

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

FAIRFORD
GREEN

GLOUCESTERSHIRE



Internal computer generated image of Plot 12, The Meadows.

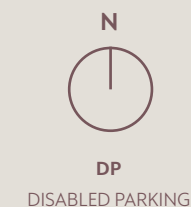
SPECIFICATION
& SITE PLAN



FAIRFORD GREEN

SITE PLAN

PHASE 1
THE MEADOWS



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