


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*

OAKDENE DEVELOPMENT PLAN



2 Bedroom Bungalows

- Lydford (LY)
- Tinhay (TN)

2 Bedroom Home

- Coryton (CR)

3 Bedroom Homes

- Chillaton (CH)
- Maryastow (MA)
- Roadford (RD)

4 Bedroom Homes

- Bradstone (BR)
- Bradstone SA (BRsa)
- Meadwell (MD)
- Stowford (ST)

- Affordable Homes for Rent
- Shared Ownership Homes

BCP Bin Collection Point

OAKDENE SPECIFICATION

KITCHENS

- Glass Splashback
- Stainless Steel Electric Oven and Ceramic Hob, Extractor over (as per plot specific working drawing)
- Worktop and Upstand
- Soft Close Drawers and Hinges
- Downlighters
- Under Unit Lighting
- All Appliances as per Kitchen Layout
- USB Charger Socket
- Brushed Chrome Switches/Sockets
- Stainless Steel Sink with Chrome Mixer Tap

BATHROOMS

- Contemporary White Sanitary Ware
- Chrome Bath Pillar Tap
- Shaver Socket to Bathroom and En-suite
- Chrome Heated Towel Rails to Bathroom and En-suite
- Downlight to En-suite

WALL TILING

Cloaks

- Wall Tiling to splashback only in Cloaks

Bathroom

- Half Height Tiling throughout
- Full Height to Shower Cubicle
- Full Height Tiling around Bath if Shower over
- Tiled Window Cills where applicable

En-Suites

- Full Height Tiling to Shower Cubicle and Half Height to all Other Walls
- Tiled Window Cills where applicable

HEATING SYSTEM

- Energy efficient air source heating system servicing radiators.

INTERNAL FEATURES

- Staircase White, Oak Handrail
- Switches and Sockets White to all Rooms except Kitchen
- Wain Home Cream Painted Walls
- BT & TV points Lounge and Bedroom 1
- Data Point Bed 1
- Vertical Grooved Oak Internal Doors
- Smoke Detectors
- Pencil Round Skirting Boards and Architraves
- Flat Finish Ceilings to all Rooms in White Matt

EXTERNAL FEATURES

- UPVC Fascia and Soffit Boards
- PVCu Double Glazed to all Windows (except Garage) to suit external elevations
- French Doors and Paved Patio where applicable
- GRP Front/Rear Doors
- Electric Front Door Bell
- 1.8m Palisade Fencing
- Division Fencing 1.8m Timber Palisade
- External Lights to be fitted Front and Rear Elevations, Energy Efficient Fittings (as per plot specific working drawing)
- Paving Slab Paths to serve Front and Side Entrances as per the External Working Drawings
- UPVC Rainwater Goods
- Outside Tap
- Power and Light to Garage (on selected plots only)
- Solar panels (on selected plots only)
- All plots wired ready to receive EV charger (Includes internal wiring only)

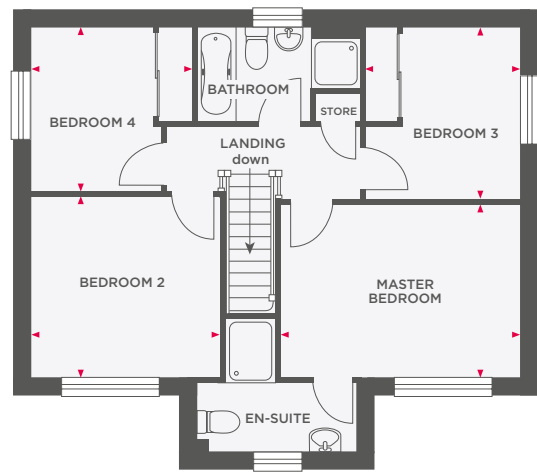
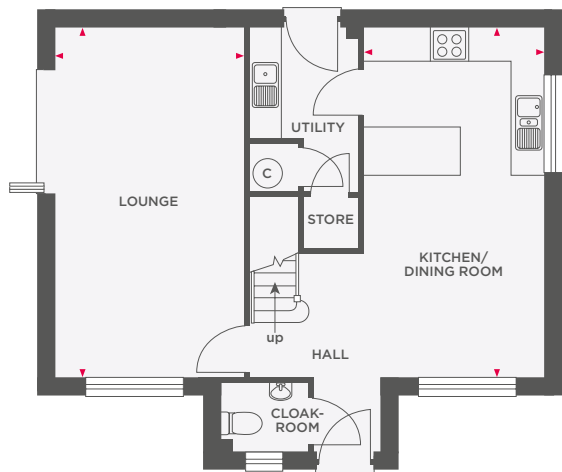
WARRANTIES

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



THE BRADSTONE

4 BEDROOM HOME



Lounge	6423 x 3433	21'1" x 11'3"
Kitchen/Dining Room	6423 x 3363	21'1" x 11'0"

Master Bedroom	4446 x 3200	14'7" x 10'6"
Bedroom 2	3468 x 3325	11'5" x 10'11"
Bedroom 3	3130 x 2204	10'3" x 7'3"
Bedroom 4	3005 x 2234	9'10" x 7'4"



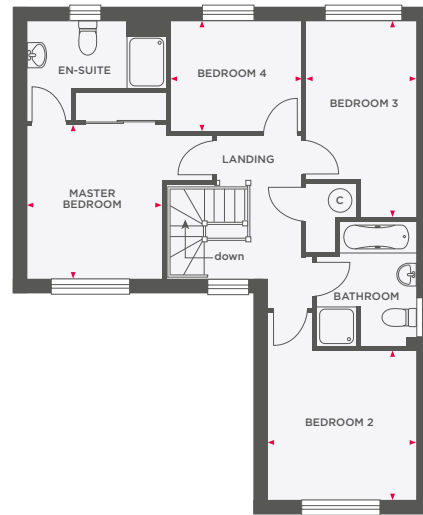
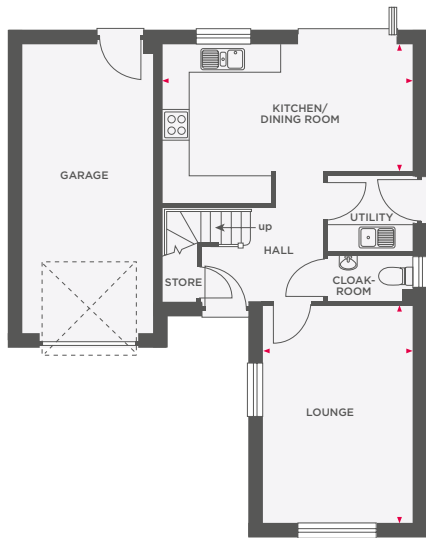
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THE MEADWELL

4 BEDROOM HOME



Lounge	3385 x 4935	11'1" x 16'2"
Kitchen/Dining Room	5703 x 3590	18'9" x 11'9"

Master Bedroom	3101 x 3514	10'2" x 11'6"
Bedroom 2	3385 x 3402	11'1" x 11'2"
Bedroom 3	2500 x 4475	8'2" x 14'8"
Bedroom 4	3018 x 2486	9'11" x 8'2"



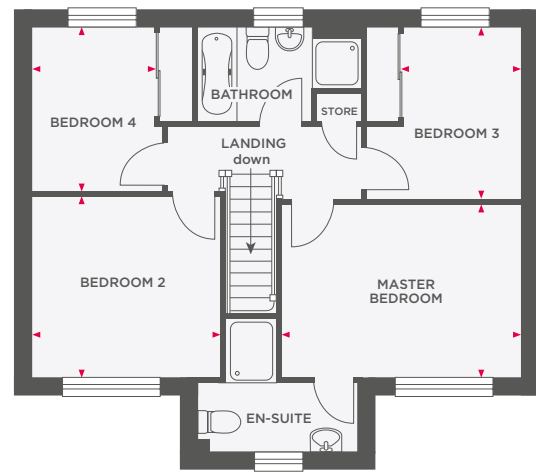
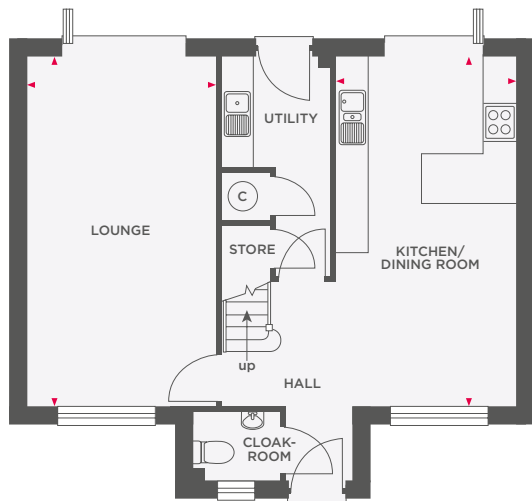
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THE STOWFORD

4 BEDROOM HOME



Lounge	6423 x 3433	21'1" x 11'3"
Kitchen/Dining Room	6423 x 3363	21'1" x 11'0"

Master Bedroom	4446 x 3200	14'7" x 10'6"
Bedroom 2	3468 x 3325	11'5" x 10'11"
Bedroom 3	3130 x 2204	10'3" x 7'3"
Bedroom 4	3005 x 2234	9'10" x 7'4"



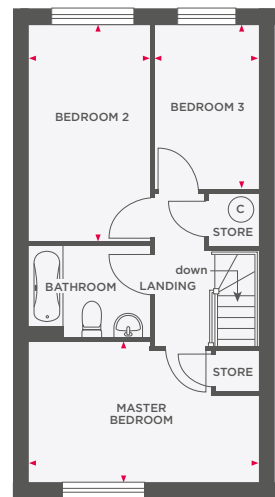
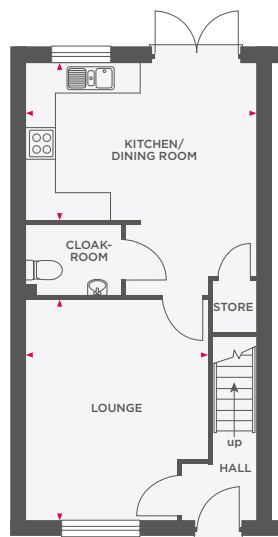
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THE CHILLATON

3 BEDROOM HOME



Lounge	3850 x 4714	12'8" x 15'6"
Kitchen/Dining Room	4843 x 3322	15'11" x 10'11"

Master Bedroom	4843 x 3000	15'11" x 9'10"
Bedroom 2	2550 x 4571	8'4" x 15'0"
Bedroom 3	2200 x 3451	7'3" x 11'4"



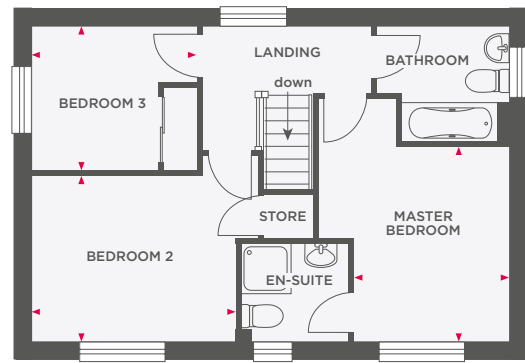
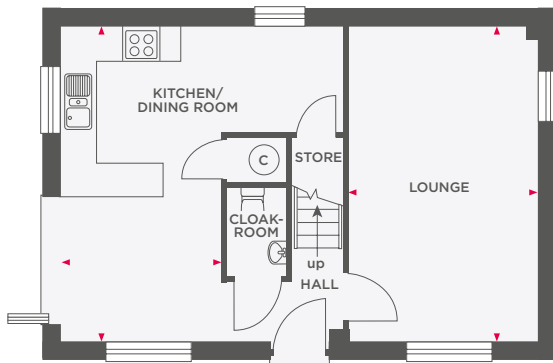
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THE MARYSTOW

3 BEDROOM HOME



Lounge	3363 x 5635	11'0" x 18'6"
Kitchen/Dining Room	2908 x 5635	9'6" x 18'6"

Master Bedroom	2770 x 3501	9'1" x 11'6"
Bedroom 2	3654 x 2950	12'0" x 9'8"
Bedroom 3	2958 x 2592	9'8" x 8'6"



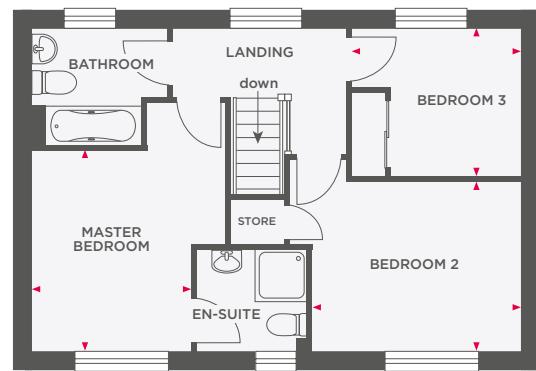
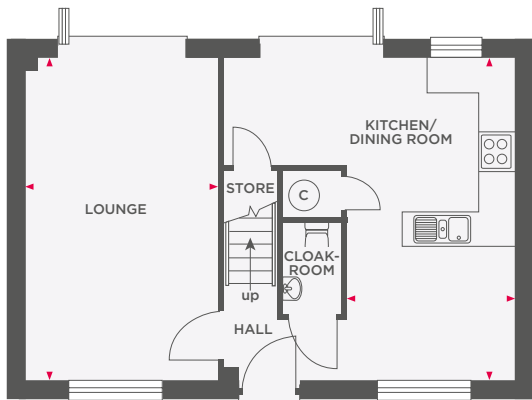
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THE ROADFORD

3 BEDROOM HOME



Lounge	3363 x 5635	11'0" x 18'6"
Kitchen/Dining Room	2908 x 5635	9'6" x 18'6"

Master Bedroom	2770 x 3501	9'1" x 11'6"
Bedroom 2	3654 x 2950	12'0" x 9'8"
Bedroom 3	2958 x 2592	9'8" x 8'6"



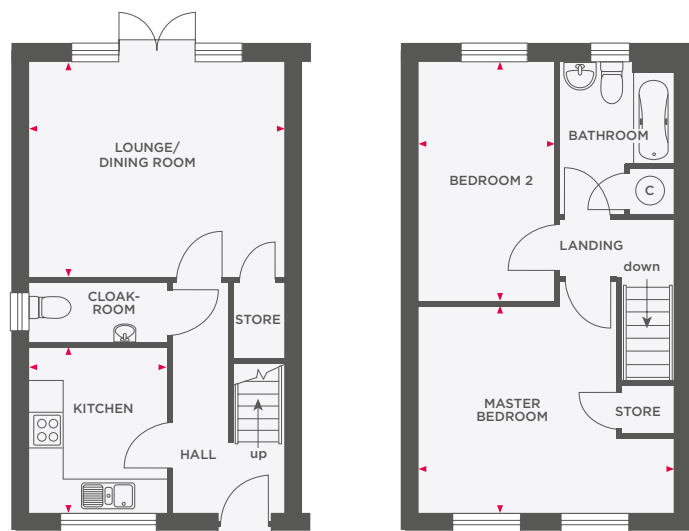
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THE CORYTON

2 BEDROOM HOME



Lounge/Dining Room	4724 x 4076	15'6" x 13'4"
Kitchen	2563 x 3110	8'5" x 10'2"

Master Bedroom	4724 x 3844	15'6" x 12'7"
Bedroom 2	2550 x 4510	8'4" x 14'9"



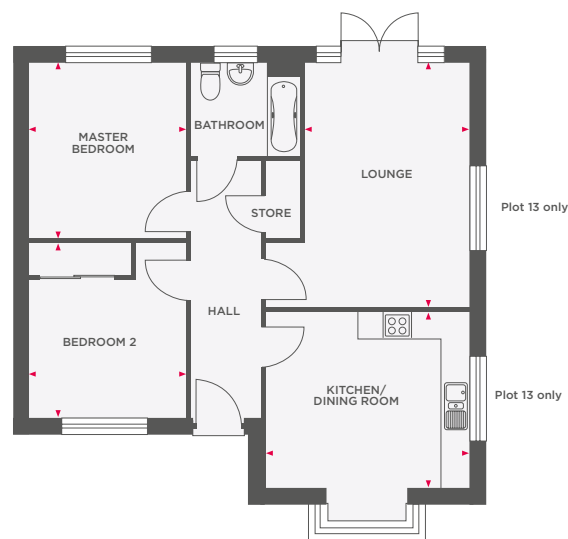
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THE LYDFORD

2 BEDROOM HOME



Lounge	3494 x 5200	11'6" x 17'1"
Kitchen/Dining Room	4344 x 3751	14'3" x 12'4"
Master Bedroom	3314 x 3743	10'1" x 12'3"
Bedroom 2	3314 x 3708	10'1" x 12'2"



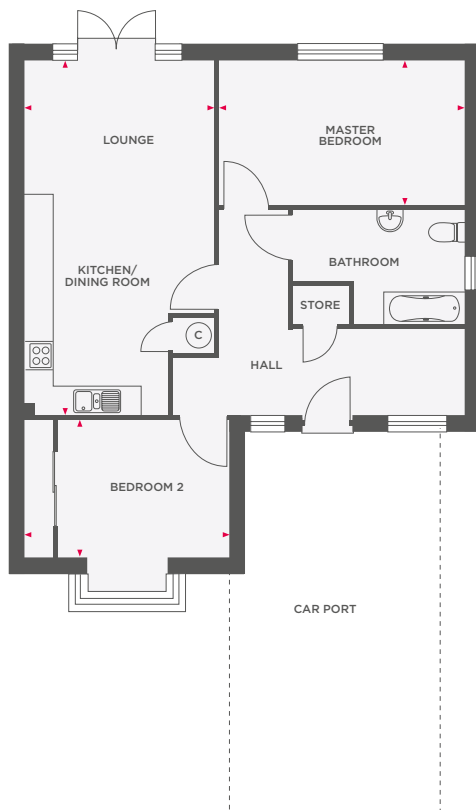
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THE TINHAY

2 BEDROOM HOME



Lounge/Kitchen/ Dining Room	4022 x 7544	13'2" x 24'9"
Master Bedroom	5229 x 3082	17'2" x 10'1"
Bedroom 2	4344 x 2967	14'3" x 9'9"



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