

CROSS
FARM



WEDMORE



WELCOME TO CROSS FARM



Nestled in the glorious Somerset countryside, Cross Farm is a collection of thirty-one, 2, 3 and 4 bedroom homes, perfectly positioned to enjoy beautiful and peaceful surroundings.

Designed to a high-quality specification, this scheme offers traditional housing with a contemporary edge, carefully planned around plenty of green open space.

Situated in the picturesque village of Wedmore, in an elevated position south of the Mendips, Cross Farm is the perfect place for those looking to enjoy tranquil, rural living, well served by numerous local amenities, while remaining connected to cities, towns and schools.

THE VILLAGE OF WEDMORE



Regarded as the prettiest village in all of Somerset, Wedmore is full of classic English charm. Situated between two of the county's larger rivers and on raised land above the Somerset Levels; the village is also known as 'the Isle of Wedmore' due to its positioning.

Much of the local architecture dates back to the Tudor and Georgian periods. Today, these buildings house a selection of boutiques, cafés and historic public houses. The village hosts an Annual Real Ale Festival and boasts top-notch food at it's excellent range of local inns, such as The George Inn and The Swan.

The New Inn in Wedmore has become renowned for initiating the Annual Turnip Prize, a spoof UK award satirising the Tate Gallery's Turner Prize, which celebrates hilariously bad artwork, mostly made from junk and titled with spoofs or puns.

The local schools make it great for family life, Wedmore First School Academy and Nursery is located alongside the village playing fields and tennis courts, just a 15 minute walk away. The Hugh Sexey Church of England Middle School is under 2 miles away and is situated in over 17 acres of grounds with play areas, sports fields, tennis courts, a swimming pool and gardens. Within 10 miles of Cross Farm is the Wells Cathedral School and the sought after Millfield School, one of the UK's leading independents.



Ashton Windmill



Real Ale Festival



Borough Mall



The Swan



Millfield School



The New Inn



St Mary's Church and The George Inn



Cheddar Gorge



Clifton Suspension Bridge



Isle of Wedmore Golf Club



Mendip Hills



Glastonbury Tor



Clarks Village



Weston-Super-Mare



Wells Cathedral and Shopping



Cribbs Causeway, Bristol

WIDER AREA



Don your walking boots or take to the road and the glorious countryside is yours to explore. There are a variety of walking trails from the village, ideal for a leisurely stroll, or for those wishing to tackle a longer route, the central section of the 50-mile Mendip Way, which runs from Weston-Super-Mare to Frome, lies to the north.

The Mendip Hills also offer stunning and challenging cycle routes, featuring limestone cliffs, gorges, dramatic valleys and lakes at every corner. For golf enthusiasts, The Isle of Wedmore Golf Club lies a mile to the north of the village with a choice of other courses within the immediate area.

Spectacular limestone caves await at Cheddar Gorge and Wookey Hole, both less than 10 miles from Wedmore, with a wide range of family-friendly activities. Wedmore is also within easy reach of the Cathedral city of Wells and Glastonbury, known for its majestic tor rising high above the Somerset Levels.

The City of Bristol is less than 25 miles away and boasts a top performing University, along with many shopping, leisure and entertainment options to suit all tastes. Bristol Airport is easily reached from Wedmore for an escape further afield for either work or leisure.

THE VISION



From the outset, sensitively responding to the rural setting has been a continual focus. Fundamentally, the design of the homes draw upon the local vernacular found within Wedmore, referencing traditional cottages and farmhouse buildings with a sensitive contemporary edge.

Our key design drivers were to provide a link through the Borough Mall to the main shopping street, allowing suitable breathing space for a mature oak tree standing centrally within the site, and maximising views out over the Mendips across orchards and agricultural fields to the north.

This contemporary take on traditional detailing is balanced with thoughtful material placement and generous window openings, ensuring the homes distinguish themselves as an exemplar development. A high-quality material palette of brick, stone and timber together with clean detailing ensures that the homes sit comfortably in the historic context of the village.

The quality of the interior spaces created has been central to the design process. Each property has been carefully designed to be flexible and adaptable throughout its life with generous openings to allow the flow of space from the inside out to embrace the rural settings.

Enhanced floor to ceiling heights paired with well-proportioned windows allow for an abundance of light into the rooms whilst framing the magnificent views out over the Mendips.

Tom Macklen

Associate Architect, Barton Willmore

Chloe Willis

Senior Architect, Barton Willmore



Computer Generated Image



DEVELOPMENT PLAN



2 BEDROOM APARTMENTS
Plots 46 - 49

3 BEDROOM HOUSE
Plots 10, 11 & 16
Plots 2, 9, 34, 43 & 55
Plots 29, 33, 44 & 45
Plots 30 & 50
Plot 15

3 1/4 BEDROOM HOUSE
Plots 1, 13, 14, 51 & 54

4 BEDROOM HOUSE
Plots 38, 40 & 52

4 1/5 BEDROOM HOUSE
Plots 12, 37, 39 & 53

AFFORDABLE HOUSING

*Play area layout to be confirmed.

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SPECIFICATION



KITCHEN

- Contemporary fitted Stormer kitchen with quartz stone worktop
- Feature pan drawers with hidden cutlery tray
- Soft closing hinge mechanism
- Stainless steel under-mounted sink with brushed steel mixer tap
- Range of Siemens appliances to include:
 - Integrated fridge/freezer
 - Built-in multifunction oven
 - Built-in standard microwave
 - Induction hob
 - Integrated dishwasher
- Under-wall unit LED lighting
- Built-in under-sink refuse containers
- Stone splash-back

BATHROOM / EN-SUITE / CLOAKROOM

- Contemporary design white sanitary ware to include:
 - Back-to-wall WC with soft-closing seat
 - Wall-hung wash basin
- Brass ware by Vado to include:
 - Polished chrome wall-mounted taps
 - Polished chrome hand-shower set over bath
 - Polished chrome wall-mounted slim-line shower head and hand-shower to set to en-suite
- Low profile shower tray to en-suite
- Clear glazed bath screen
- Sliding glazed door to en-suite shower
- Full-height contemporary porcelain tiling around bath and shower
- Large format porcelain tiled flooring
- Mirror above sink
- Shaver socket in bathroom and en-suite

UTILITY (WHERE APPLICABLE)

- Fitted units and quartz stone worktop
- Space and plumbing for washing machine/dryer

HEATING, VENTILATION AND HOT WATER

- Highly-efficient gas combi-boiler
- Heatmiser Gateway Neo Hub system to control underfloor heating/radiators
- Underfloor heating to ground floor
- Wall-mounted radiators to first floor
- Chrome heated towel rail to bathroom and en-suite
- Mechanical Ventilation Heat Recovery system
- Smart gas and electricity meters

INTERIOR FINISHES

- Walls and ceilings painted in off-white matt emulsion
- Painted white satin one step profile architrave and skirting
- Solid white satin painted shaker style internal doors
- Contemporary square profiled brushed stainless steel ironmongery

EXTERIOR WINDOWS AND DOORS

- Oversized front door with side light, spyhole and letter plate
- High-performance windows
- Triple glazed patio doors
- Light tunnels, roof lights and dormer windows to selected plots (See Sales Negotiator for more information)

EXTERNAL MATERIALS

- Materials palette of natural stone, brick, render and timber cladding
- Mixture of graphite and burnt red clay roofs

SPECIFICATION



ELECTRICAL FITTINGS AND COMMUNICATIONS

- Brushed stainless steel switches and sockets to kitchen
- Mix of recessed down lights and pendants
- Dedicated BT connection to provide Sky TV (by subscription)
- BT telephone point to all living areas
- Data cabling hub in hallway with wiring to living room and bedrooms
- TV point to all bedrooms

EXTERIOR FINISHES

- External light to front door and rear patio door
- Paving slabs to rear garden door
- External socket to paved area
- Cold water outside tap
- Turfed rear garden with paved area

SECURITY

- Multi-point locking system to front door
- Smoke and heat detectors
- Carbon Monoxide alarm

CAR PARKING

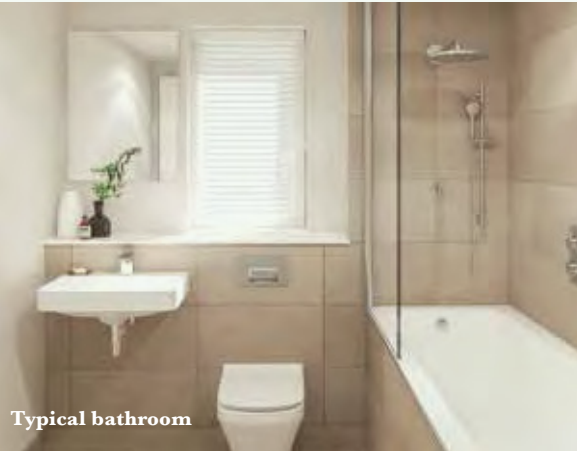
- Allocated off-street car parking
- Garage with electrically operated garage door where applicable
- Lighting and power to garage
- Provision for electric car charging connection points to private drive/garage

PEACE OF MIND

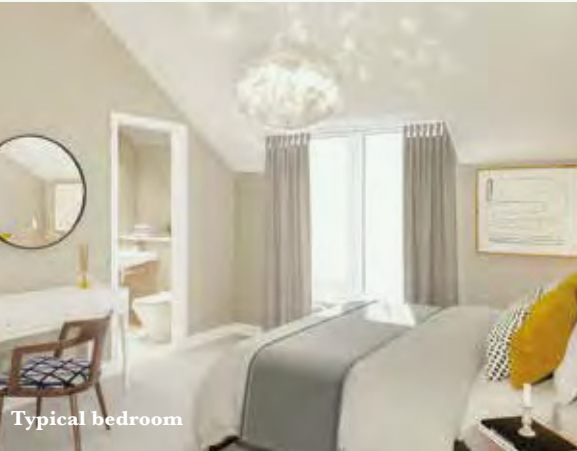
- 10 year Build Zone warranty
- Appointed local management company to maintain all public open spaces and landscaping



Typical kitchen/dining area



Typical bathroom



Typical bedroom

Specification details applicable to houses only. For apartments please refer to pull out.

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SUSTAINABLE LIVING



Acorn is proud to take a fabric-first approach whereby green features have been focused on sustainability and wellbeing throughout Cross Farm to ensure high-performing thermo-efficient new housing.

High performance double and triple glazed windows and doors have been installed throughout the homes and a Mechanical Ventilation Heat Recovery (MVHR) system is also in place to reduce Carbon emissions and heating costs. Homes will benefit from smart meters allowing you to digitally monitor your gas and electricity usage and LED lighting will be used throughout which offers better light quality than other forms of lighting and is free of toxic chemicals.

The use of robust materials combined with green technologies employed on site, will lead to great biodiversity on the development. Planting native species and installing bird and bat boxes will encourage wildlife along with the biodiversity management plan in place. We have also incorporated rainwater harvesting strategies and sustainable urban drainage systems.

Our aim is to create homes that have a positive impact and contribution to the local community with careful consideration given to the environmental impact of our activities.



Typical kitchen/living/ dining area

LOCATION



- 1 THE NEW INN
- 2 THE GEORGE INN
- 3 THE SWAN
- 4 WEDMORE SURGERY
- 5 WEDMORE DENTAL PRACTICE
- 6 POST OFFICE
- 7 VILLAGE CAR PARK
- 8 VILLAGE HALL
- 9 ST MARY'S CHURCH
- 10 WEDMORE PHARMACY
- 11 TABLE 8. INDIAN RESTAURANT
- 12 NANNY IDAS. FAMILY RESTAURANT
- 13 BOROUGH MALL
- 14 HECTOR'S FARM SHOP
- 15 WEDMORE VILLAGE STORE



TRAVEL INFORMATION



CROSS FARM, WEDMORE
SOMERSET. BS28 4DT

Cross Farm, Wedmore is well placed for transport links in all directions. Glastonbury, Wells, Shepton Mallet and Bristol are all within easy reach by car. Regular trains run from Highbridge & Burnham Station, which is just under 8 miles away from the development.

TRAVEL BY CAR

| | | |
|-------------------|----------|---------|
| Wells | 9 miles | 22 mins |
| Bridgwater | 15 miles | 32 mins |
| Weston-Super-Mare | 16 miles | 32 mins |
| Bristol Airport | 15 miles | 31 mins |
| Bristol | 22 miles | 46 mins |
| M5 J22 | 8 miles | 15 mins |

source: Google



TRAVEL BY TRAIN



Nearest railway station: 20 minutes / 8 miles
Times from nationarail.co.uk March 2020

OUR PHILOSOPHY



Brandon Yard, Bristol



Hope House, Bath



The Dunes, Perranporth

Previous Acorn Developments

Acorn Property Group's passion is to create positive change to meet the needs of our communities through innovative regeneration and exciting new architecture. Designing buildings and spaces where people want to live, work and spend time.

Whether an urban apartment, rural retreat, coastal or riverside residence, new build or conversion within an existing building, our homes are intended to be a sanctuary, designed for life and without compromise. Each Acorn development is unique and created to reflect local needs. They are inspired by, and sensitive, to their surroundings.

With offices in London, Bristol, Cardiff, Exeter and Cornwall our local expertise brings a unique approach to place-making coupled with a design-led philosophy.



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www.acornpropertygroup.org



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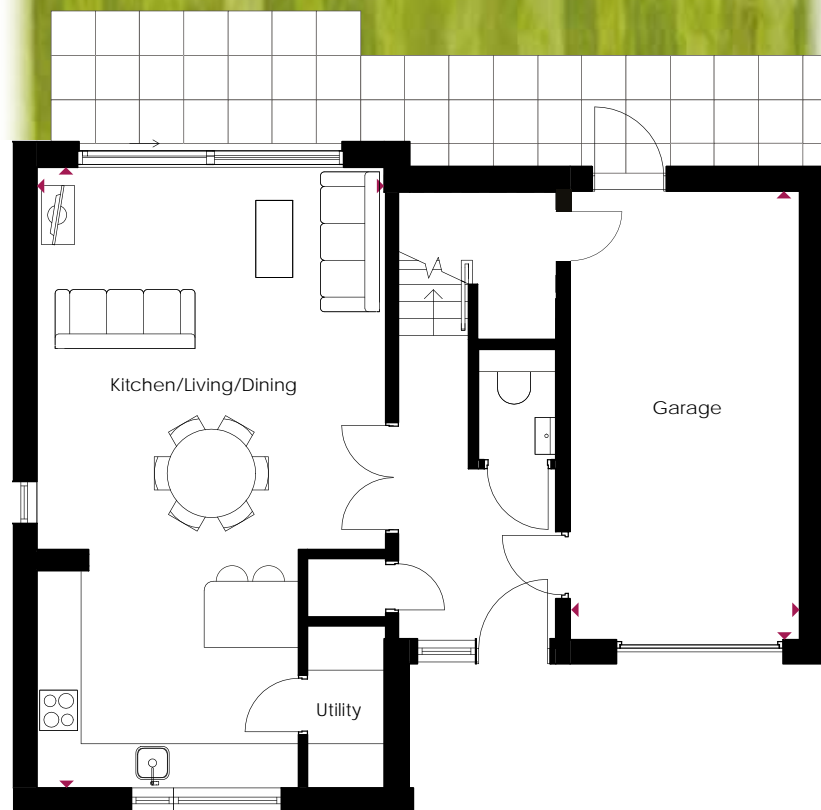
WEDMORE



Computer generated image of Plot 16

PLOTS 10, 11 & 16
3 BEDROOM DETACHED HOUSE

PLOTS 10, 11 & 16



GROUND FLOOR

| | | |
|-----------------------|---------------|---------------|
| Kitchen/Living/Dining | 8.40m x 4.70m | 27'6" x 15'5" |
| Garage | 6.00m x 3.10m | 19'8" x 10'2" |



FIRST FLOOR

| | | |
|----------------|---------------|---------------|
| Master Bedroom | 4.70m x 3.40m | 15'5" x 11'1" |
| Bedroom 2 | 4.70m x 2.50m | 15'5" x 8'2" |
| Bedroom 3 | 3.10m x 2.90m | 10'2" x 9'6" |

reduced ceiling height

Note: Plot 10 is handed. Rooflight differs to Plot 11. See Sales Negotiator for more information.

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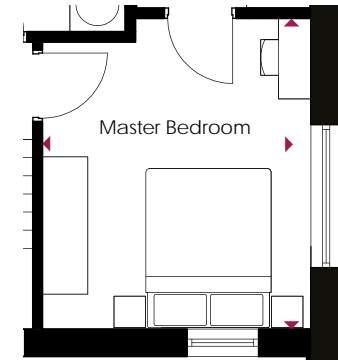
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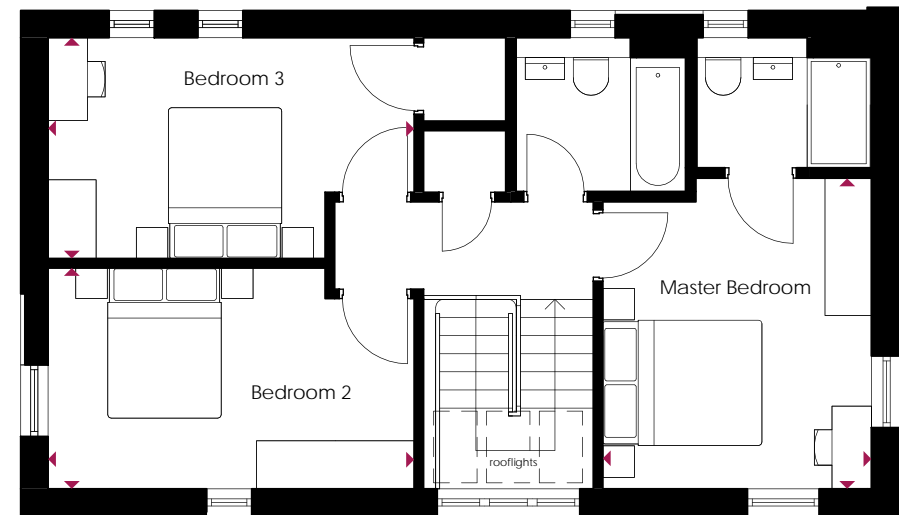
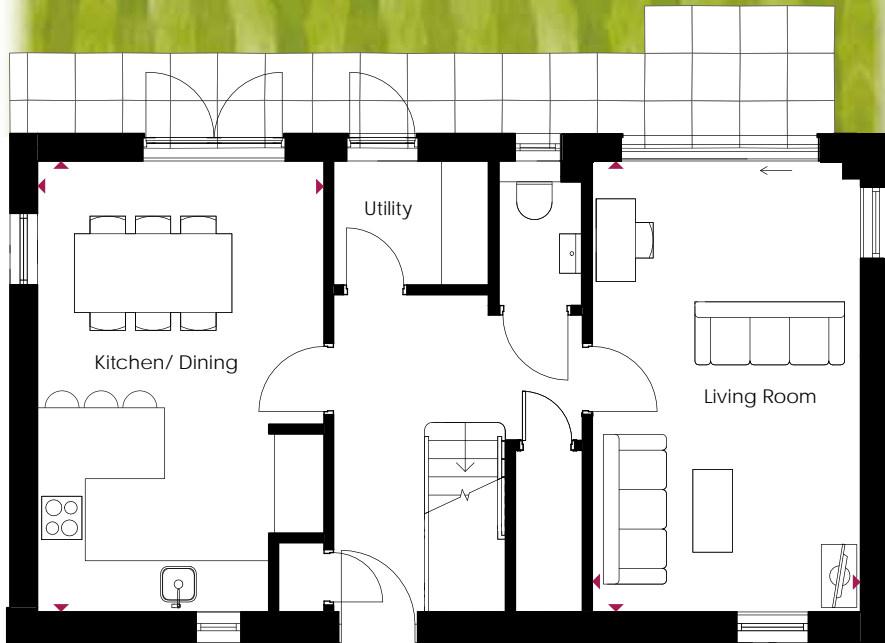
Computer generated image of Plot 55

PLOTS 2, 9, 34, 43 & 55
3 BEDROOM DETACHED HOUSE

PLOTS 2, 9, 34, 43 & 55



Alternative design to Plots 2 & 43



GROUND FLOOR

| | | |
|----------------|---------------|---------------|
| Kitchen/Dining | 5.70m x 3.60m | 18'8" x 11'9" |
| Living Room | 5.70m x 3.40m | 18'8" x 11'1" |

FIRST FLOOR

| | | |
|----------------|---------------|---------------|
| Master Bedroom | 3.90m x 3.40m | 12'9" x 11'1" |
| Bedroom 2 | 4.60m x 2.80m | 15'1" x 9'2" |
| Bedroom 3 | 4.60m x 2.80m | 15'1" x 9'2" |

Note: window and door variations differ to specific plots. See Sales Negotiator for more information.

House Type 3b-02-01/02 These details are intended to give a general indication of the development and houstypes 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. Computer generated images for illustrative purposes only. 06/20.

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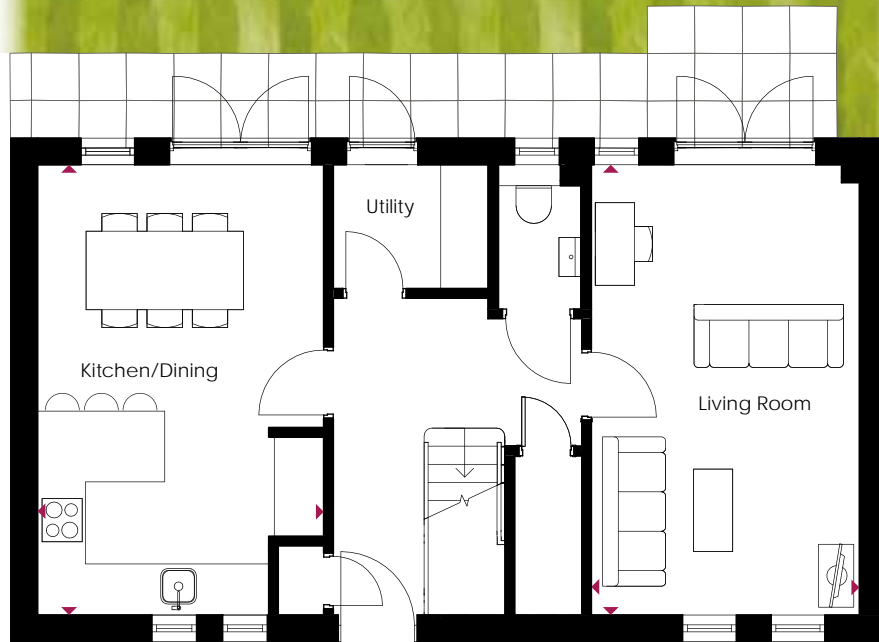
WEDMORE



Computer generated image of Plot 45

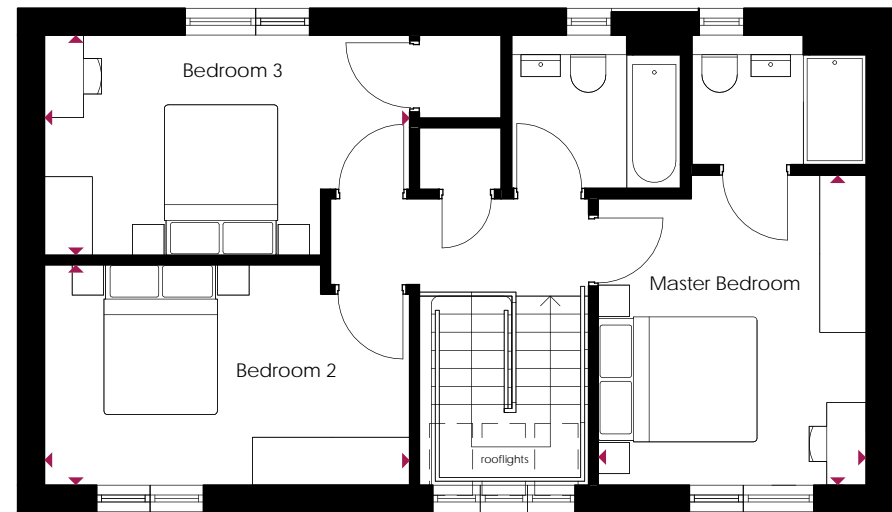
PLOTS 29, 33, 44 & 45
3 BEDROOM DETACHED HOUSE

PLOTS 29, 33, 44 & 45



GROUND FLOOR

| | | |
|----------------|---------------|---------------|
| Kitchen/Dining | 5.70m x 3.60m | 18'8" x 11'9" |
| Living Room | 5.70m x 3.40m | 18'8" x 11'1" |



FIRST FLOOR

| | | |
|----------------|---------------|---------------|
| Master Bedroom | 3.90m x 3.40m | 12'9" x 11'1" |
| Bedroom 2 | 4.60m x 2.80m | 15'1" x 9'2" |
| Bedroom 3 | 4.60m x 2.80m | 15'1" x 9'2" |

House Type 3b-02-03. These details are intended to give a general indication of the development and housetypes 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. Computer generated images for illustrative purposes only. 06/20.

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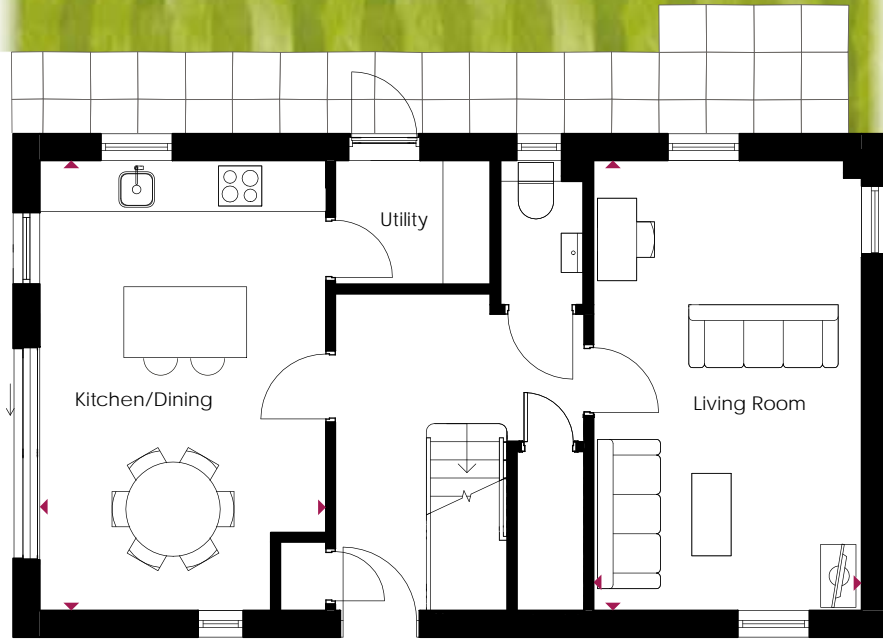
WEDMORE



Computer generated image of Plot 50

PLOTS 30 & 50
3 BEDROOM DETACHED HOUSE

PLOTS 30 & 50



GROUND FLOOR

| | | |
|----------------|---------------|---------------|
| Kitchen/Dining | 5.70m x 3.60m | 18'8" x 11'9" |
| Living Room | 5.70m x 3.40m | 18'8" x 11'1" |



FIRST FLOOR

| | | |
|----------------|---------------|---------------|
| Master Bedroom | 3.90m x 3.40m | 12'9" x 11'1" |
| Bedroom 2 | 4.60m x 2.80m | 15'1" x 9'2" |
| Bedroom 3 | 4.60m x 2.80m | 15'1" x 9'2" |

House Type 3b-02-04. These details are intended to give a general indication of the development and housetypes 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. Computer generated images for illustrative purposes only. 06/20.

CROSS
FARM



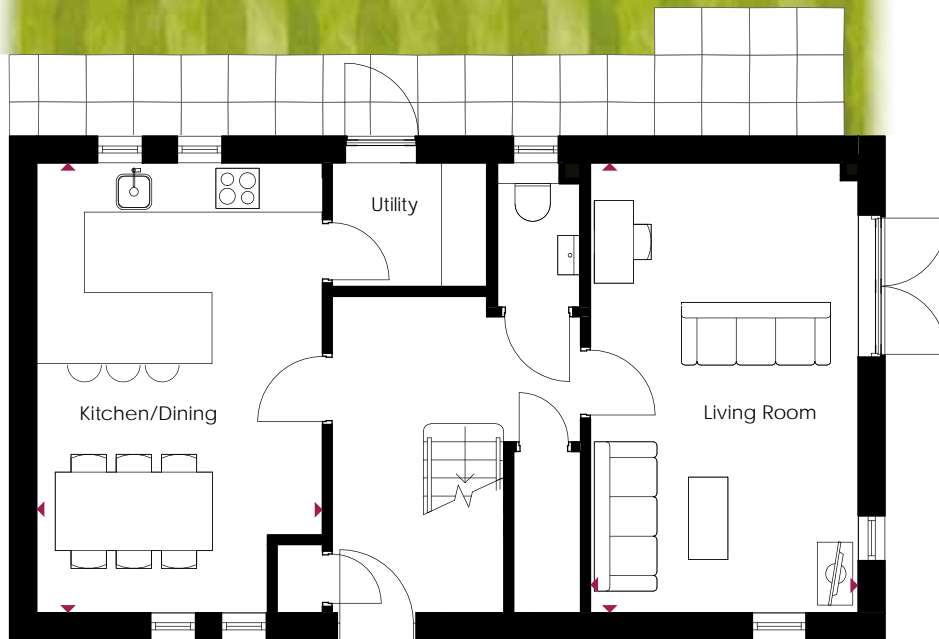
WEDMORE



Computer generated image of Plot 15

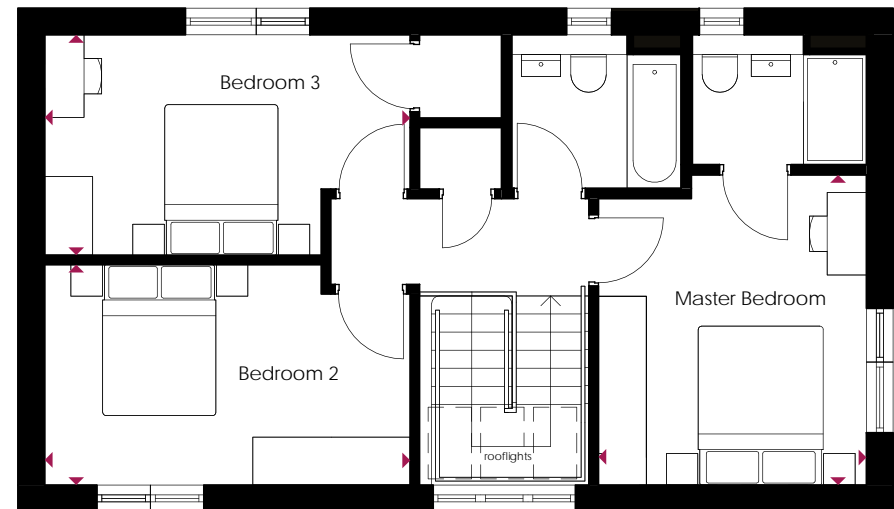
PLOT 15
3 BEDROOM DETACHED HOUSE

PLOT 15



GROUND FLOOR

| | | |
|----------------|---------------|---------------|
| Kitchen/Dining | 5.70m x 3.60m | 18'8" x 11'9" |
| Living Room | 5.70m x 3.40m | 18'8" x 11'1" |



FIRST FLOOR

| | | |
|----------------|---------------|---------------|
| Master Bedroom | 3.90m x 3.40m | 12'9" x 11'1" |
| Bedroom 2 | 4.60m x 2.80m | 15'1" x 9'2" |
| Bedroom 3 | 4.60m x 2.80m | 15'1" x 9'2" |

House Type 3b-02-05. These details are intended to give a general indication of the development and housetypes 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. Computer generated images for illustrative purposes only. 06/20.

CROSS
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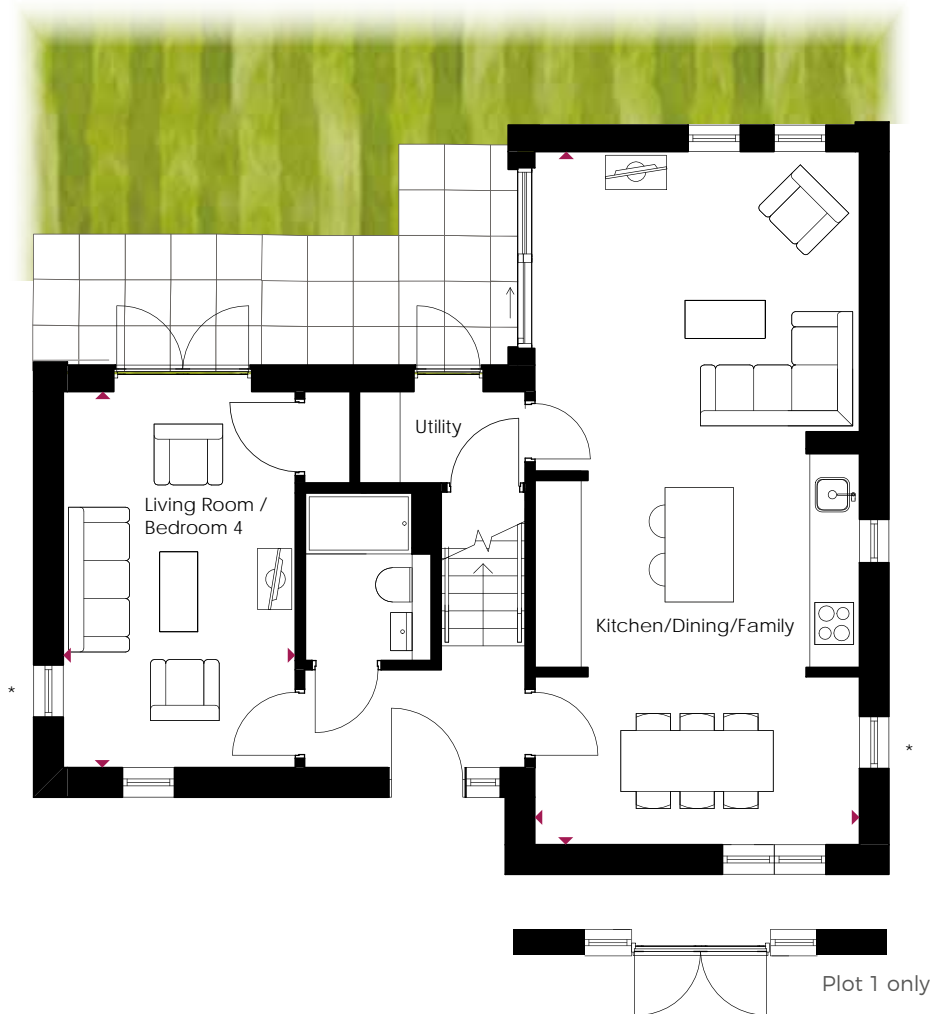
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Computer generated image of Plot 14

PLOTS 1.13.14.51 & 54
3/4 BEDROOM DETACHED HOUSE

PLOTS 1, 13, 14, 51 & 54



GROUND FLOOR

| | | | | | | |
|-----------------------|-------|---|-------|-------|---|-------|
| Kitchen/Dining/Family | 9.00m | x | 4.20m | 29'6" | x | 13'9" |
| Living Room | 4.90m | x | 3.00m | 16'0" | x | 9'10" |

FIRST FLOOR

| | | | | | | |
|----------------|-------|---|-------|-------|---|-------|
| Master Bedroom | 4.90m | x | 4.00m | 16'0" | x | 13'1" |
| Bedroom 2 | 4.20m | x | 3.20m | 13'9" | x | 10'6" |
| Bedroom 3 | 4.20m | x | 3.60m | 13'9" | x | 11'9" |

Note: * windows omitted on Plots 13, 14 & 51. See Sales Negotiator for more information.

House Type 3b-03. These details are intended to give a general indication of the development and housetypes 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. Computer generated images for illustrative purposes only. 06/20.

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Computer generated image of Plot 40

PLOTS 38.40 & 52
4 BEDROOM DETACHED HOUSE

PLOTS 38, 40 & 52



GROUND FLOOR

| | | |
|-----------------------|---------------|---------------|
| Kitchen/Dining/Family | 6.90m x 6.80m | 22'7" x 22'3" |
| Living Room | 5.50m x 4.40m | 18'0" x 14'5" |
| Garage (Plots 38, 40) | 6.10m x 5.70m | 20'0" x 18'8" |
| Garage (Plot 52) | 6.10m x 6.00m | 20'0" x 19'8" |



FIRST FLOOR

| | | |
|------------------------------|---------------|---------------|
| Master Bedroom | 5.50m x 2.90m | 18'0" x 9'6" |
| Dressing Room (Plots 38, 40) | 4.90m x 3.40m | 16'0" x 11'1" |
| Dressing Room (Plot 52) | 5.20m x 3.90m | 17'0" x 12'9" |
| Bedroom 2 | 4.40m x 2.70m | 14'5" x 8'10" |
| Bedroom 3 | 4.40m x 2.70m | 14'5" x 8'10" |
| Bedroom 4 | 3.70m x 2.70m | 12'1" x 8'10" |

Note: chimney to Plot 40 only. Garage position and door position vary to Plot 52. See Sales Negotiator for more information.

House Type 4b-01. These details are intended to give a general indication of the development and housetypes 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. Computer generated images for illustrative purposes only. 06/20.

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WEDMORE



Computer generated image of Plot 39

PLOTS 12. 37. 39 & 53
4/5 BEDROOM DETACHED HOUSE

PLOTS 12, 37, 39 & 53



reduced ceiling height

GROUND FLOOR

| | | |
|-----------------------|---------------|---------------|
| Kitchen/Dining | 8.00m x 5.30m | 26'3" x 17'4" |
| Living Room/Bedroom 5 | 4.20m x 3.60m | 13'9" x 11'9" |
| Garage | 6.10m x 5.50m | 20'0" x 18'0" |

FIRST FLOOR

| | | |
|----------------|---------------|---------------|
| Master Bedroom | 4.20m x 3.60m | 13'9" x 11'9" |
| Bedroom 2 | 4.70m x 3.00m | 15'5" x 9'10" |
| Bedroom 3 | 3.90m x 2.90m | 12'9" x 9'6" |
| Bedroom 4 | 3.60m x 2.90m | 11'9" x 9'6" |

Note: chimney to Plot 37 only. See Sales Negotiator for more information.

House Type 4b-02. These details are intended to give a general indication of the development and housetypes 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. Computer generated images for illustrative purposes only. 06/20.

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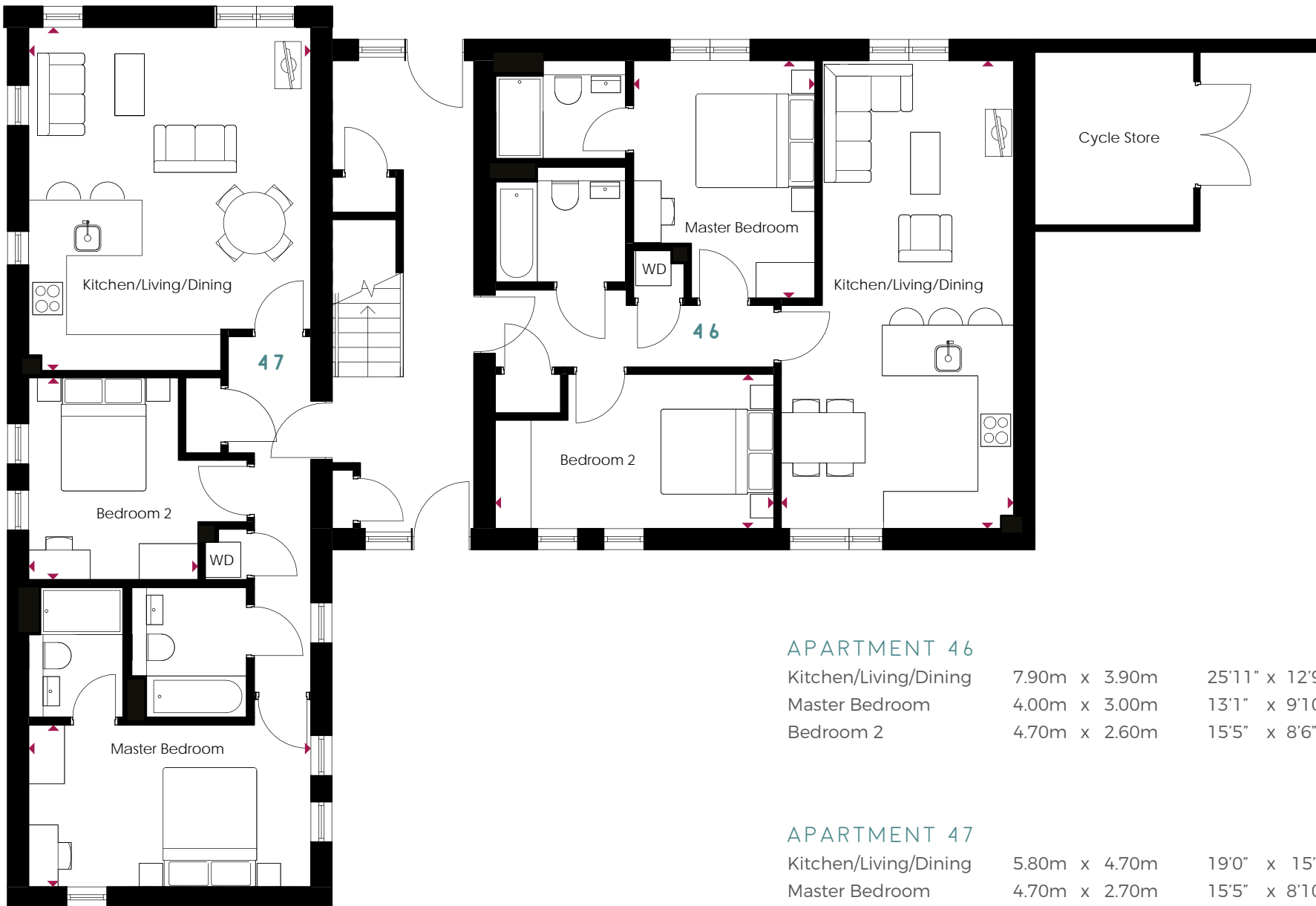
WEDMORE



Computer generated image of Apartments 46-49

PLOTS 46 - 49
2 BEDROOM APARTMENTS

GROUND FLOOR



APARTMENT 46

| | | |
|-----------------------|---------------|----------------|
| Kitchen/Living/Dining | 7.90m x 3.90m | 25'11" x 12'9" |
| Master Bedroom | 4.00m x 3.00m | 13'1" x 9'10" |
| Bedroom 2 | 4.70m x 2.60m | 15'5" x 8'6" |

APARTMENT 47

| | | |
|-----------------------|---------------|---------------|
| Kitchen/Living/Dining | 5.80m x 4.70m | 19'0" x 15'5" |
| Master Bedroom | 4.70m x 2.70m | 15'5" x 8'10" |
| Bedroom 2 | 3.40m x 3.00m | 11'1" x 9'10" |

Note: "WD" indicates washer/dryer position. See Sales Negotiator for more information.

These details are intended to give a general indication of the development and housetypes 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. Computer generated images for illustrative purposes only. 06/20.

FIRST FLOOR



APARTMENT 48

| | | |
|-----------------------|---------------|----------------|
| Kitchen/Living/Dining | 7.90m x 3.90m | 25'11" x 12'9" |
| Master Bedroom | 4.00m x 3.00m | 13'1" x 9'10" |
| Bedroom 2 | 4.70m x 2.60m | 15'5" x 8'6" |

APARTMENT 49

| | | |
|-----------------------|---------------|---------------|
| Kitchen/Living/Dining | 5.80m x 4.70m | 19'0" x 15'5" |
| Master Bedroom | 4.70m x 2.70m | 15'5" x 8'10" |
| Bedroom 2 | 3.40m x 3.00m | 11'1" x 9'10" |

reduced ceiling height



SPECIFICATION



KITCHEN

- Contemporary fitted Stormer kitchen with quartz stone worktop
- Feature pan drawers with hidden cutlery tray
- Soft closing hinge mechanism
- Stainless steel under-mounted sink with brushed steel mixer tap
- Range of Siemens appliances to include:
 - Integrated fridge/freezer
 - Built-in multifunction oven
 - Built-in standard microwave
 - Induction hob
 - Integrated dishwasher
 - Semi-integrated washer/dryer to storage cupboard
- Under-wall unit LED lighting
- Built-in under-sink refuse containers
- Stone splash-back

BATHROOM / EN-SUITE

- Contemporary design white sanitary ware to include:
 - Back-to-wall WC with soft-closing seat
 - Wall-hung wash basin
- Brass ware by Vado to include:
 - Polished chrome wall-mounted taps
 - Polished chrome hand-shower set over bath
 - Polished chrome wall-mounted slim-line shower head and hand-shower to set to en-suite
- Low profile shower tray to en-suite
- Clear glazed bath screen
- Sliding glazed door to en-suite shower
- Full-height contemporary porcelain tiling around bath and shower
- Large format porcelain tiled flooring
- Mirror above sink
- Shaver socket in bathroom and en-suite

HEATING, VENTILATION AND HOT WATER

- Highly-efficient gas combi-boiler
- Underfloor heating throughout
- Heatmiser Gateway Neo Hub system to control underfloor heating
- Chrome heated towel rail to bathroom and en-suite
- Mechanical Ventilation Heat Recovery system
- Smart gas and electricity meters

INTERIOR FINISHES

- Walls and ceilings painted in off-white matt emulsion
- Painted white satin one step profile architrave and skirting
- Solid white satin painted shaker style internal doors
- Contemporary square profiled brushed stainless steel ironmongery

WINDOWS AND DOORS

- Front door with spyhole
- High-performance windows

ELECTRICAL FITTINGS AND COMMUNICATIONS

- Brushed stainless steel switches and sockets to kitchen
- Mix of recessed down lights and pendants
- Dedicated BT connection to provide Sky TV (by subscription)
- BT telephone point to all living areas
- Data cabling hub in hallway with wiring to living room and bedrooms
- TV point to all bedrooms

EXTERNAL AMENITIES

- Individual mailbox in communal entrance hall
- Communal bin area
- Secure covered communal bike store

SECURITY

- Video entry system
- Smoke and heat detectors
- Carbon Monoxide alarm

CAR PARKING

- Allocated off-street car parking

PEACE OF MIND

- 10 year Build Zone warranty
- Appointed local management company to maintain all public open spaces and landscaping

different by design

