


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*

TALBOT MANOR DEVELOPMENT PLAN

4 Bedroom Homes

- Egerton (EG)
- Hartherleigh (HT)
- Haversham (HV)
- Haversham Bay (HVb)
- Jenner (J)
- Nelson (NL)
- Newton (NW)
- Nightingale (NG)
- Shakespeare (SH)
- Stephenson (ST)
- Winchester (WN)
- Wren (WR)
- Wrenbury (WB)

3 Bedroom Homes

- Brancaster (BR)
- Brunswick (BW)
- Brunswick Special (BWs)
- Trevithick (TR)

Affordable Homes

- Baird (B)
- Churchill (CH)
- Claydon (CL)
- Shared Equity Homes
- Rented Homes



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TALBOT MANOR SPECIFICATION

EGERTON | HATHERLEIGH | HAVERSHAM | HAVERSHAM BAY | NEWTON
SHAKESPEARE | STEPHENSON | WINCHESTER

KITCHENS

- Luxury Fitted Kitchen with Choice of Finishes
- Choice of Worktops to Kitchen with Matching Upstands
- Stainless Steel Double Electric Oven, Stainless Steel 5 Ring Gas Hob with Silver Glass Splashback and Extractor Hood
- Integrated Fridge Freezer
- Integrated Dishwasher (Stephenson housetype only)
- Inset Stainless Steel Sink
- Chrome Sockets and Switches to Kitchen and Adjoining Open Plan Areas

BATHROOMS

- Roca 'Debba' Sanitaryware in White
- Deva Brassware
- Thermostatic or Electric Shower provided
- Bathroom and En-suite - Half Tiled on all Walls with a Choice of Porcelanosa Wall Tiles
- Chrome Heated Towel Rails to Bathroom and En-suites

BEDROOMS

- Television Aerial Point to Master Bedroom
- Telephone Point to Master Bedroom

HEATING SYSTEM

- Gas Central Heating with High Efficiency Boiler and Panel Radiators

OTHER INTERNAL FEATURES

- All Ceilings to be Skim Finished and Painted White
- All Walls to be Painted Soft Cream
- Oak Handrail and Newel Caps with Square Spindles Finished in White Gloss
- Chrome Effect Internal Door Furniture
- Television Aerial Point to Lounge
- Telephone Point to Lounge
- Electrically Wired Smoke Detectors
- USB Sockets to Lounge, Kitchen, all Bedrooms and Study (where applicable)
- Ultrafast broadband* (hardwired internally)
- Fitted Wireless Security Alarm

EXTERNAL FEATURES

- White PVCu Windows and White Side/Rear/French Doors (if applicable)
- Black Composite Front External Door
- Black Rainwater Goods
- Glazed Garage Doors
- External Lights to Front and Rear
- Power and Lighting to all Garages
- External Tap
- Gardens Turfed 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

TALBOT MANOR SPECIFICATION

BRANCASTER | BRUNSWICK | BRUNSWICK SPECIAL | JENNER | NELSON
NIGHTINGALE | TREVITHICK | WREN | WRENBURY

KITCHENS

- Luxury Fitted Kitchen with Choice of Finishes
- Choice of Worktops to Kitchen with Matching Upstands
- Stainless Steel Single Electric Oven, 4 Ring Gas Hob with Silver Glass Splashback and Extractor Hood
- Integrated Fridge Freezer (excluding Trevithick properties)
- Inset Stainless Steel Sink (one and a half bowl)

BATHROOMS

- Roca 'Debba' Sanitaryware in White
- Deva Brassware
- Bathroom and En-suite to be Half Tiled with a Choice of Porcelanosa Wall Tiles
- Thermostatic or Electric shower provided

BEDROOMS

- Television Aerial Point to Master Bedroom
- Telephone Point to Master Bedroom

HEATING SYSTEM

- Gas Central Heating with High Efficiency Boiler and Panel Radiators

OTHER INTERNAL FEATURES

- All Ceilings to be Skim Finished and Painted White
- All Walls to be Skim Finished and Painted Soft Cream
- Oak Handrail and Newel Caps with Square Spindles Finished in White Gloss
- Chrome Effect Internal Door Furniture
- Television Aerial Point to Lounge
- Telephone Point to Lounge
- Electrically Wired Smoke Detectors
- DETA Slimline Chrome Sockets to Kitchen
- Ultrafast broadband* (hardwired internally)

EXTERNAL FEATURES

- White PVCu Windows and Rear/French Doors
- Black Composite Front External Door
- Black Rainwater Goods
- External Lights to Front and Rear
- External Tap
- Power and Lighting to all Garages
- Gardens Turfed to Front
- Gardens to Rear Rotavated
- 1.8m Close Boarded Divisional Fencing to Rear Garden

WARRANTIES

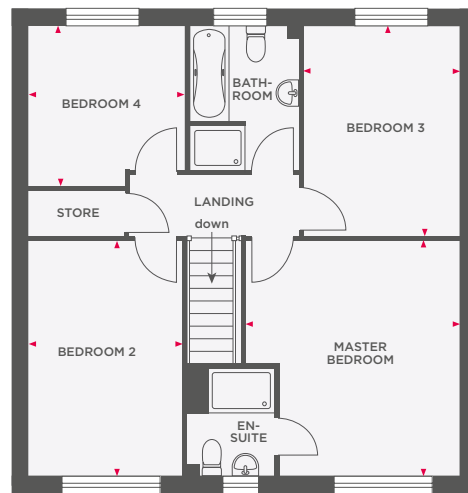
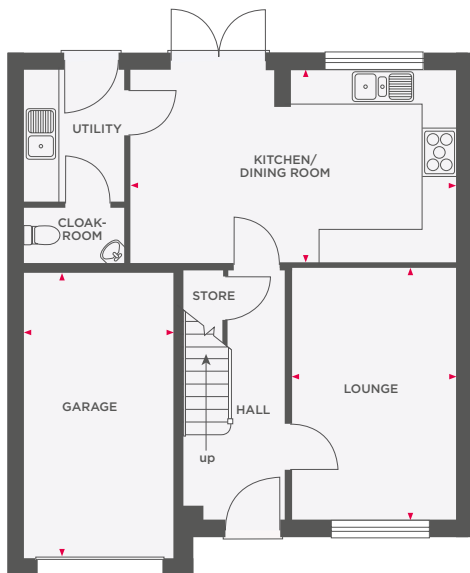
- 10 Year NHBC Buildmark Warranty
- 2 Year Wain Homes Warranty

*Openreach have confirmed we are being provided with infrastructure and equipment that can supply ultrafast broadband speeds. It still depends on the communications provider chosen by the purchaser as to the maximum speeds provided.



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	2750 x 4235	9'0" x 13'10"
Bedroom 3	2809 x 3782	9'2" x 12'5"
Bedroom 4	2820 x 2901	9'3" x 9'6"



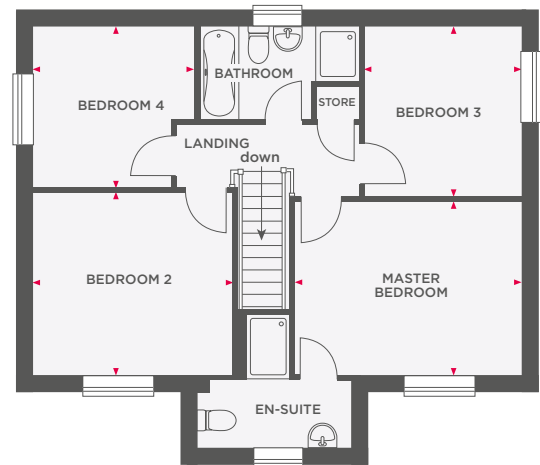
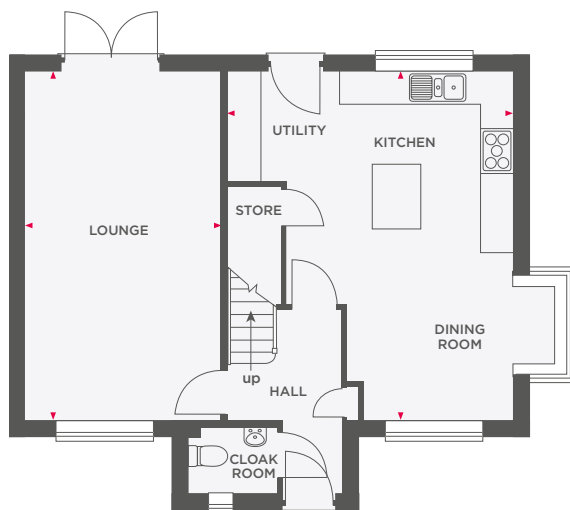
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THE HAVERSHAM BAY

4 BEDROOM DETACHED HOME WITH DETACHED DOUBLE GARAGE



Lounge	6443 x 3646	21'1" x 11'11"
Kitchen/Utility/ Dining Room	6443 x 5266 (max)	21'1" x 17'3" (max)

Master Bedroom	4193 x 3214	13'9" x 10'6"
Bedroom 2	3672 x 3386	12'0" x 11'1"
Bedroom 3	3137 x 2907	10'3" x 9'6"
Bedroom 4	2968 x 2964 (max)	9'8" x 9'8" (max)



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THE NELSON

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



Lounge	3325 x 4491 (max)	10'10" x 14'8" (max)
Kitchen/Dining Room	5973 x 3697 (max)	19'7" x 12'1" (max)
Garage	2488 x 5653 (max)	8'1" x 18'6" (max)

Master Bedroom	3224 x 3611 (max)	10'6" x 11'10" (max)
Bedroom 2	3835 x 2559 (max)	12'6" x 8'4" (max)
Bedroom 3	2661 x 3425 (max)	8'8" x 11'2" (max)
Bedroom 4	2883 x 2430 (max)	9'5" x 7'11" (max)



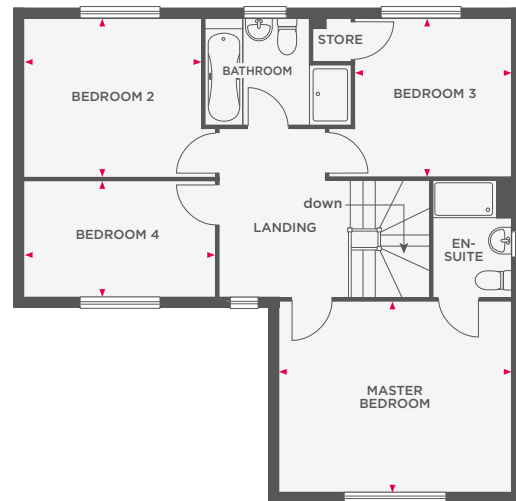
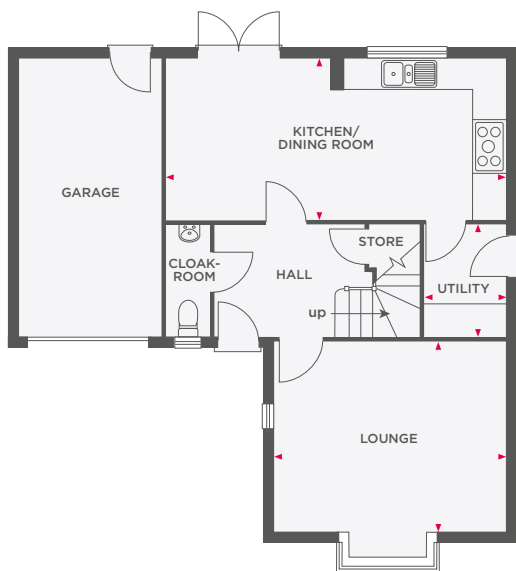
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THE NEWTON

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



Lounge	4285 x 3562	14'0" x 11'8"
Kitchen/Dining Room	6604 x 2947	21'8" x 9'8"

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"



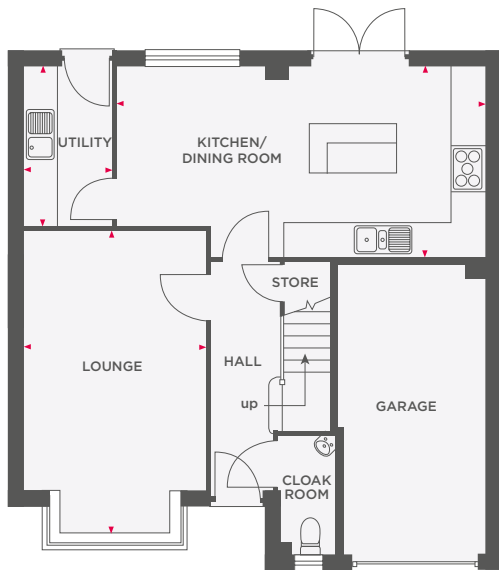
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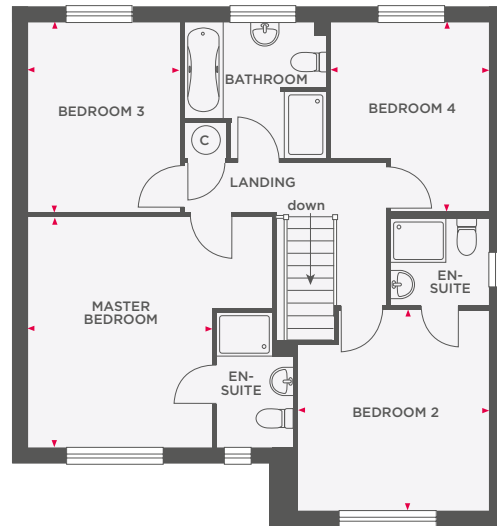


THE SHAKESPEARE

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"



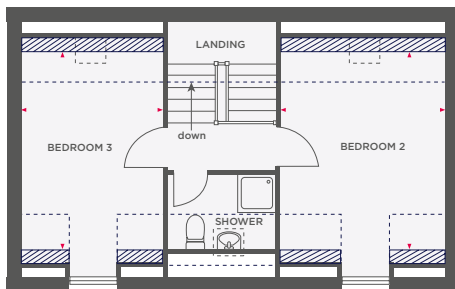
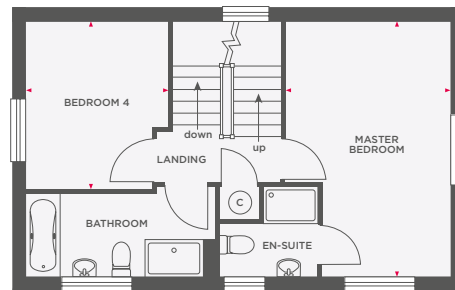
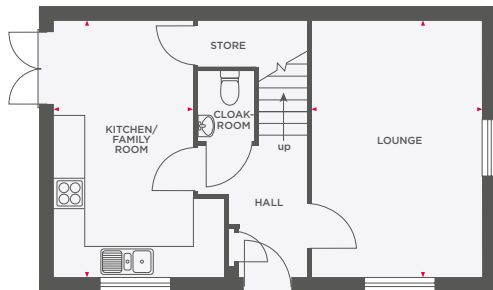
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THE WINCHESTER

4 BEDROOM DETACHED HOME WITH SINGLE DETACHED 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"



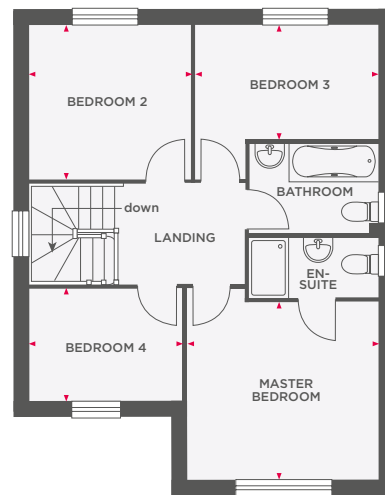
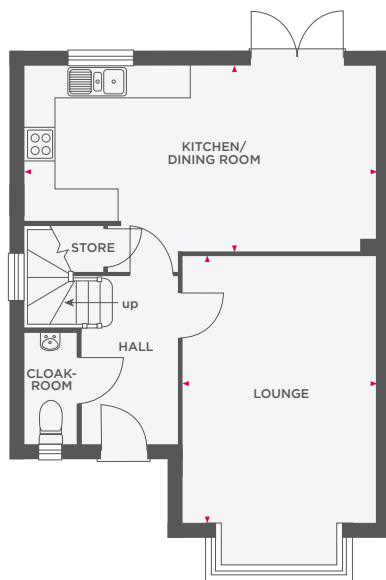
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THE WREN

4 BEDROOM DETACHED HOME WITH SINGLE DETACHED GARAGE



Lounge	3610 x 4844	11'10" x 15'10"
Kitchen/Dining Room	6535 x 3453 (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"



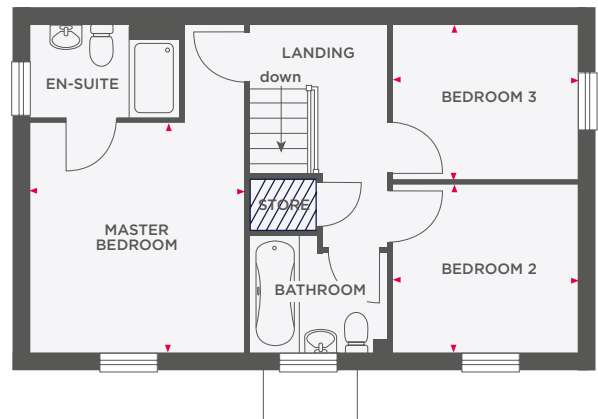
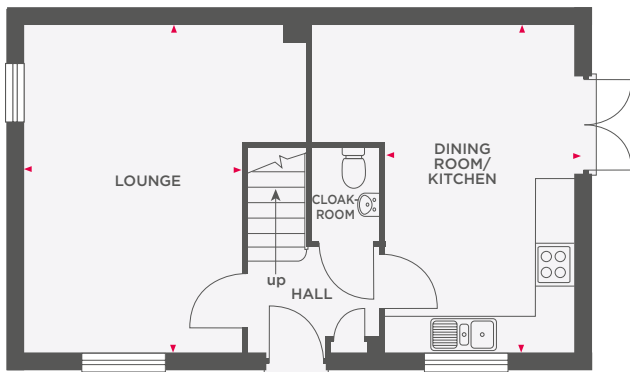
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THE BRUNSWICK

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"



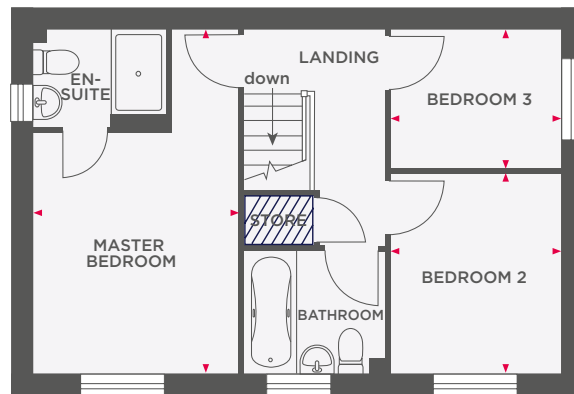
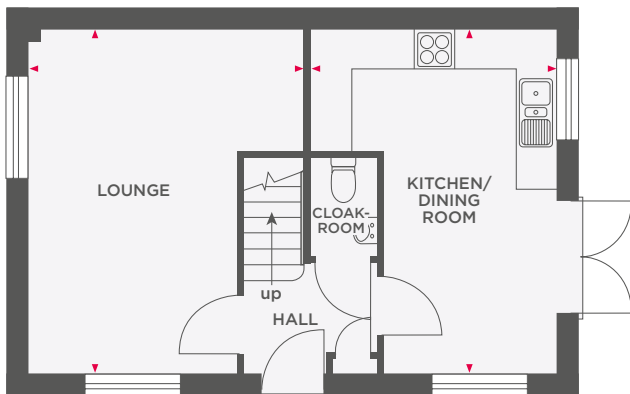
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THE CLAYDON

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"



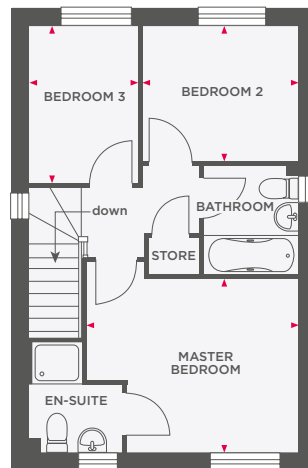
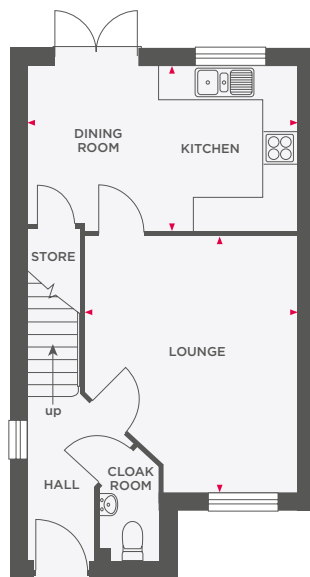
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THE TREVITHICK

3 BEDROOM HOME WITH PARKING



Lounge	3800 x 4605 (max)	12'5" x 15'1" (max)
Kitchen/Dining Room	4837 x 2968	15'10" x 9'8"

Master Bedroom	3913 x 3100 (max)	12'10" x 10'2" (max)
Bedroom 2	2797 x 2433	9'2" x 7'11"
Bedroom 3	1952 x 2829	6'4" x 9'3"



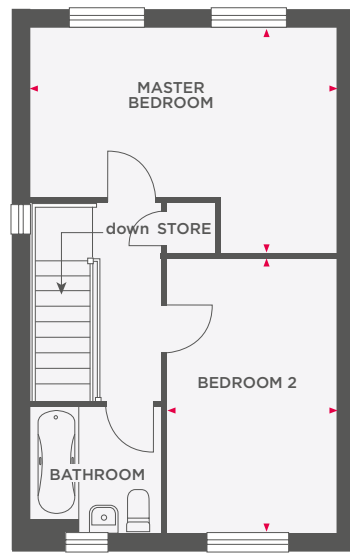
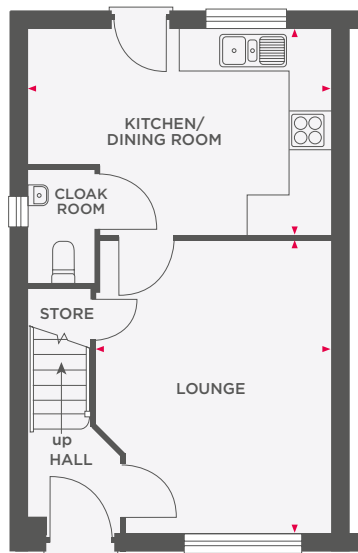
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THE CHURCHILL

2 BEDROOM HOME WITH PARKING



Lounge	3420 x 4283	11'2" x 14'0"
Kitchen/Dining Room	4448 x 3061	14'7" x 10'0"

Master Bedroom	4448 x 3287	14'7" x 10'9"
Bedroom 2	4059 x 2457	13'3" x 8'0"



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