



## Preliminary Details

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different by design



# Preliminary Site Plan - subject to change



BS BR

1

2

3

4

5

6

7

8

9

BS

PS

**BS** Bin Store  
**BR** Bat Roost  
**PS** Post Store

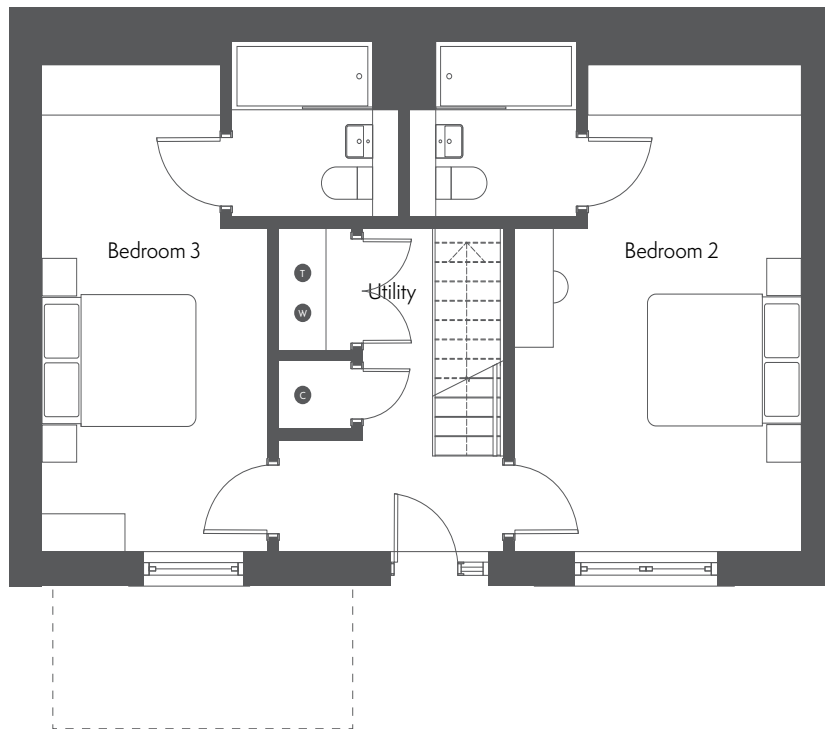


Preliminary Computer Generated Image

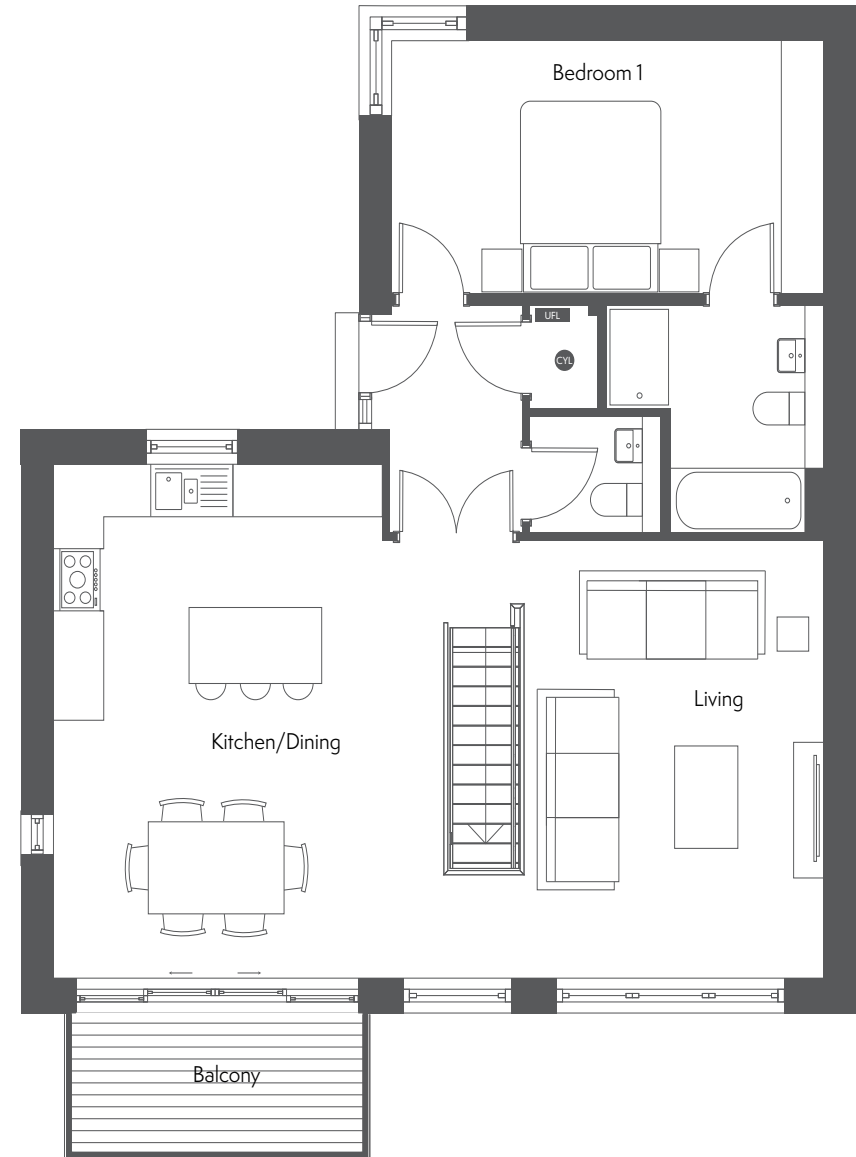
# Housetype A

Numbers: 1, 2, 3, 7, 8 & 9

## 3 Bedroom House



Ground Floor		
Bedroom 2	3.7m x 6.0m	12'2" x 19'8"
Bedroom 3	2.8m x 6.0m	9'2" x 19'8"



First Floor		
Kitchen/Dining/ Living	9.7m x 6.0m	31'10" x 19'8"
Bedroom 1	5.5m x 2.9m	18'0" x 9'6"



Computer Generated Image of Housetype A

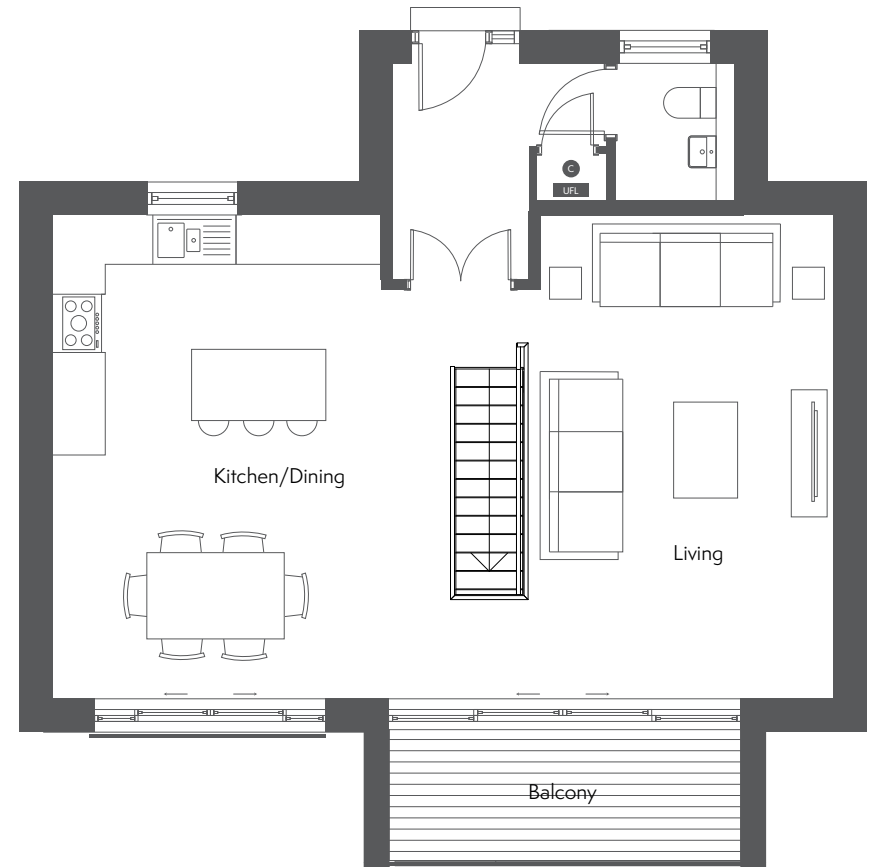
# Housetype B

Numbers: 4, 5 & 6

## 2 Bedroom House



Ground Floor		
Bedroom 1	3.7m x 3.8m	12'2" x 12'6"
Bedroom 2	3.7m x 6.0m	12'2" x 19'8"



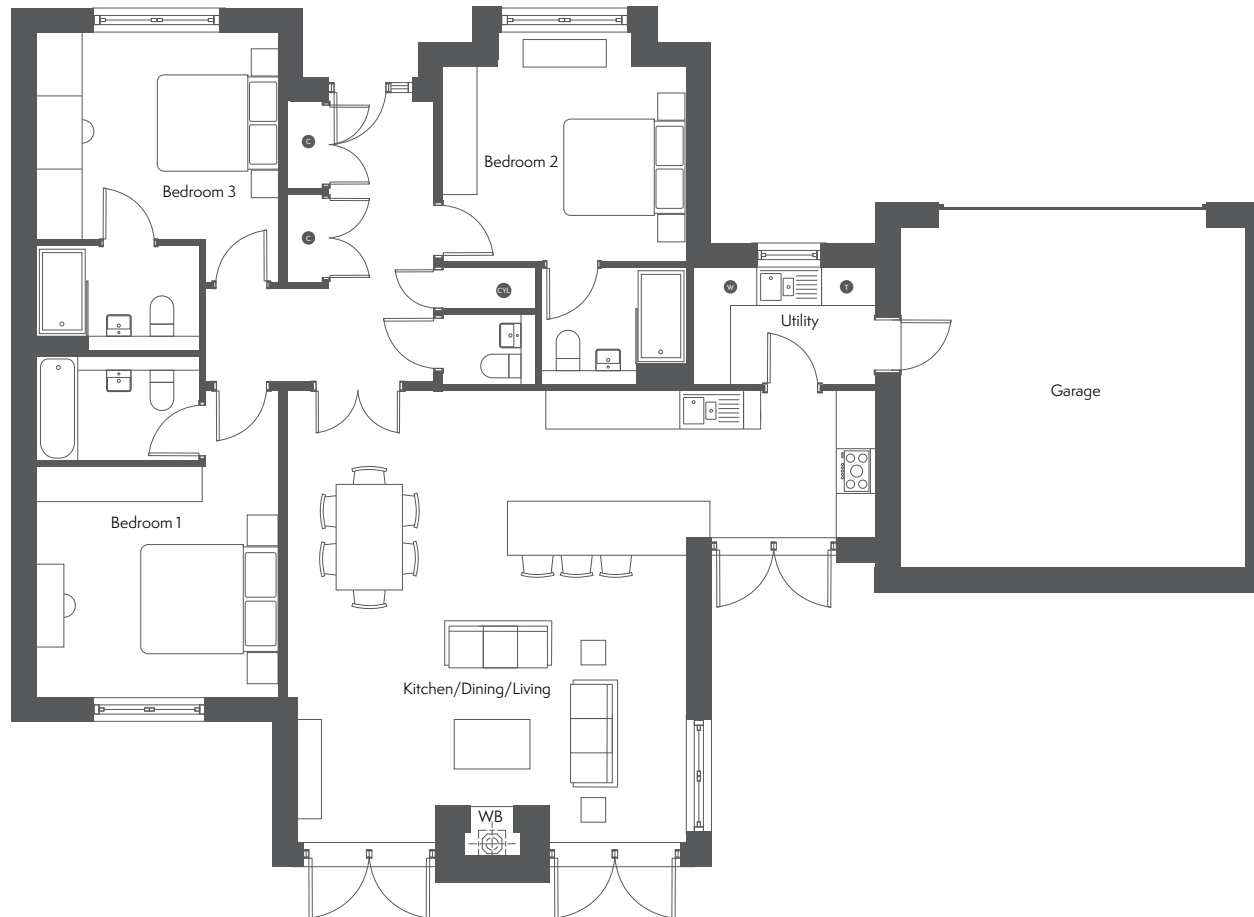
First Floor		
Kitchen/Dining/ Living	9.7m x 6.0m	31'10" x 19'8"



Computer Generated Image of Housetype B

# Housetype C

Number: 10  
3 Bedroom Bungalow



Ground Floor		
Kitchen/Dining/Living	6.4m x 7.3m	20'12" x 23'11"
Utility	2.9m x 1.8m	9'6" x 5'11"

Bedroom 1	3.9m x 3.7m	12'10" x 12'2"
Bedroom 2	3.9m x 3.5m	12'10" x 11'6"
Bedroom 3	3.9m x 3.3m	12'10" x 10'10"



Computer Generated Images of Housetype C



# Specification

## Kitchen

- Designer fitted handleless kitchen with soft closing units (Choice of colour subject to build stage)
- Quartz stone work surface with drainer grooves
- Quartz stone upstand and splash back behind hob
- Undermounted stainless steel 1.5 bowl sink
- Single lever chrome mixer tap
- A range of integrated appliances to include:
  - 60/40 Fridge/freezer or separate fridge and freezer\*
  - Built-in single oven
  - Built-in combination microwave
  - Dishwasher
  - 60cm induction hob with extractor
  - Built-in wine cooler

## Utility

- Laminate work surface\*
- Undermounted stainless steel single bowl sink\*
- Single lever chrome mixer tap\*
- Plumbing and space for washing machine
- Space for tumble drier

## Bathroom/En-Suite/Cloakroom

- Contemporary style bath with tiled bath panel and toughened glass screen
- Low profile shower tray
- Thermostatically controlled shower with rainfall shower head and handset
- Duravit wall hung WC with soft close seat
- Duravit wall hung wash basin
- Brassware with chrome mixer taps by VADO

## Electrical Fittings & Communications

- Ladder style heated towel rail in chrome to bathroom and en-suite
- Under wall unit LED lighting in kitchen
- Mixture of recessed LED downlights and pendants
- Shaver socket to bathroom and en-suite
- USB charging ports
- TV aerial to living room and all bedrooms
- Datapoints to living room and bedroom 1 only
- Fibre-optic broadband to the premise

## Flooring & Finishing Touches

- Karndean flooring to hallway, kitchen/living/dining, bathroom, cloakroom and utility
- Matwell to hallway
- Tiling to en-suite
- Carpet to bedrooms
- Matt emulsion painted walls and ceilings
- Satin chrome ironmongery
- Square profile architrave and skirting
- Shaker design internal doors

## External Finishes

- Allocated parking spaces with one EV charging point per home
- Turfed rear garden or patio area dependent on plot
- Access to shared private green space
- PIR LED light to front and rear door
- External double socket to rear
- Cold water outside tap
- Smart doorbell with ring video

## Heating/Hot Water

- Underfloor heating throughout with smart heating controls & thermostat
- Heating and hot water provided by an Air Source Heat Pump

## Exterior Windows & Doors

- Aluminium front door with side light
- High-performance triple glazed windows and doors

## Peace of Mind

- 10-year structural warranty

## Security

- Mains operated smoke and fire alarm with battery back up
- Multi point locking system to front, side and rear doors
- Windows and doors are part Q compliant providing a high level of protection for your home
- Communal electric entrance gates
- Secure postal building at entrance gates

\*To selected homes only  
- speak to Sales Advisor



Preliminary Computer Generated Image

# Sustainability & Well-being

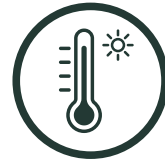
## Committed to a Sustainable Future

The new homes at Hensol Grove have been designed with sustainability and well-being in mind, focusing on high-performing, thermo-efficient housing that reduces energy consumption, lowers running costs, and supports renewable energy integration.



### Predicted EPC Rated B

Each home is anticipated to achieve an EPC rating of B, delivering lower running costs and a reduced carbon footprint\* compared to older properties.



### Part O Compliant Design

The homes are designed to prevent overheating in summer while providing natural ventilation to remove excess heat.



### Energy-Efficient Heating

Heating and hot water provided by a high-efficiency air source heat pump system, delivering lower running costs and reduced carbon emissions. Underfloor heating with smart thermostats ensures even heat distribution and comfort.



### Low Water Usage

Part G compliant water-efficient fittings and appliances help to reduce overall water consumption without compromising performance



### Triple-Glazed Windows & Enhanced Insulation

Triple - glazed aluminium composite windows and doors, together with enhanced U-values and airtightness, minimise heat loss, improve comfort, and reduce energy bills.

# Sustainability & Well-being

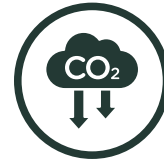
## Committed to a Sustainable Future

The new homes at Hensol Grove have been designed with sustainability and well-being in mind, focusing on high-performing, thermo-efficient housing that reduces energy consumption, lowers running costs, and supports renewable energy integration.



### EV Charging

Each home will have an EV charging point, offering cost-effective, fast and convenient charging for current and future electric vehicles.



### Low Carbon Emissions

The new homes at Hensol Mews will emit 70% less carbon than that of an average older property.\*



### Climate-Conscious Kitchens

Designer Dutch-manufactured kitchens by Keller feature soft-closing, handleless units — all produced carbon neutral since 2017.



### Future-Proof Connectivity

Openreach Fibre-optic broadband to the Premise (FTTP) ensures ultrafast, reliable broadband with exceptional speed and stability, ideal for streaming, home working, and modern living.



### Sustainable Flooring

EcoSense carpets by Furlong Flooring are made from 100% recycled plastic bottles, saving around 10,000 bottles per household from landfill or waterways.

\*Based on SAP assessment



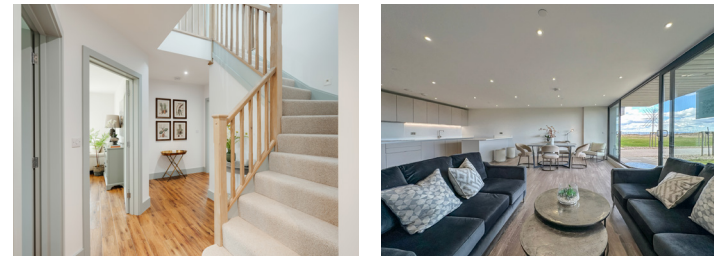
Computer Generated Image of Housetype B



Computer Generated Image of Housetype C



Computer Generated Image of Housetype C



Previous Acorn Developments

different by design

These preliminary details are intended to give a general indication of the development and do not form part of any contract. Acorn Property Group reserves the right to alter any part of the development, specification or floor layout at any time. The dimensions are maximum and approximate and may vary based on the internal finish. Dimensions are to the widest part of each room scaled down from architects plans. Furniture measurements should only be taken from the completed property. These details are believed to be correct but neither the agent nor Acorn Property Group accept the liability whatsoever for any misrepresentation made either in these details or orally. Furniture is shown for indicative purposes only. Fitted wardrobes are not included. All images for illustrative purposes only. Gardens/terraces are shown for illustrative purposes and may not be plot specific. January 2026.