

## THE COTTAGES SPECIFICATION

Beautifully designed interiors create perfectly balanced and contemporary new homes. With an impressive specification, each property has been thoughtfully designed using a natural colour palette to maximise the light and space, with attention paid to every detail of the interior finishes.

### Kitchens

The Cottages have luxurious kitchens in a modern and contemporary style to suit the layout of each property.

- Modern handleless flat matt doors in a classic pale grey
- Silestone worktops, upstand and hob splashback
- Stainless steel undermount sinks with chrome monobloc mixer tap
- Appliances from Siemens including single and combi oven/microwave, induction hob, integrated dishwasher and fridge freezer
- Wine cooler

### Bathrooms

Bathrooms are both contemporary and understated, featuring natural colours and quality brands.

- Modern wall hung Laufen Pro sanitaryware to all bathrooms
- Chrome brassware from Vado - monobloc mixer taps and concealed shower valves
- Glass shower screens from Simpsons
- Heated towel rails to bathrooms, either connected to central heating or electric
- Selection of contemporary porcelain and ceramic tiles to floors and walls.



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CITY & COUNTRY



## Floor Finishes

- Luxurious Amtico Spacia flooring in Sunbleached Oak to halls and kitchen / living / dining areas.
- 100% wool carpets to stairs, bedrooms and separate living rooms
- Porcelain and ceramic tiles to bathrooms and en suites.



## Finishing Touches

Every detail within The Cottages is beautifully presented. Matt finishes combined with contemporary grey tones create a chic and modern look, while polished chrome accessories provide an elegant finishing touch.

- Polished chrome ironmongery to internal doors
- Modern flat matt panel doors painted in a classic soft grey are smart and stylish
- Walls painted in Dulux Heritage Ash White
- Wardrobes to all master bedrooms ensure everything has its place.



## Electrical

- High speed fibre broadband and landline access
- Sky satellite and Freeview digital terrestrial
- LED downlighters to bathrooms
- LED under wall unit lighting to kitchens
- Pendant fittings to living areas and bedrooms
- Shaver sockets to bathrooms and en suites.



## Heating

- Gas fired combination boiler with radiators upstairs and underfloor heating downstairs
- Bespoke timber fireplace surround in some homes\*
- Heatmiser Neostat and Neohub smart thermostats.

## Security

- SimpliSafe intruder alarm to all homes
- Mains operated smoke detectors.

## Outdoor Space

- All private gardens are beautifully turfed with shrub borders and sandstone paving slabs for pathways and patio areas.

\*Please ask for details on your chosen property