



West Longbridge - Core Range Sales

Specification & Finishes

Version 33.4 (Site Specific)

Applies to plots 90 to 100, 102 to 114, 116 to 123,
137 to 139, 184 to 191, 197 to 206

H2B752 - The Bridget - S	H2B774 - The Wilfred - S	H3B902 - The Rose - S/T	H3B909 - The Houghton - S	H3B922 - The Webster - S	H3B922 - The Kea - D	H3B1050 - The Edwena - D	H4B1206 - The Becket - S	H4B1334 - The Hexham - S/T	H4B1362 - The Barlow - D	H4B1371 - The Paris - D
D - Detached.										
S/T - Semi Detached or Mid/End Terraced.										
Kitchen										
A choice of Symphony 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.					■	■		■	■	■
Space for fridge/freezer.	■	■	■	■			■			
Plumbing for washing machine or washer dryer space. (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 single inset sink bowl and drainer with Franke Athena chrome mixer tap. (Deluxe offer changes to a bowl and a half sink).	■	■	■	■	■	■	■	■	■	■
Downlights to kitchen area and low voltage under wall unit lighting. (Deluxe 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.										

**Applies to plots 90 to 100, 102 to 114, 116 to 123,
137 to 139, 184 to 191, 197 to 206**

S/T - Semi Detached or Mid/End Terraced.

Low Energy batten light fitting.

**JT Fusion tray and Merlyn sliding shower screen with Ideal Ecotherm shower.
Full height tiling to shower enclosure.**

H4B1362 - The Barlow - D



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137 to 139, 184 to 191, 197 to 206

Updates in **red**

Spec version used: June 2024 Rev C01

R9108-SMH-24-XX-SP-K-5400

Rev C33.4 Updated: 08/09/25

	H2B752 - The Bridget - S	H2B774 - The Wilfred - S	H3B902 - The Rose - S/T	H3B909 - The Houghton - S	H3B922 - The Webster - S	H3B922 - The Kea - D	H3B1050 - The Edwena - D	H4B1206 - The Becket - S	H4B1334 - The Hexham - S/T	H4B1362 - The Barlow - D	H4B1371 - The Paris - D
	D - Detached.										
	S/T - Semi Detached or Mid/End Terraced.										
Ideal Standard i.Life acrylic water saving bath with Roper Rhodes 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 i.Life A, close-coupled WC with RimLS+, slow-close seat & cover and 4/2.6 litre cistern.	■	■	■	■	■	■	■	■	■	■	■
Ideal Standard iLife A 50cm 1 tap-hole washbasin with full height pedestal, with Ideal Standard Cerabase single-lever basin mixer and click waste – chrome.	■	■	■	■	■	■	■	■	■	■	■
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 tray and Merlyn hinged shower screen (and fixed side panel where applicable) with Ideal Ecotherm shower. Full height tiling to shower enclosure.											
JT Fusion tray and Merlyn bi-folding shower screen with Ideal Ecotherm shower.											
Full height tiling to shower enclosure.											
Ideal Standard i.Life acrylic water saving bath with Roper Rhodes 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 i.Life A, close-coupled WC with RimLS+, slow-close seat & cover and 4/2.6 litre cistern.											
Ideal Standard iLife A 50cm 1 tap-hole washbasin with full height pedestal, with Ideal Standard Cerabase single-lever basin mixer and click waste – chrome.		■									
Half height wall tiling behind sanitaryware.		■									
Tiled finish to window cills (if window shown on plot specific drawings).		■									
Downlights.											
Low Energy batten light fitting.		■									
Cloakroom / WC											
Ideal Standard i.Life S, Compact close-coupled WC with slow-close seat & cover and 4/2.6 litre cistern.	■	■	■	■	■	■		■	■	■	■



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137 to 139, 184 to 191, 197 to 206

Updates in **red**

Spec version used: June 2024 Rev C01

R9108-SMH-24-XX-SP-K-5400

Rev C33.4 Updated: 08/09/25

	H2B752 - The Bridget - S	H2B774 - The Wilfred - S	H3B902 - The Rose - S/T	H3B909 - The Houghton - S	H3B922 - The Webster - S	H3B922 - The Kea - D	H3B1050 - The Edwena - D	H4B1206 - The Becket - S	H4B1334 - The Hexham - S/T	H4B1362 - The Barlow - D	H4B1371 - The Paris - D
	D - Detached.										
	S/T - Semi Detached or Mid/End Terraced.										
Ideal Standard i.Life A 40cm handrinse basin with 1 tap-hole and full height pedestal with Ideal Standard Cerabase single-lever basin mixer and click waste – chrome.	■	■	■	■	■	■	■	■	■	■	■
Wall tiling splashback above basin.	■	■	■	■	■	■	■	■	■	■	■
Shower Room											
JT Fusion shower tray with Merlyn semi frameless bi-fold shower screen and Ideal Standard <u>electric</u> shower mixer with Ideal Rain S3 shower head. Full height tiling to shower perimeter.									■		
Ideal Standard i.Life S, Compact close-coupled WC with slow-close seat & cover and 4/2.6 litre cistern.									■		
Ideal Standard i.Life A 40cm handrinse basin with 1 tap-hole and full height pedestal with Ideal Standard Cerabase single-lever basin mixer and click waste – chrome.									■		
Wall tiling splashback above basin.									■		
Downlights.									■		
Bedrooms											
Wardrobe to Bed 1, 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 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 3, 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 4, 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.											
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.	■	■	■	■	■	■	■	■	■	■	■



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Updates in red

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R9108-SMH-24-XX-SP-K-5400

Rev C33.4 Updated: 08/09/25

	H2B752 - The Bridget - S	H2B774 - The Wilfred - S	H3B902 - The Rose - S/T	H3B909 - The Houghton - S	H3B922 - The Webster - S	H3B922 - The Kea - D	H3B1050 - The Edwena - D	H4B1206 - The Becket - S	H4B1334 - The Hexham - S/T	H4B1362 - The Barlow - D	H4B1371 - The Paris - D
	D - Detached.										
	S/T - Semi Detached or Mid/End Terraced.										
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. Data double sockets and a data (telephone) point to allow for home working (Refer to Working drawings for exact location).											
Door bell											
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).											
Thermostat with digital display. (Refer to Working drawings for exact location). Single zone											
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 2.5/3 storey homes). Fire doors internal.											
Satin stainless steel finished curved mitred lever door furniture throughout.											
Decoration											



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	D - Detached.										
	S/T - Semi Detached or Mid/End Terraced.										
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.	■	■	■	■	■	■	■	■	■	■	■
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 with white soffit above entrance door.	■	■	■	■	■	■	■	■		■	■
Tarmac access drive/hardstanding or block paving with concrete edgings (as indicated on site layouts).	■	■	■	■	■	■	■	■	■	■	■



**ST.MODWEN
HOMES**

West Longbridge - Core Range Sales

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Rev C33.4 Updated: 08/09/25

White PVC-U fascia boards & soffits.

External Tap.

Black gutters and downpipes.

PV Panels.

EV charger.

Black gutters and downpipes.

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D - Detached.										
S/T - Semi Detached or Mid/End Terraced.										
■	■	■	■	■	■	■	■	■	■	■
■	■	■	■	■	■	■	■	■	■	■
■	■	■	■	■	■	■	■	■	■	■
■	■	■	■	■	■	■	■	■	■	■
■	■	■	■	■	■	■	■	■	■	■



**West Longbridge - Pure Range Sales
Specification & Finishes
Version 12.4 (Site Specific)
Applies to plots 124 to 128 & 192 to 196**

Updates in **red**

Spec version used: June 2024 Rev C01

**R9108-SMH-24-XX-SP-K-5401
Rev C12.4 Updated:08/09/25**

	H2B752 - The Bridget - S	H3B909 - The Houghton - S	H3B922 - The Webster - S	H4B1206 - The Becket - S	H4B1371 - The Paris - D
	D - Detached.				
	S/T - Semi Detached or Mid/End Terraced.				
Kitchen					
A choice of Symphony 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 thick lipped laminate 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.					■
Space for fridge/freezer.	■	■	■	■	
Plumbing for washing machine or washer dryer space. (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 single inset sink bowl and drainer with Franke Athena chrome mixer tap. (Deluxe offer changes to a bowl and a half sink).	■	■	■	■	■
Downlights to kitchen area and low voltage under wall unit lighting. (Deluxe 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 thick lipped laminate worktops and matching upstands.		■	■	■	■



**West Longbridge - Pure Range Sales
Specification & Finishes
Version 12.4 (Site Specific)
Applies to plots 124 to 128 & 192 to 196**

Updates in **red**

Spec version used: June 2024 Rev C01

**R9108-SMH-24-XX-SP-K-5401
Rev C12.4 Updated:08/09/25**

	H2B752 - The Bridget - S	H3B909 - The Houghton - S	H3B922 - The Webster - S	H4B1206 - The Becket - S	H4B1371 - The Paris - D
	D - Detached. S/T - Semi Detached or Mid/End Terraced.				
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 1					
Ideal Standard i.Life acrylic water saving bath with Roper Rhodes bath panel without shower and screen with Cerabase Single Lever Bath Filler. Half height tiling to perimeter of bath.	■	■	■	■	■
iLife Bath with bath panel and frameless hinged shower screen and electric shower with Ideal Rain shower head and bath taps. Full 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 i.Life A, close-coupled WC with RimLS+, slow-close seat & cover and 4/2.6 litre cistern.	■	■	■	■	■
Ideal Standard iLife A 50cm 1 tap-hole washbasin with semi pedestal, with Ideal Standard Cerabase single-lever basin mixer and click waste – chrome.	■	■	■		■
Roper Rhodes compact single tap hole single drawer wall mounted vanity unit, with Ideal Standard Cerabase single-lever basin mixer and click waste – chrome.				■	
Half height wall tiling behind sanitaryware	■	■	■	■	■
Half height wall tiling behind WC & tiled splashback above basin.					



West Longbridge - Pure Range Sales Specification & Finishes Version 12.4 (Site Specific) Applies to plots 124 to 128 & 192 to 196

Updates in **red**

Spec version used: June 2024 Rev C01

R9108-SMH-24-XX-SP-K-5401

Rev C12.4 Updated:08/09/25

	H2B752 - The Bridget - S	H3B909 - The Houghton - S	H3B922 - The Webster - S	H4B1206 - The Becket - S	H4B1371 - The Paris - D
	D - Detached.				
	S/T - Semi Detached or Mid/End Terraced.				
Tiled finish to window cills (if window shown on plot specific drawings).	■	■	■	■	■
Downlights.					■
Low Energy batten light fitting.	■	■	■	■	
Bathroom 2 (where provided)					
iLife Bath without shower and screen with Cerabase Single Lever Bath Filler. Half height tiling to perimeter of bath.					■
iLife Bath with bath panel and frameless hinged shower screen and electric shower with Ideal Rain shower head and bath taps. Full 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 i.Life A, close-coupled WC with RimLS+, slow-close seat & cover and 4/2.6 litre cistern.					■
Ideal Standard iLife A 50cm 1 tap-hole washbasin with semi pedestal, with Ideal Standard Cerabase single-lever basin mixer and click waste – chrome.					
Roper Rhodes compact single tap hole single drawer wall mounted vanity unit featuring Cerabase Single Lever chrome basin mixer with click waste.					■
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)					



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R9108-SMH-24-XX-SP-K-5401

Rev C12.4 Updated:08/09/25

JT Premier tray and Merlyn hinged shower screen (and fixed side panel where applicable) with Ideal Ecotherm shower. Full height tiling to shower enclosure.

JT Premier tray and Merlyn bi-folding shower screen with Ideal Ecotherm shower. Full height tiling to shower enclosure.

JT Premier tray and Merlyn sliding shower screen with Ideal Ecotherm shower. Full height tiling to shower enclosure.

H2B752 - The Bridget - S

H3B909 - The Houghton - S

H3B922 - The Webster - S

H4B1206 - The Becket - S

H4B1371 - The Paris - D

D - Detached.

S/T - Semi Detached
or Mid/End
Terraced.

■

■

■

■



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Specification & Finishes
Version 12.4 (Site Specific)
Applies to plots 124 to 128 & 192 to 196**

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Rev C12.4 Updated:08/09/25

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	D - Detached. S/T - Semi Detached or Mid/End Terraced.				
Ideal Standard bath with bath panel and frameless hinged Merlyn shower screen and Ecotherm shower with connection hose from bath mixer taps to Ideal Rain S3 shower head. Full height tiling to perimeter of bath.					
Ideal Standard i.Life A, close-coupled WC with RimLS+, slow-close seat & cover and 4/2.6 litre cistern.	■	■	■	■	■
Ideal Standard iLife A 40cm 1 tap-hole washbasin with semi pedestal, with Ideal Standard Cerabase single-lever basin mixer and click waste – chrome.	■	■	■		■
Roper Rhodes compact single tap hole single drawer wall mounted vanity unit, with Ideal Standard Cerabase single-lever basin mixer and click waste – chrome.				■	
Ideal Standard i.Life A 40cm handrinse basin with 1 tap-hole and chrome trap with Ideal Standard Cerabase single-lever basin mixer and click waste – chrome	■				■
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 Premier tray and Merlyn hinged shower screen (and fixed side panel where applicable) with Ideal Ecotherm shower. Full height tiling to shower enclosure.					
JT Premier tray and Merlyn bi-folding shower screen with Ideal Ecotherm shower. Full height tiling to shower enclosure.					
JT Premier tray and Merlyn sliding shower screen with Ideal Ecotherm shower. Full height tiling to shower enclosure.					
Ideal Standard i.Life acrylic water saving bath with Roper Rhodes bath panel and Merlyn shower screen and Ideal Standard <u>electric</u> shower with connection hose from bath mixer taps to Ideal Rain S3 shower head. Full height tiling to perimeter of bath.					



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Rev C12.4 Updated:08/09/25

	H2B752 - The Bridget - S	H3B909 - The Houghton - S	H3B922 - The Webster - S	H4B1206 - The Becket - S	H4B1371 - The Paris - D
	D - Detached. S/T - Semi Detached or Mid/End Terraced.				
Ideal Standard i.Life A, close-coupled WC with RimLS+, slow-close seat & cover and 4/2.6 litre cistern.					
Ideal Standard iLife A 50cm 1 tap-hole washbasin with semi pedestal, with Ideal Standard Cerabase single-lever basin mixer and click waste – chrome.					
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 i.Life S, Compact close-coupled WC with slow-close seat & cover and 4/2.6 litre cistern.	■	■	■	■	■
Ideal Standard i.Life A 40cm handrinse basin with 1 tap-hole and full height pedestal with Ideal Standard Cerabase single-lever basin mixer and click waste – chrome	■	■	■	■	■
Ideal Standard iLife A handrinse basin with chrome trap featuring cerabase single lever chrome basin mixer with click waste.					
Wall tiling splashback above basin.	■	■	■	■	■
Bedrooms					
Wardrobe to Bed 1, fitted with sliding, mirrored doors and threshold strips.		■			■
Open walk in wardrobe with clothes rails and shelving					



**West Longbridge - Pure Range Sales
Specification & Finishes
Version 12.4 (Site Specific)
Applies to plots 124 to 128 & 192 to 196**

Updates in **red**

Spec version used: June 2024 Rev C01

R9108-SMH-24-XX-SP-K-5401

Rev C12.4 Updated:08/09/25

	H2B752 - The Bridget - S	H3B909 - The Houghton - S	H3B922 - The Webster - S	H4B1206 - The Becket - S	H4B1371 - The Paris - D
	D - Detached. S/T - Semi Detached or Mid/End Terraced.				
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 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 3, 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 4, 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.					
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).	■	■	■	■	■
Door bell	■	■	■	■	■
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.					■



West Longbridge - Pure Range Sales Specification & Finishes Version 12.4 (Site Specific) Applies to plots 124 to 128 & 192 to 196

Updates in **red**

Spec version used: June 2024 Rev C01

R9108-SMH-24-XX-SP-K-5401

Rev C12.4 Updated:08/09/25

H2B752 - The Bridget - S

H3B909 - The Houghton - S

H3B922 - The Webster - S

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H4B1371 - The Paris - D

D - Detached.

S/T - Semi Detached
or Mid/End
Terraced.

Heating

Gas fired central heating with white radiators and thermostatic valves (as specified on heating designs).

Thermostat with digital display. (Refer to Working drawings for exact location). Single zone

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). Colour RAL 7016

UPVC Utility doors to side/rear, Colour RAL 7016

Insulated GRP (Glass Reinforced Plastic) Pas :24 front door (where applicable), Colour RAL 7016

Garage up & over steel door with Plastisol finish (where applicable).

Horizontal 4 line, Grey internal doors with satin finish RAL 7012

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.



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Spec version used: June 2024 Rev C01

R9108-SMH-24-XX-SP-K-5401**Rev C12.4 Updated:08/09/25****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).

External Tap.

Deep Flow Black gutters and downpipes on rise & fall brackets.

PV Panels.

EV charger.



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R9108-SMH-24-XX-SP-K-5401

Rev C12.4 Updated:08/09/25

Polypipe RD511 galvanised rise and fall brackets, black gutters and downpipes.

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D - Detached.				
S/T - Semi Detached or Mid/End Terraced.				
■	■	■	■	■