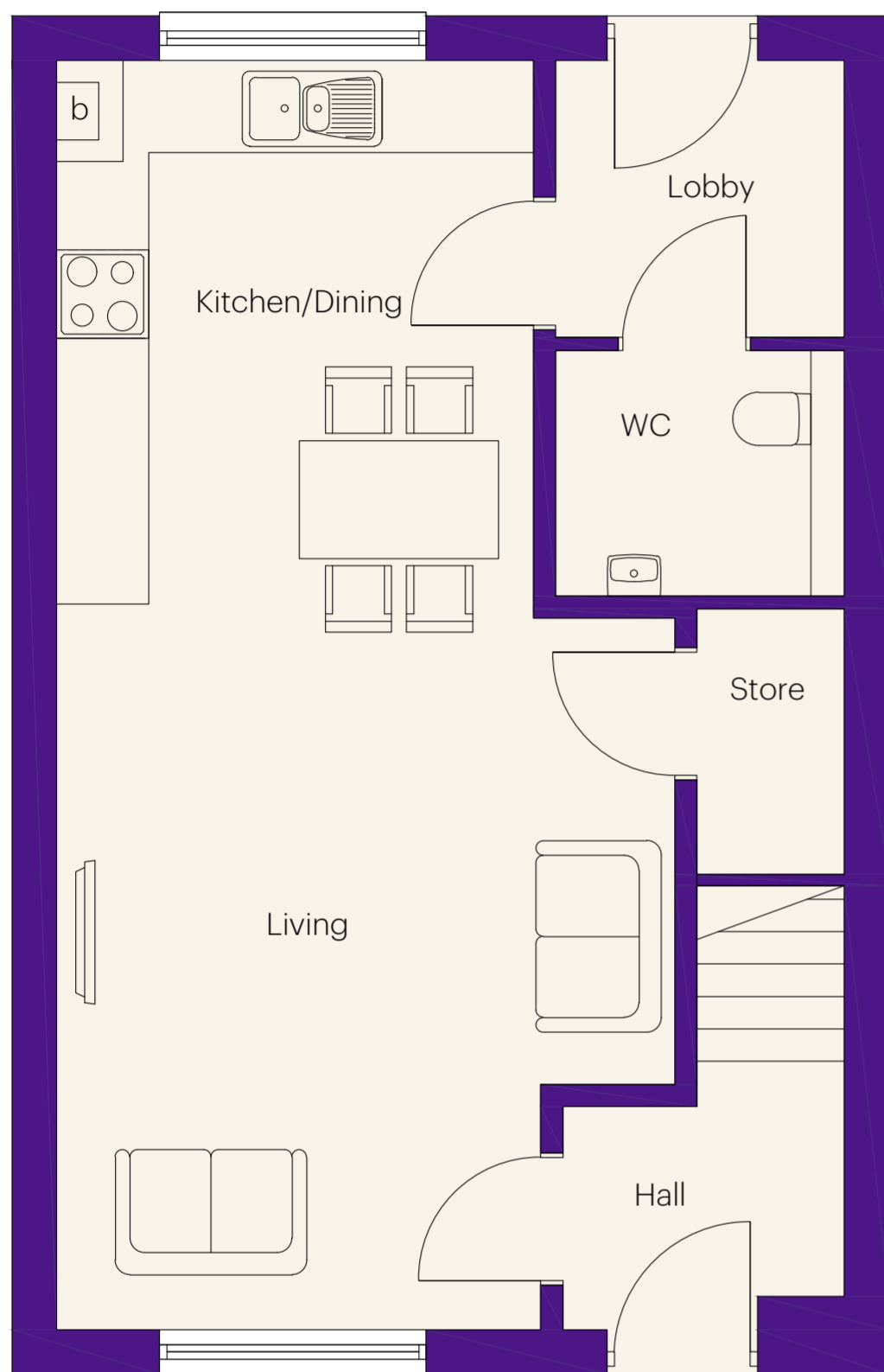


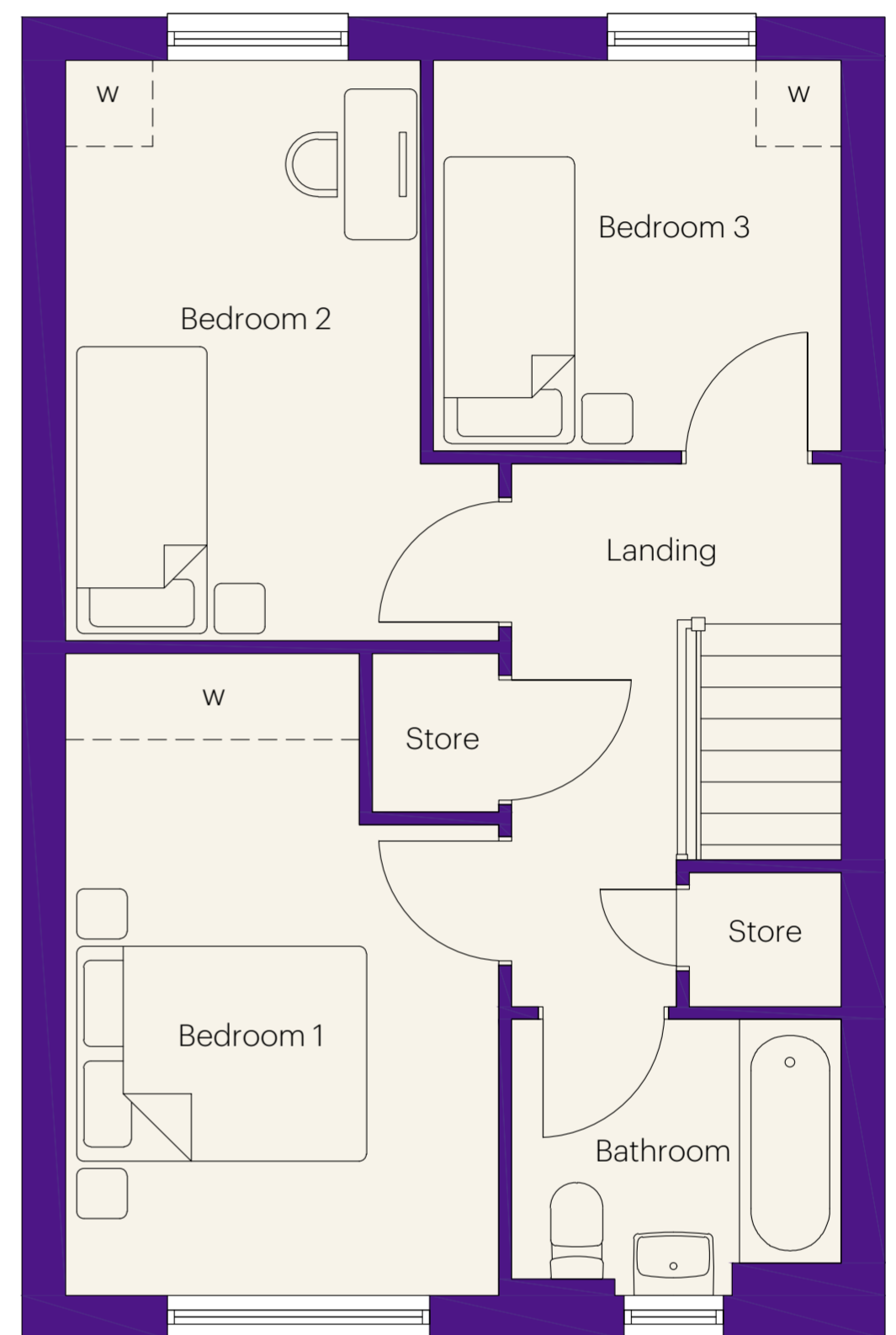
# The Cranborn

3 bedroom home  
Approximately 976 sq ft



## Ground floor dimensions

Living Room	4.17m x 4.80m	13' 8" x 15' 9"
Kitchen/Dining	3.21m x 3.76m	10' 6" x 12' 4"
W.C.	1.94m x 1.67m	6' 4" x 5' 6"
Hall	1.89m x 1.49m	6' 2" x 4' 11"



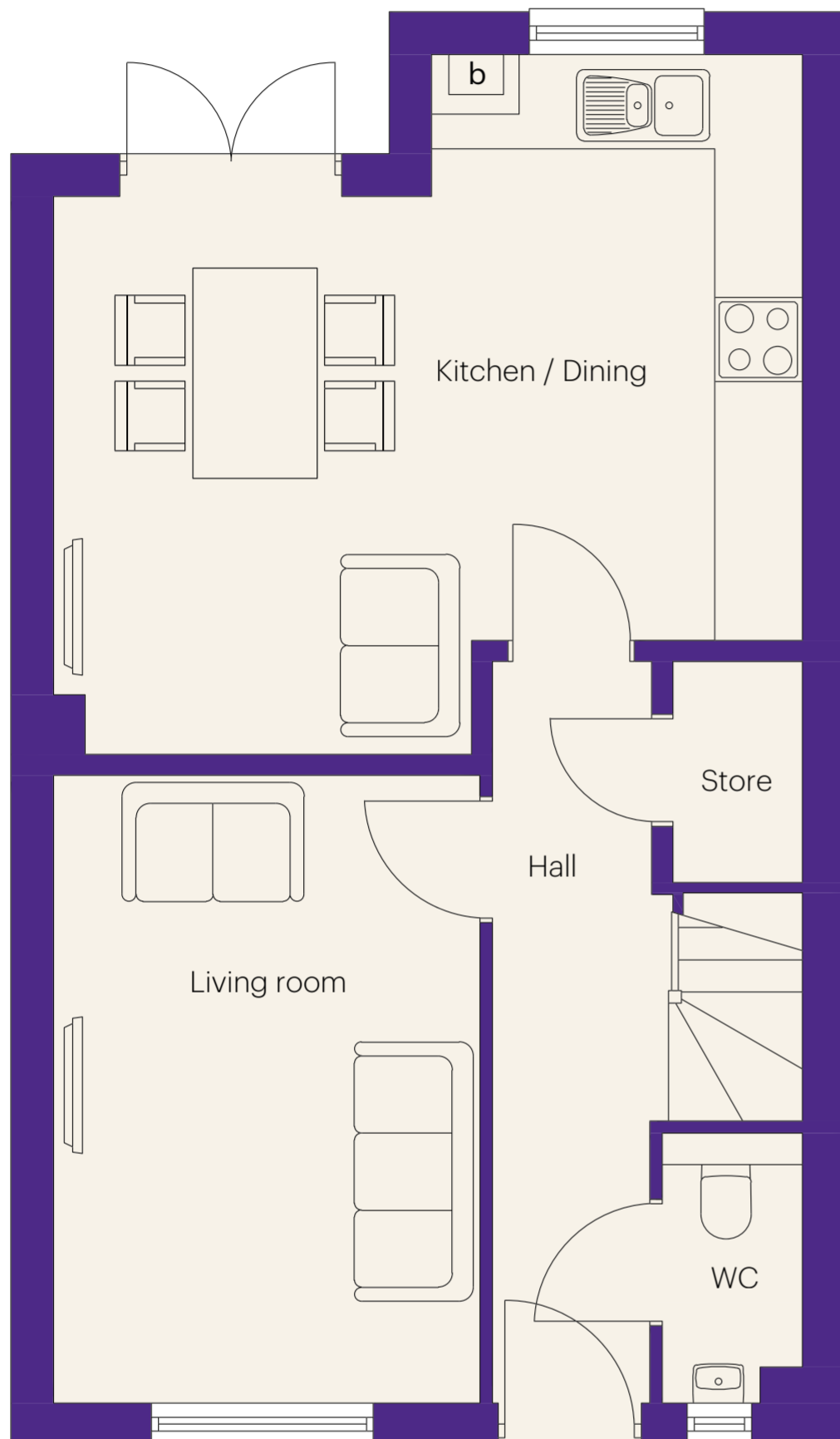
## First floor dimensions

Bedroom 1	2.96m x 4.45m	9' 9" x 14' 7"
Bedroom 2	2.42m x 4.02m	7' 11" x 13' 2"
Bedroom 3	2.79m x 2.70m	9' 2" x 8' 10"
Bathroom	2.25m x 1.90m	7' 5" x 6' 3"

**gentoo**homes

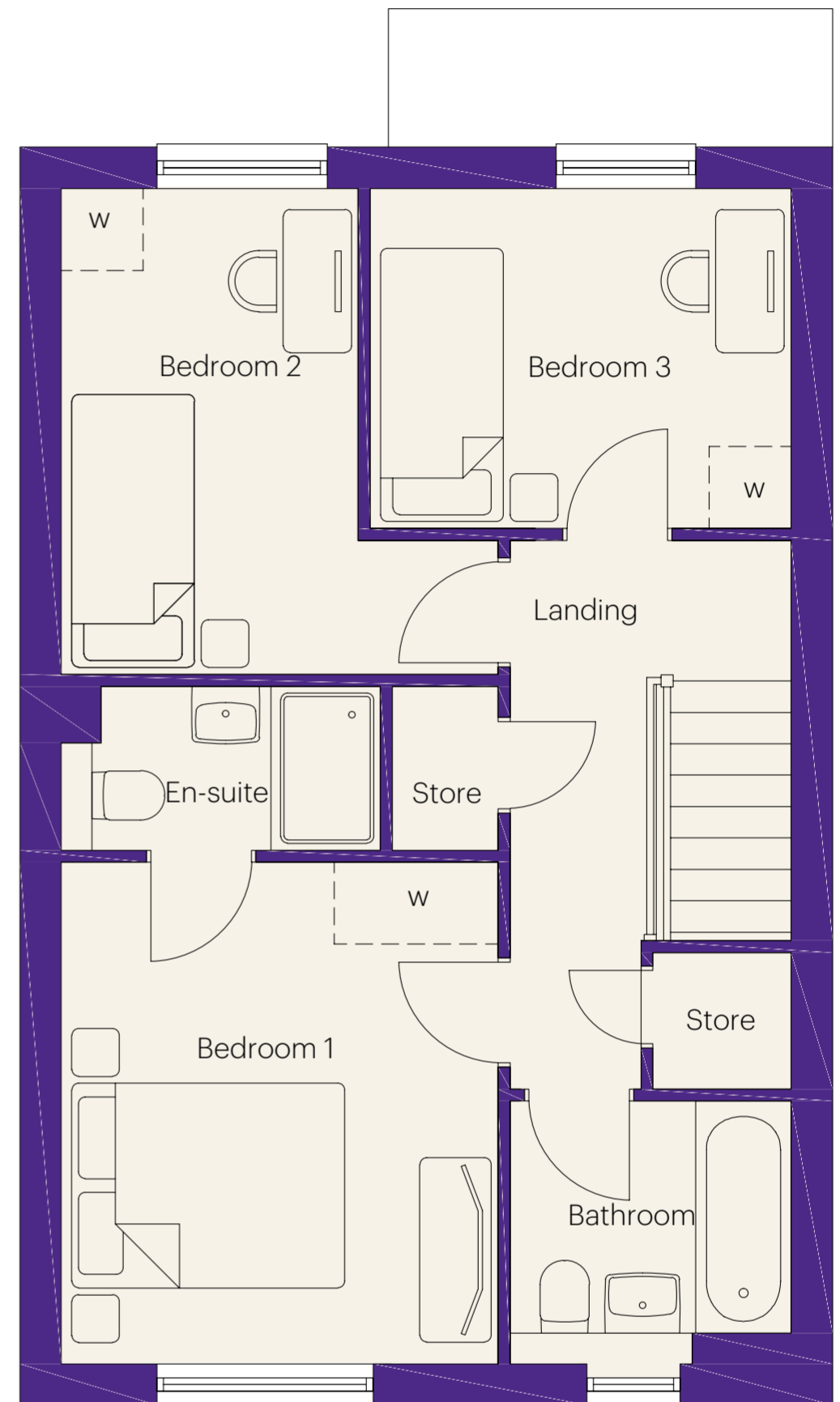
# The Edgworth

3 bedroom home  
Approximately 1,004 sq ft



## Ground floor dimensions

Living Room	3.02m x 4.45m	9' 11" x 14' 7"
Kitchen/Dining/Family	5.30m x 3.96m	17' 5" x 13' 0"
W.C.	0.98m x 1.90m	3' 3" x 6' 3"
Hall	1.14m x 5.27m	3' 9" x 17' 3"



## First floor dimensions

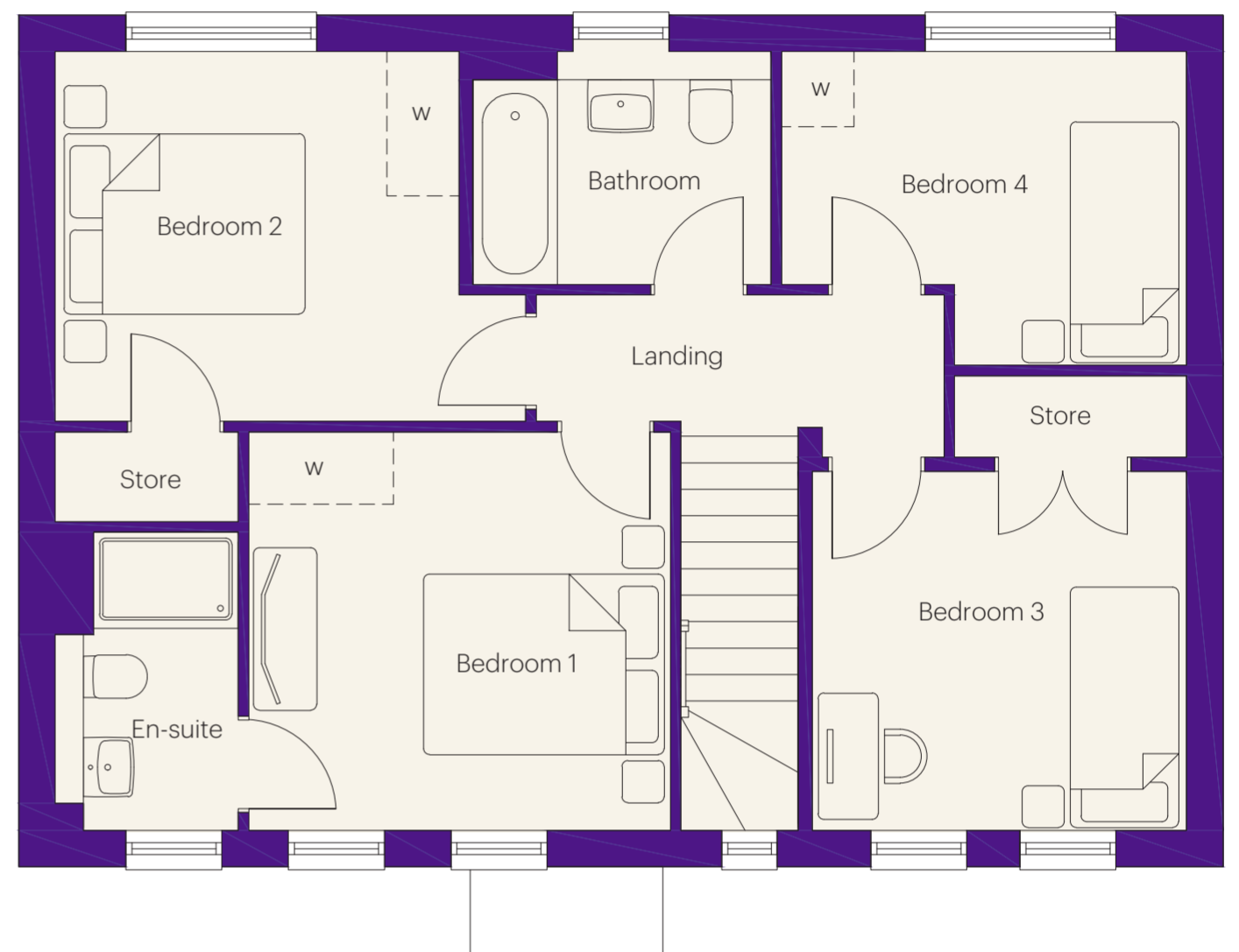
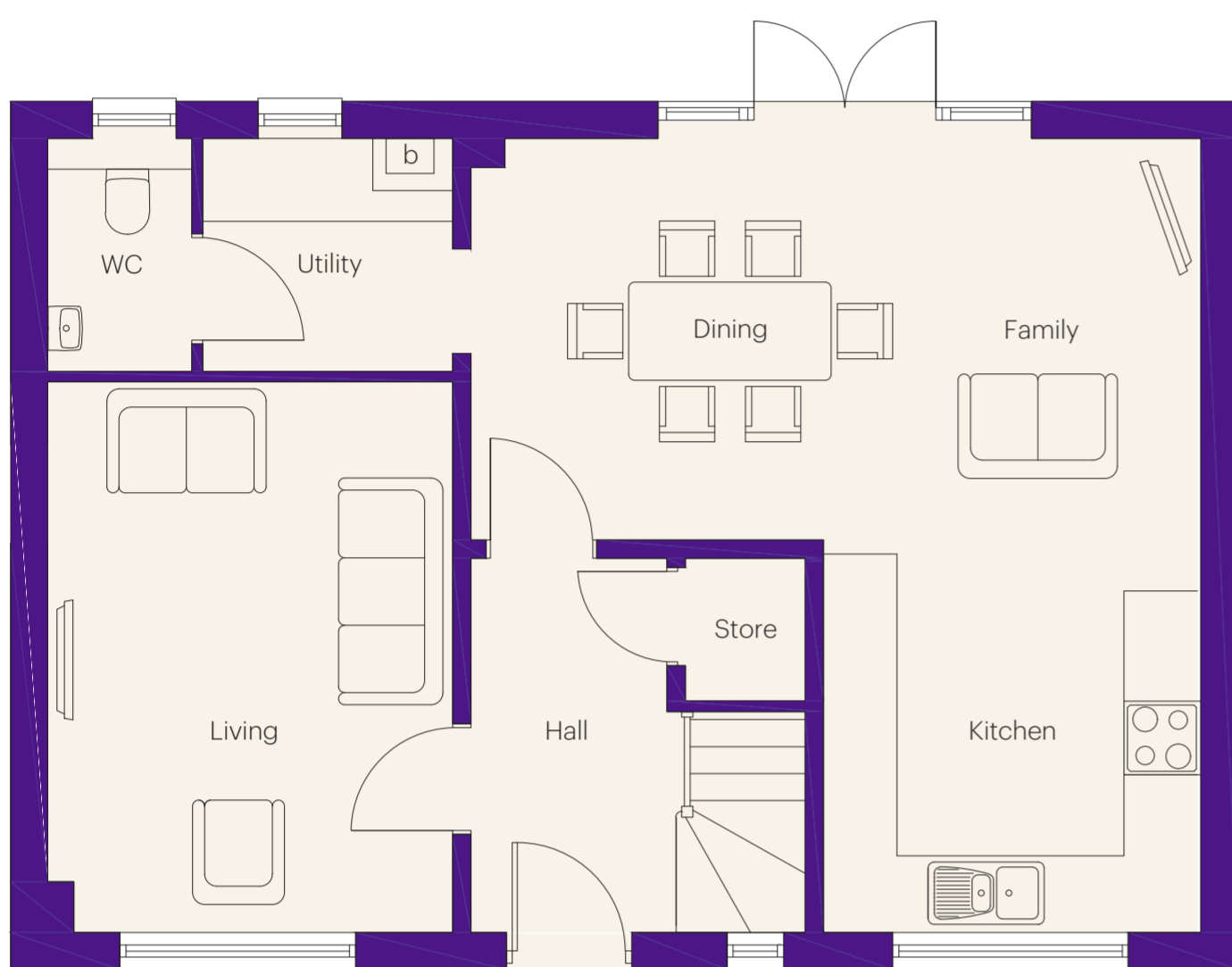
Bedroom 1	3.17m x 3.65m	10' 5" x 12' 0"
En-Suite	2.31m x 1.20m	7' 7" x 3' 11"
Bedroom 2	2.15m x 3.53m	7' 1" x 11' 7"
Bedroom 3	3.06m x 2.47m	10' 0" x 8' 1"
Bathroom	2.04m x 1.90m	6' 8" x 6' 3"

**gentoo**homes



# The Milbrook

4 bedroom home  
Approximately 1,292 sq ft



## Ground floor dimensions

Living Room	3.28m x 4.46m	10' 9" x 14' 8"
Kitchen	3.05m x 3.18m	10' 0" x 10' 5"
Dining/Family	5.92m x 3.25m	19' 5" x 10' 8"
W.C.	1.15m x 1.87m	3' 9" x 6' 2"
Hall	1.60m x 3.03m	5' 3" x 9' 11"
Utility	2.04m x 1.87m	6' 8" x 6' 2"

## First floor dimensions

Bedroom 1	3.50m x 3.29m	11' 6" x 10' 10"
En-Suite	1.50m x 2.45m	4' 11" x 8' 0"
Bedroom 2	3.33m x 3.05m	10' 11" x 10' 0"
Bedroom 3	3.09m x 2.96m	10' 2" x 9' 9"
Bedroom 4	3.34m x 2.58m	10' 11" x 8' 6"
Bathroom	2.48m x 1.91m	8' 2" x 6' 3"

**gentoo**homes

# The Sandway

4 bedroom home  
Approximately 1,313 sq ft



## Ground floor dimensions

Living Room	2.96m x 5.10m	9' 9" x 16' 9"
Kitchen/Dining/Family	8.22m x 3.98m	27' 0" x 13' 1"
W.C.	0.98m x 1.83m	3' 3" x 6' 0"
Hall	2.18m x 4.50m	7' 2" x 14' 9"
Garage	2.63m x 6.02m	8' 8" x 19' 9"



## First floor dimensions

Bedroom 1	3.02m x 4.97m	9' 11" x 16' 4"
En-Suite	2.26m x 2.06m	7' 5" x 6' 9"
Bedroom 2	4.05m x 4.00m	13' 3" x 13' 1"
Bedroom 3	2.90m x 3.02m	9' 6" x 9' 11"
Bedroom 4	2.80m x 2.94m	9' 2" x 9' 8"
Bathroom	2.35m x 1.93m	7' 9" x 6' 4"

**gentoo**homes



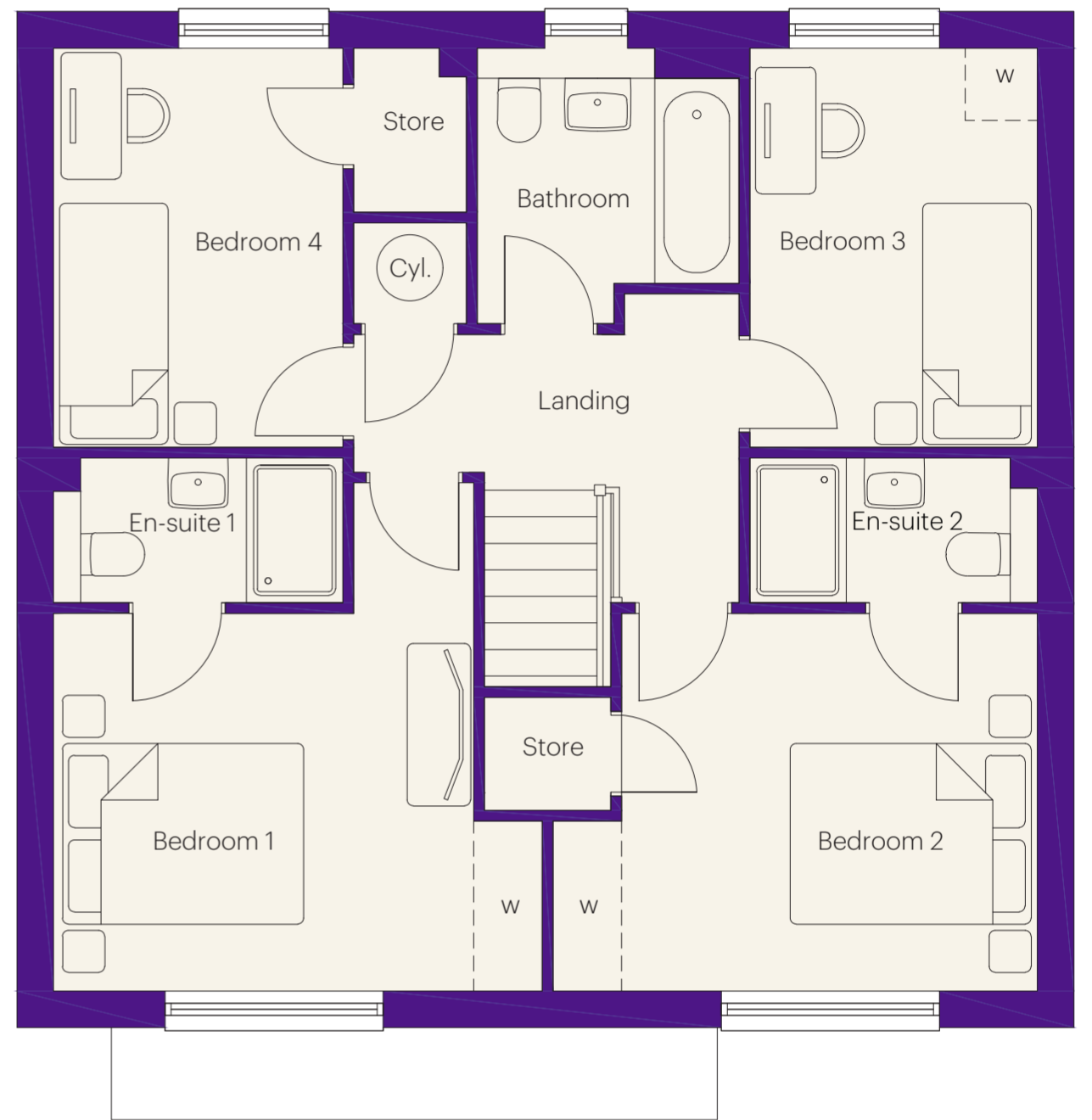
# The Salisbury

4 bedroom home  
Approximately 1,370 sq ft



## Ground floor dimensions

Living Room	3.40m x 4.05m	11' 2" x 13' 3"
Kitchen/Dining/Family	8.11m x 2.92m	26' 7" x 9' 7"
Study	2.40m x 3.29m	7' 10" x 10' 10"
W.C.	1.90m x 1.33m	6' 3" x 4' 4"
Hall	2.08m x 4.70m	6' 10" x 15' 5"



## First floor dimensions

Bedroom 1	3.46m x 3.11m	11' 4" x 10' 2"
En-Suite 1	2.38m x 1.20m	7' 10" x 3' 11"
Bedroom 2	3.43m x 3.11m	11' 3" x 10' 2"
En-Suite 2	2.36m x 1.20m	7' 9" x 3' 11"
Bedroom 3	2.36m x 3.29m	7' 9" x 10' 10"
Bedroom 4	2.38m x 3.29m	7' 10" x 10' 10"
Bathroom	2.17m x 2.26m	7' 1" x 7' 5"

**gentoo**homes

# The Johnstone

4 bedroom home  
Approximately 1,475 sq ft



## Ground floor dimensions

Living Room	3.61m x 4.51m	11' 10" x 14' 10"
Kitchen/Dining/Family	8.11m x 4.27m	26' 7" x 14' 0"
Utility	1.93m x 1.34m	6' 4" x 4' 5"
W.C.	1.60m x 1.40m	5' 3" x 4' 7"
Hall	1.31m x 5.15m	4' 4" x 16' 11"
Garage	2.80m x 5.00m	9' 2" x 16' 5"

## First floor dimensions

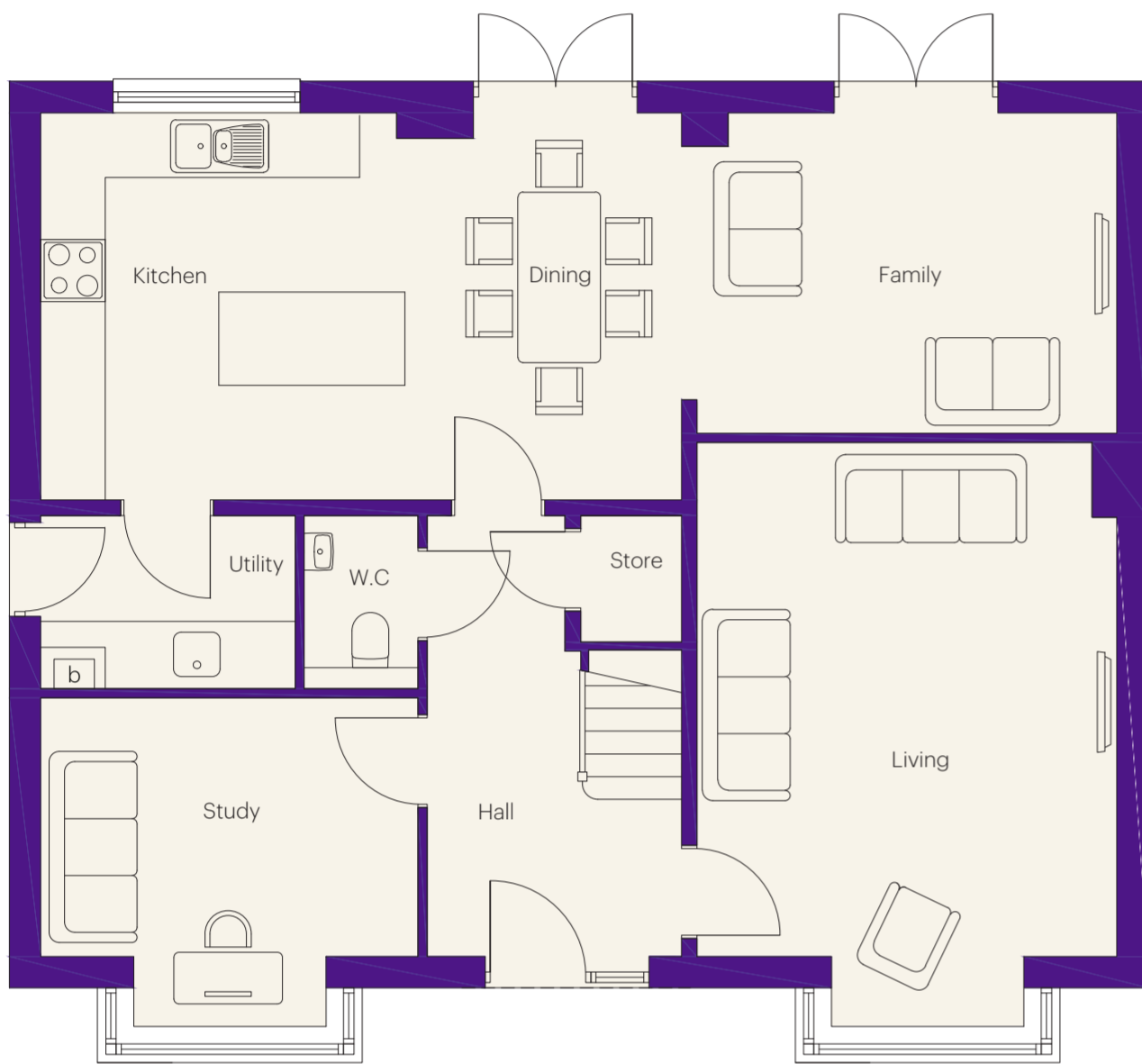
Bedroom 1	3.61m x 4.51m	11' 10" x 14' 10"
En-Suite	1.57m x 2.75m	5' 2" x 9' 0"
Bedroom 2	2.76m x 4.47m	9' 1" x 14' 8"
Bedroom 3	2.99m x 3.44m	9' 10" x 11' 3"
Bedroom 4	2.79m x 3.78m	9' 2" x 12' 5"
Bathroom	2.16m x 3.19m	7' 1" x 10' 6"

**gentoo**homes



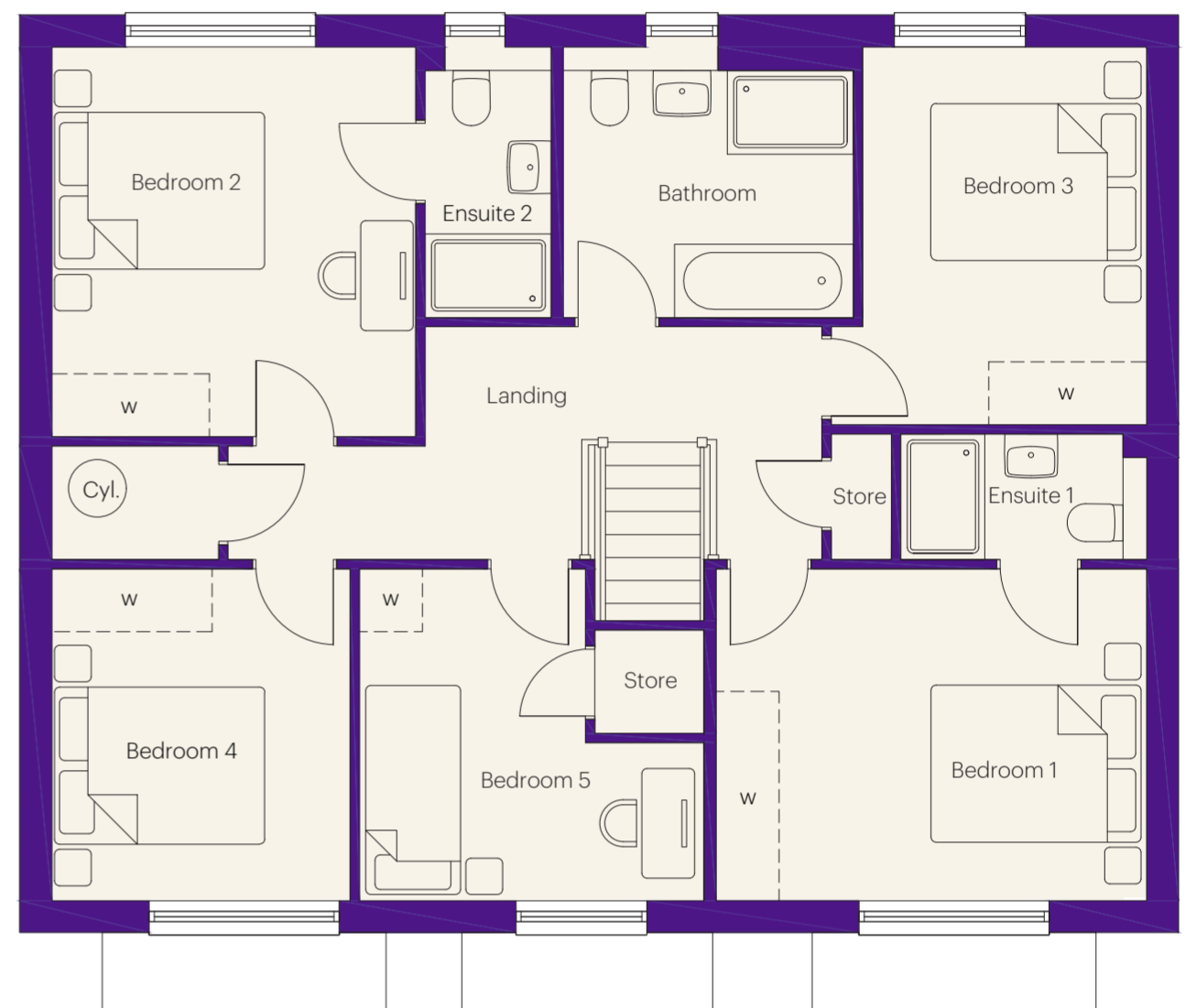
# The Marlborough

5 bedroom home  
Approximately 1,835 sq ft



## Ground floor dimensions

Living Room	4.04m x 4.95m	13' 3" x 16' 3"
Kitchen/Dining	6.18m x 3.72m	20' 3" x 12' 2"
Family	4.04m x 3.08m	13' 3" x 10' 1"
Utility	2.44m x 1.68m	8' 0" x 5' 6"
W.C.	1.10m x 1.68m	3' 7" x 5' 6"
Hall	2.46m x 4.24m	8' 1" x 13' 11"
Study	3.63m x 2.48m	11' 11" x 8' 2"



## First floor dimensions

Bedroom 1	4.07m x 3.15m	13' 4" x 10' 4"
En-Suite 1	2.31m x 1.20m	7' 7" x 3' 11"
Bedroom 2	3.44m x 3.70m	11' 3" x 12' 2"
En-Suite 2	1.20m x 2.56m	3' 11" x 8' 5"
Bedroom 3	2.67m x 3.59m	8' 9" x 11' 9"
Bedroom 4	2.81m x 3.15m	9' 3" x 10' 4"
Bedroom 5	2.15m x 3.15m	7' 1" x 10' 4"
Bathroom	2.76m x 2.56m	9' 1" x 8' 5"

**gentoo**homes

# Scholars' Gardens

## Specification

3 bed		4 bed				5 bed	
Cranborn	Edgworth	Milbrook	Sandway	Salsbury	Johnstone	Marlborough	

### Kitchen features

Fully-fitted kitchen in a choice of colours and styles	•	•	•	•	•	•	•
Soft-close doors	•	•	•	•	•	•	•
40mm laminate worktops in a choice of colours with matching upstand	•	•	•	•	•	•	•
Stainless steel hob splashback	•	•	•	•	•	•	•
Single fan-assisted electric oven	•	•	•	•	•	•	•
Induction hob	•	•	•	•	•	•	•
Stainless steel chimney extractor hood	•	•	•	•	•	•	•
Integrated fridge/freezer	•	•	•	•	•	•	•
1½ bowl stainless steel sink and drainer	•	•	•	•	•	•	•
Chrome mixer taps	•	•	•	•	•	•	•
White low voltage downlighters in ceiling (not dining)	•	•	•	•	•	•	•
Kitchen upgrade packages are available							

### Bathroom features

Bathroom and en-suite with white contemporary style sanitaryware	•	•	•	•	•	•	•
Chrome finish deck-mounted bath filler tap with shower attachment on side-rail and glass bath screen	•						
Chrome finish deck-mounted bath filler tap		•	•	•	•	•	•
Chrome finish mixer tap to wash basins	•	•	•	•	•	•	•
Bathroom: ceramic half-height tiling to walls with sanitaryware	•	•	•	•	•	•	•
En-suite: half-height tiling to walls with sanitaryware and full-height to shower cubicle		•	•	•	•	•	•
Thermostatic shower in en-suite		•	•	•	•	•	•
White towel rails fitted to main bathroom and en-suite	•	•	•	•	•	•	•
White low voltage downlighters in ceiling to bathroom and en-suite	•	•	•	•	•	•	•
Bathroom upgrades are available							

Standard item    
  Available as an optional extra    
  Not available as an optional extra

Individual treatments, features and specifications may vary and are subject to change.



# Scholars' Gardens

## Specification

3 bed		4 bed				5 bed	
Cranborn	Edgworth	Milbrook	Sandway	Salsbury	Johnstone	Marlborough	

Electrical features							
Chrome front door bell	•	•	•	•	•	•	•
Light to front entrance	•	•	•	•	•	•	•
White electrical sockets/switch plates in all rooms	•	•	•	•	•	•	•
Socket with USB input to kitchen and master bedroom	•	•	•	•	•	•	•
Multi-media plate in living room with TV, telephone and data point *TV aerial not provided	•	•	•	•	•	•	•
TV and data point to master bedroom *TV aerial not provided	•	•	•	•	•	•	•
Low energy light bulbs to most rooms	•	•	•	•	•	•	•
Light and double electrical socket in garage		•	•	•	•	•	•
Electric vehicle charging point	•	•	•	•	•	•	•
PV solar panels	•	•	•	•	•	•	•
Waste water heat recovery	•	•	•	•	•	•	•
Mains wired smoke and heat detectors	•	•	•	•	•	•	•
Mains wired carbon monoxide detector	•	•	•	•	•	•	•
Gas central heating system with radiators throughout	•	•	•	•	•	•	•

External features							
1.8m high rear enclosure fencing (and wall where applicable)	•	•	•	•	•	•	•
Rotavated top soil to rear garden	•	•	•	•	•	•	•
Turf to front garden	•	•	•	•	•	•	•
Concrete paving around home	•	•	•	•	•	•	•
Outside tap	•	•	•	•	•	•	•
Paved patio to rear garden							

Building fabric features							
Internal doors with white gloss paint and satin nickel door handles	•	•	•	•	•	•	•
Skirtings and architraves with white gloss paint finish	•	•	•	•	•	•	•
Ceilings, walls and woodwork finished in white, with oak stair handrail	•	•	•	•	•	•	•
Loft insulation	•	•	•	•	•	•	•
Composite front door with locking system, restrictor and viewer	•	•	•	•	•	•	•
UPVC double glazed windows with locking system	•	•	•	•	•	•	•
UPVC French doors with locking system to ground floor		•	•	•	•	•	•

Upgrades are available throughout - ask for a copy of our guide!

• Standard item    Available as an optional extra    Not available as an optional extra

Individual treatments, features and specifications may vary and are subject to change.