


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*

THE HEDGEROWS DEVELOPMENT PLAN



- 2 Bedroom Homes**
- Bell (BL)
- 3 Bedroom Homes**
- Baird (B)
- Brancaster (BR)
- Brancaster Side (BRs)
- Brunswick (BW)
- Trevithick (TR)
- 4 Bedroom Homes**
- Hatherleigh Bay (HTb)
- Haversham (H)
- Haversham Bay (Hb)
- Haversham Side+Bay(Hsb)
- Jenner (J)
- Nelson (N)
- Nelson Dual Aspect (Nd)
- Newton (NT)
- Newton Special (NTsp)
- Oxford Hipped (OXh)
- Oxford Gable (OXg)
- Priestley (P)
- Scott (S)
- Shakespeare (SH)
- Shakespeare Special (SHsp)
- Stephenson (ST)
- Whitemoor (WH)
- Wordsworth (W)
- Wordsworth Side (Ws)
- Wordsworth Special (Wsp)
- Wren (WN)
- Wren Dual Aspect (WNd)
- 5 Bedroom Homes**
- Cavendish (C)
- Larch (LR)
- Montgomery (M)
- Apartments**
- Oakmere (OAK)
- ◆ Stone elevated plot
- Full rendered plot
- ★ Part rendered plot

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THE HEDGEROWS SPECIFICATION

CAVENDISH | HAVERSHAM | MONTGOMERY | NEWTON | OXFORD | PRIESTLEY
SCOTT | WHITEMOOR | WORDSWORTH

KITCHENS

- Luxury Fitted Kitchen with Choice of Finishes
- Choice of Worktops to Kitchen with Matching Upstands
- Stainless Steel AEG Double Electric Oven, 5 Ring AEG Gas Hob with Silver Glass Splashback and Extractor Hood
- Integrated Zanussi Fridge Freezer (4 bed properties only)
- Inset Stainless Steel Sink
- Chrome Sockets and Switches to Kitchen (also to any adjoining open plan areas)
- USB Socket to Kitchen

BATHROOMS

- Roca Debra Sanitary Ware in White
- Deva Brassware
- Methven Showers
- Bathroom and En-suites to be Half Tiled throughout with a Choice of Porcelanosa Wall Tiles
- Chrome Heated Towel Rail to Main Bathroom and En-suites

BEDROOMS

- Television Aerial Point to Master Bedroom
- Telephone Point to Master Bedroom
- USB Sockets to all Bedrooms

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
- Redwood Staircase with Oak Handrail and Spindles Finished in White Gloss
- Chrome Effect Internal Door Furniture
- Television Aerial Point to Lounge
- Telephone Point to Lounge
- USB Sockets to Lounge and Study (where applicable)
- Electrically Wired Smoke Detectors
- Wireless Smart Enabled Stanley Fitted Security Alarm
- Ultrafast Hard Wired Fibre Broadband*
- Data Point installed to Lounge and Master Bedroom†

EXTERNAL FEATURES

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

WARRANTIES

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

*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.

THE HEDGEROWS SPECIFICATION

BAIRD | BELL | BRANCASTER | JENNER | NELSON | WREN

KITCHENS

- Luxury Fitted Kitchen with Choice of Finishes
- Choice of Worktops to Kitchen with Matching Upstands
- Stainless Steel Zanussi Single Electric Oven, 4 Ring Zanussi Gas Hob with Silver Glass Splashback and Extractor Hood
- Integrated Zanussi Fridge Freezer (4 bed properties only)
- Inset Stainless Steel Sink
- Chrome Sockets and Switches to Kitchen (also to any adjoining open plan areas)
- USB Socket to Kitchen

BATHROOMS

- Roca Debra Sanitary Ware in White
- Deva Brassware
- Methven Showers
- Bathroom and En-suites to be Half Tiled throughout with a Choice of Porcelanosa Wall Tiles
- Chrome Heated Towel Rail to Main Bathroom and En-suites

BEDROOMS

- Television Aerial Point to Master Bedroom
- Telephone Point to Master Bedroom
- USB Sockets to all Bedrooms

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
- Redwood Staircase with Oak Handrail and Spindles Finished in White Gloss
- Chrome Effect Internal Door Furniture
- Television Aerial Point to Lounge
- Telephone Point to Lounge
- USB Sockets to Lounge and Study (where applicable)
- Electrically Wired Smoke Detectors
- Ultrafast Hard Wired Fibre Broadband*
- Data Point installed to Lounge and Master Bedroom†

EXTERNAL FEATURES

- White PVCu Windows and White Rear/Side/French Doors
- Black Composite Front External Door and Black Rainwater Goods
- Glazed Garage Doors to all Integral and Detached Garages (where applicable)
- External Lights to Front and Rear
- Power and Lighting to all Integral and Detached Garages
- External Tap
- Gardens Turfed to Front
- Gardens Rotavated to Rear
- 1.8m Close Boarded Divisional Fencing to Rear Garden

WARRANTIES

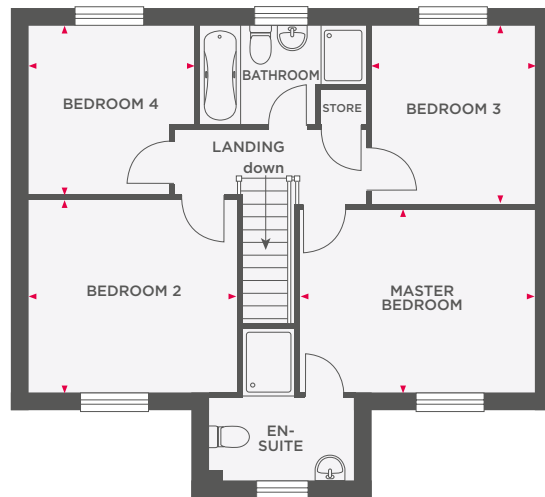
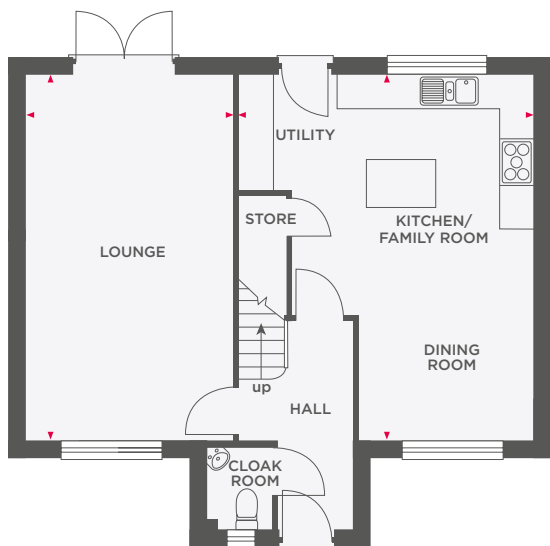
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THE HAVERSHAM

4 BEDROOM DETACHED HOME WITH GARAGE



Lounge	6432 x 3620	21'1" x 11'10"
Kitchen/Family Room/ Dining Room	5205 x 6432 (max)	17'1" x 21'1" (max)

Master Bedroom	3215 x 4170	10'6" x 13'8"
Bedroom 2	3682 x 3386	12'0" x 11'1"
Bedroom 3	3130 x 2900	10'3" x 9'6"
Bedroom 4	2907 x 2959 (max)	9'6" x 9'8" (max)



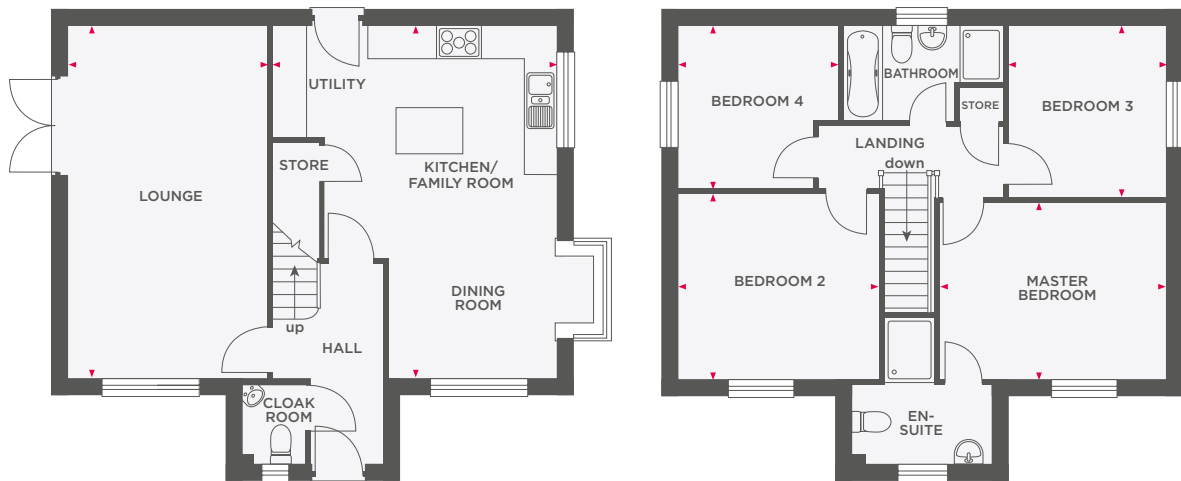
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THE HAVERSHAM SIDE & BAY

4 BEDROOM DETACHED HOME WITH GARAGE



Lounge	6432 x 3620	21'1" x 11'10"
Kitchen/Family Room/ Dining Room	5205 x 6432 (max)	17'1" x 21'1" (max)

Master Bedroom	3215 x 4170	10'6" x 13'8"
Bedroom 2	3682 x 3386	12'0" x 11'1"
Bedroom 3	3130 x 2900	10'3" x 9'6"
Bedroom 4	2907 x 2959 (max)	9'6" x 9'8" (max)



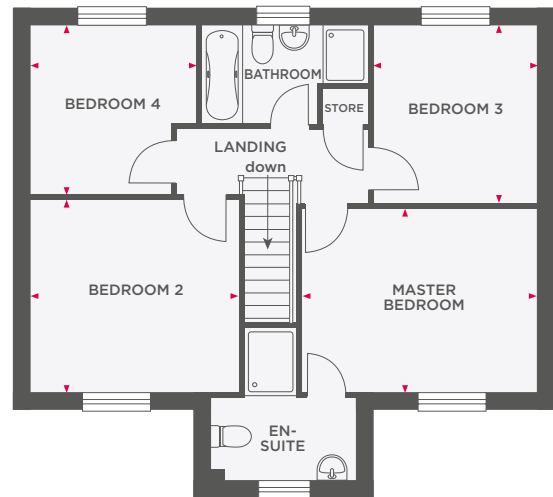
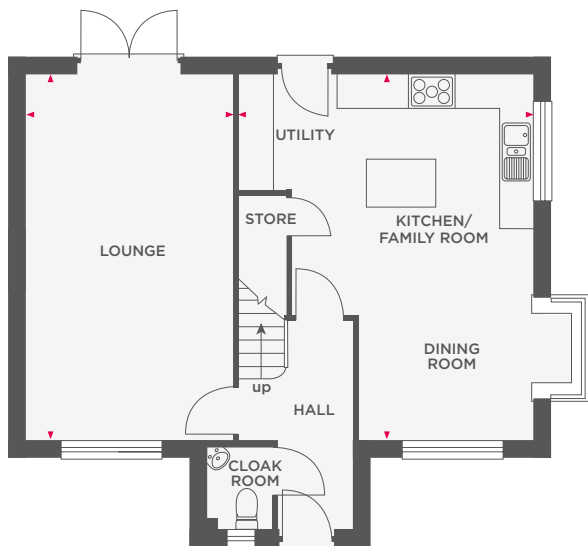
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THE HAVERSHAM BAY

4 BEDROOM DETACHED HOME WITH GARAGE



Lounge	6432 x 3620	21'1" x 11'10"
Kitchen/Family Room/ Dining Room	5205 x 6432 (max)	17'1" x 21'1" (max)

Master Bedroom	3215 x 4170	10'6" x 13'8"
Bedroom 2	3682 x 3386	12'0" x 11'1"
Bedroom 3	3130 x 2900	10'3" x 9'6"
Bedroom 4	2907 x 2959 (max)	9'6" x 9'8" (max)



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THE JENNER

4 BEDROOM DETACHED HOME WITH GARAGE



Lounge	4535 x 3837 (max)	14'10" x 12'7" (max)
Kitchen/Dining Room	4180 x 2995 (max)	15'9" x 9'10" (max)

Bedroom 2	3648 x 2865	11'11" x 9'5"
Bedroom 3	2286 x 2744	7'6" x 9'1"
Bedroom 4	2777 x 1852	9'1" x 6'1"

Master Bedroom	5844 x 4810 (max)	19'2" x 15'9" (max)
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THE NELSON

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



Lounge	4570 x 3285 (max)	15'0" x 10'9" (max)
Kitchen/Dining Room	5935 x 4441 (max)	19'5" x 14'6" (max)

Master Bedroom	3614 x 3209 (max)	12'5" x 10'6" (max)
Bedroom 2	3438 x 2626 (max)	11'3" x 8'7" (max)
Bedroom 3	3740 x 2729 (max)	12'3" x 8'3" (max)
Bedroom 4	2923 x 2487 (max)	9'7" x 8'2" (max)



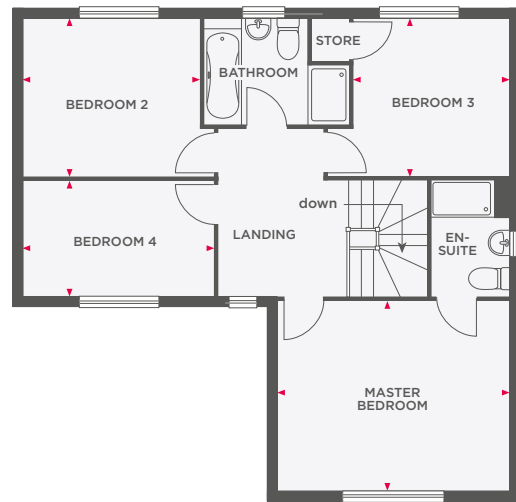
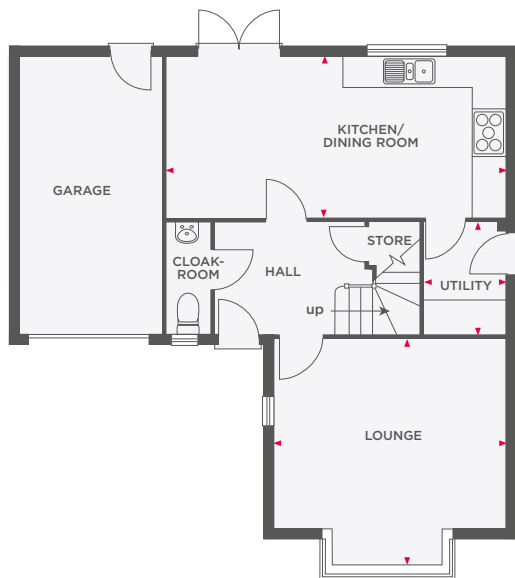
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THE NEWTON

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



Lounge	4322 x 4247 (max)	13'1" x 13'11" (max)
Kitchen/Dining Room	6459 x 2911	21'2" x 9'6"
Utility	2089 x 1524	6'10" x 4'11"

Master Bedroom	4247 x 3625	13'11" x 11'10"
Bedroom 2	3379 x 2960	11'1" x 9'8"
Bedroom 3	2897 x 2911	9'6" x 9'6"
Bedroom 4	2101 x 3671	6'10" x 12'0"



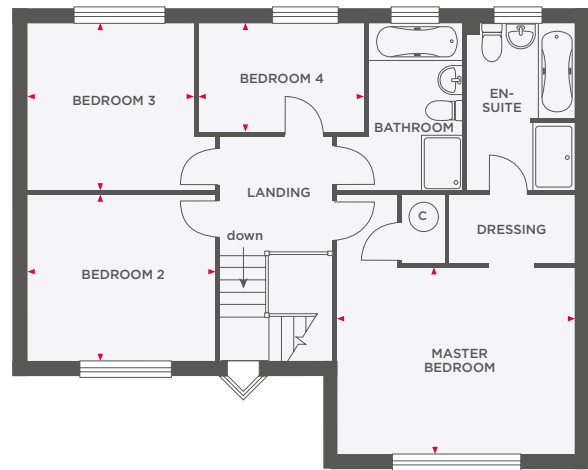
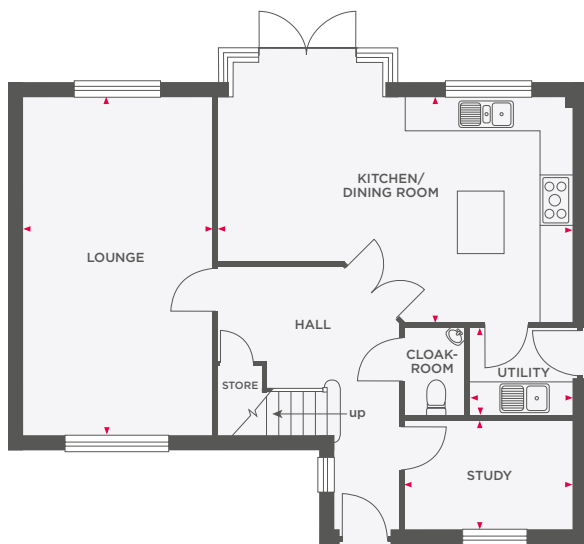
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THE OXFORD

4 BEDROOM DETACHED HOME WITH GARAGE



Lounge	6140 x 3350	20'9" x 10'11"
Kitchen/Family Room	4085 x 6351 (max)	13'4" x 20'10" (max)
Utility	1600 x 1823	5'3" x 5'11"
Study	2987 x 1962	9'9" x 6'5"

Master Bedroom	3375 x 4227 (max)	11'0" x 13'10" (max)
Bedroom 2	3412 x 3012	11'2" x 9'10"
Bedroom 3	3040 x 3412 (max)	9'11" x 11'2" (max)
Bedroom 4	1963 x 2966	6'5" x 9'8"



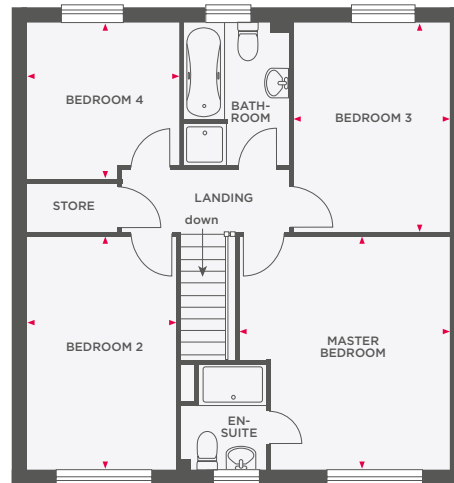
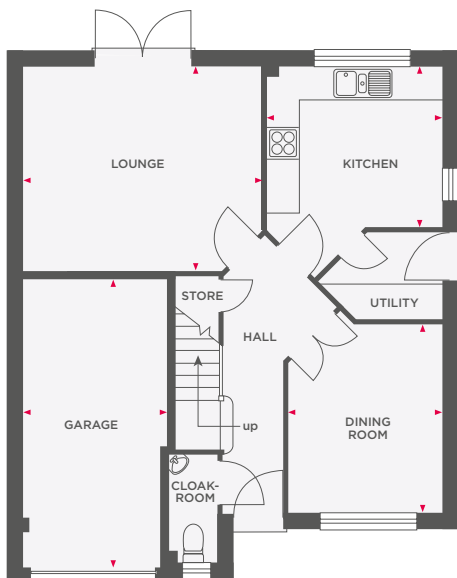
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THE SCOTT

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



Lounge	4397 x 3700	14'5" x 12'1"
Dining Room	3444 x 2787	11'3" x 9'1"
Kitchen	3225 x 2965	10'7" x 9'8"
Utility	1561 x 2227 (max)	5'1" x 7'3" (max)
Garage	5175 x 2638 (max)	16'11" x 7'8" (max)

Master Bedroom	4282 x 3847 (max)	14'0" x 11'5" (max)
Bedroom 2	4282 x 2713	14'0" x 8'10"
Bedroom 3	3781 x 2812	12'4" x 9'2"
Bedroom 4	2943 x 2773	9'7" x 9'1"



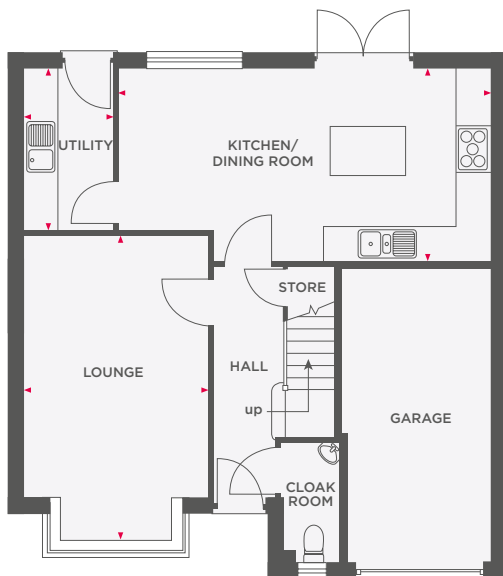
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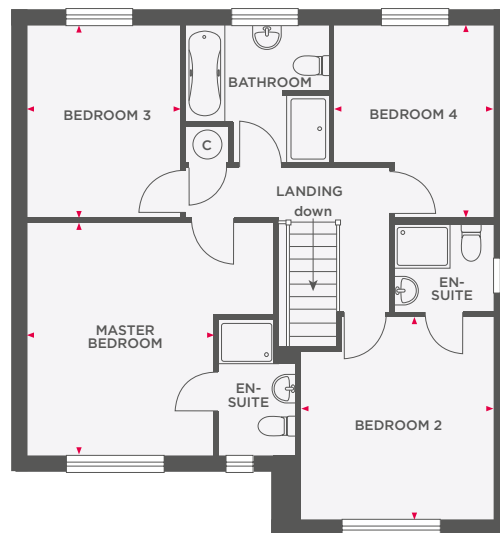


THE SHAKESPEARE

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



Lounge	3273 x 5459 (max)	10'8" x 17'10" (max)
Kitchen/Dining Room	6698 x 3423 (max)	22'0" x 11'2" (max)
Utility	1584 x 2866	5'2" x 9'4"



Master Bedroom	4424 x 4168 (max)	14'6" x 13'8" (max)
Bedroom 2	3465 x 3635 (max)	11'4" x 11'10" (max)
Bedroom 3	2763 x 3435	9'0" x 11'3"
Bedroom 4	2863 x 3418 (max)	9'4" x 11'2" (max)



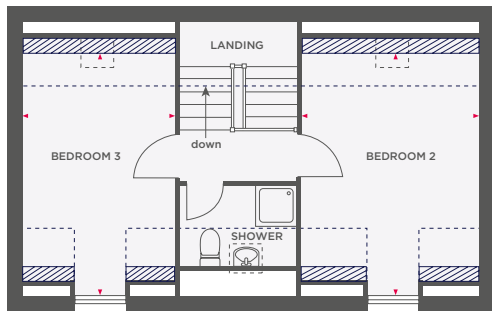
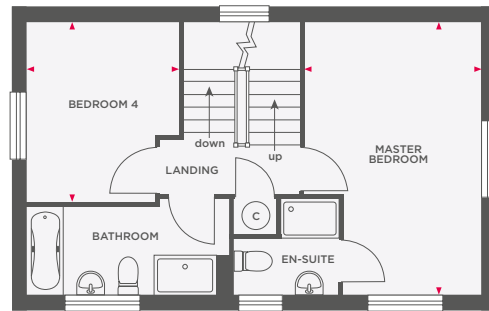
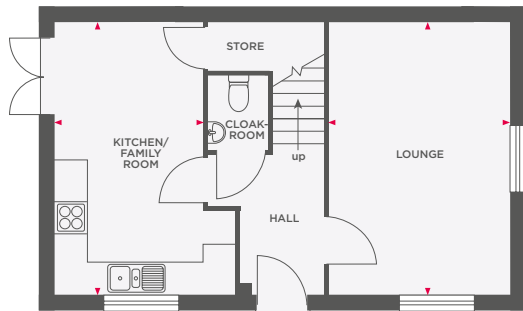
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THE WORDSWORTH SIDE

4 BEDROOM DETACHED HOME WITH GARAGE



Lounge	5050 x 3353	16'6" x 11'0"
Kitchen/Family Room	5050 x 3397 (max)	16'6" x 11'1" (max)
Master Bedroom	5050 x 3413 (max)	16'6" x 11'2" (max)
Bedroom 4	3280 x 2797 (max)	10'9" x 9'2" (max)
Bedroom 2	4494 x 3113 (max)	14'8" x 10'2" (max)
Bedroom 3	4494 x 2797 (max)	14'8" x 9'2" (max)



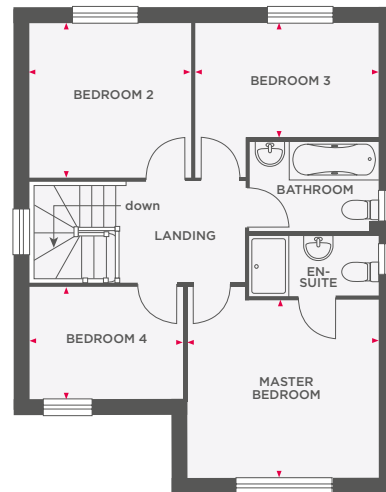
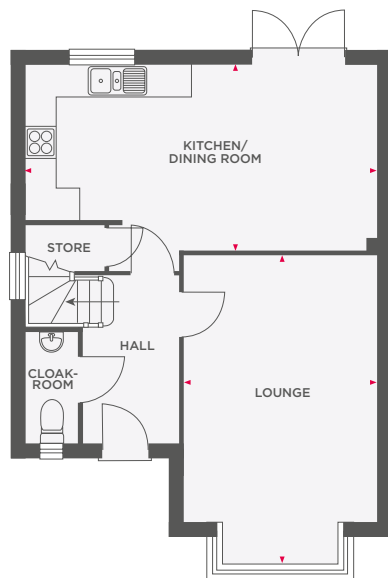
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THE WREN

4 BEDROOM DETACHED HOME WITH GARAGE



Lounge	5588 x 3552 (max)	18'4" x 11'8" (max)
Kitchen/Dining Room	6490 x 3412 (max)	21'3" x 11'2" (max)

Master Bedroom	3344 x 3552	10'11" x 11'8"
Bedroom 2	2837 x 2942	9'3" x 9'8"
Bedroom 3	3452 x 2095	11'3" x 6'10"
Bedroom 4	2850 x 2037	9'4" x 6'8"



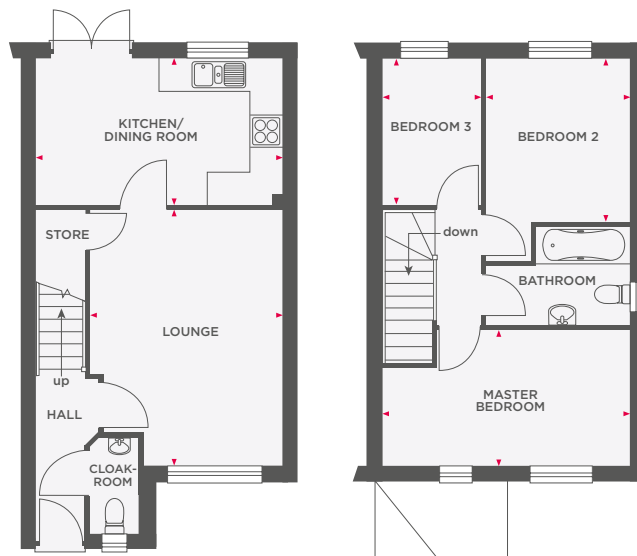
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THE BAIRD

3 BEDROOM HOME WITH PARKING



Lounge	4661 x 3541 (max)	15'3" x 11'7" (max)
Kitchen/Dining Room	4536 x 2698	14'10" x 8'10"

Master Bedroom	4536 x 2458 (max)	14'10" x 8'1" (max)
Bedroom 2	3014 x 2580	9'10" x 8'5"
Bedroom 3	2688 x 1868	8'9" x 6'1"



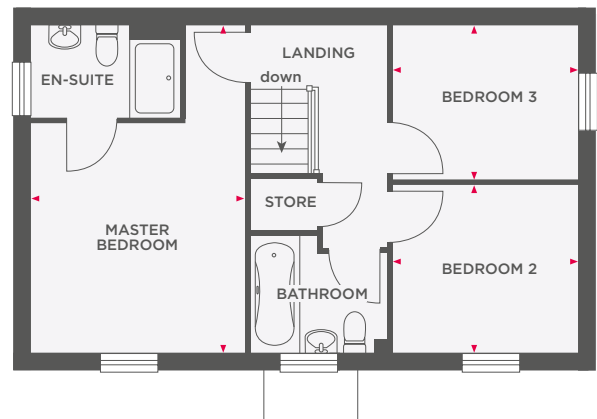
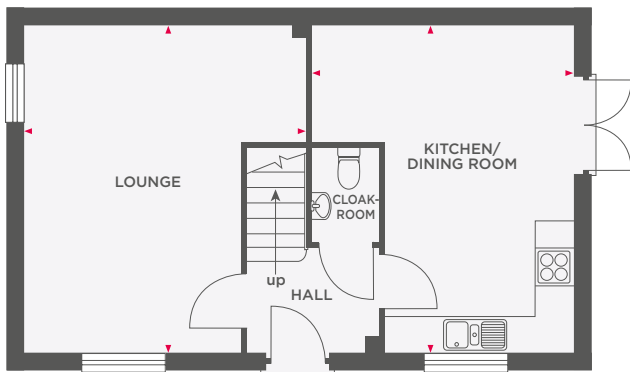
Wain Homes abides by the New Homes Quality Code, an independent industry code introduced to champion quality new homes and better consumer outcomes. Dimensions shown are internal finished dimensions which may vary as each home is built individually and the precise internal finishes may not always be the same. Please be aware that window and door positions could vary due to plot orientation. It is essential to view the working drawings with our Sales Executive for plot specific detail. Enquire for further information. Wain Homes Policy is continuous product and specification development. Every effort has been made to ensure the accuracy of the information provided in this leaflet at the date of publication but it may be subject to change without notice. Please consult with our Sales Executive to obtain the current specification. You should take appropriate steps to verify any information upon which you wish to rely. The sizes indicated are not intended to be used for carpet sizes, appliance spaces or items of furniture. Elevational treatments may vary to those shown. These particulars are intended for guidance only and their accuracy is not guaranteed. They do not constitute a contract, part of a contract or warranty. (September 2023)





THE BRANCASTER SIDE

3 BEDROOM HOME WITH GARAGE



Lounge	4304 x 4900 (max)	14'1" x 16'1" (max)
Kitchen/Dining Room	3946 x 4900 (max)	12'11" x 16'1" (max)

Master Bedroom	3316 x 4900 (max)	10'10" x 16'1" (max)
Bedroom 2	2875 x 2515	9'5" x 8'2"
Bedroom 3	2297 x 2877	7'6" x 9'5"



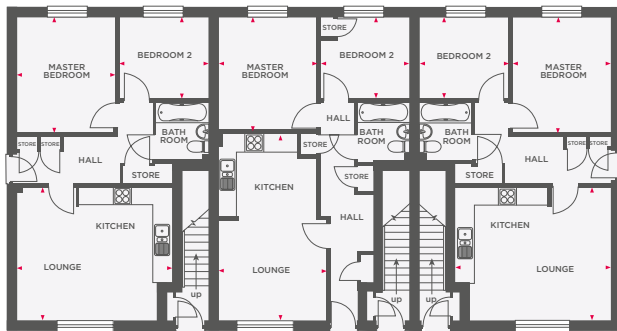
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THE OAKMERE

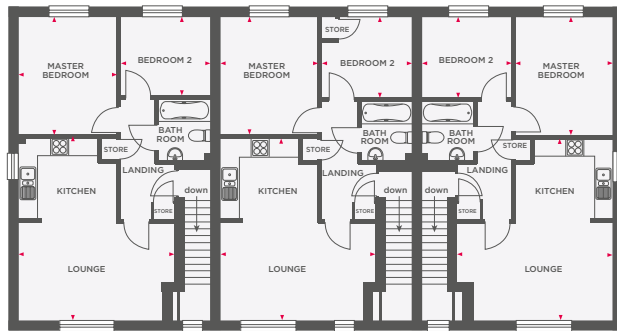
2 BEDROOM APARTMENTS WITH PARKING



Type A

Type C

Type A



Type B

Type D

Type B

GROUND FLOOR

Type A

Lounge/Kitchen	4412 x 5100 (max)	14'5" x 16'8" (max)
Master Bedroom	3832 x 3250	12'6" x 10'7"
Bedroom 2	2963 x 2675	9'8" x 8'9"

Type C

Lounge/Kitchen	6162 x 3606 (max)	20'2" x 11'9" (max)
Master Bedroom	3263 x 3751	10'8" x 12'3"
Bedroom 2	2950 x 2675	9'8" x 8'9"

FIRST FLOOR

Type B

Lounge/Kitchen	5950 x 5100 (max)	19'6" x 17'0" (max)
Master Bedroom	3263 x 3938	10'8" x 12'11"
Bedroom 2	2950 x 2709	9'8" x 8'10"

Type D

Lounge/Kitchen	5950 x 5100 (max)	19'6" x 17'0" (max)
Master Bedroom	3263 x 3950	10'8" x 12'11"
Bedroom 2	2950 x 2709	9'8" x 8'10"



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