


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*

PINFOLD MANOR DEVELOPMENT PLAN



- | | |
|------------------------|-------------------------|
| 4 Bedroom Homes | 5 Bedroom Homes |
| Eton (E) | Beaufort (B) |
| Egerton (EG) | Cavendish (C) |
| Haversham (H) | Gainsborough (G) |
| Nelson (NL) | Richmond (R) |
| Newton (NT) | |
| Oxford (OX) | Affordable Homes |
| Priestley (P) | Bell (BL) |
| Shakespeare (SH) | Baird (BA) |
| Wordsworth (W) | Claydon (CL) |
| Wren (WR) | |

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PINFOLD MANOR SPECIFICATION

BEAUFORT | CAVENDISH | GAINSBOROUGH | RICHMOND

KITCHENS

- Luxury Fitted Kitchen from our Standard Range with Soft Close Mechanisms in a Choice of Finishes**
- Quartz Worktops to Kitchen and Utility with Matching Upstands and Splashback In a Choice of Finishes
- Undermount Stainless Steel Sink & Upgraded Tap to the Kitchen
- Single Bowl Inset Stainless Steel Sink & standard Tap to the Utility
- Stainless Steel AEG Electric Double Oven, AEG Maxisense 5 Cooking Section Induction Hob and Stainless Steel Extractor Hood
- Integrated Zanussi Fridge Freezer
- Integrated Zanussi Dishwasher
- AEG fully Integrated Microwave
- AEG Integrated Wine Fridge
- Chrome Sockets and Switches to Kitchen and Adjoining Open Plan Areas
- Chrome Downlights to Kitchen Area (not to Adjoining Open Plan Areas)
- Under Unit Pelmet Lighting

BATHROOMS

- Roca Gap Sanitaryware in White with White Gloss Vanity Units to Bathrooms and En-suites
- Methven Tasman Brassware
- Methven Aio Cool to Touch Thermostatic Shower with Rain Shower Head and Handset
- Bathroom and En-suites to be Fully Tiled with a Choice of Porcelanosa Wall Tiles
- Heated Towel Rail to Bathroom and En-suites in Grey Sparkle Painted Finish
- Downlights to be Installed to Wet Rooms

BEDROOMS

- Fitted Wardrobes to Master Bedroom-
- Television Aerial Point to Master Bedroom
- Telephone Point to Master Bedroom
- Cat 5 Data Point to Master Bedroom+
- USB Socket to All Bedrooms

HEATING SYSTEM

- Gas Central Heating with High Efficiency Boiler and Panel Radiators
- Honeywell Smart 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 Oak Veneer Internal Doors with Chrome Effect Door Furniture
- Ultrafast Hard Wired Fibre Broadband*
- Media Plate with Television Aerial Point and CAT 5 Data Point to Lounge+
- Chrome Media Plate to Family Rooms (where applicable)
- White Sockets and Switches Throughout (excluding Kitchen & Adjoining Open Plan Areas)
- Telephone Point to Lounge and Study
- USB Socket to Lounge, Kitchen and Study
- Hard Wired Smoke Detectors with Battery Backup
- Risco Smart Wireless Alarm System^

EXTERNAL FEATURES

- Black PVCu Windows, Rear/Side/French Doors (white Internally)
- Black PVCu Fascias and Soffits
- Black Rainwater Goods
- Black Composite Front Door
- Black Glazed Garage Doors to all Integral and Detached Garages
- Roof Integrated Solar Photovoltaic Panels
- External Lights to Front and Rear
- Power and Lighting to all Garages
- 32 AMP / 7.3kW Car Charging Point
- External Tap to Rear
- Gardens Landscaped to Front
- Gardens to Rear Rotavated
- 1.8m Close Boarded Divisional Fencing to Rear Garden

WARRANTIES

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

AEG

ZANUSSI

Roca

METHVEN
EST 1886

PORCELANOSA
THE POWER OF CERAMIC

Honeywell
THE POWER OF CONNECTED

** Upgraded Kitchen Choices available - Excluding mirrors *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 that you need in your property to get the benefits.

+allowing your smart TV or Console direct connectivity to Ultrafast Broadband. ^Smart Features subject to subscription

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PINFOLD MANOR SPECIFICATION

EGERTON | ETON | HAVERSHAM | NELSON | NEWTON | OXFORD | PRIESTLEY
SHAKESPEARE | WINCHESTER | WORDSWORTH | WREN

KITCHENS

- Luxury Fitted Kitchen 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
- Stainless Steel AEG Electric Double Oven, AEG 5 Ring Gas Hob with Silver Glass Splashback and Extractor Hood
- Integrated Zanussi Fridge Freezer
- Integrated Zanussi Dishwasher
- 1 1/2 Bowl Inset Stainless Steel Sink & Tap to the Kitchen
- Single Bowl Inset Stainless Steel Sink & Tap to the Utility (where applicable)
- Chrome Sockets and Switches to Kitchen and Adjoining Open Plan Areas
- Chrome Downlights to Kitchen Area (not to Adjoining Open Plan Areas)
- Under Unit Pelmet Lighting

BATHROOMS

- Roca Gap Sanitaryware in White
- Methven Tasman Brassware
- Methven Kiri Cool to Touch Thermostatic Shower with Aio Handset
- Bathroom 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
- Shower and Screen to be Fitted over the Bath with Additional Tiling (Nelson and Wren only)
- Chrome Heated Towel Rail to Bathroom and En-suites

BEDROOMS

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

HEATING SYSTEM

- Gas Central Heating with High Efficiency Boiler and Panel Radiators
- Honeywell Smart 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*
- Media Plate with Television Aerial Point and CAT 5 Data Point to Lounge+
- Chrome Media Plate to Family Rooms (where applicable)
- White Sockets and Switches Throughout (excluding Kitchen & Adjoining Open Plan Areas)
- Telephone Point to Lounge and Study
- USB Socket to Lounge, Kitchen and Study
- Hard Wired Smoke Detectors with Battery Backup
- Risco Smart Wireless Alarm System^

EXTERNAL FEATURES

- Black PVCu Windows, Rear/Side/French Doors (white Internally)
- Black PVCu Fascias and Soffits
- Black Rainwater Goods
- Black Composite Front Door
- Black Glazed Garage Doors to all Integral and Detached Garages
- Roof Integrated Solar Photovoltaic Panels
- External Lights to Front and Rear
- Power and Lighting to all Garages
- 32 AMP / 7.3kW Car Charging Point
- External Tap to Rear
- Gardens Landscaped to Front
- Gardens to Rear Rotavated
- 1.8m Close Boarded Divisional Fencing to Rear Garden

WARRANTIES

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



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PINFOLD MANOR SPECIFICATION

BAIRD | BELL | CLAYDON

KITCHENS

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- Laminated Worktops to Kitchen and Utility with Matching Upstands in a Choice of Finishes
- Stainless Steel Zanussi Electric Single Oven, Zanussi 4 Ring Gas Hob with Silver Glass Splashback and Extractor Hood
- 1 1/2 Bowl Inset Stainless Steel Sink & Tap to the Kitchen
- Chrome Sockets and Switches to Kitchen and Adjoining Open Plan Areas

BATHROOMS

- Roca Debba Sanitaryware in White
- Methven Insignia Brassware
- Methven Kiri Cool to Touch Thermostatic Shower with Satinjet Handset
- Bathroom and En-suites to be Half Tiled with a Choice of Porcelanosa Wall Tiles
- Shower Enclosures to be Fully Fitted with a Choice of Porcelanosa Wall Tiles
- Shower and Screen to be Fitted over the Bath with Additional Tiling

BEDROOMS

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

HEATING SYSTEM

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

OTHER INTERNAL FEATURES

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- All Walls to be Skim Finished and Painted Soft Cream
- All Woodwork to be Finished In White Gloss
- Staircase, including Newel Posts, Caps, Handrails, Spindles to be Finished in White Gloss
- 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 Socket to Lounge and Kitchen
- Hard Wired Smoke Detectors with Battery Backup

EXTERNAL FEATURES

- Black PVCu Windows, Rear/Side/French Doors (white internally)
- Black PVCu Fascias and Soffits
- Black Rainwater Goods
- Black Composite Front Door
- Roof Integrated Solar Photovoltaic Panels
- External Lights to Front and Rear
- 32 AMP / 7.3kW Car Charging Point
- External Tap to Rear
- Gardens Landscaped to Front
- Gardens to Rear Rotavated
- 1.8m Close Boarded Divisional Fencing to Rear Garden

WARRANTIES

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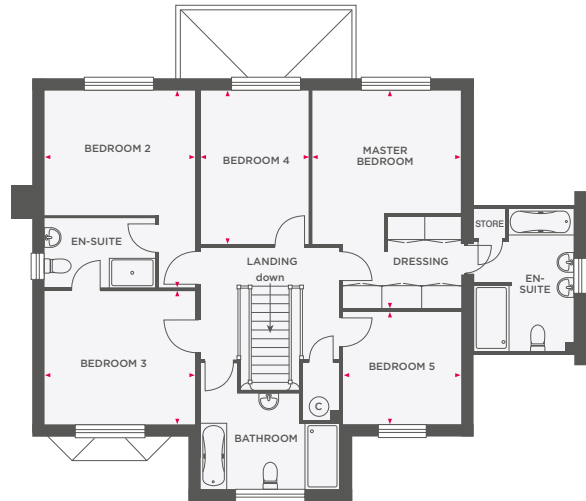
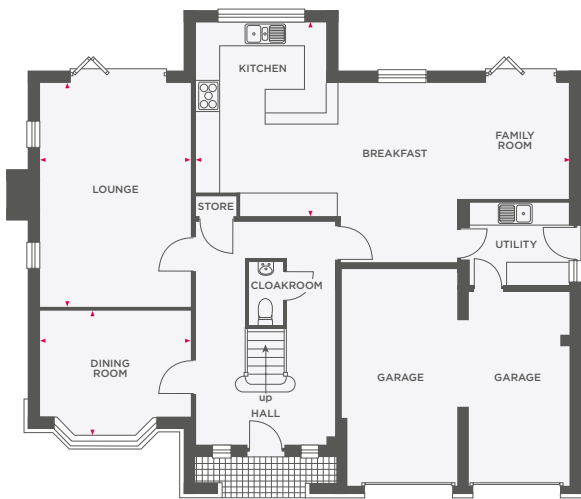
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THE BEAUFORT

5 BEDROOM DETACHED HOME WITH INTEGRAL DOUBLE GARAGE



Lounge	3900 x 5826	12'9" x 19'1"
Kitchen/Family Room	9690 x 4986 (max)	31'9" x 16'4" (max)
Dining Room	3900 x 3275 (max)	12'9" x 10'8" (max)
Utility	2575 x 2164	8'5" x 7'1"

Master Bedroom	5678 x 3866 (max)	18'7" x 12'8" (max)
Bedroom 2	5131 x 3898 (max)	16'10" x 12'9" (max)
Bedroom 3	3457 x 3898 (max)	11'4" x 12'9" (max)
Bedroom 4	3941 x 2792	12'11" x 9'2"
Bedroom 5	3061 x 2910	10'0" x 9'6"



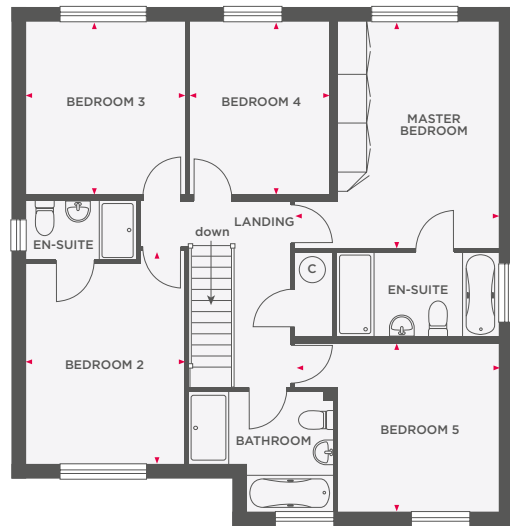
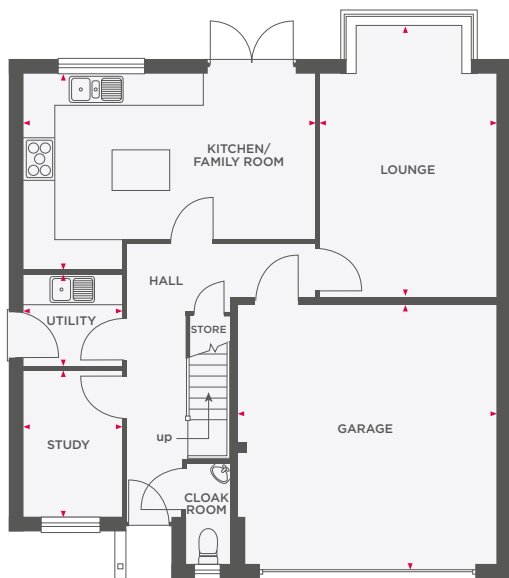
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THE CAVENDISH

5 BEDROOM DETACHED HOME WITH INTEGRAL DOUBLE GARAGE



Lounge	5560 x 3657	18'2" x 12'0"
Kitchen/Family Room	5814 x 3954 (max)	19'0" x 12'11" (max)
Utility	1995 x 1861	6'6" x 6'1"
Study	1927 x 2976	6'3" x 9'9"
Garage	5225 x 5275	17'1" x 17'3"

Master Bedroom	3996 x 4614 (max)	13'1" x 15'1" (max)
Bedroom 2	4343 x 3208	14'3" x 10'6"
Bedroom 3	3516 x 3238	11'6" x 10'7"
Bedroom 4	3516 x 2843	11'6" x 9'3"
Bedroom 5	3996 x 3429 (max)	13'1" x 11'3" (max)



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THE GAINSBOROUGH

5 BEDROOM DETACHED HOME WITH INTEGRAL DOUBLE GARAGE



Lounge	4950 x 3975	16'2" x 13'0"
Kitchen/Breakfast Area	6323 x 3346	20'9" x 10'11"
Family Room	3019 x 3265	9'10" x 10'8"
Dining Room	3499 x 3358	11'5" x 11'0"
Study	2863 x 2480 (max)	9'4" x 8'1" (max)
Utility	3346 x 1630	10'11" x 5'4"

Master Bedroom	7273 x 5465 (max)	23'10" x 17'11" (max)
Bedroom 2	4632 x 3545 (max)	15'2" x 11'7" (max)
Bedroom 3	4686 x 3232	15'4" x 10'7"
Bedroom 4	3545 x 2926	11'7" x 9'7"
Bedroom 5	2923 x 2158	9'7" x 7'0"



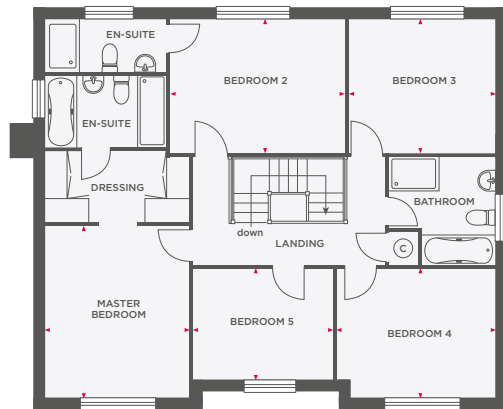
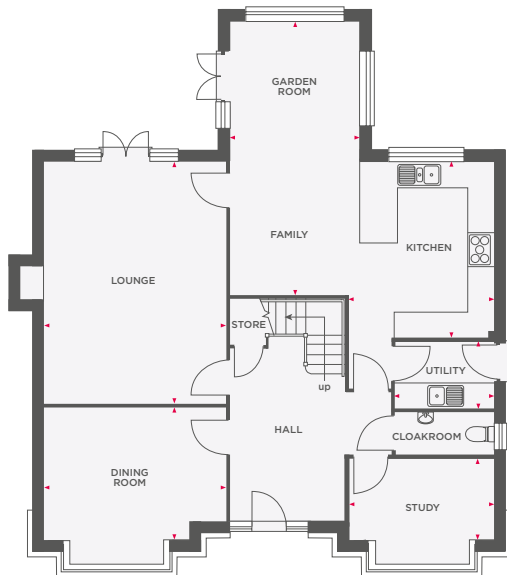
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THE RICHMOND

5 BEDROOM DETACHED HOME WITH DETACHED DOUBLE GARAGE



Lounge	4238 x 5700	13'10" x 18'8"
Dining Room	3105 x 4238	10'2" x 13'10"
Family/Garden Room	3047 x 6451	9'11" x 21'2"
Kitchen	3385 x 4095	11'1" x 13'5"
Utility	1606 x 2272	5'3" x 7'5"
Study	2674 x 3385	8'9" x 11'11"

Master Bedroom	3278 x 4075	10'9" x 13'4"
Bedroom 2	3108 x 4024	10'2" x 13'2"
Bedroom 3	3108 x 3508	10'2" x 11'6"
Bedroom 4	3038 x 3516	9'11" x 11'6"
Bedroom 5	2590 x 3605	8'5" x 11'10"



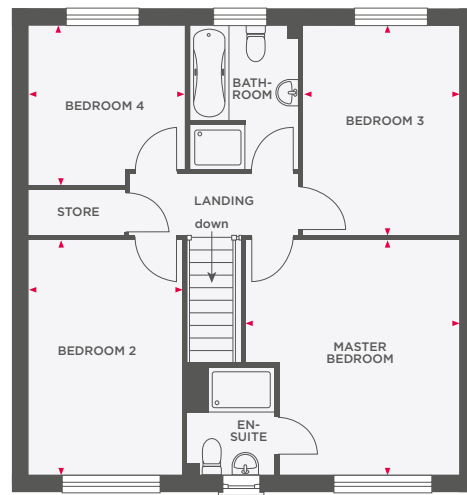
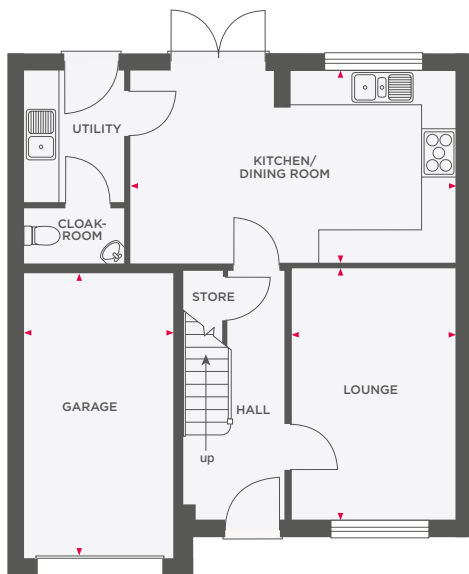
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THE EGERTON

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



Lounge	3005 x 4528	9'10" x 14'10"
Kitchen/Dining Room	5896 x 3473	19'4" x 11'4"
Garage	2700 x 5150	8'10" x 16'10"

Master Bedroom	3849 x 4235	12'7" x 13'10"
Bedroom 2	2752 x 4235	9'0" x 13'10"
Bedroom 3	2809 x 3782	9'2" x 12'5"
Bedroom 4	2802 x 2901	9'2" x 9'6"



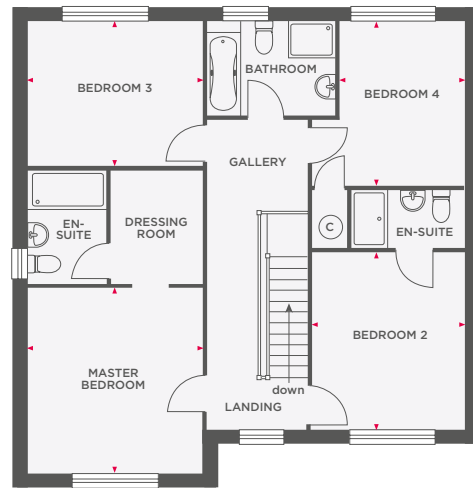
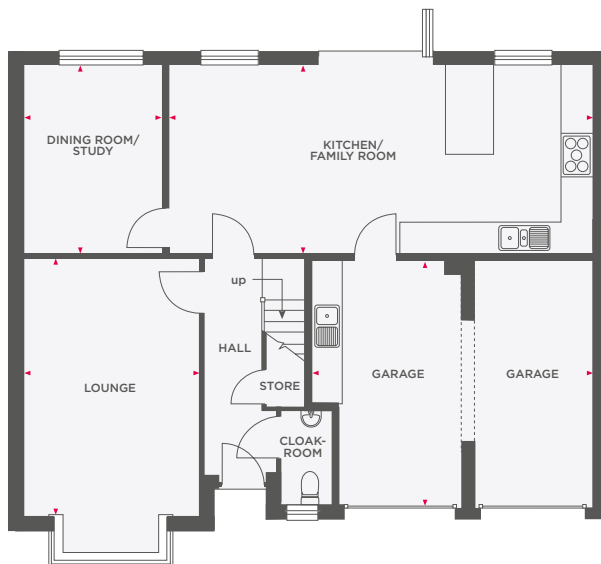
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THE ETON

4 BEDROOM DETACHED HOME WITH INTEGRAL DOUBLE GARAGE



Lounge	3610 x 5290 (max)	11'10" x 17'4" (max)
Kitchen/Family Room	8740 x 3795	28'8" x 12'5"
Dining Room/Study	2859 x 3795	9'4" x 12'5"
Garage	5771 x 5066 (max)	18'11" x 16'7" (max)

Master Bedroom	3610 x 3813	11'10" x 12'6"
Bedroom 2	3043 x 3640	9'11" x 11'11"
Bedroom 3	3577 x 2922	11'8" x 9'7"
Bedroom 4	2515 x 3310	8'3" x 10'10"



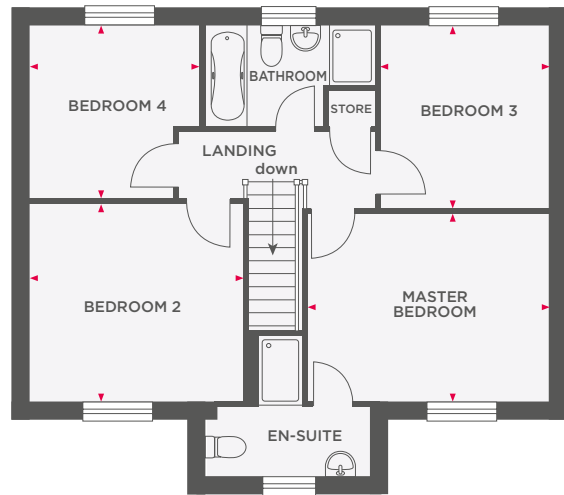
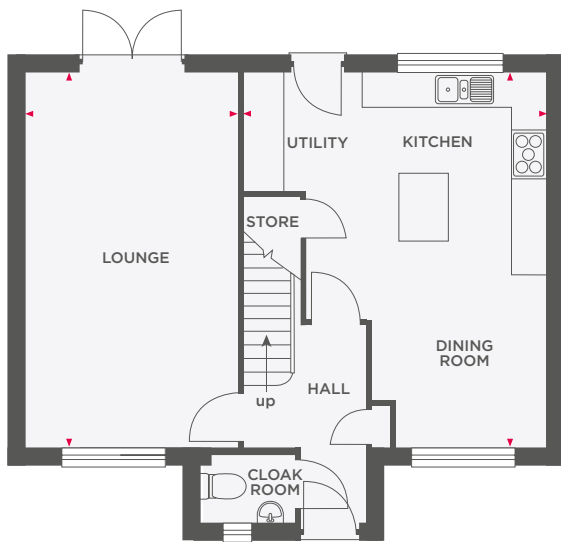
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THE HAVERSHAM

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"



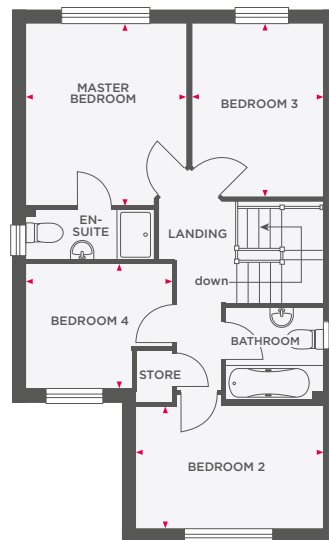
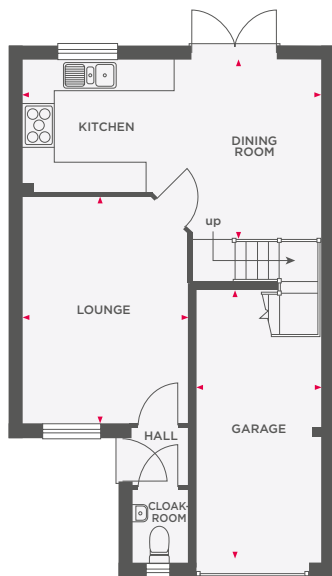
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THE NELSON

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 5600 (max)	8'11" 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)



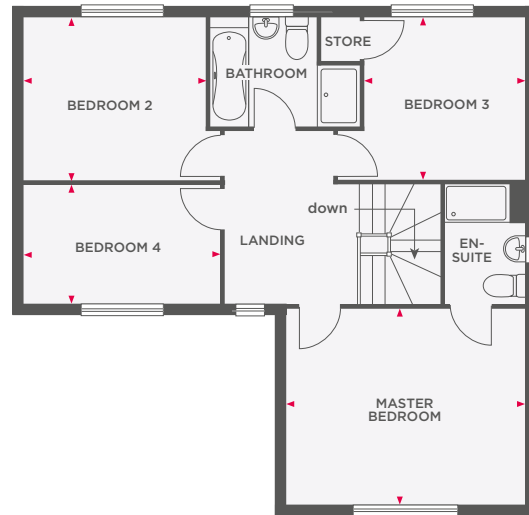
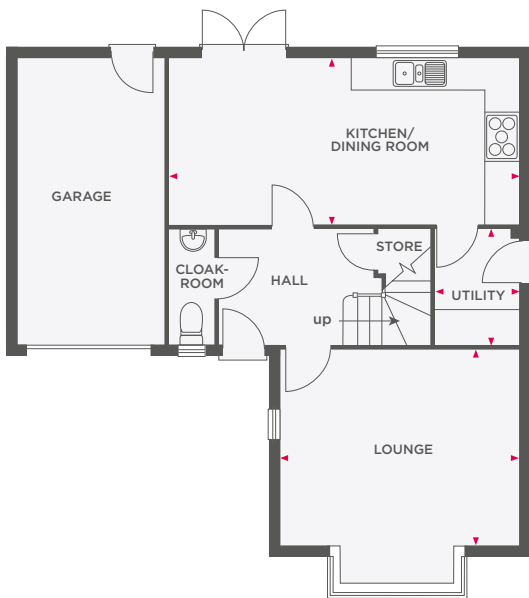
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THE NEWTON

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	3215 x 2955	10'6" x 9'8"
Bedroom 3	3005 x 2989	9'10" x 9'9"
Bedroom 4	3710 x 2138	12'2" x 7'0"



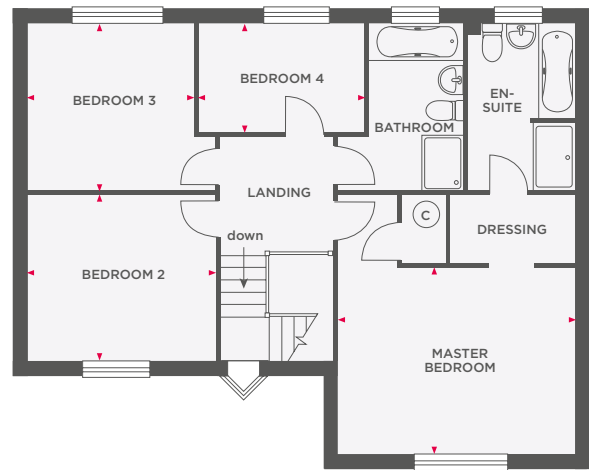
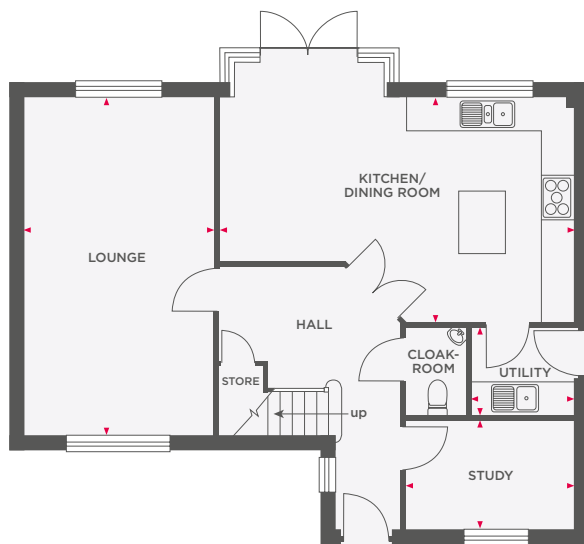
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THE OXFORD

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"



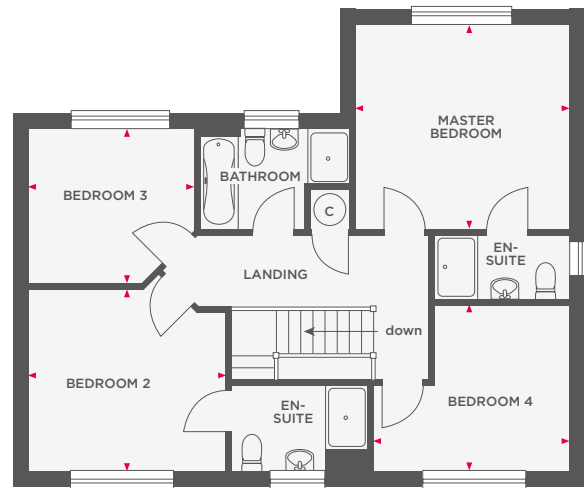
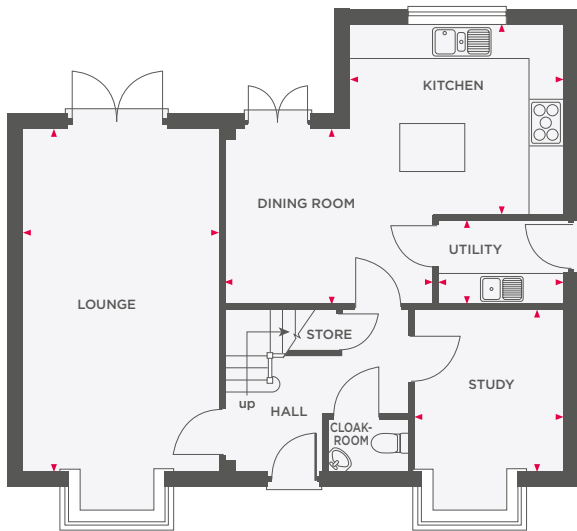
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THE PRIESTLEY

4 BEDROOM DETACHED HOME WITH DETACHED DOUBLE GARAGE



Lounge	3500 x 6310	11'5" x 20'8"
Kitchen	3835 x 3307	12'6" x 10'10"
Dining Room	3898 x 3263	12'9" x 10'8"
Utility	2270 x 1676	7'5" x 5'5"
Study	2628 x 2898	8'7" x 9'6"

Master Bedroom	3835 x 3698	12'6" x 12'11"
Bedroom 2	3321 x 3557 (max)	10'10" x 11'8" (max)
Bedroom 3	3079 x 2896 (max)	10'1" x 9'6" (max)
Bedroom 4	3541 x 3027 (max)	11'7" x 9'11" (max)



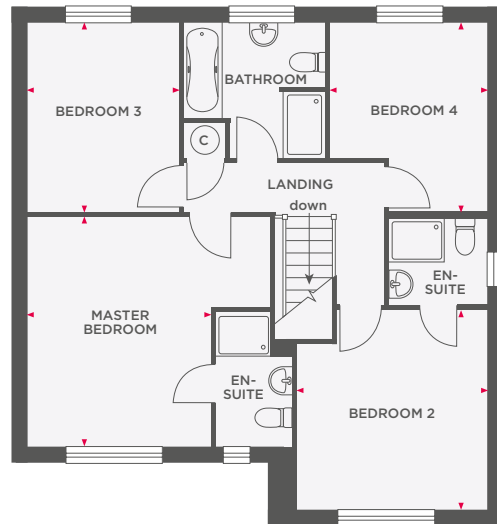
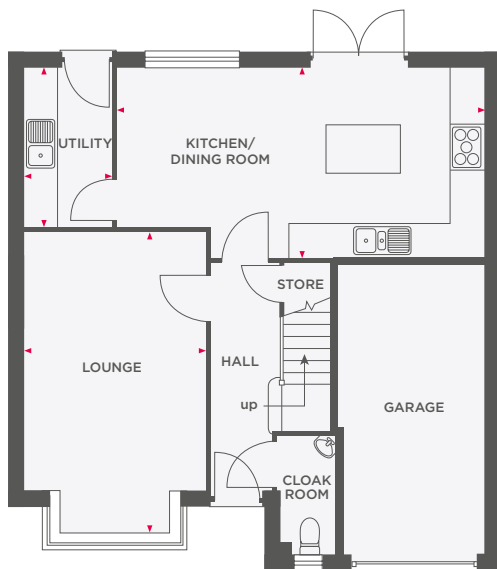
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THE SHAKESPEARE

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"



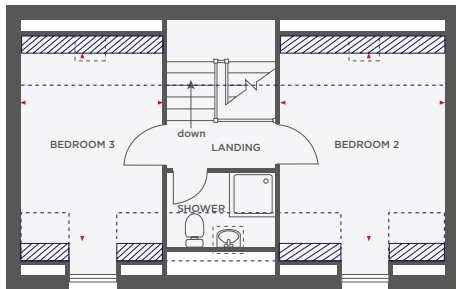
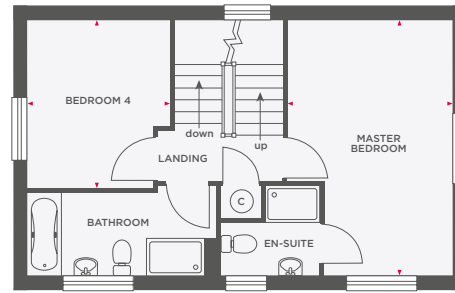
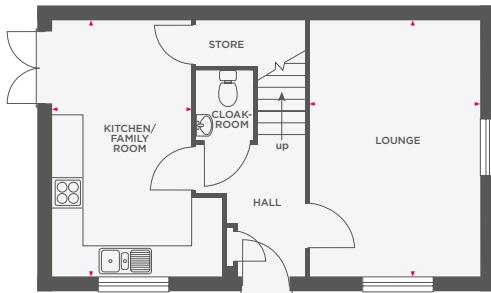
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THE WINCHESTER

4 BEDROOM DETACHED HOME WITH GARAGE



 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"



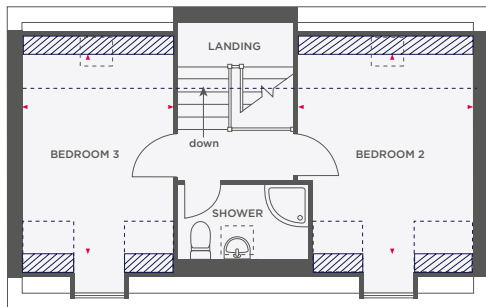
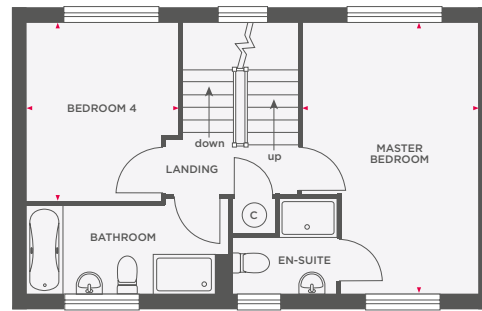
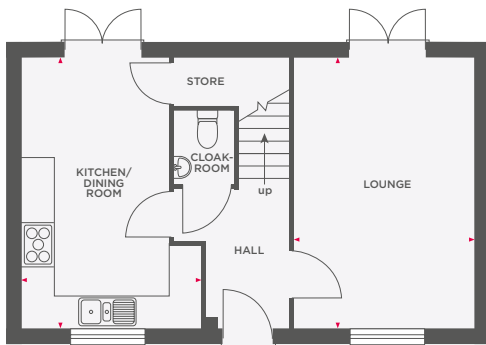
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THE WORDSWORTH

4 BEDROOM DETACHED HOME WITH 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"



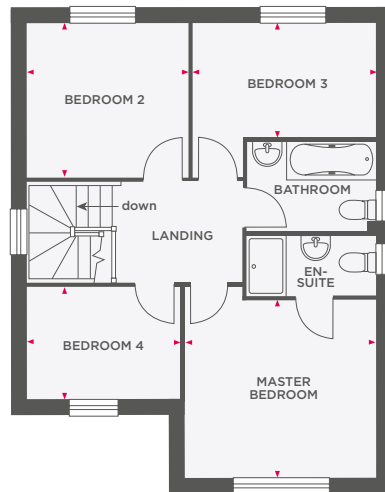
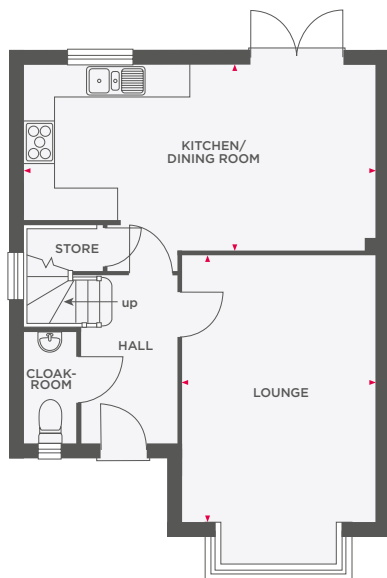
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THE WREN

4 BEDROOM DETACHED HOME WITH GARAGE



Lounge	3610 x 4844	11'10" x 15'10"
Kitchen/Dining Room	6635 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"



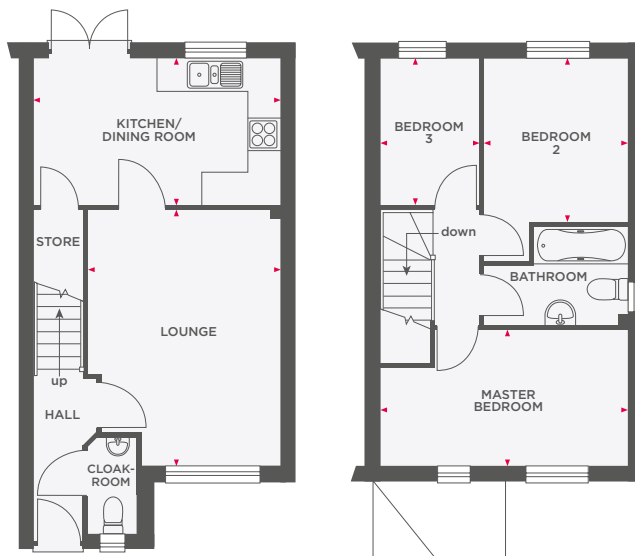
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THE BAIRD

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"



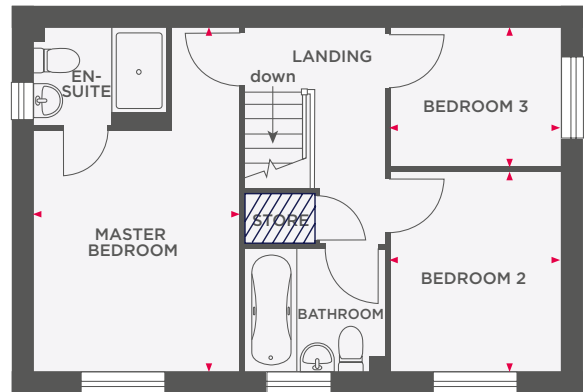
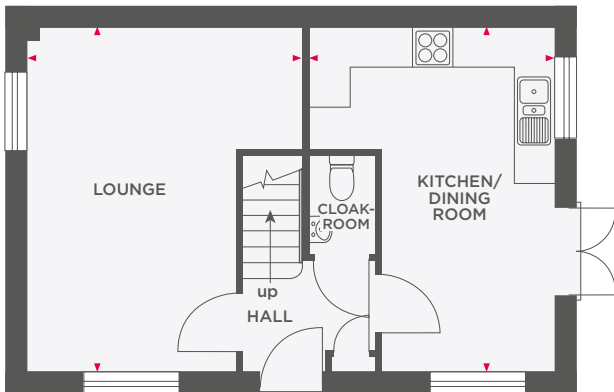
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THE CLAYDON

3 BEDROOM HOME WITH PARKING



Limited Use Area

Reduced head height below 1.5m

Lounge	3895 x 4960 (max)	12'9" x 16'3" (max)
Kitchen/Dining Room	3391 x 4960 (max)	11'1" x 16'3" (max)

Master Bedroom	2938 x 4960 (max)	9'7" x 16'3" (max)
Bedroom 2	2322 x 2750	7'7" x 9'0"
Bedroom 3	2322 x 2117	7'7" x 7'1"



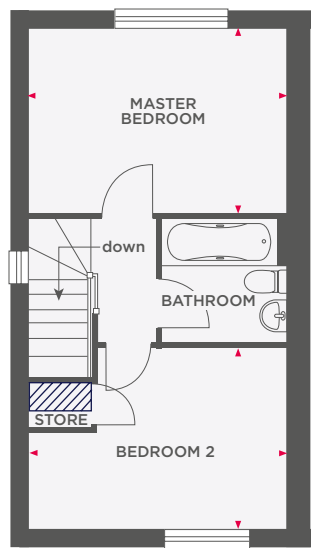
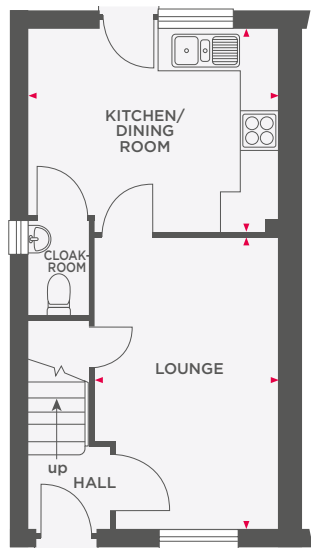
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THE BELL

2 BEDROOM HOME WITH PARKING



Limited Use Area

Reduced head height below 1.5m

Lounge	2820 x 4298 (max)	9'3" x 14'1" (max)
Kitchen/Dining Room	3848 x 3046	12'7" x 9'11"

Master Bedroom	3848 x 2696 (max)	12'7" x 9'8" (max)
Bedroom 2	3848 x 2685 (max)	12'7" x 8'9" (max)



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