

FAIRFORD GREEN

GLOUCESTERSHIRE



Internal computer generated image of Plot 12, The Meadows.

SPECIFICATION & SITE PLAN

THE MEADOWS SPECIFICATION

KITCHEN

- Shaker style solid ash fitted kitchen, choice of colour subject to build stage
- Soft closing doors and drawers
- Stone worktop with upstand
- Splashback behind hob
- Brushed stainless steel undermounted sink with drainer grooves and brushed mixer tap
- Integrated recirculating fan
- Under-wall unit LED lighting
- Range of Bosch integrated appliances to include:
 - Built-in multifunction oven
 - Combination microwave oven (to selected homes)
 - Standard microwave oven (to selected homes)
 - 4 cooking zone induction hob
- Integrated 70/30 fridge/freezer
- Integrated dishwasher
- Pull out waste and recycling unit
- Space and plumbing for washing machine in cupboard if no utility

UTILITY (WHERE APPLICABLE)

- Fitted units with worktop
- Stainless steel sink with mixer tap (to selected homes)
- Space and plumbing for washing machine
- Space for tumble dryer

BATHROOM & EN-SUITE

- Contemporary design Vitra white sanitary ware to include:
 - Wall-hung toilet with soft closing seat, concealed cistern and dual flush plate (where applicable)
 - Brassware by Vado to include:
 - Polished chrome slimline mixer taps
 - Polished chrome wall-mounted shower head and hand-shower set to showers and baths
- Toughened glazed bath screen
- Sliding shower enclosure door to en-suite shower
- Full-height contemporary porcelain wall tiling around bath and shower, tiling behind sink
- Large format porcelain tiled floor
- Stone vanity top
- Shaver socket to bathroom and en-suite
- Chrome heated towel rail to bathroom and en-suite

HEATING, VENTILATION & HOT WATER

- Underfloor heating to ground floor of houses and throughout in apartments
- Wall-mounted radiators to upper floors
- Enhanced U-values and air tightness
- Highly efficient Worcester Bosch gas combi boiler
- Solar PV panels

INTERIOR FINISHES

- Walls painted to Interior Designer's specification
- Ceilings painted in white matt emulsion
- Painted satin square edge profile skirting and architraves
- Solid core satin painted shaker style internal doors
- Contemporary satin stainless steel ironmongery
- Karndean vinyl flooring to ground floor

EXTERIOR WINDOWS & DOORS

- Aluminium front door
- High-performance double-glazed windows
- Sliding patio doors

ELECTRICAL FITTINGS AND COMMUNICATIONS

- Mix of low energy recessed LED downlights and pendants
- TV aerial and data points to living room and all bedrooms
- Fibre-optic broadband to the premise (FTTP)
- USB double sockets to living room, kitchen and bedrooms
- Brushed stainless steel sockets above worktop to kitchen, white sockets and switches elsewhere

EXTERIOR FINISHES

- Turfed rear garden and patio area
- Landscape architect designed public realm
- LED light to front and rear door
- External double socket to rear
- Cold water outside tap
- Doorbell
- External letterbox

SECURITY

- Windows and doors are secure by design and part Q compliant providing a high level of protection to your home
- Smoke and heat detectors
- Multi-point locking system to front and side/rear doors

CAR PARKING

- Electric vehicle charging point to each home
- Allocated parking to all homes

PEACE OF MIND

- 10 year structural warranty provided by ICW
- Appointed management agent to maintain all public open spaces



FAIRFORD GREEN

SITE PLAN

PHASE 1
THE MEADOWS



- 1 Bedroom Apartments
Plots 3 & 4

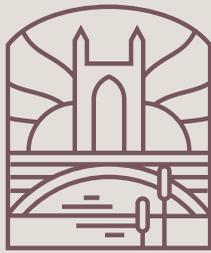
- 2 Bedroom House
Plot 1

- 3 Bedroom Houses
Plots 2, 5, 12, 13 & 14

- 4 Bedroom Houses
Plots 6, 7, 8, 9, 10, 11, 15, 16 & 17

- Wildlife friendly planting
- Swift Box
- Bat Box
- House Sparrow Terrace
- Starling Box
- Insect Hotel
- Hedgehog Highway

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HOUSE 1

2 BEDROOMS

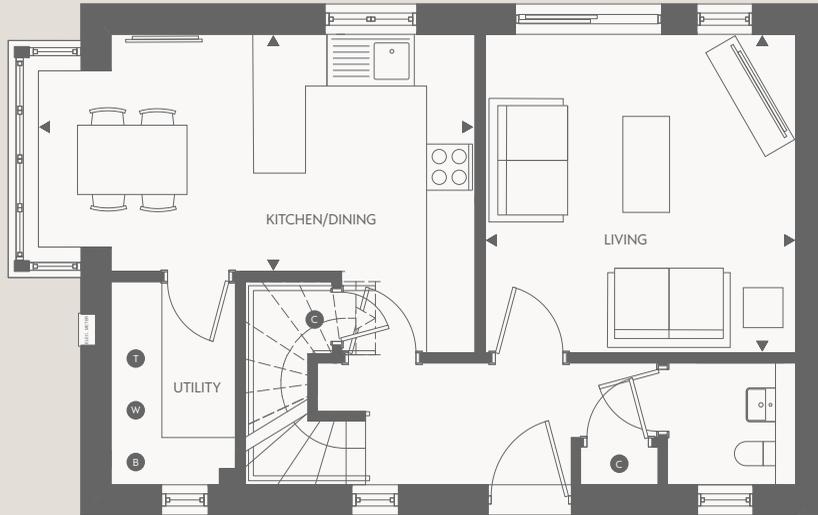
Computer generated image of House 1 for illustrative purposes only.



THE MEADOWS AT FAIRFORD GREEN

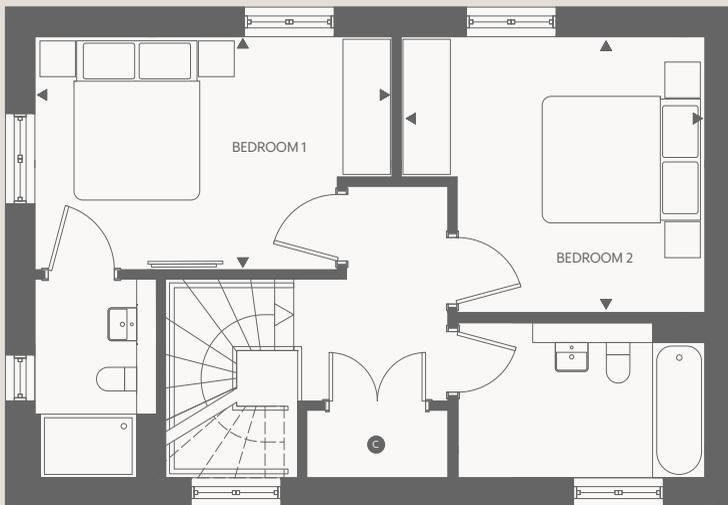
HOUSE 1

2 BEDROOMS



GROUND FLOOR

Kitchen/Dining	5.4m x 2.9m	17' 9" x 9' 6"
Living	3.9m x 3.8m	12' 10" x 12' 6"



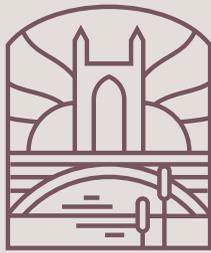
FIRST FLOOR

Bedroom 1	4.5m x 2.9m	14' 9" x 9' 6"
Bedroom 2	3.8m x 3.4m	12' 6" x 11' 2"

W Washing machine space
 B Boiler
 C Cupboard
 T Tumble dryer

▶◀ Measuring points

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HOUSES 2, 5 & 12

3 BEDROOMS

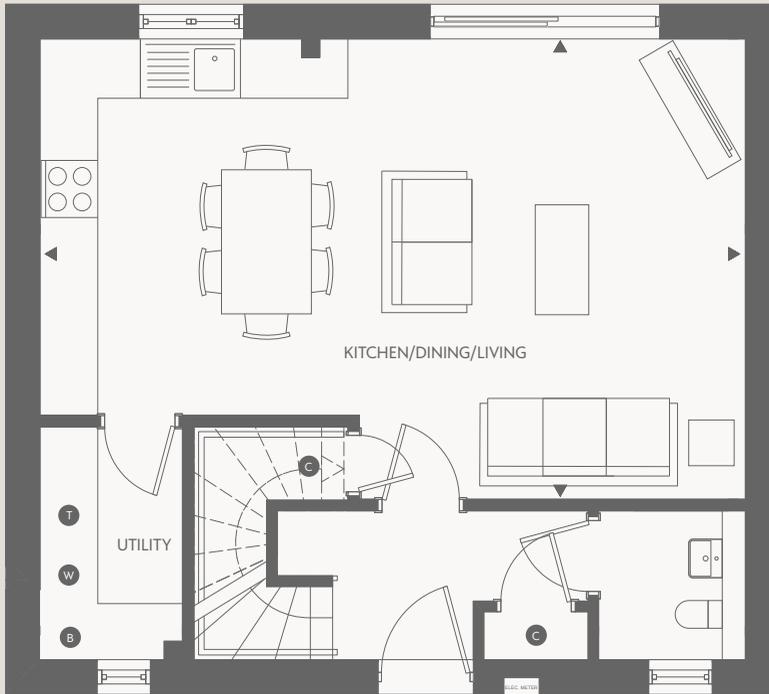
Computer generated image of House 5 for illustrative purposes only.



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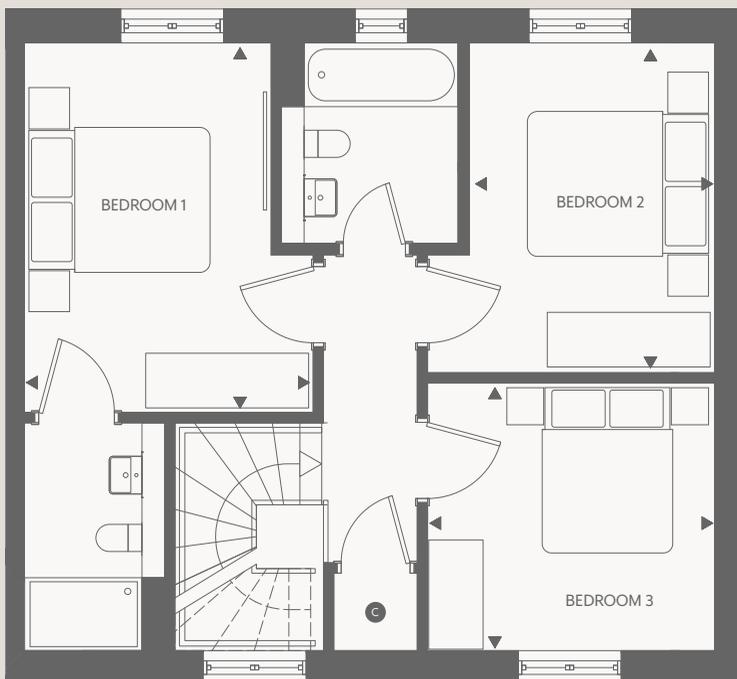
HOUSES 2, 5 & 12

3 BEDROOMS



GROUND FLOOR

Kitchen/Dining/Living
7.6m x 4.9m 24' 11" x 16' 1"



FIRST FLOOR

Bedroom 1
4.0m x 3.1m 13' 1" x 10' 2"

Bedroom 2
3.6m x 2.7m 11' 10" x 8' 10"

Bedroom 3
3.1m x 2.9m 10' 2" x 9' 6"

W Washing machine space B Boiler C Cupboard T Tumble dryer

▶◀ Measuring points

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APARTMENTS 3 & 4

1 BEDROOM

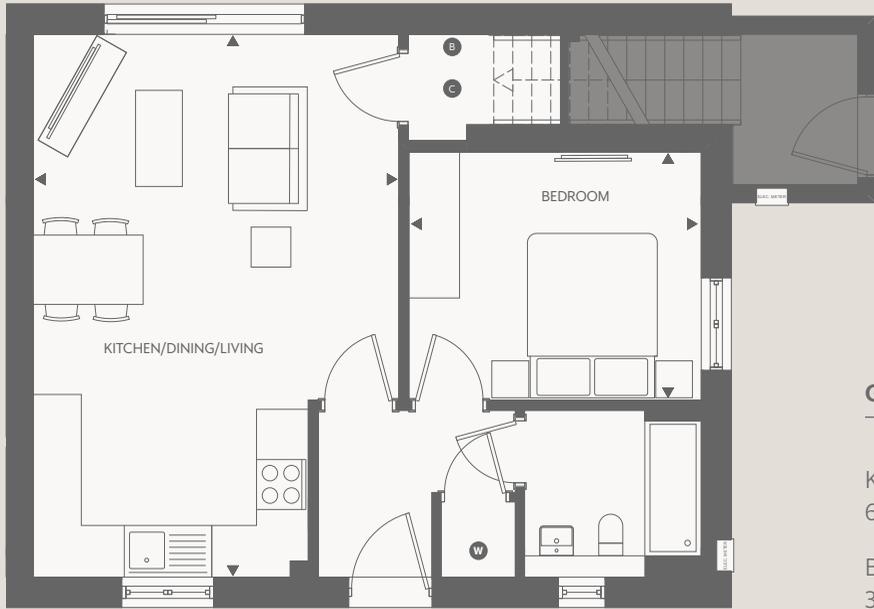
Computer generated image of Apartments 3 & 4 for illustrative purposes only.



THE MEADOWS AT FAIRFORD GREEN

APARTMENT 3

1 BEDROOM - GROUND FLOOR



GROUND FLOOR

Kitchen/Dining/Living
6.6m x 4.5m 21' 8" x 14' 9"

Bedroom
3.6m x 3.0m 11' 10" x 9' 10"

APARTMENT 4

1 BEDROOM - FIRST FLOOR



FIRST FLOOR

Kitchen/Dining/Living
6.6m x 4.1m 21' 8" x 13' 5"

Bedroom
4.2m x 2.8m 13' 9" x 9' 2"

W Washing machine space

B Boiler

C Cupboard

▶▶ Measuring points

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HOUSES 6 & 11

4 BEDROOMS

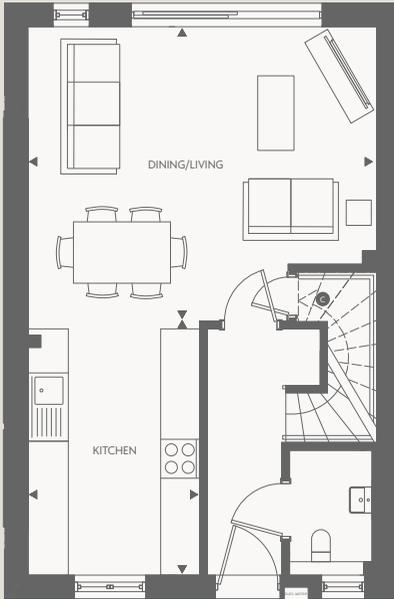
Computer generated image of Houses 6 - 8 for illustrative purposes only.



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HOUSES 6 & 11

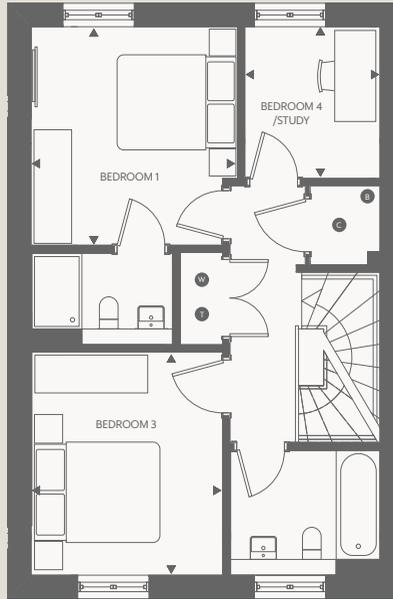
4 BEDROOMS



GROUND FLOOR

Kitchen
4.0m x 2.7m 13' 1" x 8' 10"

Dining/Living
5.5m x 4.6m 18' 1" x 15' 1"

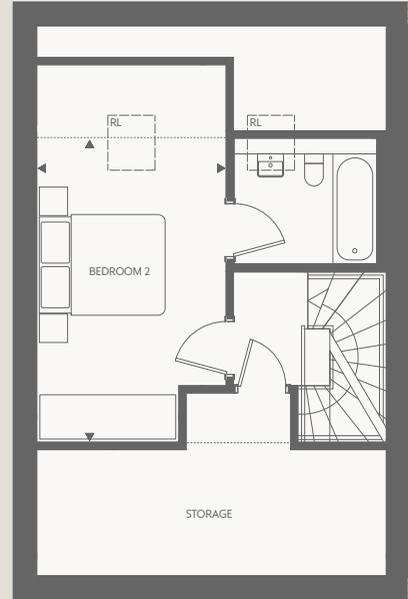


FIRST FLOOR

Bedroom 1
3.4m x 3.2m 11' 2" x 10' 6"

Bedroom 3
3.5m x 3.0m 11' 6" x 9' 10"

Bedroom 4/Study
2.4m x 2.1m 7' 10" x 6' 11"



SECOND FLOOR

Bedroom 2
4.8m x 3.0m 15' 9" x 9' 10"

W Washing machine space
 B Boiler
 C Cupboard
 T Tumble dryer
 Sloped ceiling
 —— Rooflight
 ▶◀ Measuring points

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HOUSES 7, 8, 9 & 10

4 BEDROOMS

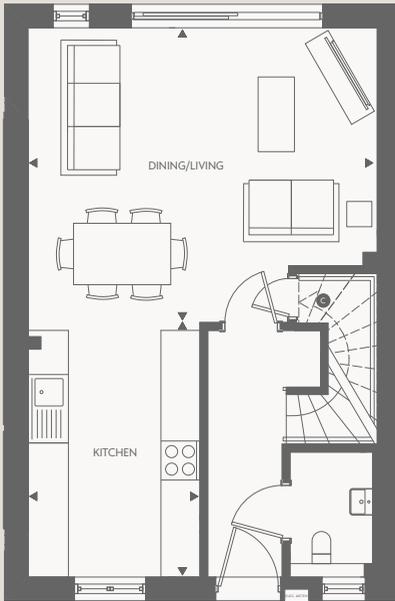
Computer generated image of Houses 9 - 11 for illustrative purposes only.



THE MEADOWS AT FAIRFORD GREEN

HOUSES 7, 8, 9 & 10

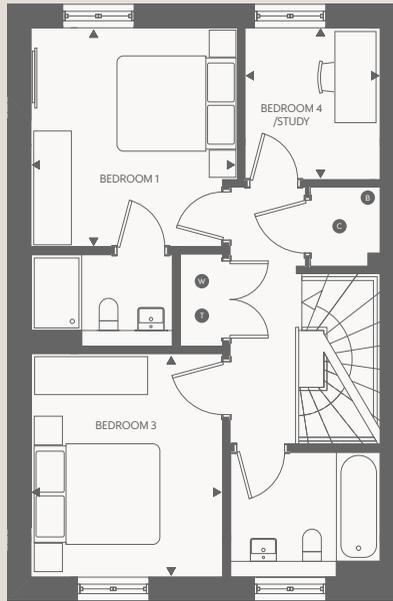
4 BEDROOMS



GROUND FLOOR

Kitchen
4.0m x 2.7m 13' 1" x 8' 10"

Dining/Living
5.6m x 4.6m 18' 4" x 15' 1"

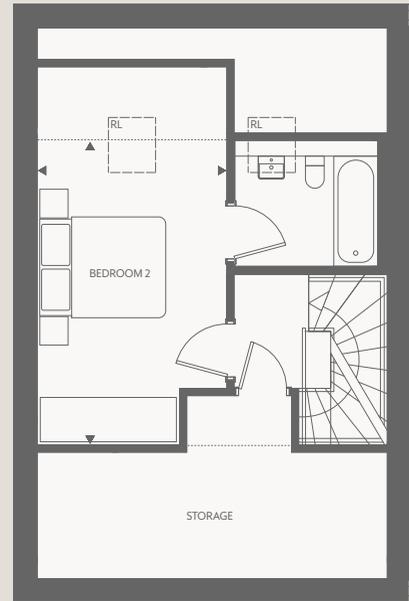


FIRST FLOOR

Bedroom 1
3.4m x 3.3m 11' 2" x 10' 10"

Bedroom 3
3.5m x 3.0m 11' 6" x 9' 10"

Bedroom 4/Study
2.4m x 2.1m 7' 10" x 6' 11"

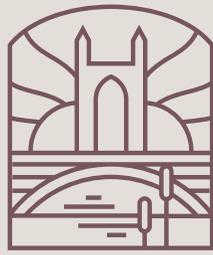


SECOND FLOOR

Bedroom 2
4.8m x 3.0m 15' 9" x 9' 10"

W Washing machine space
 B Boiler
 C Cupboard
 T Tumble dryer
 Sloped ceiling
 —— Rooflight
 ▶◀ Measuring points

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HOUSE 13

3 BEDROOMS

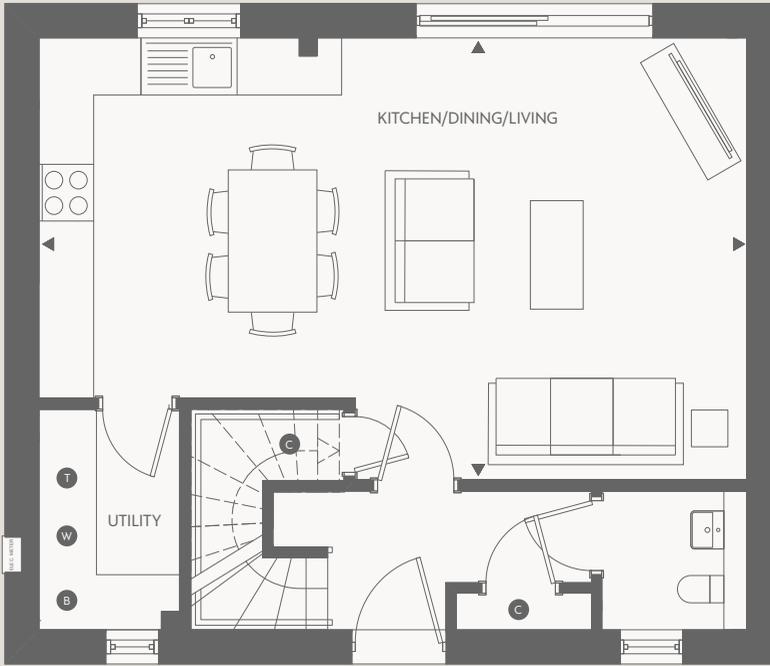
Computer generated image of Houses 13 & 14 for illustrative purposes only.



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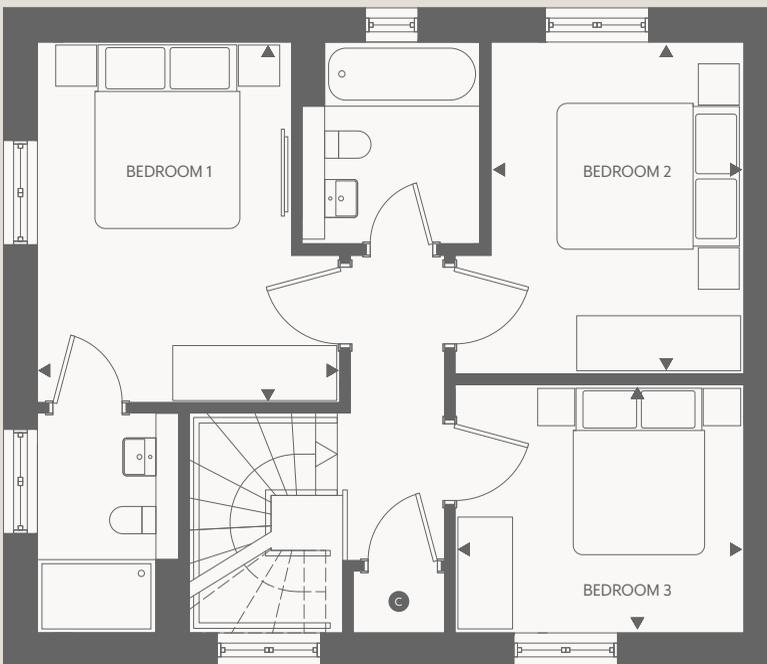
HOUSE 13

3 BEDROOMS



GROUND FLOOR

Kitchen/Dining/Living
7.7m x 4.8m 25' 3" x 15' 9"



FIRST FLOOR

Bedroom 1
3.9m x 3.3m 12' 10" x 10' 10"

Bedroom 2
3.6m x 2.7m 11' 10" x 8' 10"

Bedroom 3
3.1m x 2.7m 10' 2" x 8' 10"

W Washing machine space B Boiler C Cupboard T Tumble dryer

▶▶ Measuring points

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HOUSE 14

3 BEDROOMS

Computer generated image of Houses 13 & 14 for illustrative purposes only.



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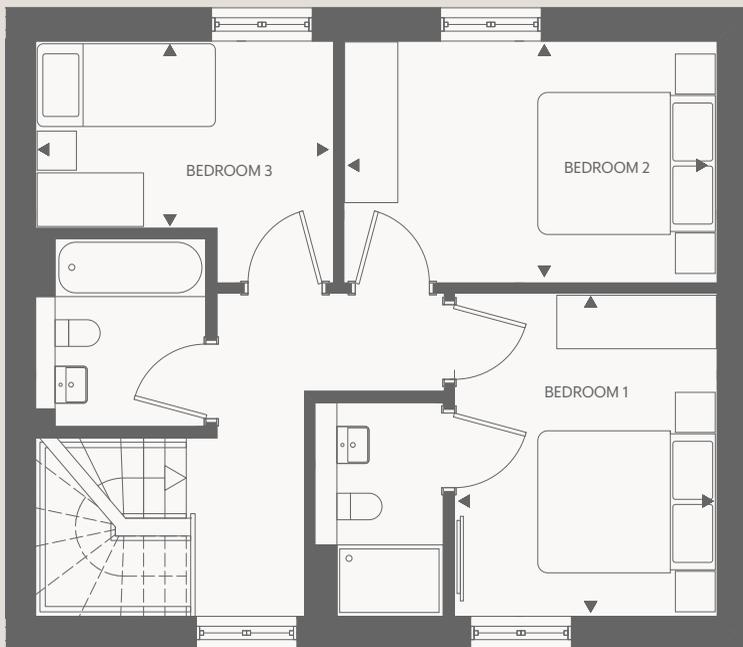
HOUSE 14

3 BEDROOMS



GROUND FLOOR

Kitchen	4.1m x 3.0m	13' 5" x 9' 10"
Dining/Living	6.4m x 3.5m	20' 12" x 11' 6"



FIRST FLOOR

Bedroom 1	3.6m x 2.9m	11' 10" x 9' 6"
Bedroom 2	4.2m x 2.7m	13' 9" x 8' 10"
Bedroom 3	3.3m x 2.0m	10' 10" x 6' 7"

W Washing machine space

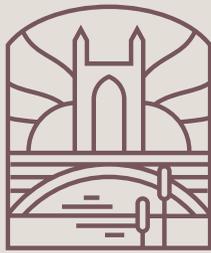
B Boiler

C Cupboard

T Tumble dryer

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HOUSES 15, 16 & 17

4 BEDROOMS

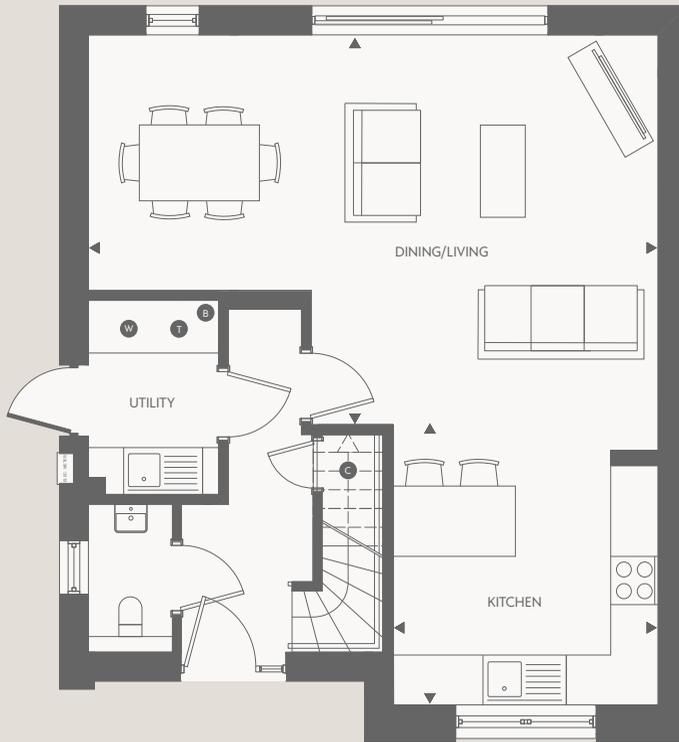
Computer generated image of Houses 15 - 17 for illustrative purposes only.



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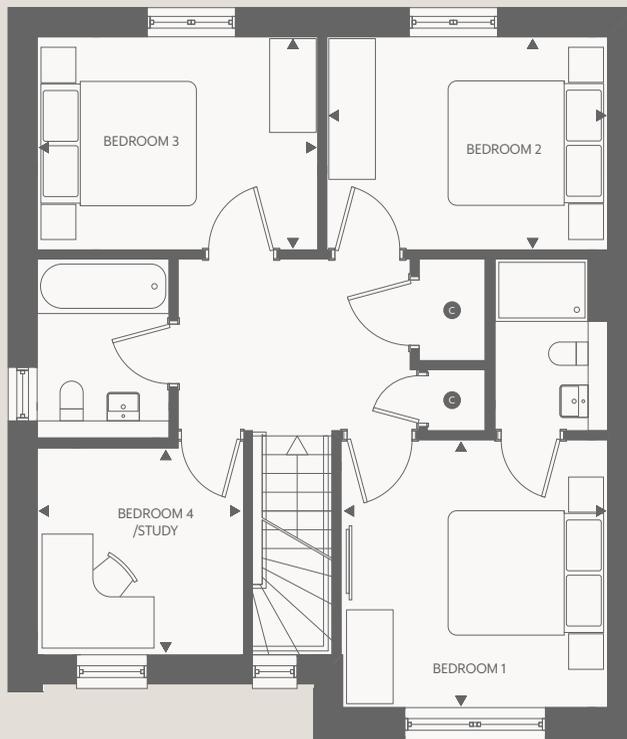
HOUSES 15, 16 & 17

4 BEDROOMS



GROUND FLOOR

Kitchen	3.5m x 3.4m	11' 6" x 11' 2"
Dining/Living	7.3m x 4.9m	23' 11" x 16' 1"



FIRST FLOOR

Bedroom 1	3.4m x 3.4m	11' 2" x 11' 2"
Bedroom 2	3.6m x 2.7m	11' 10" x 8' 10"
Bedroom 3	3.6m x 2.7m	11' 10" x 8' 10"
Bedroom 4/Study	2.6m x 2.6m	8' 6" x 8' 6"

W Washing machine space
 B Boiler
 C Cupboard
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