

# Kingsley Manor Specification Details

CAVENDISH, ETON, HAVERSHAM, MONTGOMERY, NEWTON, OXFORD, RICHMOND,  
SANDOWN, SHAKESPEARE & WHITEMOOR

## Kitchens

- ◆ Luxury Fitted Kitchen with Soft Close Mechanisms in a Choice of Finishes
- ◆ Choice of Laminate Worktops to Kitchen with Matching Upstands and Blanco Inset Stainless Steel Sink & Tap
- ◆ Quartz Worktop Package with Undermount Blanco Stainless Steel Sink and Upgraded Tap in Richmond housetype
- ◆ Stainless Steel AEG Double Electric Oven, Stainless Steel 5 Ring Gas Hob with Silver Glass Splashback and Extractor Hood
- ◆ Integrated Fridge Freezer
- ◆ Integrated Dishwasher
- ◆ Chrome Sockets and Switches to Kitchens including Adjoining Open Plan Areas
- ◆ Chrome Downlights to Kitchens excluding Adjoining Open Plan Areas
- ◆ Pelmet Lighting to Kitchen

## Bathrooms

- ◆ Roca Debba Sanitaryware in White
- ◆ Deva Brassware
- ◆ Methven Thermostatic Showers
- ◆ Bathroom and En-suites to be Half Tiled on all Walls with a Choice of Porcelanosa Wall Tiles
- ◆ Chrome Heated Towel Rail to Bathroom and En-suites
- ◆ Chrome Downlights to all Wet Rooms in Richmond housetype

## Bedrooms

- ◆ Television Aerial Point to Master Bedroom
- ◆ Telephone Point to Master Bedroom
- ◆ Data Point with CAT 5 Wiring to Master Bedroom

## Heating System

- ◆ Gas Central Heating with High Efficiency Boiler and Panel Radiators
- ◆ Honeywell Smart Thermostat

## Other Internal Features

- ◆ All Ceilings to be Skim Finished and Painted White
- ◆ All Walls to be Skim Finished and Painted Soft Cream
- ◆ Staircase, including Newel Posts and Spindles, to be finished in White Gloss
- ◆ Staircase Handrail and Newel Caps to be finished in Oak
- ◆ Vertical 5 Panel Internal Doors to be finished in White Gloss with Chrome Effect Internal Door Furniture
- ◆ Multimedia Point to Lounge
- ◆ Data Points with CAT 5 Wiring to Lounge and Family Room (where applicable)
- ◆ USB Sockets to Lounge, Kitchen, all Bedrooms and Study (where applicable)
- ◆ Hard Wired Smoke Detectors with Battery Backup
- ◆ Smart Enabled Wireless Alarm System (Smart Features subject to subscription)

## External Features

- ◆ White PVCu Windows, Side/Rear/French Doors (where applicable)
- ◆ White PVCu Fascia and Soffits
- ◆ Black Rainwater Goods
- ◆ Black Composite Front Door
- ◆ Doorbell to Front Door
- ◆ External Lights to Front and Rear
- ◆ Power and Lighting to all Garages
- ◆ External Tap
- ◆ Gardens Turfed/Landscaped to Front
- ◆ Gardens to Rear Rotavated
- ◆ 1.8m Close Boarded Divisional Fencing to Rear Garden

## Warranties

- ◆ 10 Year NHBC Buildmark Warranty
- ◆ 2 Year Wainhomes Warranty

**BLANCO**  
GERMANY

**AEG**

**Roca**

**Deva** by METHVEN

**PORCELANOSA**  
TILES - BATHROOMS - KITCHENS

**Honeywell**

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\*Openreach have confirmed we are being provided with infrastructure and equipment that can supply ultrafast broadband speeds. It still depends on the communications provider chosen by the purchaser as to the maximum speeds provided.



**WAINHOMES**  
BUILDING BRITAIN'S HERITAGE

# Kingsley Manor Specification Details

BAIRD, BRANCASTER, CLAYDON, JENNER, NELSON, NIGHTINGALE, TREVITHICK & WREN

## Kitchens

- ◆ Luxury Fitted Kitchen with Soft Close Mechanisms in a Choice of Finishes
- ◆ Choice of Laminate Worktops to Kitchen with Matching Upstands and Blanco Inset Stainless Steel Sink & Tap
- ◆ Stainless Steel Zanussi Single Electric Oven, Stainless Steel 4 Ring Gas Hob with Silver Glass Splashback and Extractor Hood
- ◆ Integrated Fridge Freezer to 4 bedroom homes
- ◆ Chrome Sockets and Switches to Kitchens including Adjoining Open Plan Areas

## Bathrooms

- ◆ Roca Debba Sanitaryware in White
- ◆ Deva Brassware
- ◆ Methven Thermostatic Showers
- ◆ Bathroom and En-suites to be Half Tiled on all Walls with a Choice of Porcelanosa Wall Tiles
- ◆ Chrome Heated Towel Rail to Bathroom and En-suites

## Bedrooms

- ◆ Television Aerial Point to Master Bedroom
- ◆ Telephone Point to Master Bedroom
- ◆ Data Point with CAT 5 Wiring to Master Bedroom

## Heating System

- ◆ Gas Central Heating with High Efficiency Boiler and Panel Radiators
- ◆ Honeywell Digital Thermostat

## Other Internal Features

- ◆ All Ceilings to be Skim Finished and Painted White
- ◆ All Walls to be Skim Finished and Painted Soft Cream
- ◆ Staircase, including Newel Posts and Spindles, to be finished in White Gloss
- ◆ Staircase Handrail and Newel Caps to be finished in Oak
- ◆ Vertical 5 Panel Internal Doors to be finished in White Gloss with Chrome Effect Internal Door Furniture
- ◆ Data Point with CAT 5 Wiring to Lounge
- ◆ USB Sockets to Lounge, Kitchen and all Bedrooms
- ◆ Hard Wired Smoke Detectors with Battery Backup

## External Features

- ◆ White PVCu Windows, Side/Rear/French Doors (where applicable)
- ◆ White PVCu Fascia and Soffits
- ◆ Black Rainwater Goods
- ◆ Black Composite Front Door
- ◆ Doorbell to Front Door
- ◆ External Lights to Front and Rear
- ◆ Power and Lighting to all Garages
- ◆ External Tap
- ◆ Gardens Turfed/Landscaped to Front
- ◆ Gardens to Rear Rotavated
- ◆ 1.8m Close Boarded Divisional Fencing to Rear Garden

## Warranties

- ◆ 10 Year NHBC Buildmark Warranty
- ◆ 2 Year Wainhomes Warranty

**BLANCO**  
GERMANY

**ZANUSSI**

**Roca**

**Deva**  
by METHVEN

**PORCELANOSA**  
TILES · BATHROOMS · KITCHENS

**Honeywell**

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