


Wain
HOMES



A place that lets you be you.
That says everything about you.
That feels good, feels right.
Where life can be beautifully imperfect.
And you love every moment of it.

YOUR KIND OF *perfect*

CARDING PLACE DEVELOPMENT PLAN



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CARDING PLACE SPECIFICATION

HATHERLEIGH | HAVERSHAM | NEWTON | OXFORD | SHAKESPEARE
WINCHESTER | WORDSWORTH

KITCHENS

- Luxury Fitted Kitchens from our Standard Range with Soft Close Mechanisms in a Choice of Finishes**
- Laminated Worktops to Kitchen and Utility with Matching Upstands in a Choice of Finishes**
- 1 1/2 Bowl Inset Stainless Steel Sink & Tap to the Kitchen
- Single Bowl Stainless Steel Sink & Standard Tap to the Utility (where applicable)
- Stainless Steel AEG Double Oven, AEG 5 Ring Gas Hob with Glass Splashback and Extractor Hood
- Integrated Zanussi Fridge Freezer
- Chrome Sockets and Switches to Kitchen and Adjoining Open Plan Areas
- Chrome Downlights to Kitchen Area (not to Adjoining Open Plan Areas)

BATHROOMS

- Roca Debba Sanitaryware in White with Full Pedestals and Back To Wall WCs with Soft Close Seats
- Methven Insignia Brassware
- Methven Kiri Cool to Touch Thermostatic Shower with Satinjet Handset
- Bathrooms and En-Suites to be Half Tiled with a Choice of Porcelanosa Wall Tiles
- Shower Enclosures to be Fully Tiled with a Choice of Porcelanosa Wall Tiles
- Roca Seville Bath
- Chrome Heated Towel Rail to Bathroom and En-Suites
- Chrome Downlights to all Bathrooms and En-Suites

BEDROOMS

- Television Aerial Point to Master Bedroom
- Telephone Point to Master Bedroom
- Cat 5 Data Point to Master Bedroom+
- USB Sockets to All Bedrooms

HEATING SYSTEM

- Gas Central Heating with High Efficiency Boiler and Panel Radiators
- Honeywell T6 Smart Thermostat (Oxford, Shakespeare, Winchester, Wordsworth) or Honeywell T3 Thermostat (Hatherleigh, Havershamb, Newton)

OTHER INTERNAL FEATURES

- All Ceilings to be Skim Finished and Painted White
- All Walls to be Skim Finished and Painted Soft Cream
- All Woodwork to be Finished in White Gloss
- Staircase, including Newel Posts and Spindles to be Finished in White Gloss
- All Handrails and Newel Caps to be Finished in Oak
- Vertical 5 Panel Internal Doors to be Finished in White Gloss with Chrome Effect Door Furniture
- Ultrafast Hard Wired Fibre Broadband* ♦
- White Sockets and Switches Throughout (excluding Kitchen & Adjoining Open Plan Areas)
- Cat 5 Data Point to Lounge+
- Television Aerial Point to Lounge
- Telephone Point to Lounge
- USB Sockets to Lounge, Kitchen and Study (where applicable)
- Hard Wired Smoke Detectors with Battery Backup
- Risco Smart Wireless Alarm System^

EXTERNAL FEATURES

- White PVCu Windows and Rear/Side/French Doors
- White PVCu Fascias and Soffits
- Black Rainwater Goods
- Pebble Composite Front Door
- External Lights to Front and Rear
- 32 AMP / 7.3kW Car Charging Point
- Power and Lighting to all Garages
- White Garage Doors where applicable
- Gardens Landscaped to Front
- Gardens to Rear Rotavated
- External Tap to Rear
- 1.8m Close Boarded Divisional Fencing to Rear Garden ▲

WARRANTIES

- 10 Year NHBC Buildmark Warranty
- 2 Year Wain Homes Warranty

** Upgraded Kitchen Choices available *Ultrafast Fibre is the latest in broadband technology that sees your broadband speeds faster than ever before – the next generation of internet, as fibre optic technology evolves, you'll already have everything you need in your property to get the benefits. ♦ Please note these services may not be fully active at completion stage until the relevant works have been completed by the service provider. The buyer is responsible for ordering their own phoneline and Internet connection. + allowing your smart TV or Console direct connectivity to Ultrafast Broadband. ^Smart features subject to subscription. ▲ Unless stipulated otherwise on the working drawings.

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CARDING PLACE SPECIFICATION

ATHERTON | BAIRD | BRANCASTER | BRUNSWICK | DALTON | JENNER | NELSON
TREVITHICK | WREN

KITCHENS

- Luxury Fitted Kitchens from our Standard Range with Soft Close Mechanisms in a Choice of Finishes**
- Laminated Worktops to Kitchen and Utility with Matching Upstands in a Choice of Finishes**
- 1 1/2 Bowl Inset Stainless Steel Sink & Tap to the Kitchen
- Stainless Steel Zanussi Single Oven, Zanussi 4 Ring Gas Hob with Glass Splashback and Extractor Hood
- Integrated Zanussi Fridge Freezer (4 bedroom homes only)
- Chrome Sockets and Switches to Kitchen and Adjoining Open Plan Areas

BATHROOMS

- Roca Debba Sanitaryware in White with Full Pedestals and Back To Wall WCs with Soft Close Seats
- Methven Insignia Brassware
- Methven Kiri Cool to Touch Thermostatic Shower with Satinjet Handset
- Bathrooms and En-Suites to be Half Tiled with a Choice of Porcelanosa Wall Tiles
- Shower Enclosures to be Fully Tiled with a Choice of Porcelanosa Wall Tiles
- Roca Seville Bath
- Shower and Screen to be Fitted over the Bath with Additional Tiling
- Chrome Heated Towel Rail to Bathroom and En-Suites
- Downlights to all Bathrooms and En-Suites

BEDROOMS

- Television Aerial Point to Master Bedroom
- Telephone Point to Master Bedroom
- Cat 5 Data Point to Master Bedroom+
- USB Sockets to All Bedrooms

HEATING SYSTEM

- Gas Central Heating with High Efficiency Boiler and Panel Radiators
- Honeywell T3 Thermostat

OTHER INTERNAL FEATURES

- All Ceilings to be Skim Finished and Painted White
- All Walls to be Skim Finished and Painted Soft Cream
- All Woodwork to be Finished in White Gloss
- Staircase, including Newel Posts and Spindles to be Finished in White Gloss
- All Handrails and Newel Caps to be Finished in Oak
- Vertical 5 Panel Internal Doors to be Finished in White Gloss with Chrome Effect Door Furniture
- Ultrafast Hard Wired Fibre Broadband* ♦
- White Sockets and Switches Throughout (excluding Kitchen & Adjoining Open Plan Areas)
- Cat 5 Data Point to Lounge+
- Television Aerial Point to Lounge
- Telephone Point to Lounge
- USB Sockets to Lounge and Kitchen
- Hard Wired Smoke Detectors with Battery Backup

EXTERNAL FEATURES

- White PVCu Windows and Rear/Side/French Doors
- White PVCu Fascias and Soffits
- Black Rainwater Goods
- Pebble Composite Front Door
- External Lights to Front and Rear
- 32 AMP / 7.3kW Car Charging Point
- Power and Lighting to all Garages
- White Garage Doors where applicable
- Gardens Landscaped to Front
- Gardens to Rear Rotavated
- External Tap to Rear
- 1.8m Close Boarded Divisional Fencing to Rear Garden ▲

WARRANTIES

- 10 Year NHBC Buildmark Warranty
- 2 Year Wain Homes Warranty

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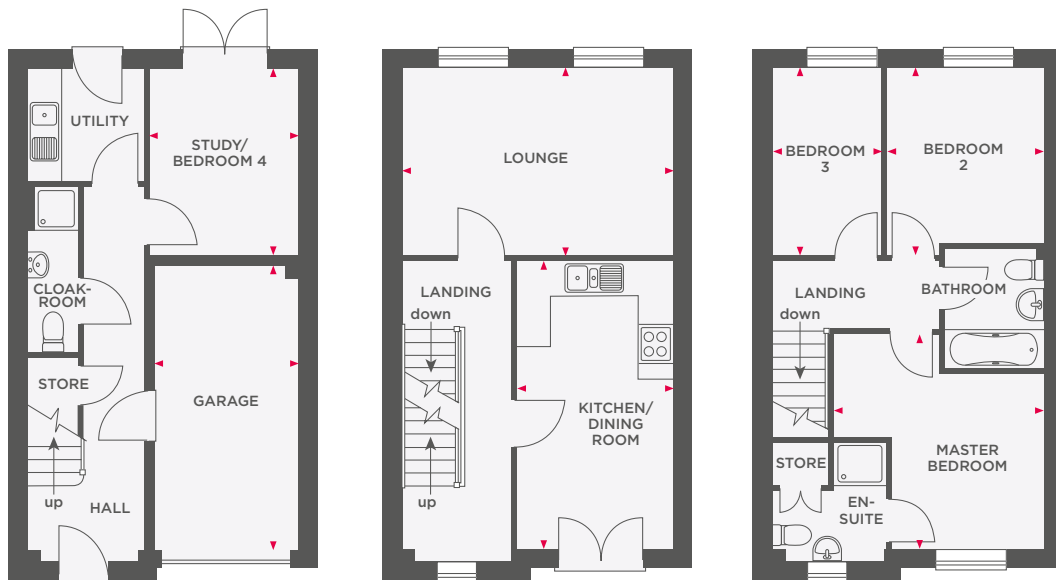
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THE ATHERTON

4 BEDROOM HOME WITH INTEGRAL GARAGE



Study/Bedroom 4	2609 x 3286	8'7" x 10'9"
Garage	2552 x 5013 (max)	8'3" x 16'5" (max)

Lounge	4736 x 3308	15'6" x 10'10"
Kitchen/Dining Room	2719 x 5048 (max)	8'11" x 16'7" (max)

Master Bedroom	3616 x 3776 (max)	11'10" x 12'5" (max)
Bedroom 2	2738 x 3082 (max)	9'0" x 10'1" (max)
Bedroom 3	1905 x 3308	6'3" x 10'10"



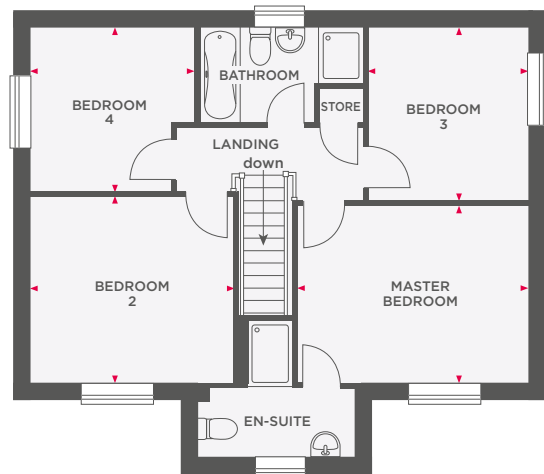
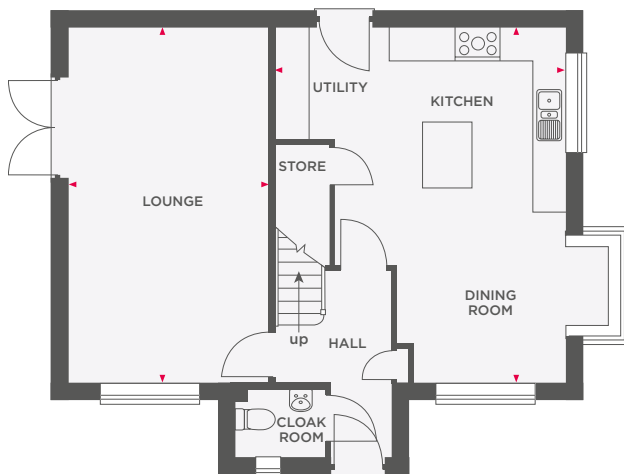
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THE HATHERLEIGH

4 BEDROOM DETACHED HOME WITH GARAGE



Lounge	3605 x 6423	11'9" x 21'0"
Kitchen/Dining Room/ Utility	5256 x 6423	17'2" x 21'0"

Master Bedroom	4183 x 3204	13'8" x 10'6"
Bedroom 2	3663 x 3377	12'0" x 11'0"
Bedroom 3	2898 x 3127	9'6" x 10'3"
Bedroom 4	2958 x 2955	9'8" x 9'8"



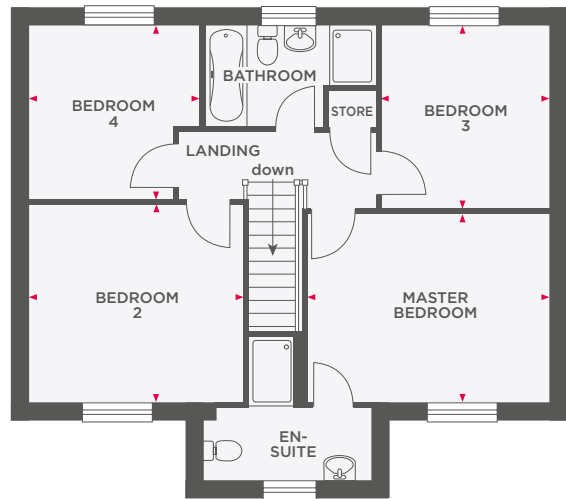
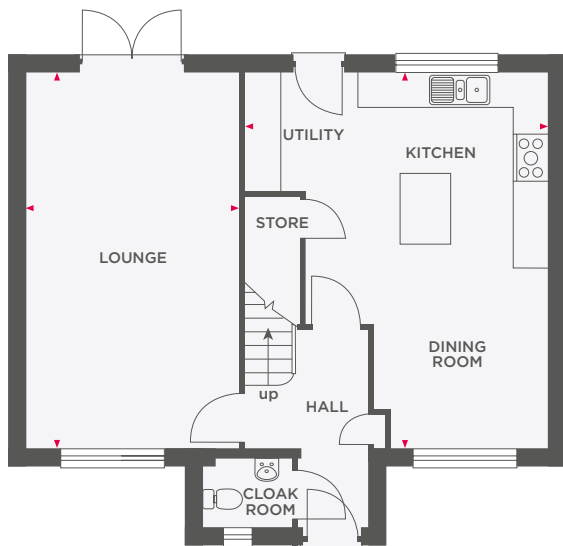
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THE HAVERSHAM

4 BEDROOM DETACHED HOME WITH GARAGE



Lounge	3605 x 6423	11'9" x 21'0"
Kitchen/Utility/ Dining Room	5256 x 6423	17'2" x 21'0"

Master Bedroom	4183 x 3204	13'8" x 10'6"
Bedroom 2	3663 x 3377	12'0" x 11'0"
Bedroom 3	2898 x 3127	9'6" x 10'3"
Bedroom 4	2958 x 2955	9'8" x 9'8"



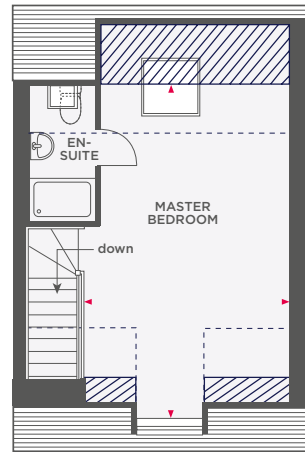
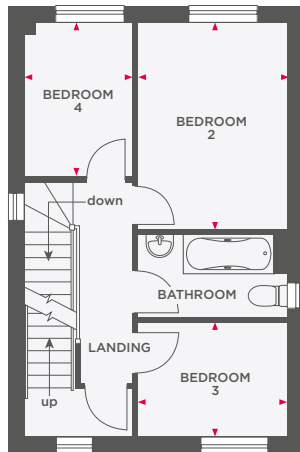
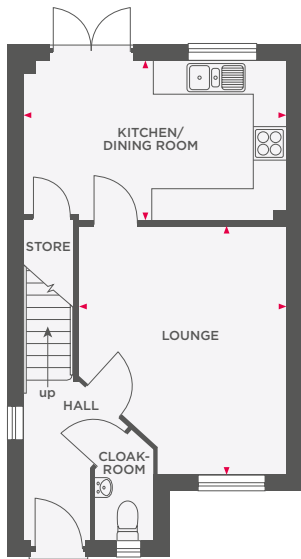
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THE JENNER

4 BEDROOM HOME WITH PARKING



Limited Use Area



Reduced head height below 1.5m

Lounge	3875 x 4600 (max)	12'8" x 15'1" (max)
Kitchen/Dining Room	4845 x 2965 (max)	15'10" x 9'8" (max)

Bedroom 2	2755 x 3840	9'0" x 12'7"
Bedroom 3	2755 x 2100	9'0" x 6'10"
Bedroom 4	1995 x 2840	6'6" x 9'3"

Master Bedroom	3830 x 6350 (max)	12'6" x 20'10" (max)
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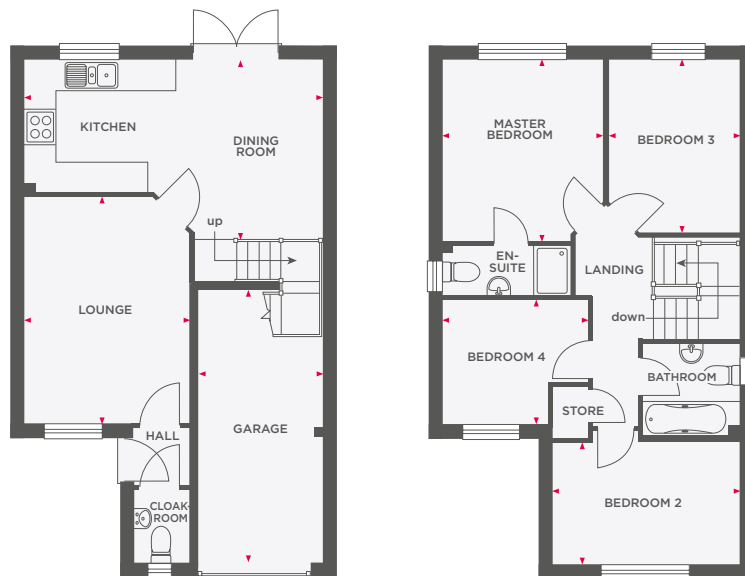
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THE NELSON

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



Lounge	3320 x 4490 (max)	10'10" x 14'8" (max)
Kitchen/Dining Room	5970 x 3700 (max)	19'7" x 12'1" (max)
Garage	2475 x 5660 (max)	8'1" x 18'6" (max)

Master Bedroom	3220 x 3600 (max)	10'6" x 11'9" (max)
Bedroom 2	3830 x 2550 (max)	12'6" x 8'4" (max)
Bedroom 3	2660 x 3420 (max)	8'8" x 11'2" (max)
Bedroom 4	2880 x 2420 (max)	9'5" x 7'11" (max)



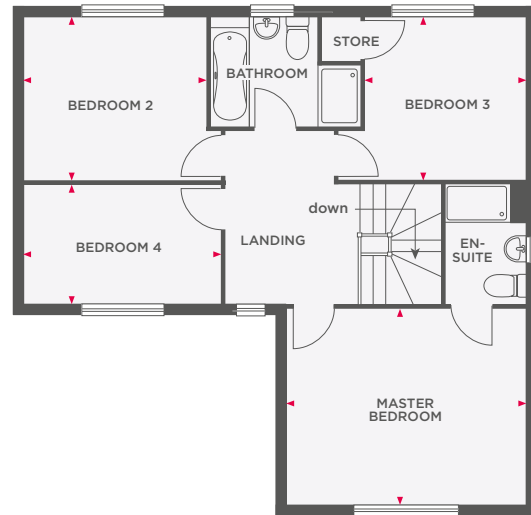
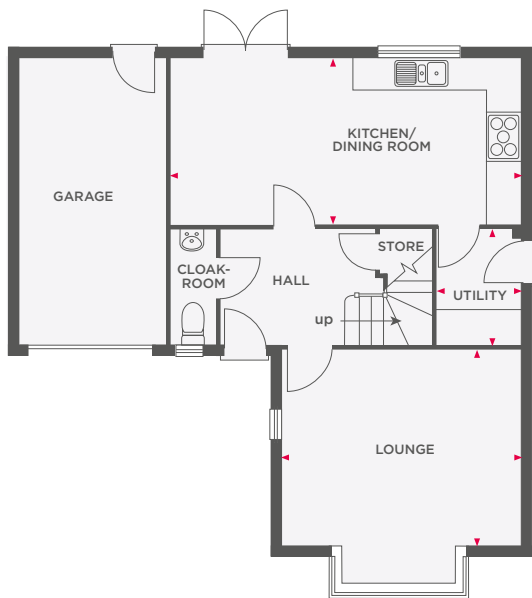
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THE NEWTON

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



Lounge	4285 x 3562 (max)	14'0" x 11'8" (max)
Kitchen/Dining Room	6604 x 2947	21'8" x 9'8"
Utility	1585 x 2088	5'2" x 6'10"

Master Bedroom	4285 x 3619	14'0" x 11'10"
Bedroom 2	3201 x 2955	10'6" x 9'8"
Bedroom 3	3005 x 2982	9'10" x 9'9"
Bedroom 4	3710 x 2138	12'2" x 7'0"



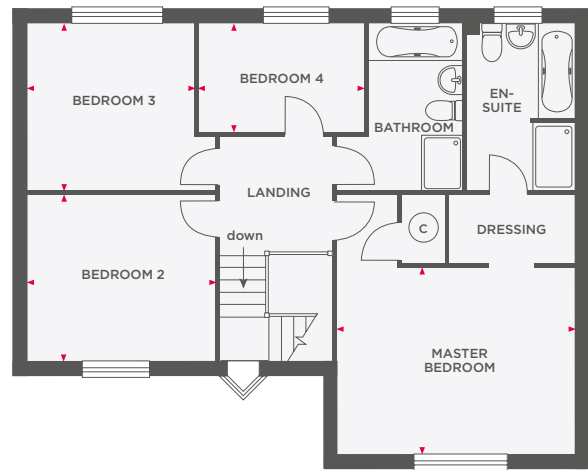
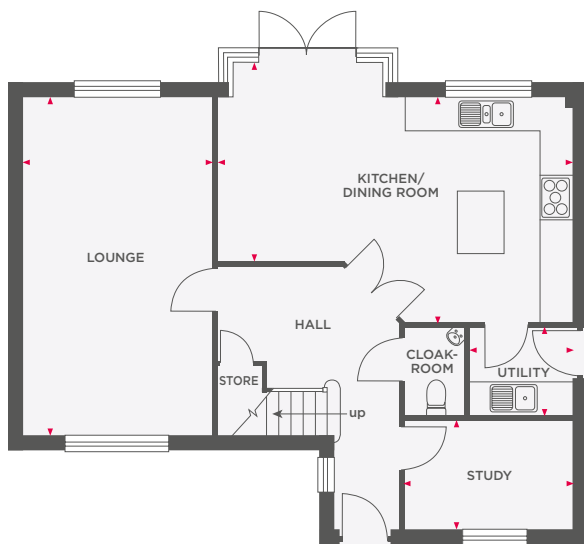
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THE OXFORD

4 BEDROOM DETACHED HOME WITH DETACHED DOUBLE GARAGE



Lounge	3400 x 6085	11'1" x 19'11"
Kitchen/Dining Room	6359 x 4088 (max)	20'10" x 13'4" (max)
Utility	1818 x 1633	5'11" x 5'4"
Study	2982 x 1986	9'9" x 6'6"

Master Bedroom	4219 x 3433	13'10" x 11'3"
Bedroom 2	3458 x 2957	11'4" x 9'8"
Bedroom 3	3038 x 3036	9'11" x 9'11"
Bedroom 4	2964 x 1957	9'8" x 6'5"



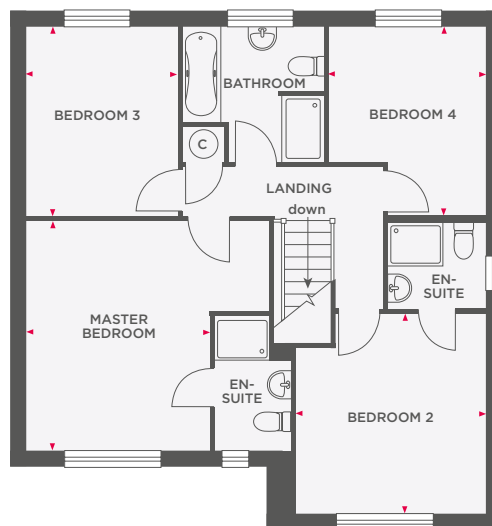
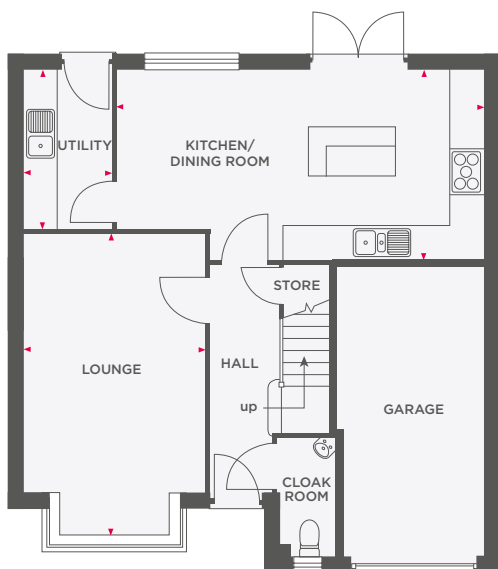
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THE SHAKESPEARE

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



Lounge	3321 x 5459 (max)	10'10" x 17'10" (max)
Kitchen/Dining Room	6745 x 3507 (max)	22'1" x 11'6" (max)
Utility	1724 x 2950	5'7" x 9'8"

Master Bedroom	3376 x 4136	11'0" x 13'6"
Bedroom 2	3387 x 3573	11'1" x 11'8"
Bedroom 3	2821 x 3544	9'3" x 11'7"
Bedroom 4	3001 x 3557	9'10" x 11'8"



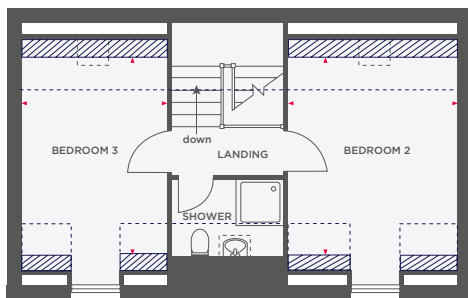
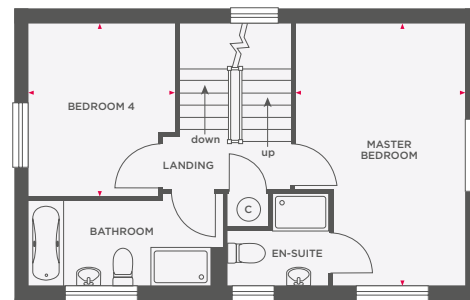
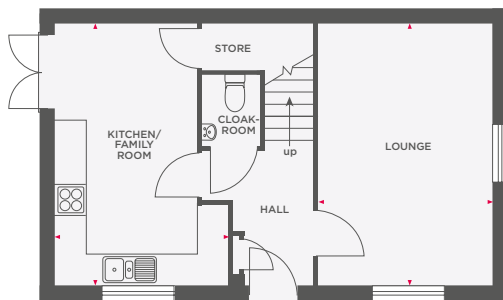
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THE WINCHESTER

4 BEDROOM DETACHED HOME WITH PARKING



 Limited Use Area  Reduced head height below 1.5m

Lounge	3390 x 5070	11'1" x 16'7"
Kitchen/Family Room	2800 x 5070	9'2" x 16'7"
Master Bedroom	3450 x 5070	11'3" x 16'7"
Bedroom 4	2800 x 3285	9'2" x 10'9"
Bedroom 2	3450 x 3971	11'3" x 13'0"
Bedroom 3	2800 x 3971	9'2" x 13'0"



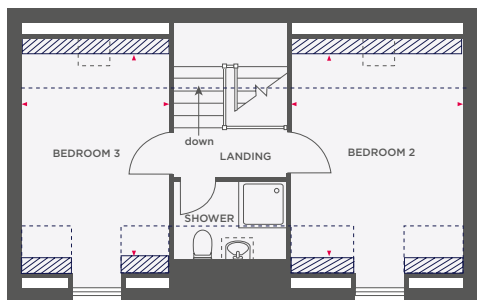
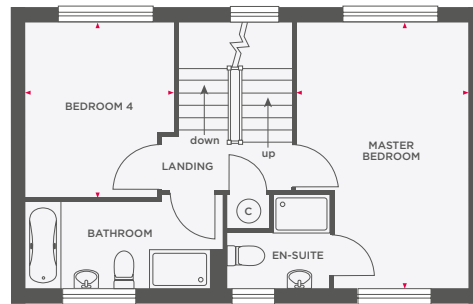
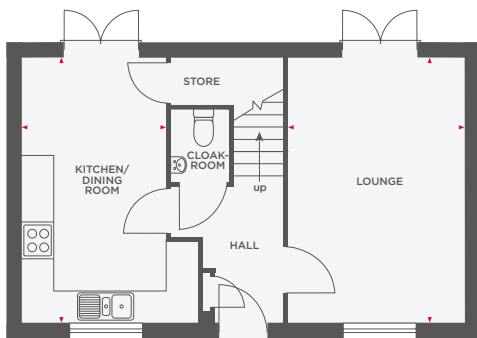
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THE WORDSWORTH

4 BEDROOM DETACHED HOME WITH DETACHED GARAGE



 Limited Use Area  Reduced head height below 1.5m

Lounge	3390 x 5070	11'1" x 16'7"
Kitchen/Dining Room	2800 x 5070	9'2" x 16'7"
Master Bedroom	3450 x 5070	11'3" x 16'7"
Bedroom 4	2800 x 3285	9'2" x 10'9"
Bedroom 2	3450 x 3971	11'3" x 13'0"
Bedroom 3	2800 x 3971	9'2" x 13'0"



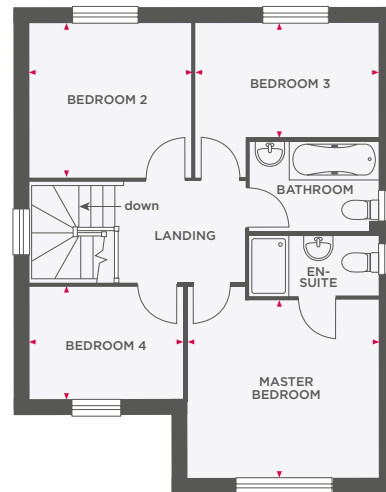
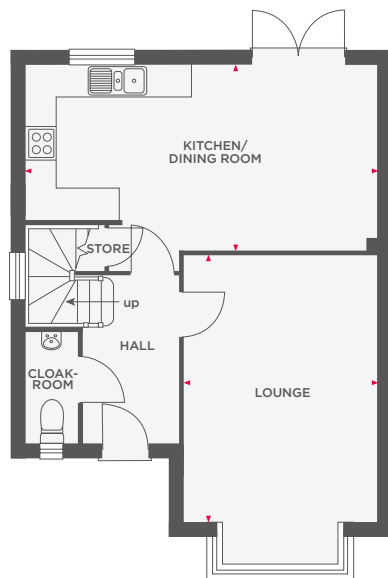
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Wain
HOMES



THE WREN

4 BEDROOM DETACHED HOME WITH DETACHED GARAGE



Lounge	3610 x 4844	11'10" x 15'10"
Kitchen/Dining Room	6535 x 3450 (max)	21'5" x 11'3" (max)

Master Bedroom	3602 x 3364	11'9" x 11'0"
Bedroom 2	2953 x 2836	9'8" x 9'3"
Bedroom 3	3491 x 2091	11'5" x 6'10"
Bedroom 4	2841 x 2094	9'3" x 6'10"



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THE BAIRD

3 BEDROOM HOME WITH PARKING



Lounge	3582 x 4648 (max)	11'9" x 15'3" (max)
Kitchen/Dining Room	2695 x 4554	8'10" x 14'11"

Master Bedroom	2444 x 4554 (max)	8'0" x 14'11" (max)
Bedroom 2	2596 x 3009	8'6" x 9'10"
Bedroom 3	1866 x 2695	6'1" x 8'10"



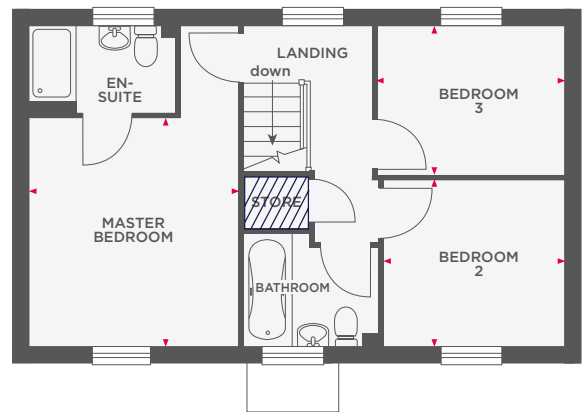
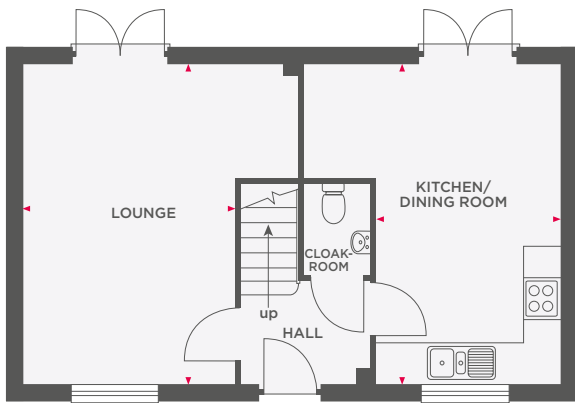
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THE BRANCASTER

3 BEDROOM HOME WITH PARKING



 Limited Use Area

 Reduced head height below 1.5m

Lounge	3315 x 4960	10'10" x 16'3"
Kitchen/Dining Room	2835 x 4960 (max)	9'3" x 16'3" (max)

Master Bedroom	3315 x 3485	10'10" x 11'5"
Bedroom 2	2875 x 2586	9'5" x 8'5"
Bedroom 3	3030 x 2285	9'11" x 7'5"



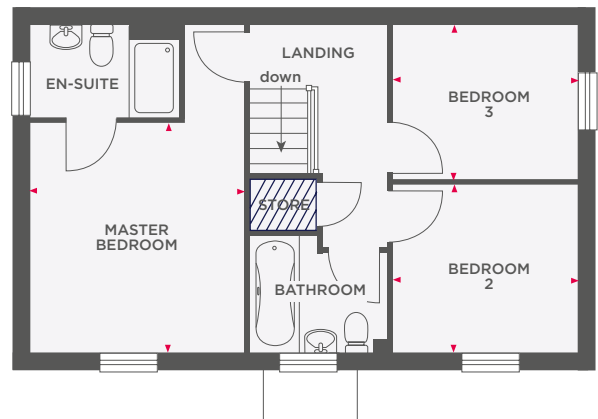
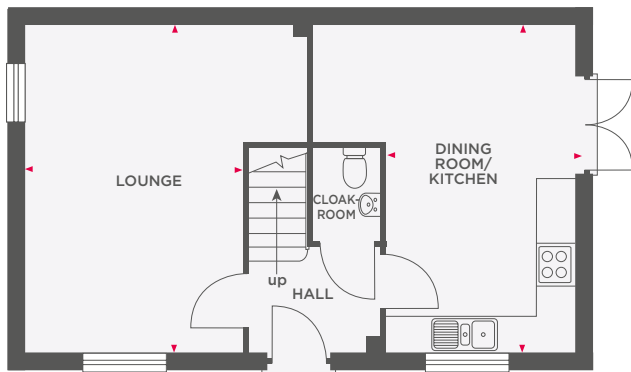
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THE BRUNSWICK

3 BEDROOM HOME WITH PARKING



Limited Use Area

Reduced head height below 1.5m

Lounge	3315 x 4960 (max)	10'10" x 16'3" (max)
Kitchen/Dining Room	2835 x 4960 (max)	9'3" x 16'3" (max)

Master Bedroom	3315 x 3420	10'10" x 11'2"
Bedroom 2	2875 x 2586	9'5" x 8'5"
Bedroom 3	3030 x 2285	9'11" x 7'5"



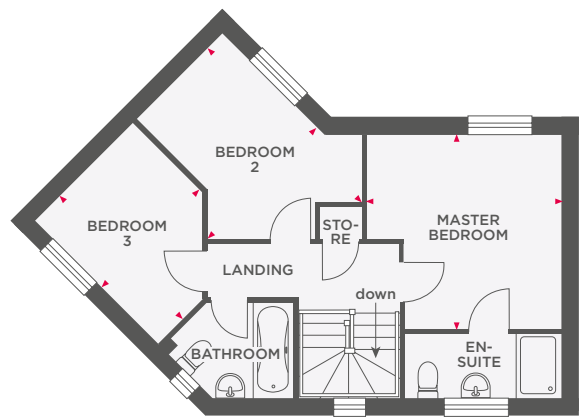
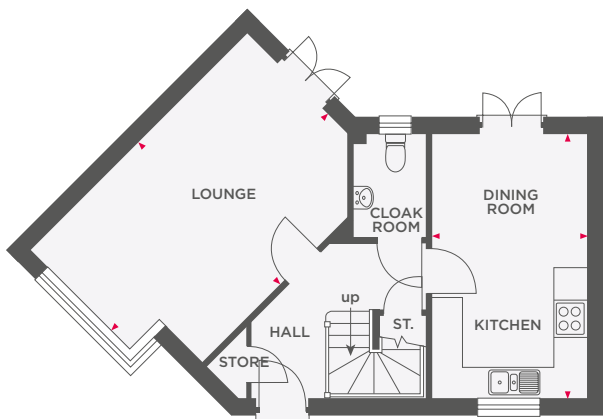
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THE DALTON

3 BEDROOM HOME WITH PARKING



Lounge	5738 x 3500	18'9" x 11'5"
Kitchen/Dining Room	4960 x 2850	16'3" x 9'4"

Master Bedroom	3672 x 3612	12'0" x 11'10"
Bedroom 2	4095 x 2931	13'5" x 9'7"
Bedroom 3	3259 x 2595	10'8" x 8'6"



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THE TREVITHICK

3 BEDROOM HOME WITH PARKING



Lounge	3800 x 4605 (max)	12'5" x 15'1" (max)
Kitchen/Dining Room	4845 x 2965	15'10" x 9'8"

Master Bedroom	3910 x 3100 (max)	12'10" x 10'2" (max)
Bedroom 2	2795 x 2430	9'2" x 7'10"
Bedroom 3	1951 x 2820	6'4" x 9'3"



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