

# 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

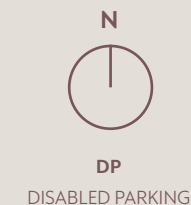




FAIRFORD GREEN

## 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

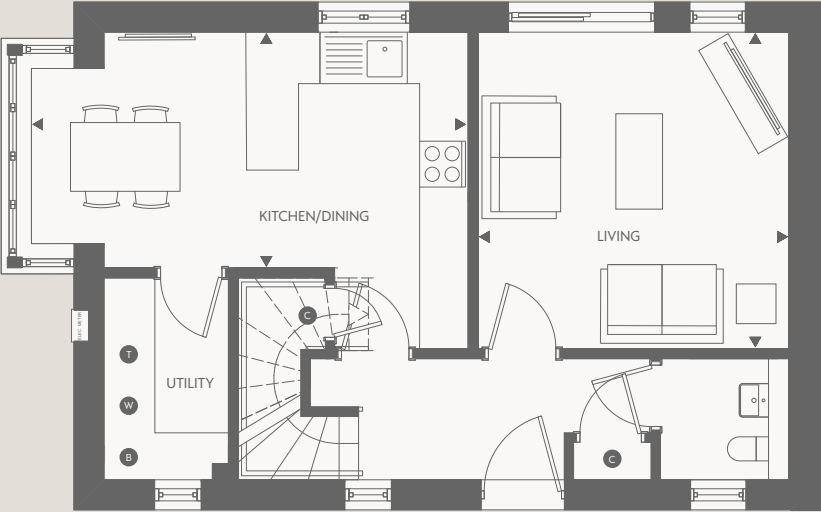
Computer generated image of House 1 for illustrative purposes only.



THE MEADOWS AT FAIRFORD GREEN

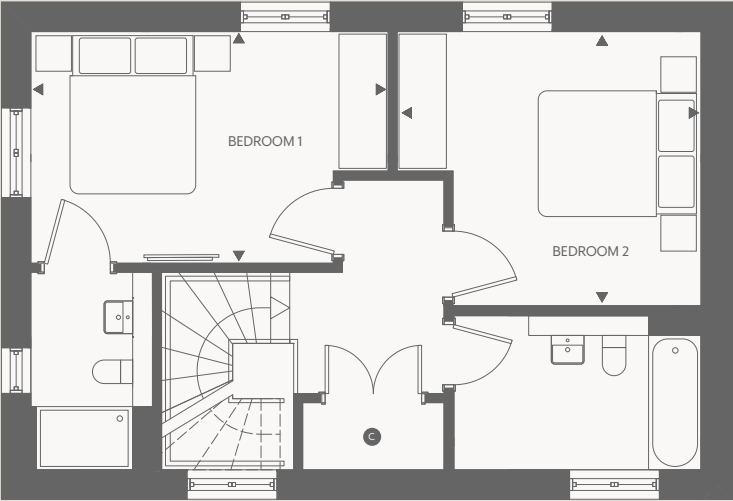
HOUSE 1

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

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3 BEDROOMS

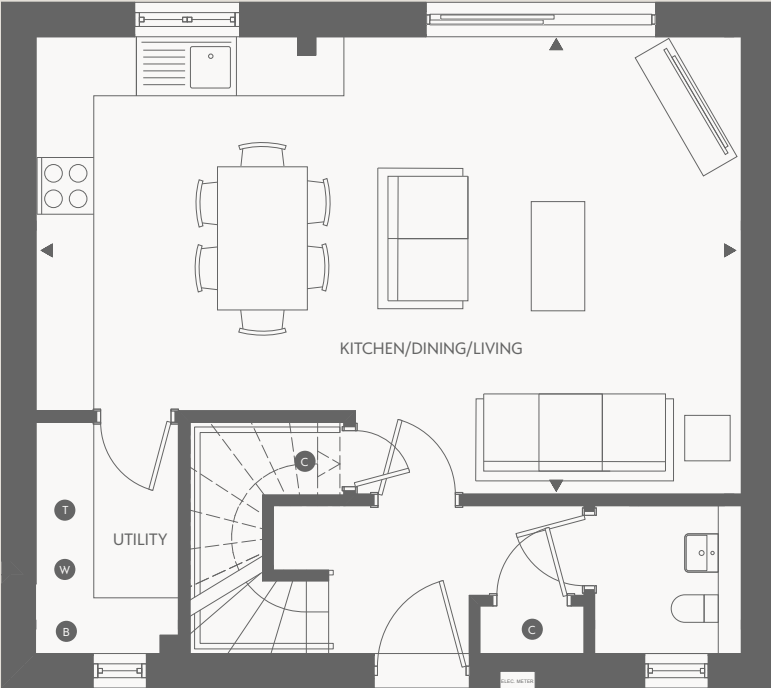
Computer generated image of House 5 for illustrative purposes only.



THE MEADOWS AT FAIRFORD GREEN

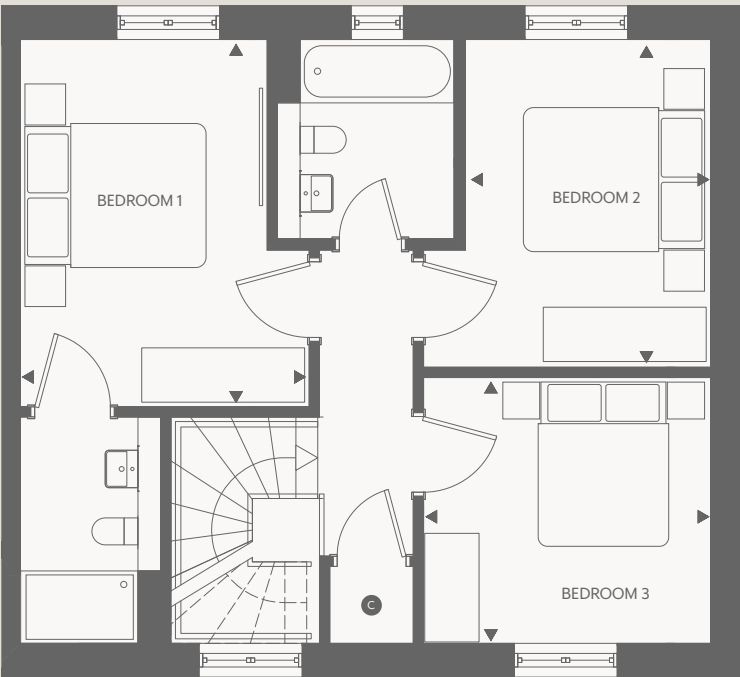
HOUSES 2, 5 & 12

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

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1 BEDROOM

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

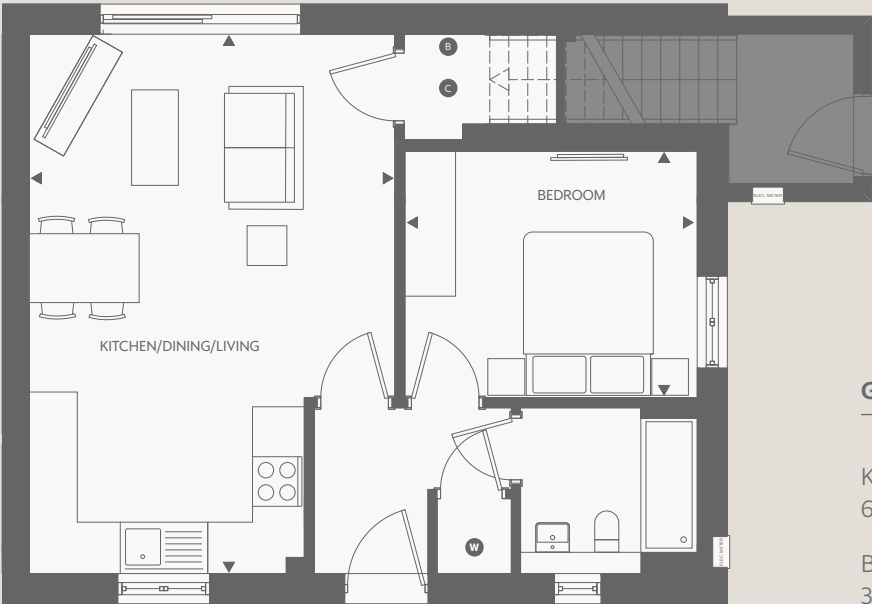


THE MEADOWS AT FAIRFORD GREEN



APARTMENT 3

1 BEDROOM - GROUND FLOOR



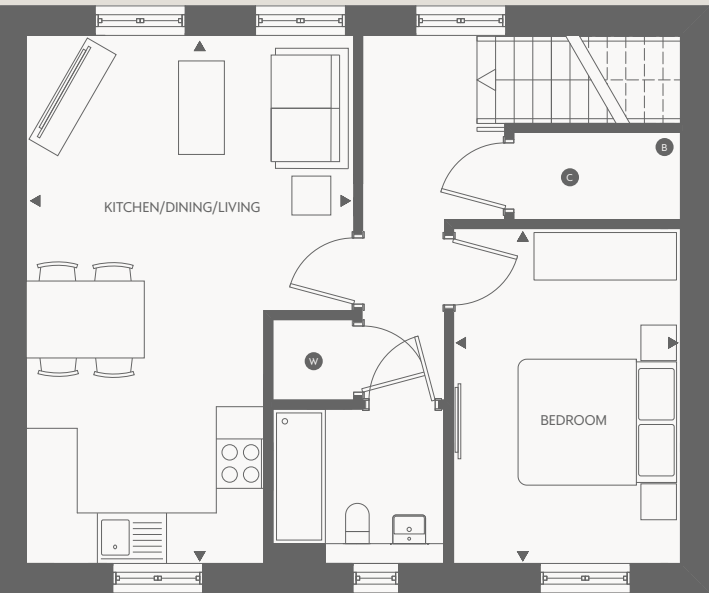
GROUND FLOOR

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

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4 BEDROOMS

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

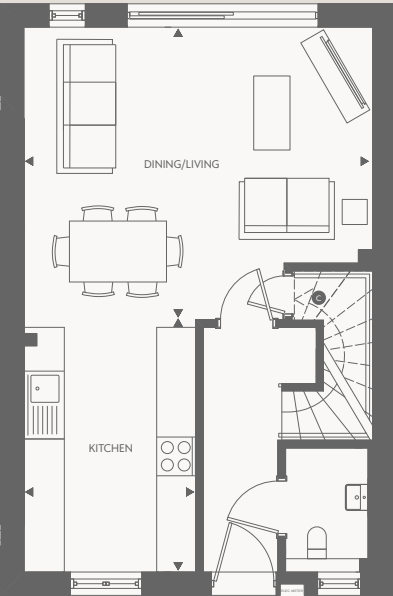


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HOUSES 6 & 11

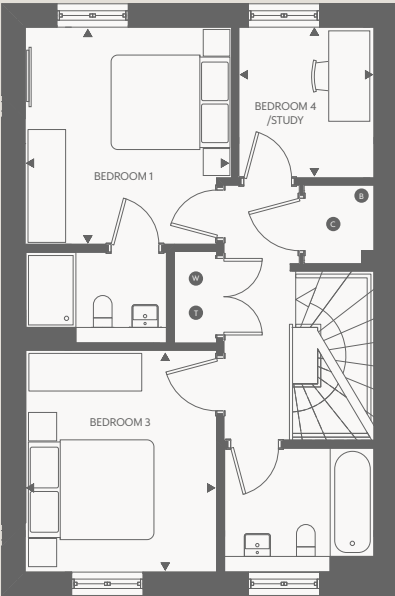
4 BEDROOMS



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"

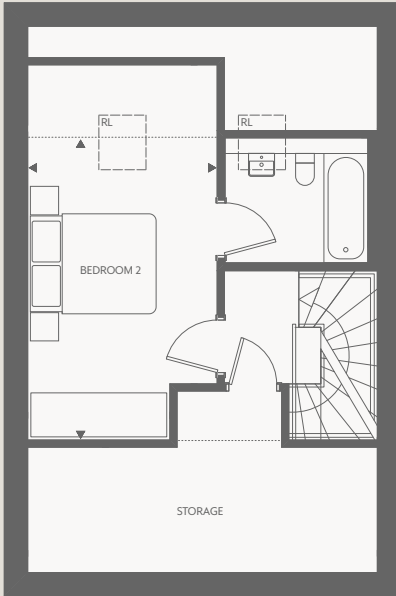


FIRST FLOOR

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

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4 BEDROOMS

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

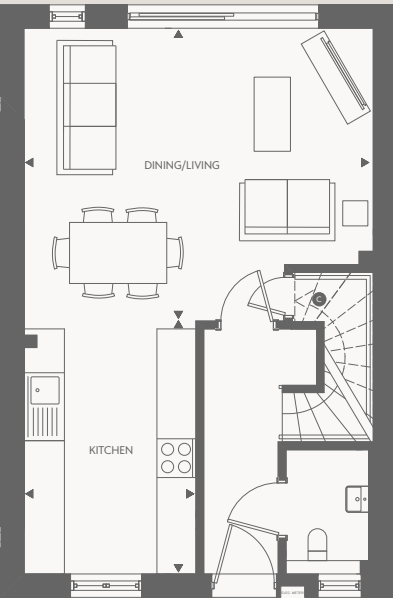


THE MEADOWS AT FAIRFORD GREEN



HOUSES 7, 8, 9 & 10

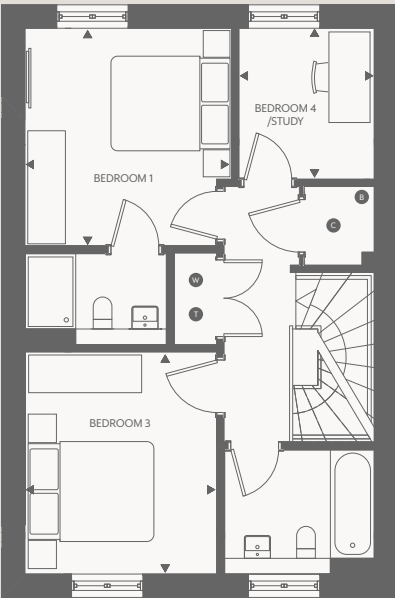
4 BEDROOMS



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"

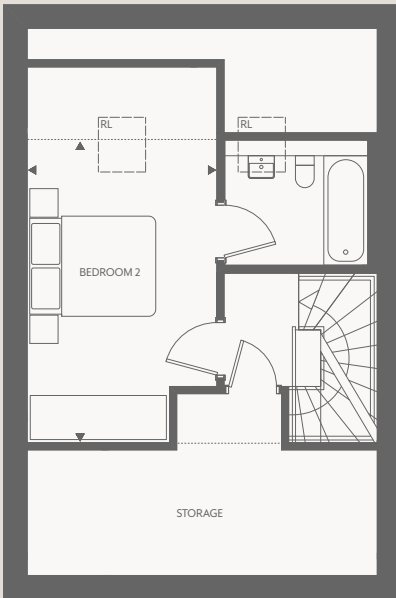


FIRST FLOOR

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

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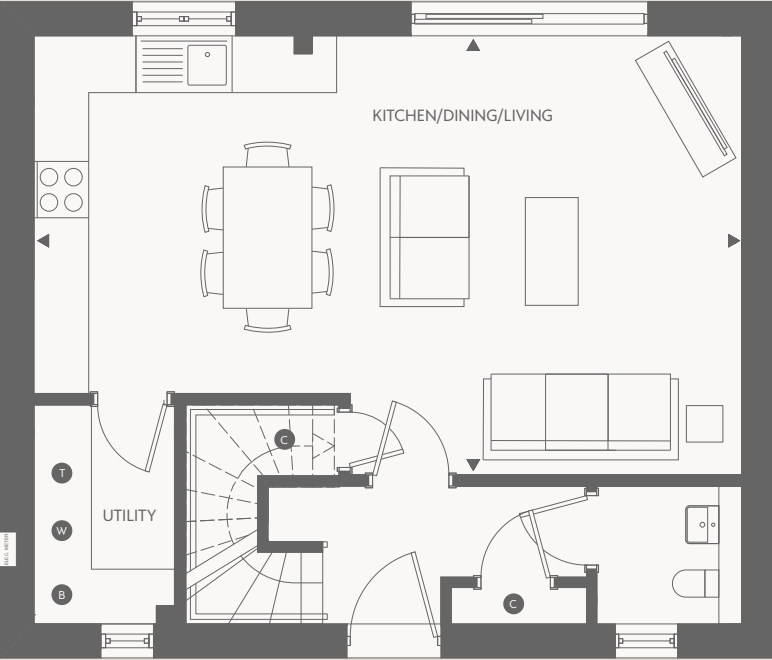


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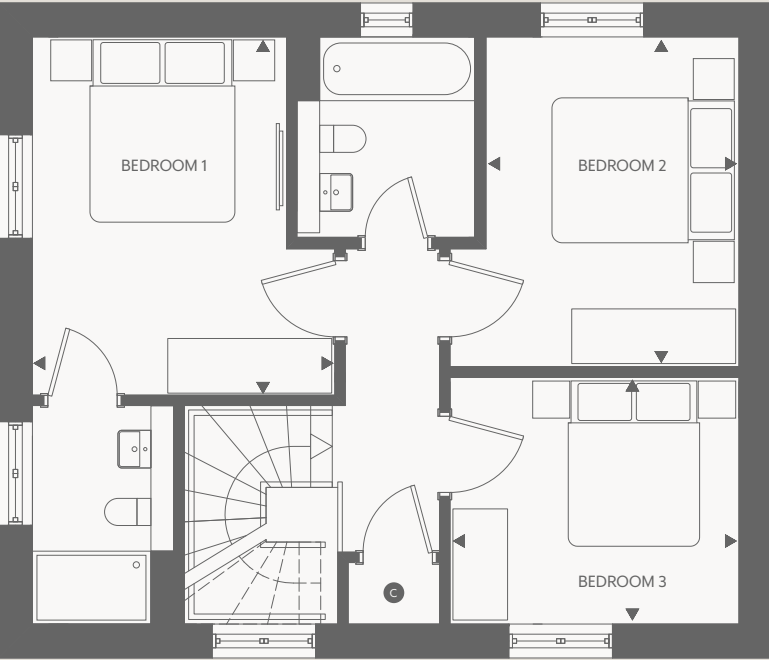
HOUSE 13

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

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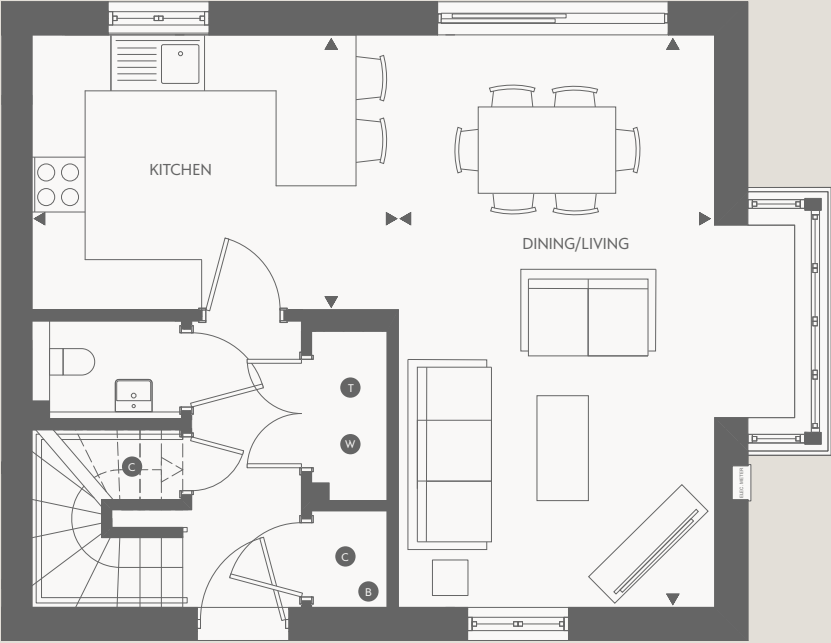


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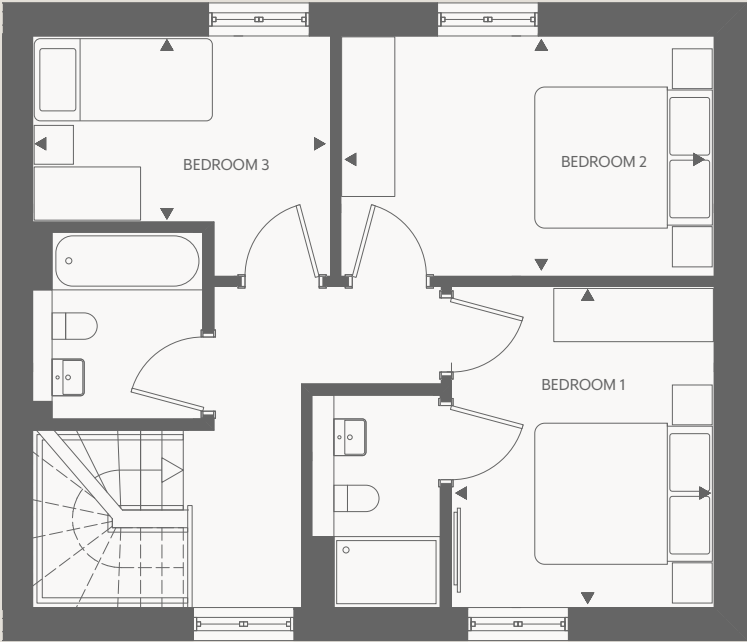
HOUSE 14

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

▶▶ Measuring points

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## HOUSES 15, 16 & 17

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4 BEDROOMS

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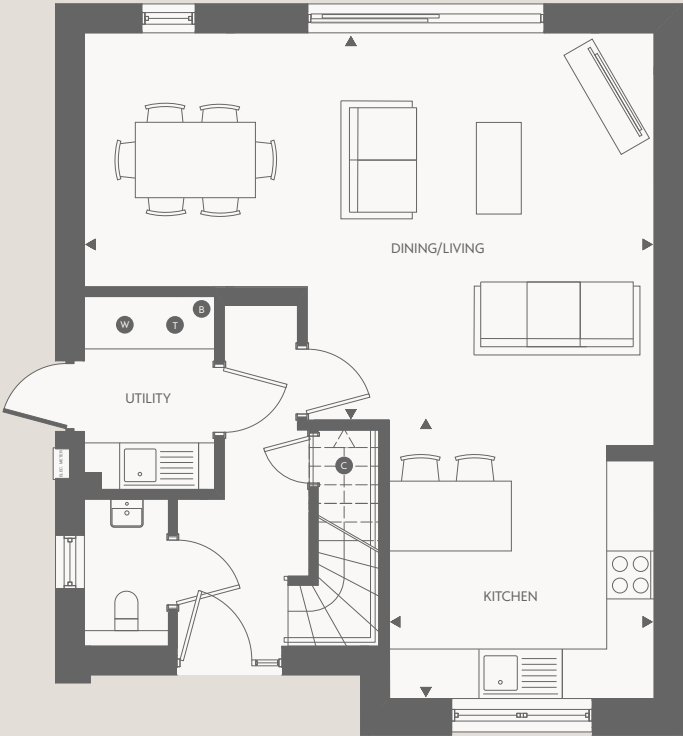


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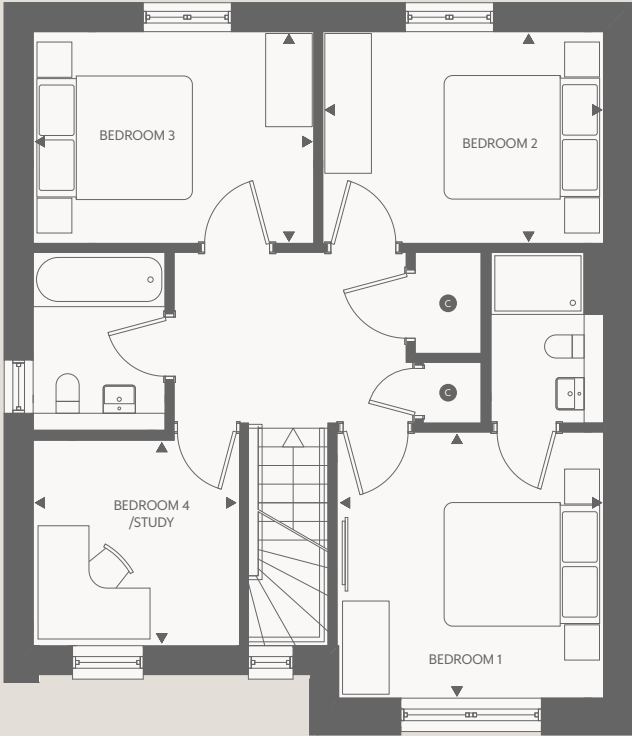
HOUSES 15, 16 & 17

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    T Tumble dryer    ►► Measuring points

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