

BERRINGTON MEADOWS

CROSS HOUSES

SPECIFICATION

SETTING THE STANDARD IN QUALITY

	VYRNWY	RAGLETH	BURLTON	ATTINGHAM	FENEMERE	BLAKEMERE
Kitchen & Utilities						
Choice of Magnet kitchen units with upstands, square edged laminate work surfaces, smooth door closers, cutlery tray and stainless steel splash back to hob (available at certain stage of build)	★	★	★	★	★	★
Stainless steel 1.5 bowl sink to kitchen (1 bowl sink to utility where applicable)	★	★	★	★	★	★
Beko Stainless steel electric single fan oven	★	★	★		★	★
Beko Stainless steel microwave combination oven					★	★
Beko Stainless steel electric double fan oven				★		
Beko 60 cm ceramic hob and extractor hood	★	★	★	★		
Beko 80 cm ceramic hob and island extractor					★	★
Housing for integrated fridge/freezer (appliances not included)	★	★	★			
Integrated Beko 50/50 fridge/freezer				★	★	★
Space for dishwasher with plumbing and electrics (space may be slimline please ask for details)	★	★	★			
Integrated Beko 12 place setting dishwasher				★	★	★
Plumbing and electrics for washing machine	★	★	★	★	★	★
Electric point for tumble dryer				★	★	★
Selection of Karndean Knight flooring to kitchen/dining/utility (available at certain stage of build)					★	★
Chrome LED downlights	★	★	★	★	★	★
Main Bathroom						
Twyford square wall hung wash basin with Bristan chrome mixer tap						
Twyford square wall hung white finish WC with soft close lid. Twyford square bath with thermostatically controlled shower/bath filler and over bath shower screen	★	★	★	★	★	★
Twyford white vanity unit to bedroom 1 en-suite					★	★
Choice of Johnsons standard wall tiles to wet areas (ask for plot specific tiling spec) (available at certain stage of build)	★	★	★	★	★	★
Heating – chrome towel radiator	★	★	★	★	★	★
Chrome LED downlights	★	★	★	★	★	★
Selection of Karndean Knight flooring (available at certain stage of build)					★	★
Shaver Points to Main Bathroom and En-Suites (where applicable)	★	★	★	★	★	★
En-suite(s)						
Twyford square wall hung wash basin with Bristan chrome mixer tap						
Twyford square wall hung white finish WC with soft close lid. Bristan shower			★	★	★	★
Twyford square wall hung wash basin with Bristan chrome mixer tap						
Twyford square wall hung white finish WC with soft close lid. Shower with Bristan fixed head shower with hand shower attachment (Bedroom 1 en-suite)					★	★
Choice of Johnsons standard ceramic wall tiles to wet areas (ask for plot specific tiling spec)	★	★	★	★	★	★
Extractor fans to wet areas	★	★	★	★	★	★
Heating – chrome towel radiator			★	★	★	★
Chrome LED downlights			★	★	★	★
Selection of Karndean Knight flooring (available at certain stage of build)					★	★
Cloakroom						
Twyford square wash hand basin with Bristan tap and WC with soft close lid	★	★	★	★	★	★
Selection of Karndean Knight flooring (available at certain stage of build)					★	★
Choice of Johnsons ceramic wall tiling (above wash hand basin available at certain stage of build)	★	★	★	★	★	★
Chrome LED downlights				★	★	★

	VYRNWY	RAGLETH	BURLTON	ATTINGHAM	FENEMERE	BLAKEMERE
Heating						
Mitsubishi Air Source Heat Pump, mains pressure hot water system with underfloor heating to the ground floor and thermostatic control valves to all radiators to first floor accommodation	★	★	★	★	★	★
Internal						
All homes are provided with Ultra Fast Fibre broadband, with BT Optical Network Termination Unit (ONT) installed to allow the Internet Provider Router to attach to networked points around the house. Power Supply, TV Aerial & Cabled Internet Data Points are provided. (Speeds are dependant upon your chosen service provider) <i>Ask the Sales Advisor for details</i>	★	★	★	★	★	★
Living Room - TV Aerial, Phone Point, BT Fibre broadband Data Point and USB power charging point (and Study where accommodation provides)	★	★	★	★	★	★
Additional Broadband Internet Data Sockets- Bedroom 1, Bedroom 2 & Bedroom 3	★					
Additional Broadband Internet Data Sockets- Kitchen area, Bedroom 1 & Bedroom 2		★	★	★	★	★
Additional Media Point to Study as per Sitting Room					★	★
Additional TV Aerial socket to Bedroom 1	★	★				
Additional TV Aerial sockets to Kitchen area & Bedroom 1			★	★	★	★
USB charger incorporated into power sockets to Kitchen, Bedroom 1, Bedroom 2	★	★	★	★	★	★
Coaxial lead for TV aerial provided to roof space – for connection by your TV Engineer	★	★	★	★	★	★
Electrical sockets/switch plates – white electrical switch socket plates throughout	★	★	★	★	★	★
Security alarm					★	★
Mains wired (with battery back-up) smoke detectors	★	★	★	★	★	★
Extractor fans, including Kitchens, Cloaks, Utility & En-Suite(s)	★	★	★	★	★	★
Walls and ceilings white emulsion paint	★	★	★	★	★	★
Doors white gloss paint finish	★	★	★	★	★	★
Door furniture – polished chrome design	★	★	★	★	★	★
Staircase – White newel posts, stringers and balustrades with oak handrails & caps to posts	★		★	★	★	★
Architrave and skirting boards painted white gloss	★	★	★	★	★	★
Stovax Bergen log burning stove to sitting room with carbon monoxide detector in room					★	★
Wardrobes – <i>please refer to the individual house type leaflet/ask the Sales Advisor for details</i>	★	★	★	★	★	★
External						
Rainwater goods – Black uPVC gutters and down pipes	★	★	★	★	★	★
Windows – Munster uPVC with sealed double glazing	★	★	★	★	★	★
French doors – Munster uPVC with sealed double glazing	★	★	★	★	★	
Bi Fold Doors – Munster uPVC with sealed double glazing						★
Front door – IG GRP with polished chrome door furniture	★	★	★	★	★	★
Rear door - IG GRP with polished chrome door furniture	★	★	★	★	★	★
External Tap	★	★	★	★	★	★
Internal power and lighting to garage (where garage accommodation provided)	★	★	★	★	★	★
Novoform sectional steel insulated wood effect electric garage door (plot specific)					★	★
Novoform steel wood effect garage door (plot specific)	★	★	★	★		
Rear gardens turfed and fenced				★	★	★
Rear gardens fenced	★	★	★			
Tarmaced Driveways and Parking Areas	★	★	★	★	★	★
Mains Electrical Spur located in room adjoining driveway, for ease of connection of car charging point (buy others at a later date)	★	★	★	★	★	★

The NHBC Building Warranty for 10 Years is provided to all homes

Every Fletcher Homes' development is designed to be as individual as possible. External finishes and specifications may therefore vary on each property. Full details on the home of your choice are available from the Sales Department. This brochure outlines the plans, specifications and layout for the development at the time of printing. The information in the brochure has been prepared for guidance only and does not form part of an offer of a contract or warranty. All floor plans and artists impressions are only intended as a guide and should not be relied upon for accurate measurements. All descriptions and dimensions are indicative and should not be used as the basis for purchasing furnishings, such as carpets or curtains, appliances or furniture. Such information is given in good faith and believed to be correct but any intending purchasers or lessees should not rely upon them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. Any customer choices contained within the specification depend upon the construction stage reached when reservation is made. Fletcher Homes operates a policy of continual improvement and reserves the right to alter its designs, specifications or floor plans/layout and prices without prior notice. Should you require further clarification or confirmation of any matters contained in this brochure, they should be raised through your solicitor or conveyor. The development is built on behalf of Banbury Developments Ltd.

FLETCHER

HOMES

BUILDING YOUR DREAM HOME



fletcherhomes.co.uk