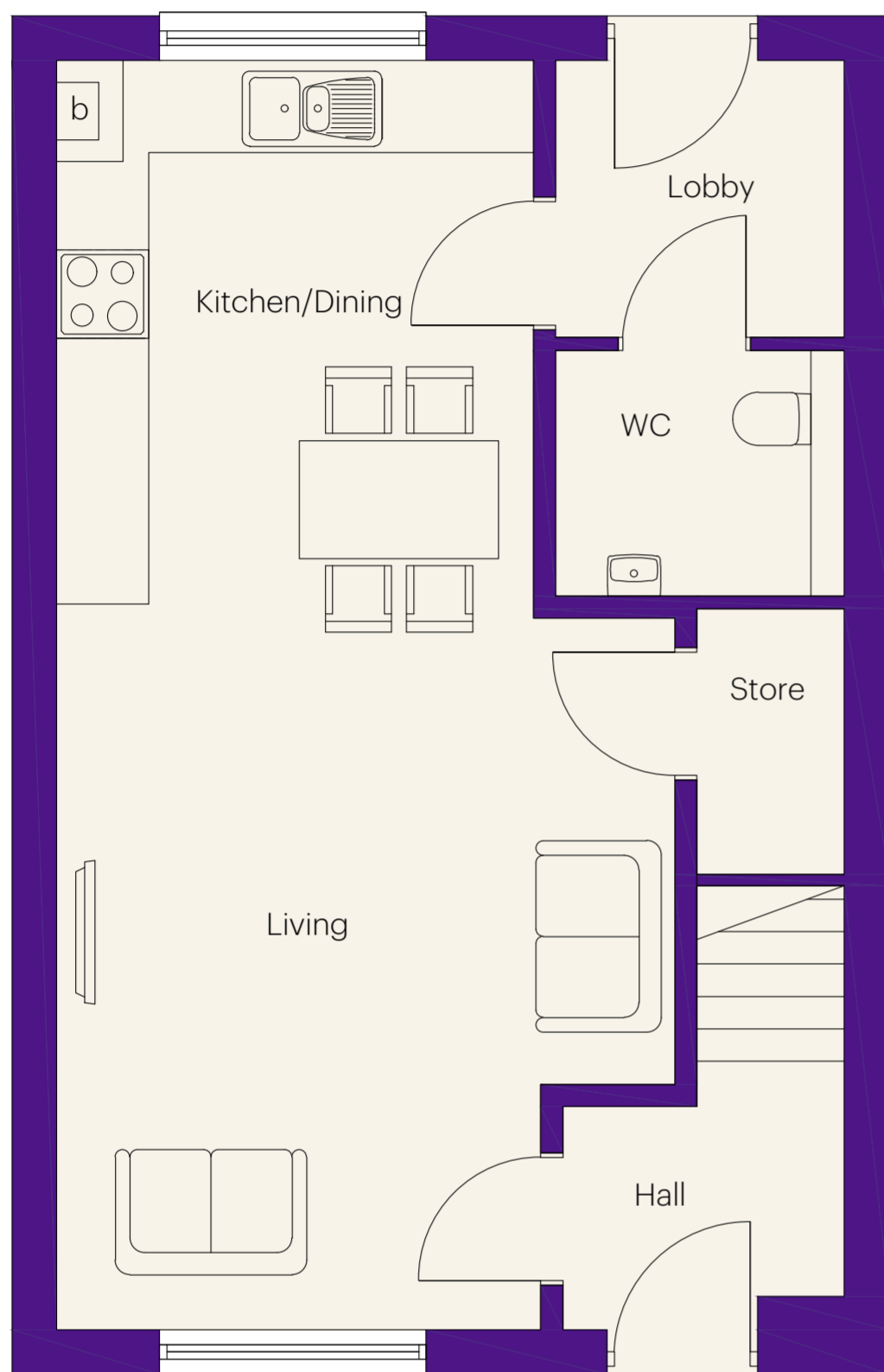


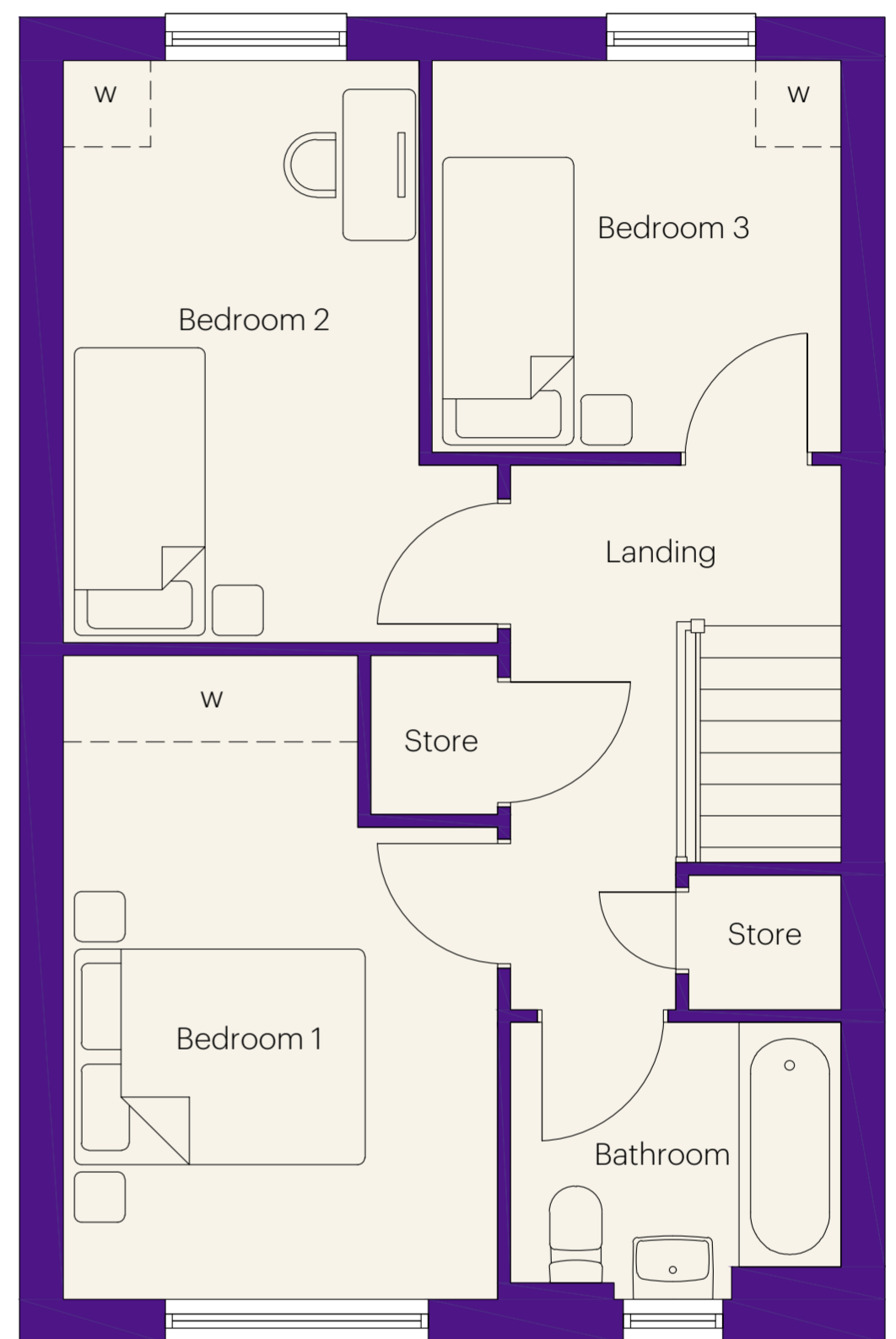
The Cranborn

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"



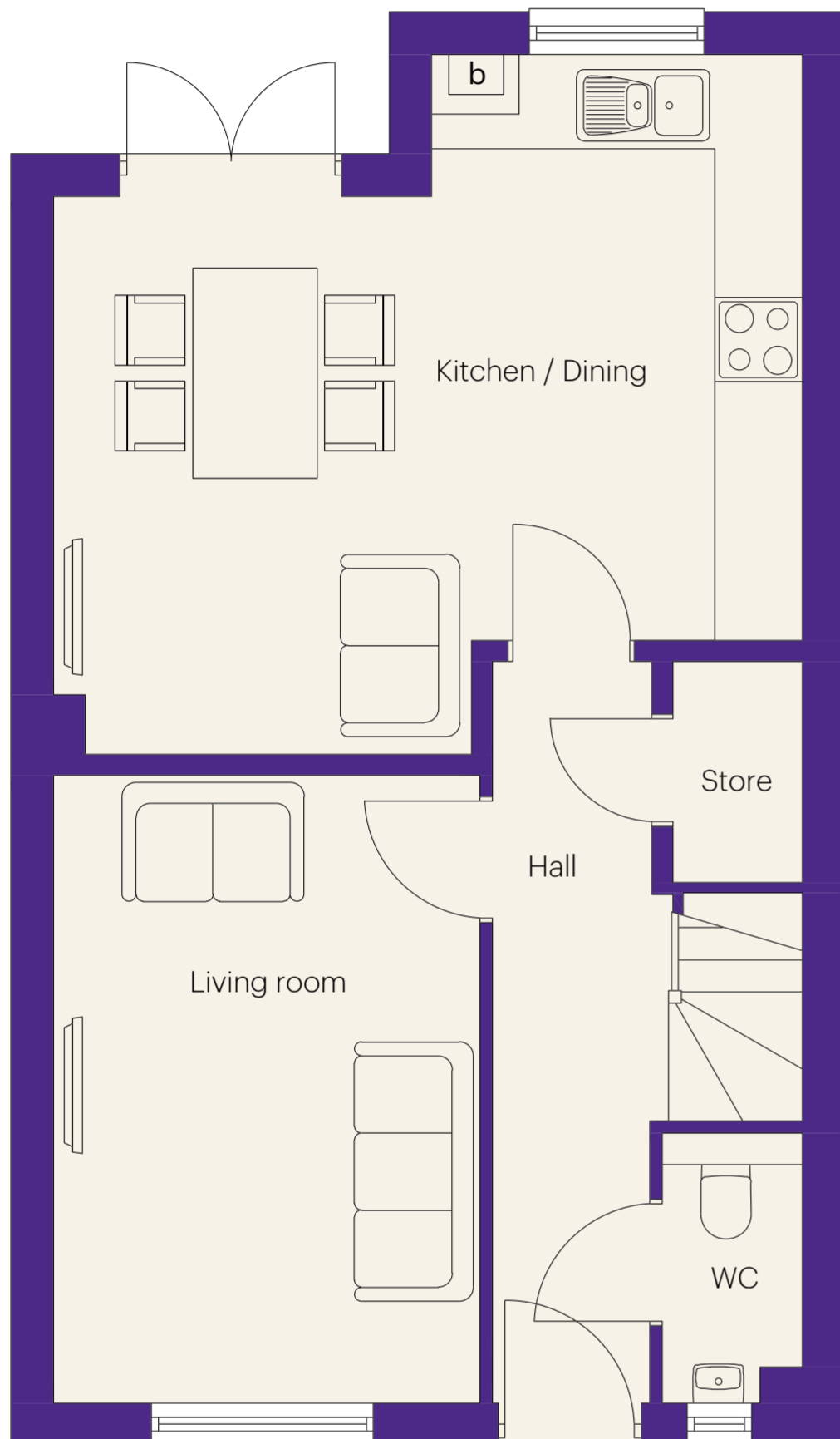
First floor dimensions

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"

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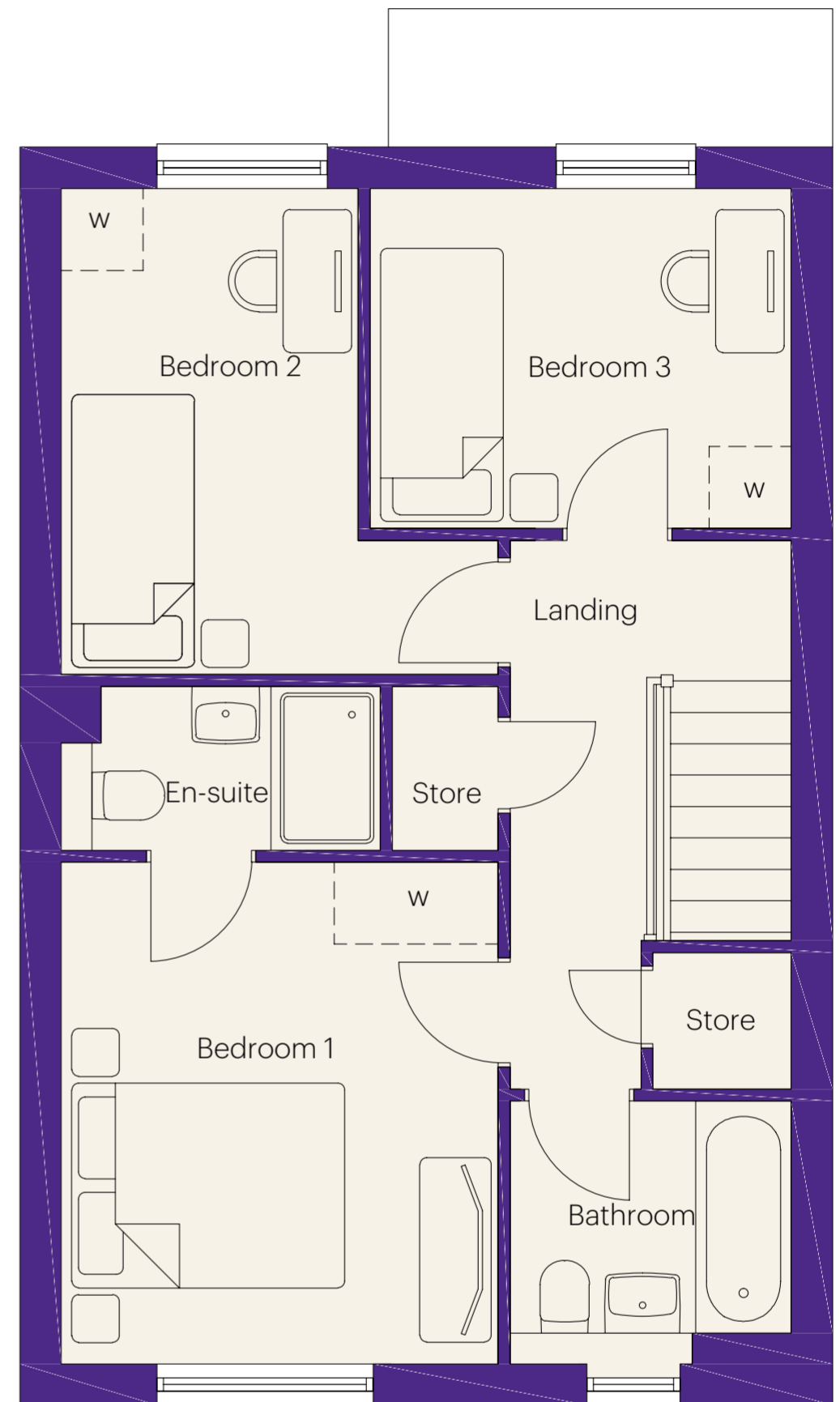
The Edgworth

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"



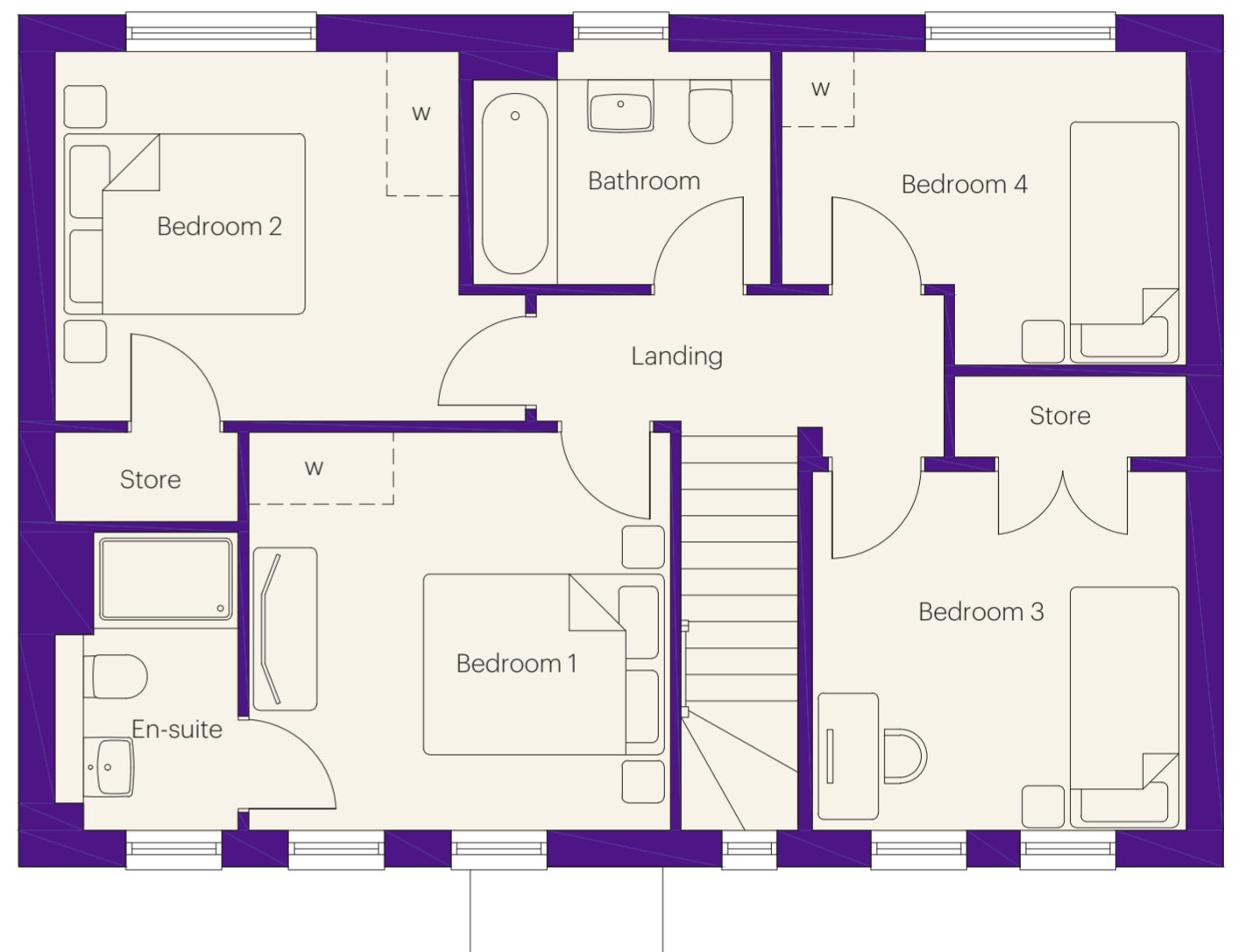
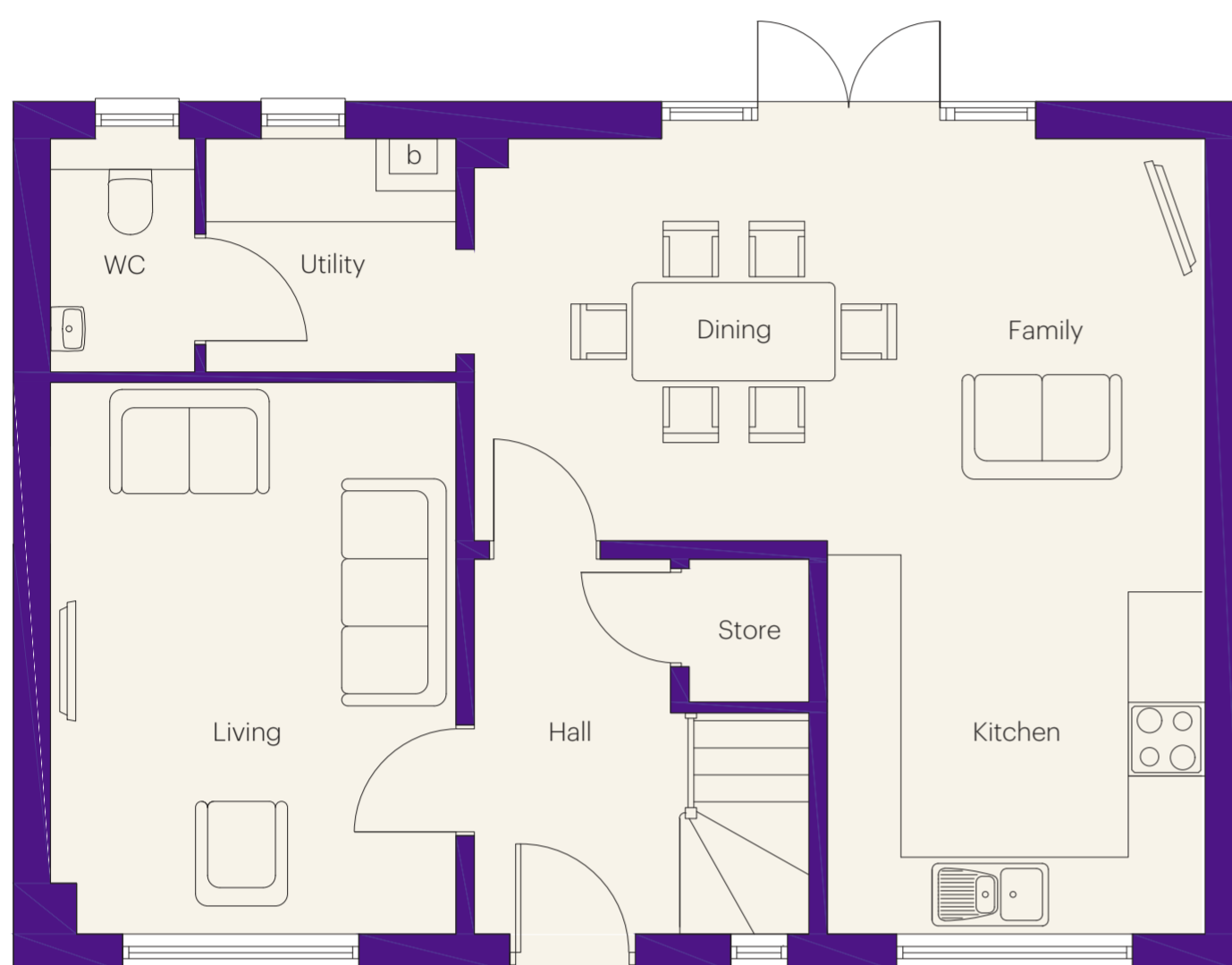
First floor dimensions

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"

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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"

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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"

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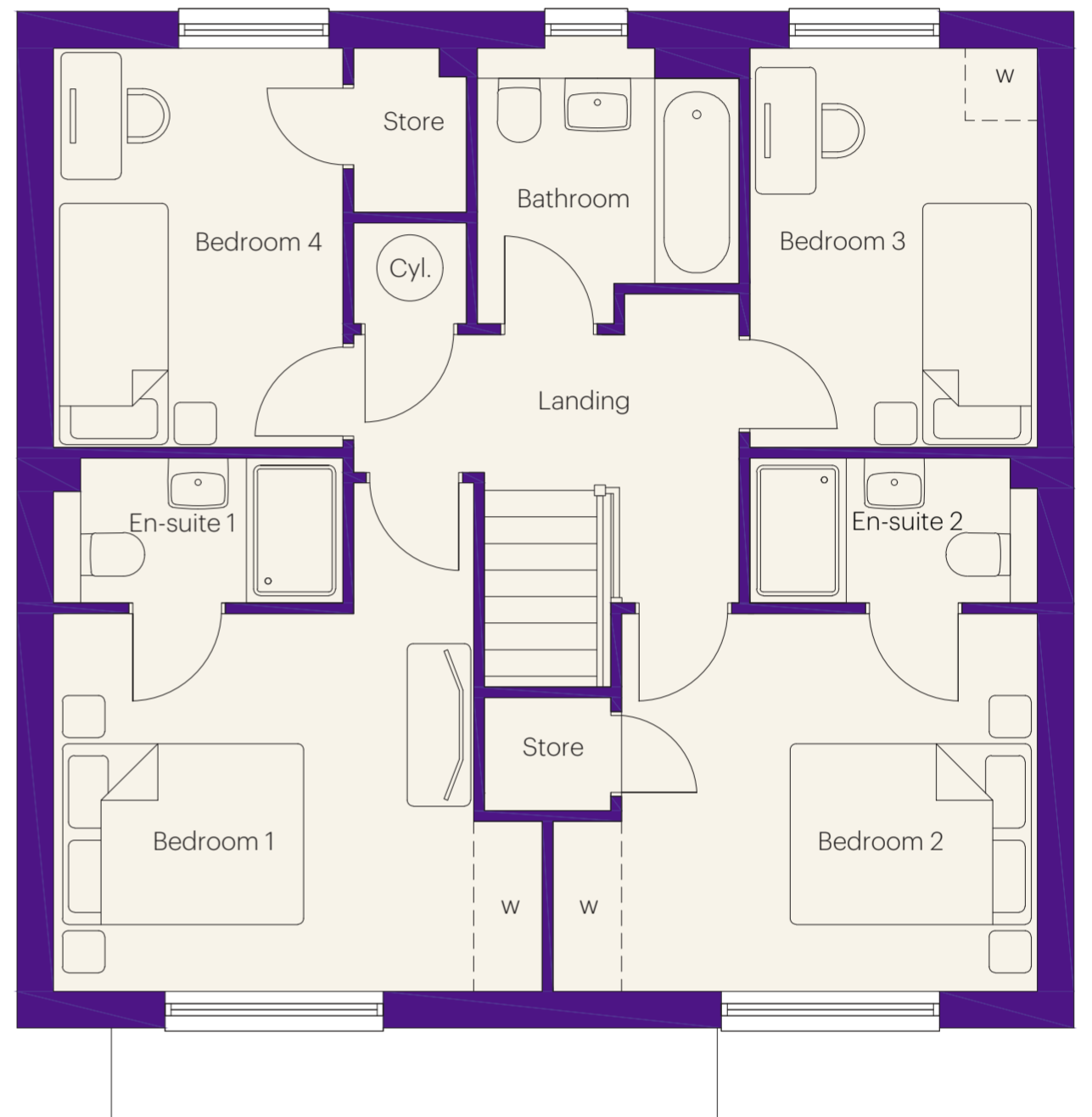
The Salisbury

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"

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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"

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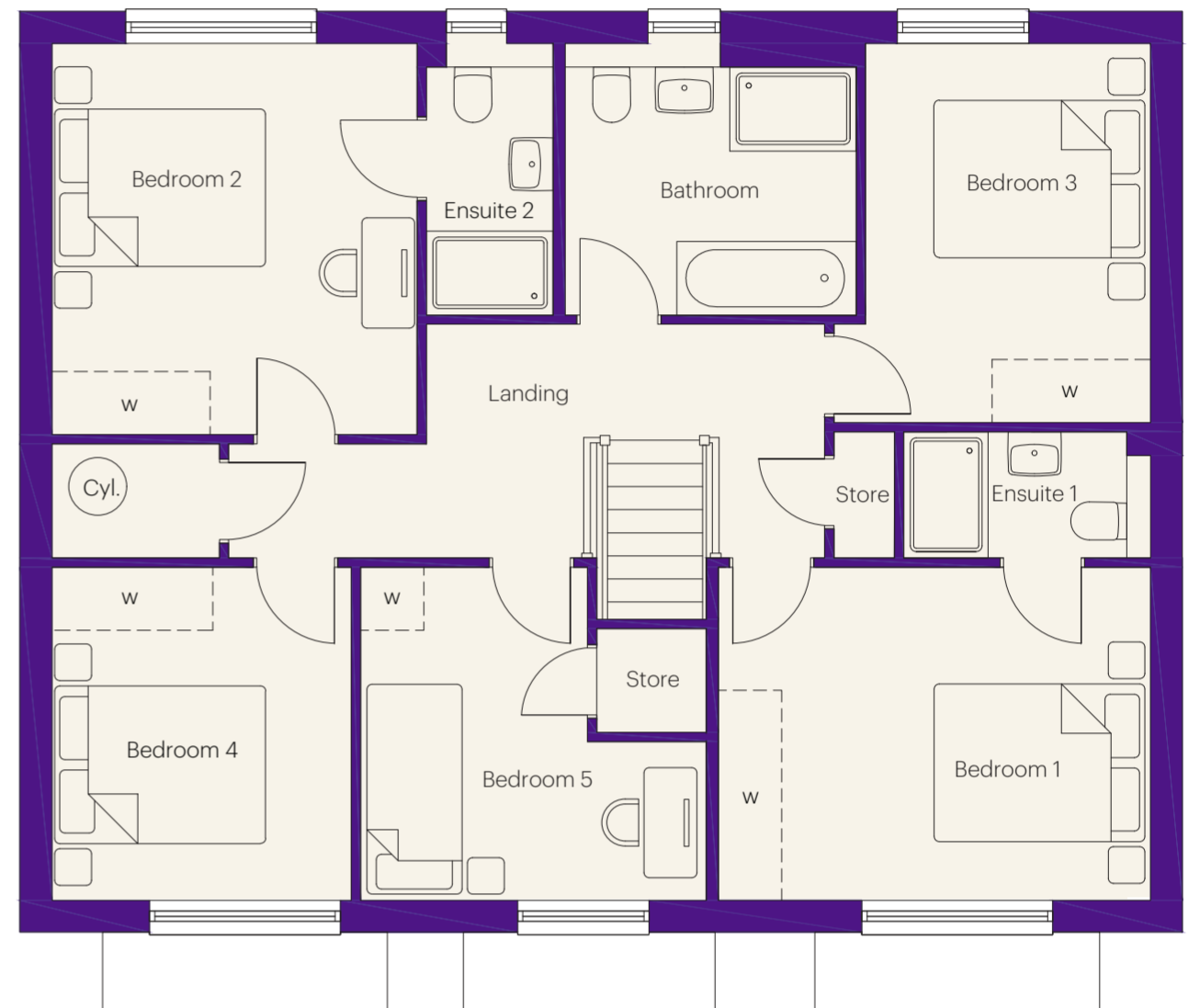
The Marlborough

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"

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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.