------------|-------------------------|--------------------------|----------------------|----------------------|----------------------|---------------------|----------------------|
| Wardrobe to Bed 1 & 2, fitted with sliding, mirrored doors and threshold strips. | | | | | | | | | | | | | | |
| Open walk in wardrobe with clothes rails and shelving | | | | | | | | | | | | | | |
| Wardrobe to Bed 1, fitted with lever handles and latch to match the main doors. Heavy duty magnetic catches top and bottom. Doors to be fitted with threshold strips. | | | | | | | | | | | | | | |
| Wardrobe to Bed 2, fitted with sliding, mirrored doors and threshold strips. | | | | | | | | | | | | | | |
| Electrical | | | | | | | | | | | | | | |
| Electrical sockets in white to NHBC / LABC requirements. | | | | | | | | | | | | | | |
| Lounge media plate pre-wired for BT & Terrestrial Digital TV and provision for Hyperoptic (where available). | | | | | | | | | | | | | | |
| Master bedroom pre-wired for Terrestrial Digital TV and provision for Hyperoptic (where available). | | | | | | | | | | | | | | |
| Lounge and master bedroom provided with 1no. Deta double socket with USB charging ports. | | | | | | | | | | | | | | |
| Family Room pre-wired for Terrestrial Digital TV. | | | | | | | | | | | | | | |
| Data (telephone) point in bedroom 1 (Refer to Working drawings for exact location). | | | | | | | | | | | | | | |
| Data (telephone) point in bedroom 2 (Refer to Working drawings for exact location). | | | | | | | | | | | | | | |
| Data (telephone) point in study (Refer to Working drawings for exact location). | | | | | | | | | | | | | | |
| 2no. Deta double sockets and a data (telephone) point to allow for home working (Refer to Working drawings for exact location). | | | | | | | | | | | | | | |
| Ring 2 Video Door bell and chime-pro | | | | | | | | | | | | | | |
| Low energy lighting to Building Regulations standard. | | | | | | | | | | | | | | |
| Switched light and double socket to garage (where garage is integral or directly adjacent to the dwelling). All homes with detached garages within curtilage to include ducting for future fit of lighting and sockets. Refer to plot specific drawings. | | | | | | | | | | | | | | |
| Heating | | | | | | | | | | | | | | |
| Gas fired central heating with white radiators and thermostatic valves (as specified on heating designs). | | | | | | | | | | | | | | |
| Nest Learning Thermostat with digital display. (Refer to Working drawings for exact location). Single zone | | | | | | | | | | | | | | |
| Nest Learning Thermostat with digital display. (Refer to Working drawings for exact location). Double zone | | | | | | | | | | | | | | |
| Internal & External Windows & Doors | | | | | | | | | | | | | | |
| uPVC high performance glazed windows/patio doors/bi-fold doors (where specified), with sealed double glazed units, chrome ironmongery and window restrictors (where applicable). | | | | | | | | | | | | | | |
| UPVC Utility doors to side/rear | | | | | | | | | | | | | | |
| Insulated GRP (Glass Reinforced Plastic) Pas :24 front door (where applicable), colours refer to finishes schedule. | | | | | | | | | | | | | | |
| Garage up & over steel door with Plastisol finish (where applicable). | | | | | | | | | | | | | | |
| Suffolk grained, vertical grooved white water based gloss internal doors. | | | | | | | | | | | | | | |
| Insulated, drop down, loft hatch. | | | | | | | | | | | | | | |
| Insulated, drop down, steel, fire rated loft hatch (to three storey homes). Fire doors internal. | | | | | | | | | | | | | | |
| Satin stainless steel finished curved mitred lever door furniture throughout. | | | | | | | | | | | | | | |
| Decoration | | | | | | | | | | | | | | |
| All walls to be finished in white matt emulsion. | | | | | | | | | | | | | | |
| Ceiling finished in white matt emulsion. | | | | | | | | | | | | | | |
| White oil based gloss painted staircase with white gloss balustrades, handrails and newel caps. | | | | | | | | | | | | | | |
| White oil based gloss painted staircase and balustrades with hardwood handrails and newel caps with osmose wax finish. | | | | | | | | | | | | | | |
| White oil based gloss painted 144mm x 18mm square edge MDF skirting, with feature square edged groove. | | | | | | | | | | | | | | |
| White oil based gloss painted 69mm x 22mm square edge MDF architrave, with feature square edged groove. | | | | | | | | | | | | | | |
| White oil based gloss painted woodwork. | | | | | | | | | | | | | | |
| Magnetic plaster to feature wall. (Refer to Working drawings for exact location). | | | | | | | | | | | | | | |
| Security | | | | | | | | | | | | | | |
| Multi-point door locking to external / french / patio / bi-fold doors | | | | | | | | | | | | | | |
| Windows fitted with window locks with key, unless fire escape. | | | | | | | | | | | | | | |
| Mains supply smoke detectors to Building Regulation requirements. | | | | | | | | | | | | | | |
| Carbon monoxide alarm to Building Regulation requirements. | | | | | | | | | | | | | | |
| Through door viewer and chain | | | | | | | | | | | | | | |
| PIR controlled external light to front door. | | | | | | | | | | | | | | |
| Pre-wire for external lights to rear and side doors. | | | | | | | | | | | | | | |
| External Features | | | | | | | | | | | | | | |
| Front garden graded, turfed and planted as applicable. | | | | | | | | | | | | | | |
| Rear garden graded and turfed. | | | | | | | | | | | | | | |
| Fencing - 1800mm timber fencing with gate to rear or side boundaries (type and position as indicated on site layouts). | | | | | | | | | | | | | | |
| Paths - Buff paving flags as indicated on site layouts. (900mm wide path to front entrance, 600mm wide path to side passages and rear) | | | | | | | | | | | | | | |
| Patio - Buff paving flags outside patio door as indicated on site layout. | | | | | | | | | | | | | | |
| Terrace Balconies - Buff paving flags to external walk-out balconies | | | | | | | | | | | | | | |
| Slim profile, grey GRP canopy above entrance door | | | | | | | | | | | | | | |
| Tarmac access drive/hardstanding or block paving with concrete edgings (as indicated on site layouts). | | | | | | | | | | | | | | |
| White PVC-U fascia boards & soffits. | | | | | | | | | | | | | | |
| External Tap. | | | | | | | | | | | | | | |
| Black gutters and downpipes. | | | | | | | | | | | | | | |

