




HOP FIELD PLACE

SPECIFICATION

Exterior Features

Fascia & Soffit Decorative fascia and soffit to be finished in white.

Rainwater System Rainwater gutters and downpipes to be finished in uPVC black.

Windows Sealed double glazed uPVC windows in white finish with enhancement of dummy sash to front elevations as indicated on drawings. Obscure glazing to be provided for all WC and Bathroom windows.

External Doors Front GRP primed door with patterned glass. Style of door to be all as indicated on house plan, finished in solid colour externally and white finish internally.

House Numeral To front of property on numeral plaque from Bennetts to match the colour of the front door except when white when numeral to be black.

Rear door
Steel door with patterned glass manufactured by IG. Style of door to be NG06 pattern, finished internally and externally in white.

External Lights Lamp provided as standard position as indicated on plot specific drawings.

Gardens Quality turf to front garden with planting where applicable, refer to landscaping layout for details.

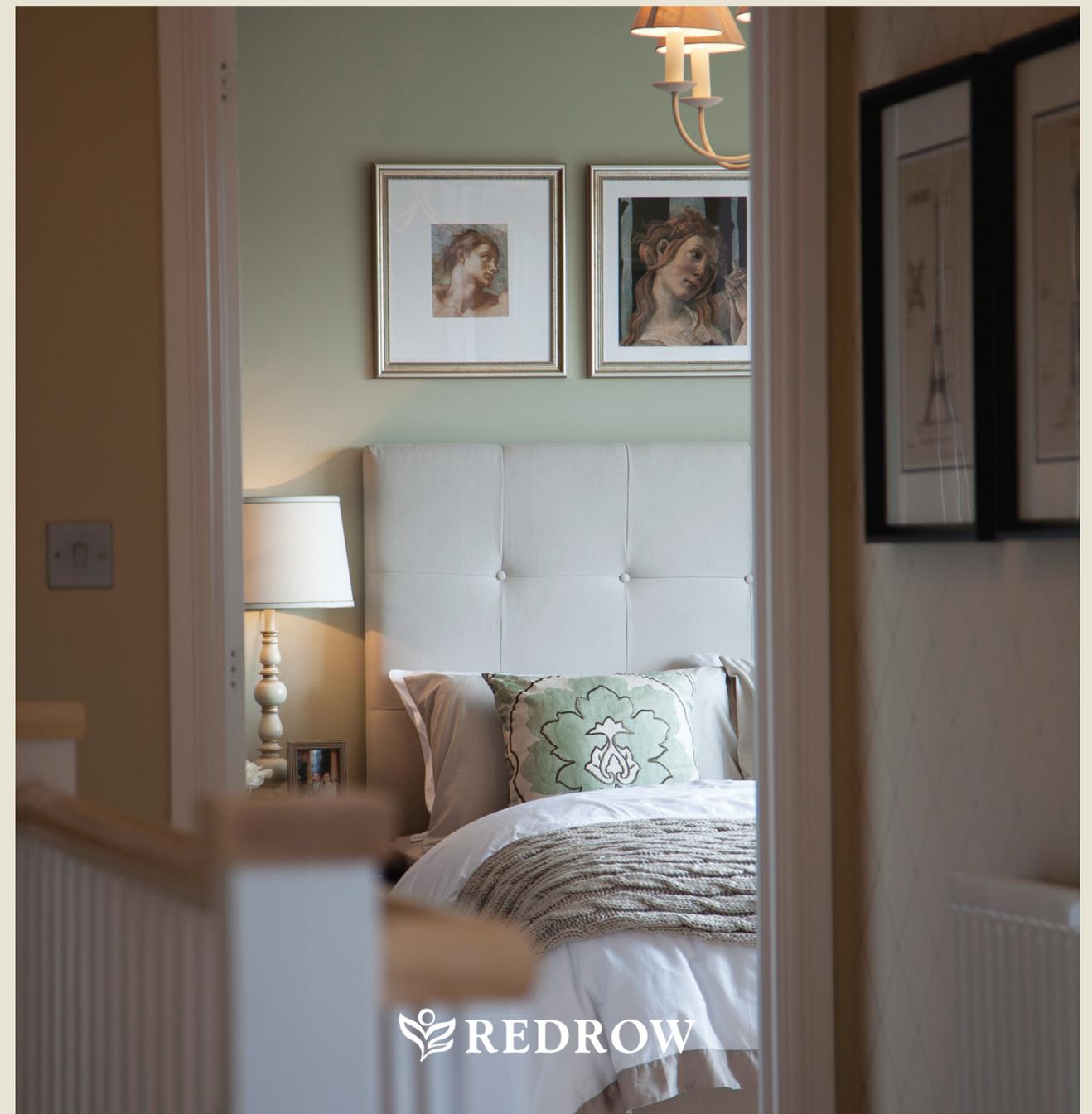
Rear Gardens topsoil in accordance with NHBC requirements.

Outside Tap Installed as standard to houses, refer to plot specific drawings for location.

Garage All garages to receive light & power if access from plot is not through a communal courtyard. Integral garages to receive double socket point and lighting pendant as standard. Garage door to be Novofern "Berwick" or similar style up and over steel door with window panel. Door and frame to be painted to match front door.

Door Bell Chrome effect bell push with transformer.

Fencing All plots to receive 1800mm high close board fencing where screen walls are not indicated. All plots to receive 1800mm high close board framed ledged and braced gate.



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Interior Features

Walls Tape & Jointed finished with Crown Pale Cashew and White paint finish.

Internal Doors "Cambridge" internal moulded door finished in satin white paint finish.

Internal Door Furniture Polished chrome effect door furniture.

Architrave "Torus" profile MDF with satin white paint finish.

Skirting boards "Torus" profile, to match architrave.

Staircase Square plain spindles with square newels in Satin White paint finish and light ash hardwood or similar handrail and newel caps.

Ceilings Tape & Jointed finish with Crown Pale Cashew and White paint finish.

Electrical Sockets/Switch Plates GET Ultimate low profile white electrical switch and socket plates.

Lighting All lamps to be energy efficient.

Phone Point Finish to match electrical accessories in rooms (NB first point will be std BT box). Please refer to drawings for details on specific plots.

TV Point Finish to match electrical accessories in rooms. Please refer to drawings for details on specific plots.

Central Heating Gas central heating with energy efficient wall mounted boiler except for houses which do not have an en-suite, where a combi boiler will be fitted. Load compensator programmer / control to be installed and dual zone heating where applicable.

Radiators to be Myson Premier round top. Please refer to drawings to confirm feature radiators.

Smoke Detectors Mains operated with battery back-up.

Consumer Unit Surface mounted BG consumer unit in all utility rooms & garages, Semi recessed BG consumer unit to be fitted in all other locations - please refer to plot specific drawings for location.

Loft Cabling to be provided to the loft space for occupier's future provision of aerial.

Alarm Fused spur for future provision.

Wardrobes Installed as customer option and as indicated on the house specific drawing.

Waste Water Heat Recovery System Fitted to selected Oxford, Cambridge, Canterbury and Henley house types. Please speak to one of our Sales Consultants for more details.

Kitchen & Utility Features

Kitchen Styles Choice of Symphony kitchen from selected ranges. Please speak to one of our Sales Consultants for more information.

Sink Stainless steel 1 1/2 bowl with mixer tap for houses under 1,600ft².
Double bowl sink with Regent chrome mixer tap for houses over 1,600ft².

Utility
Sink stainless steel 1 bowl with mixer tap.

Appliances
AEG Hob 60cm Gas for houses under 1600ft²
AEG Hob 90cm Gas for houses over 1600ft²
AEG Double oven
Zanussi Integrated fridge/freezer 50/50
Zanussi 2nd integrated fridge/freezer 50/50 for houses over 1600ft².

Work Surfaces 40mm Square Edged worktops from a selection by Symphony.

Upstand 100mm high matching upstand above worktops, with stainless steel splash-back behind Hob.

Cooker Hood and Extractor 60cm Electrolux Chimney extract in houses <1,600ft².
90cm Electrolux Chimney extract in houses >1,600ft².

Bathroom, En-suite & Cloaks Features

Style Ideal Standard white finish.

Shaver Socket In bathroom and en-suite/s. Finish to match electrical plates.

Bathroom & En-suite Basin 50cm Sphere basin with 1 tap hole. Fitted with Tempo single lever basin mixer with click plug.

Cloakroom Basin 45cm Sphere basin with chrome trap or Concept Arc 45cm Corner basin please refer to drawing to confirm basin design. All to have pivot style waste.

Bath Tempo Arc bath 700mm wide x 1700mm long

Bath Panel Uniline bath panel.

Basin Taps Tempo Single Lever Basin mixer with click plug.

Bath Taps Tempo Single Lever Bath filler with click plug.

Mirror 380mm wide x 1067mm high Mirror to be fitted above the bathroom & en-suite washbasins. Not applicable if sink is positioned under a window, in which case a one tile splash-back to basin.

Towel Warmer Ferroli towel warmer in Chrome effect finish to bathroom and en-suite.

WC Concept close coupled back-to-wall pan with dual flush cistern.

Bathroom Shower over Bath Ideal Standard with Alto Ecotherm thermostatic bar valve above the Bath including Bath Screen by "Twyford Geo6".

En-suite Shower Low Profile Acrylic Tray capped low profile shower tray with concealed waste and upstands to all four sides. Tray to be Twiford "TwyLite". Ideal Standard "Alto Ecotherm" thermostatic bar valve. Shower Screen to Enclosure Polished Chrome effect finish shower door by "Twyford Geo6". Please refer to drawings to confirm whether Pivot or Bi-fold style door is to be fitted.

Bathroom Wall Finish Porcelanosa half height tiling around bath, if bath has a shower then full height tiling around bath and single tile splash back above basin.

En-suite Wall Finish Porcelanosa full height tiling around shower and single tile splash back above basin.

Cloaks Wall Finish Porcelanosa single tile splash back above basin.

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Please Note: Specification is dependent on the build stage, please contact the Sales Consultant for further details. The information enclosed in this document was correct at time of going to print and could be subject to change. Please refer to your chosen development Sales Consultant for details of the exact specification on your chosen plot. *Please note these items are exclusive to phase 2 homes only.