


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 PADDOCKS DEVELOPMENT PLAN

2 Bedroom Homes

Bell (BE)

3 Bedroom Homes

Baird (B)

Brunswick (BR)

Claydon Side (CLs)

Trevithick (TR)

4 Bedroom Homes

Egerton (EG)

Eton (E)

Haversham (H)

Jenner (J)

Nelson (NL)

Newton (N)

Oxford (OX)

Shakespeare (SK)

Whitemoor (WH)

Winchester (WN)

Wordsworth (W)

Wren (WR)

5 Bedroom Homes

Cavendish (C)

Apartments

Chinley (CH)

Oakmere (OK)

* Affordable Homes



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THE PADDOCKS SPECIFICATION

CAVENDISH | ETON | HAVERSHAM | MONTGOMERY | NEWTON | OXFORD | SANDOWN
SHAKESPEARE | STEPHENSON | WHITEMOOR | WINCHESTER | WORDSWORTH

KITCHENS

- Luxury Fitted Kitchen with Choice of Finishes
- Choice of Worktops to Kitchen with Matching Upstands
- Stainless Steel Double Electric Oven, 5 Ring Gas Hob with Splashback and Extractor Hood
- Integrated Fridge Freezer and Dishwasher
- Inset Stainless Steel Sink
- Under Pelmet Lighting
- Downlights to Kitchen
- Chrome Sockets and Switches to Kitchen (also to any adjoining open plan areas)
- USB Socket to Kitchen

BATHROOMS

- Roca Sanitaryware in White
- Deva Brassware
- Methven Showers
- Bathroom and En-suites to be Half Tiled 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/Data Point to Master Bedroom
- USB Sockets to all Bedrooms

HEATING SYSTEM

- Gas Central Heating to NHBC specification

OTHER INTERNAL FEATURES

- All Ceilings to be Skim Finished and Painted White
- All Walls to be Skim Finished and Painted Soft Cream
- Chrome Effect Internal Door Furniture
- Media Plate to Lounge which includes: Television Aerial Point, Telephone/Data Point and two Double Sockets
- USB Socket to Lounge
- Electrical Wired Smoke Detectors
- Oak Handrails to Stairs
- Ultrafast broadband* (hardwired internally)

EXTERNAL FEATURES

- Solar Energy Photovoltaic roof tiles (where applicable)
- Electric Car Charging Point
- White PVCu Windows and White Side/Rear/French Doors
- Black Composite Front External Door and Black Rainwater Goods
- External Lights to Front and Rear
- Power and Lighting to all Garages
- External Tap
- Gardens Landscaped 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

*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 PADDOCKS SPECIFICATION

BAIRD | BELL | BRUNSWICK | CLAYDON | CONWAY
JENNER | NELSON | OAKMERE | TREVITHICK | WREN

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 Glass Splashback and Extractor Hood (4 Ring Electric Hob to Oakmere Apartments)
- Integrated Fridge Freezer (4 Bedroom 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 Sanitaryware in White
- Deva Brassware
- Bathroom and En-suites to be Half Tiled on all Walls with a Choice of Porcelanosa Wall Tiles
- Chrome Heated Towel Rails to Main Bathroom and En-Suite (excluding affordable properties)

BEDROOMS

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

HEATING SYSTEM

- Gas Central Heating to NHBC specification

OTHER INTERNAL FEATURES

- All Ceilings to be Skim Finished and Painted White
- All Walls to be Skim Finished and Painted Soft Cream
- Chrome Effect Internal Door Furniture
- Media Plate to Lounge which includes: Television Aerial Point, Telephone/Data Point and two Double Sockets
- USB Socket to Lounge
- Electrical Wired Smoke Detectors
- Oak Handrails to Stairs (excluding affordable properties)
- Ultrafast broadband* (hardwired internally)

EXTERNAL FEATURES

- Solar Energy Photovoltaic roof tiles (where applicable)
- Electric Car Charging Point
- White PVCu Windows and White Rear/French Doors
- Black Composite Front External Door and Black Rainwater Goods
- External Lights to Front and Rear
- Power and Lighting to all Garages
- External Tap (excluding Oakmere Apartments)
- Gardens Landscaped to Front
- Gardens Rotavated to Rear
- 1.8m Close Boarded Divisional Fencing to Rear Garden

WARRANTIES

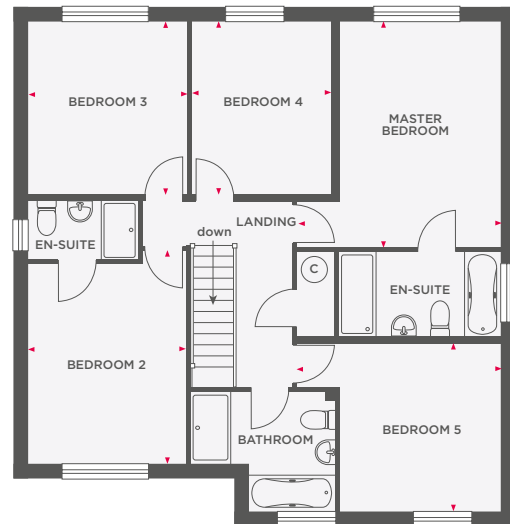
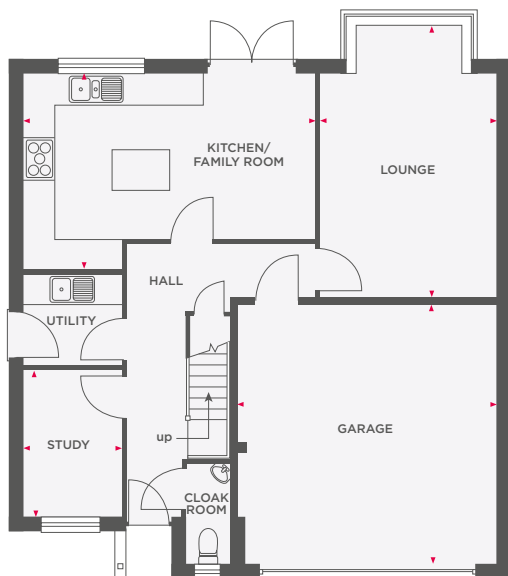
- 10 Year NHBC Buildmark Warranty
- 2 Year Wain Homes Warranty

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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)
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)



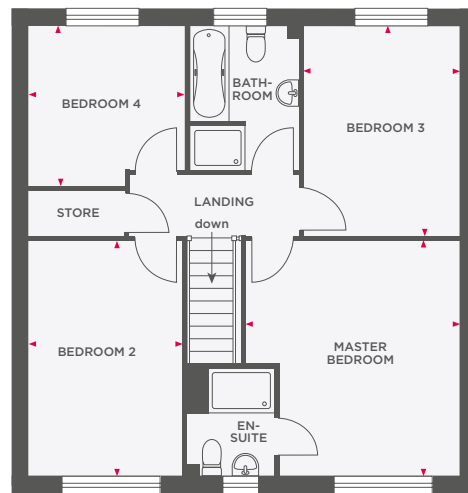
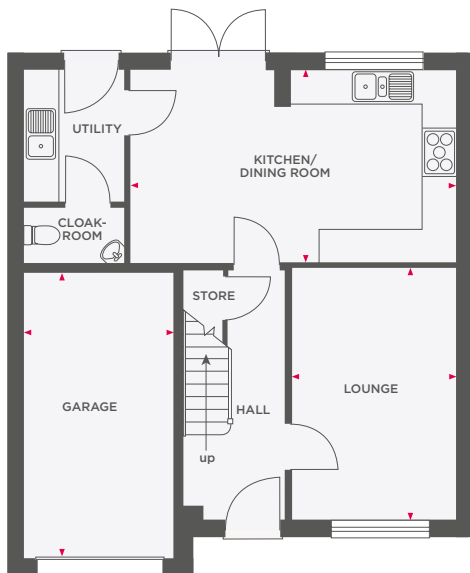
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THE EGERTON

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



Lounge	3005 x 4488	9'10" x 14'8"
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	2768 x 4235	9'1" x 13'10"
Bedroom 3	2809 x 3782	9'2" x 12'5"
Bedroom 4	2820 x 2901	9'3" x 9'6"



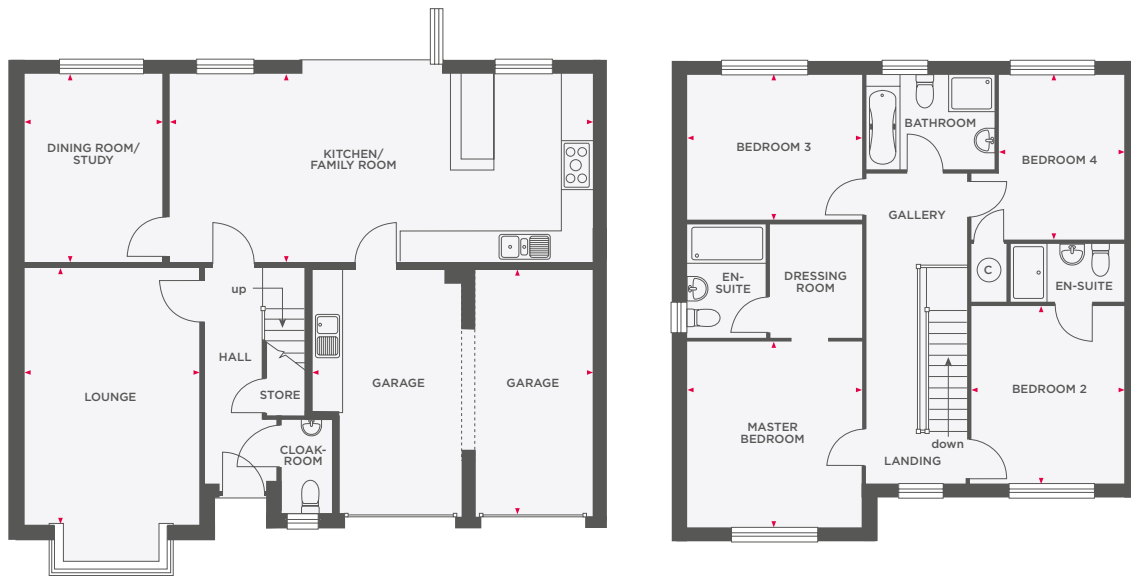
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THE ETON

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"



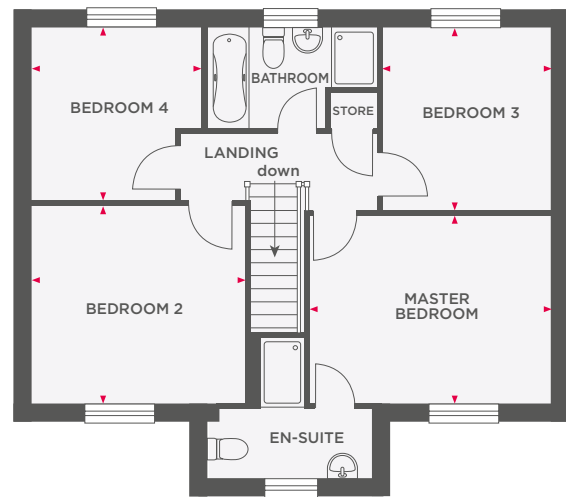
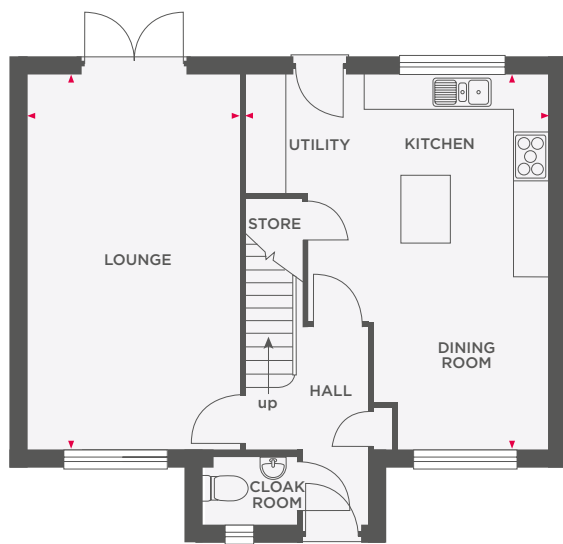
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THE HAVERSHAM

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"



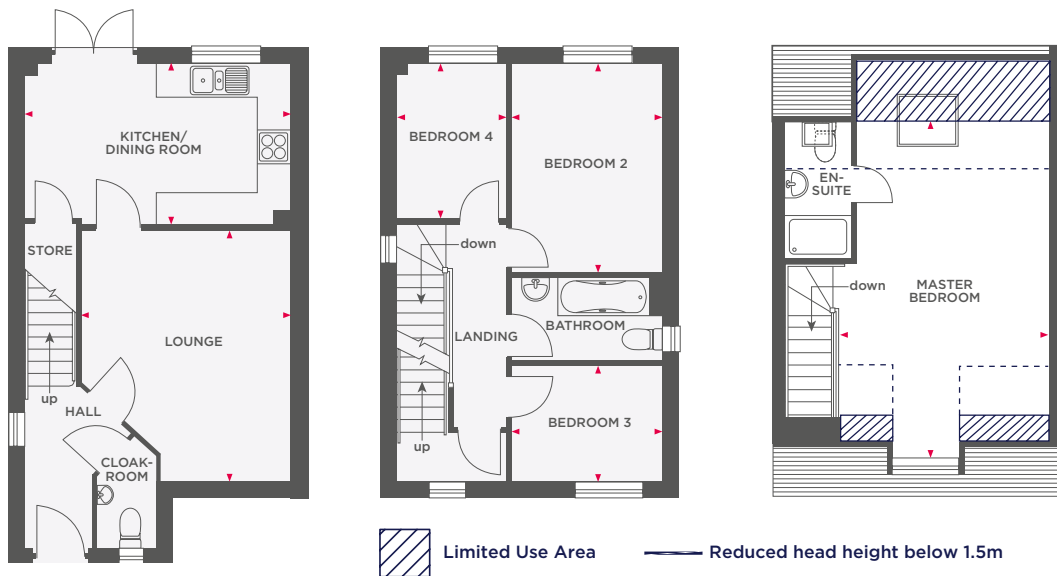
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THE JENNER

4 BEDROOM HOME WITH GARAGE



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 6450 (max)	12'6" x 20'10" (max)
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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)



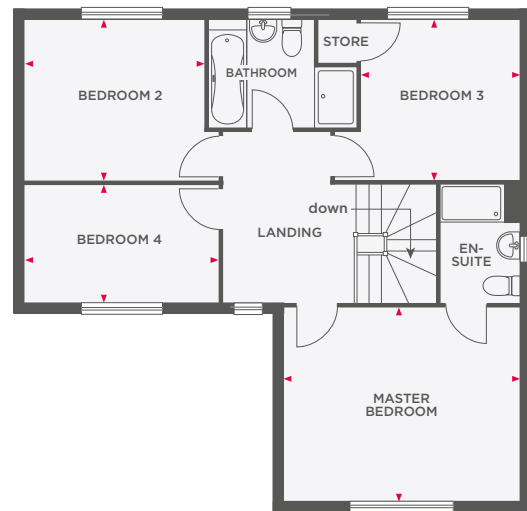
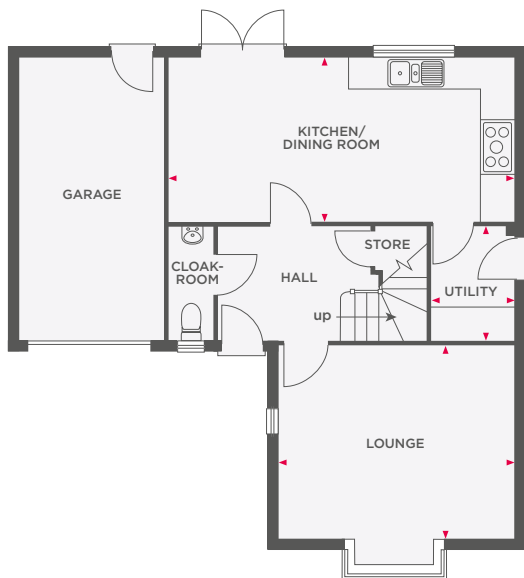
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THE NEWTON

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	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"



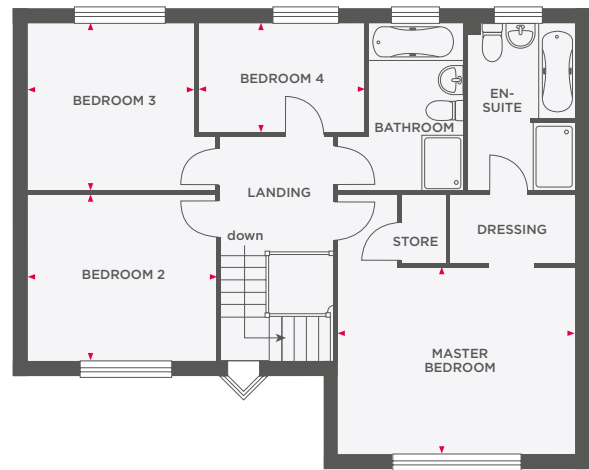
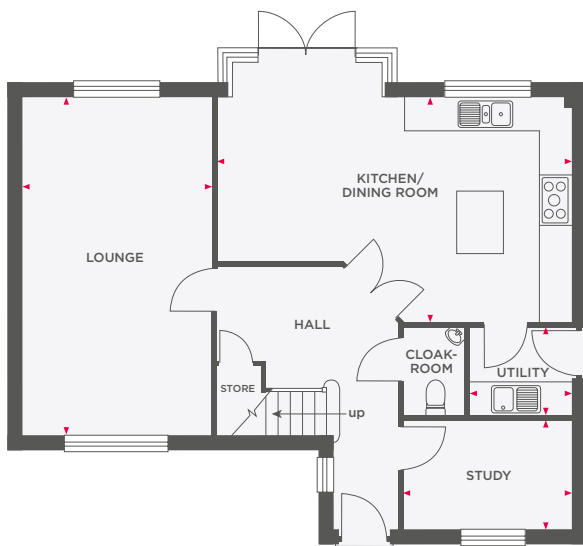
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THE OXFORD

4 BEDROOM DETACHED HOME WITH DETACHED 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"



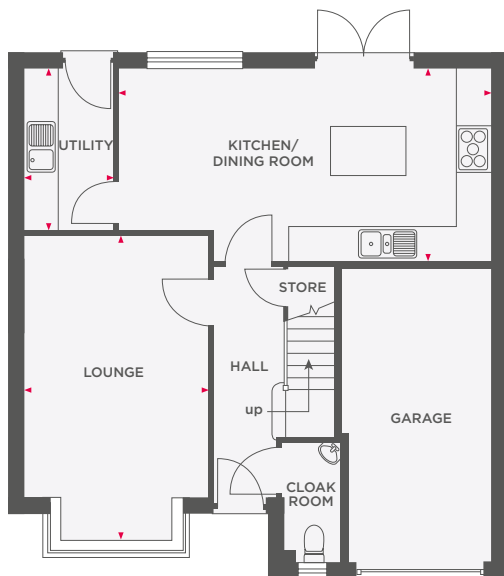
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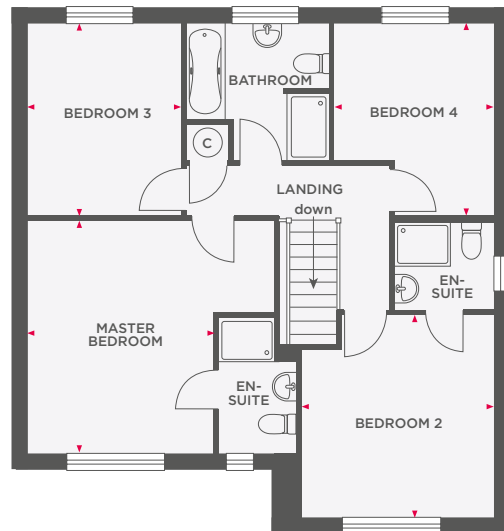


THE SHAKESPEARE

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"



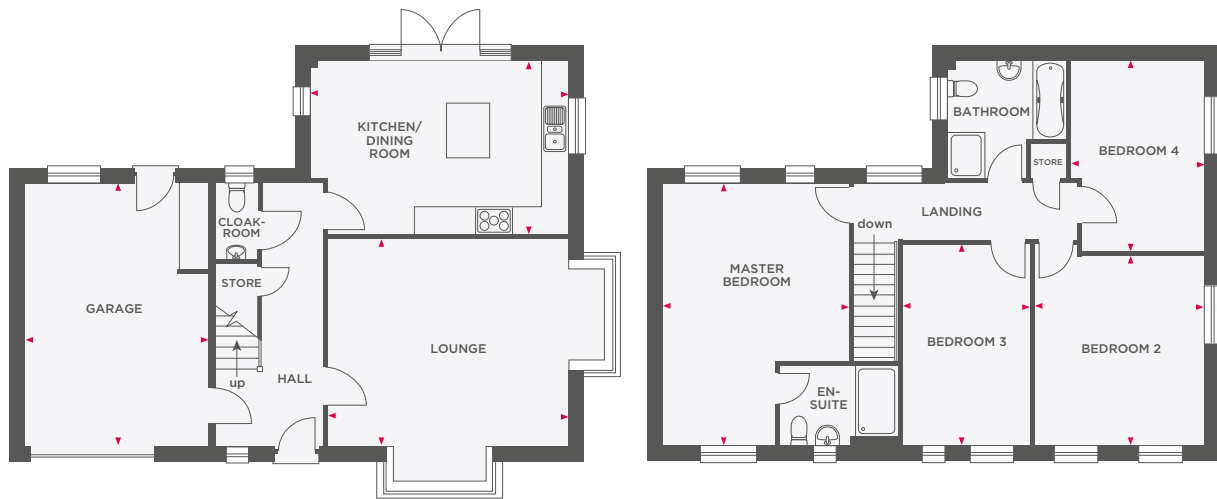
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THE WHITEMOOR

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



Lounge	5115 x 4372	16'9" x 14'4"
Kitchen/Dining Room	5522 x 3700	18'1" x 12'1"
Garage/Utility	3887 x 5635	12'9" x 18'5"

Master Bedroom	3987 x 5635	13'1" x 18'5"
Bedroom 2	3647 x 4048	11'11" x 13'3"
Bedroom 3	2713 x 4317	8'10" x 14'1"
Bedroom 4	2860 x 4086	9'4" x 13'4"



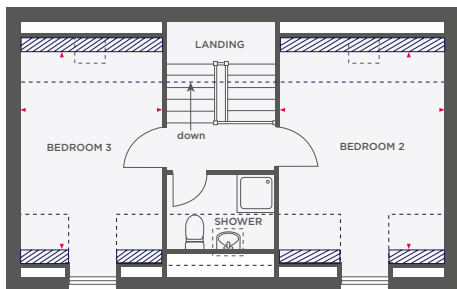
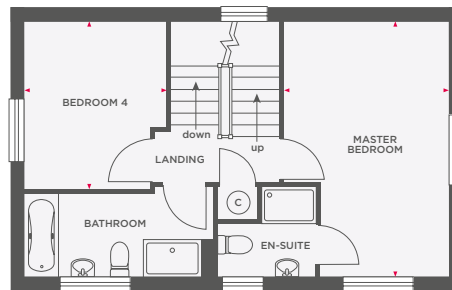
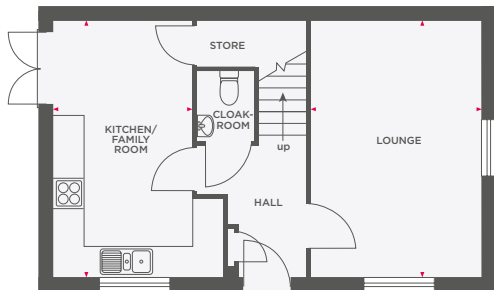
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THE WINCHESTER

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"



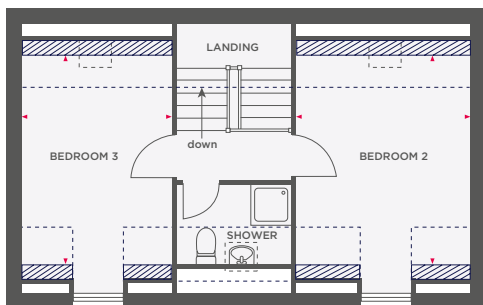
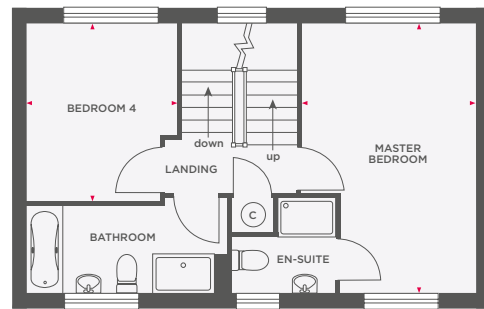
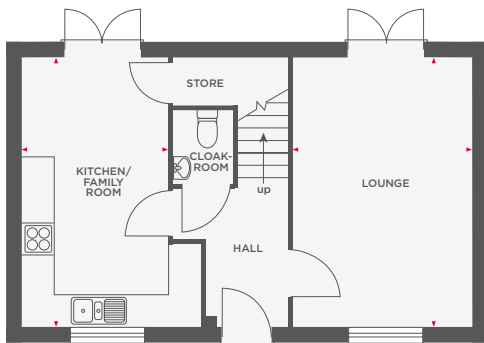
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THE WORDSWORTH

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/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"



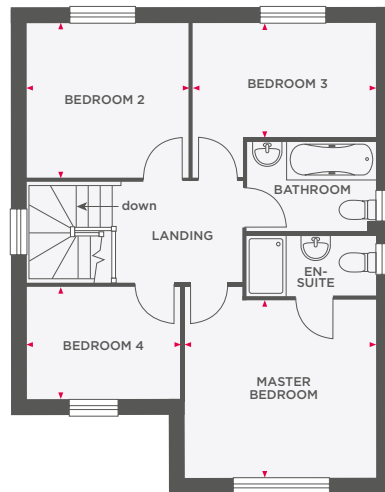
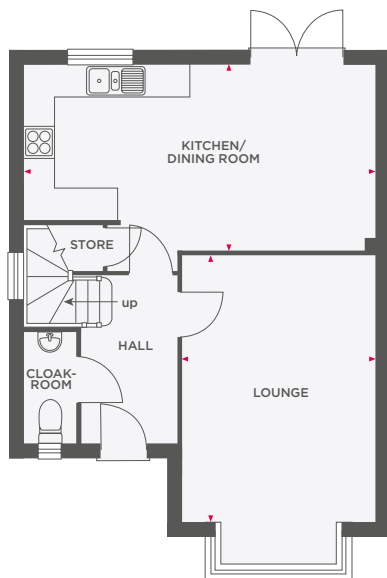
Wain Homes abides by the New Homes Quality Code, an independent industry code introduced to champion quality new homes and better consumer outcomes. Dimensions shown are internal finished dimensions which may vary as each home is built individually and the precise internal finishes may not always be 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)

Wain
HOMES



THE WREN

4 BEDROOM DETACHED HOME WITH 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"



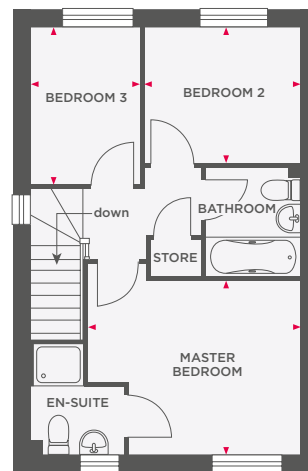
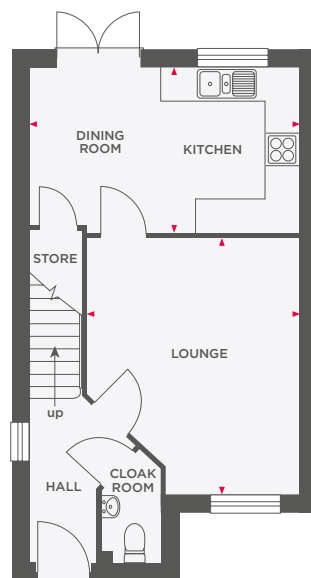
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THE TREVITHICK

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"



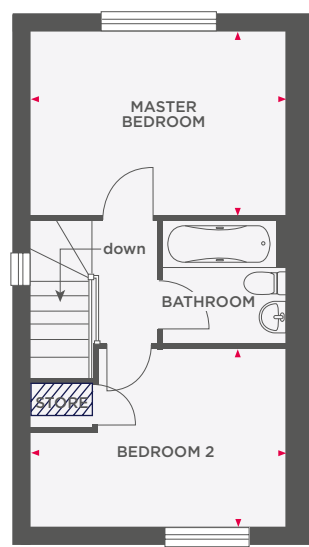
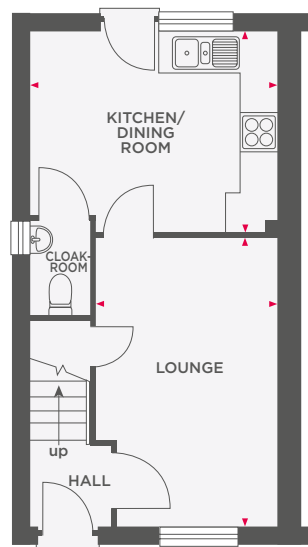
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THE BELL

2 BEDROOM HOME WITH PARKING



Limited Use Area

Reduced head height below 1.5m

Lounge	2820 x 4298 (max)	9'3" x 14'11" (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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