


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*

WATERSIDE MEADOWS DEVELOPMENT PLAN



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WATERSIDE MEADOWS SPECIFICATION

CAVENDISH | ETON | HAVERSHAM | NEWTON | OXFORD
SHAKESPEARE | WHITEMOOR

KITCHENS

- Luxury Fitted Kitchen with Soft Close Mechanisms in a Choice of Finishes
- Choice of Laminate Worktops to Kitchen with Matching Upstands
- Stainless Steel AEG Electric Double Oven, 5 Ring Gas Hob with Silver Glass Splashback and Extractor Hood
- Integrated Zanussi Fridge Freezer
- Integrated Zanussi Dishwasher
- Blanco Inset Stainless Steel Sink & Tap
- Chrome Sockets and Switches to Kitchen and Adjoining Open Plan Areas
- Chrome Downlights to Kitchen Area only (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 Showers 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
- 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 Internal Door Furniture
- Ultrafast Hard Wired Fibre Broadband*
- Media Plate with Television Aerial Point and CAT 5 Data Point to Lounge+
- 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

- White PVCu Windows and White Rear/Side/French Doors
- White Fascias and Soffits
- Black Rainwater Goods
- Pebble Coloured Composite Front Door
- External Lights to Front and Rear
- Power and Lighting to all Garages
- 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

BLANCO
GERMANY

Roca

METHVEN
EST 1886

PORCELANOSA
THE POWER OF CONNECTED

Honeywell
THE POWER OF CONNECTED

*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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WATERSIDE MEADOWS SPECIFICATION

BAIRD | BELL | CLAYDON | EDALE | JENNER | MILTON | NELSON | NIGHTINGALE
SHACKLETON | TORRINGTON | WREN

KITCHENS

- Luxury Fitted Kitchen with Soft Close Mechanisms in a Choice of Finishes
- Choice of Laminate Worktops to Kitchen with Matching Upstands
- Stainless Steel Zanussi Electric Single Oven, 4 Ring Gas Hob with Silver Glass Splashback and Extractor Hood
- Integrated Zanussi Fridge Freezer to 4 Bedroom Homes
- Blanco Inset Stainless Steel Sink & Tap
- 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 Showers with Satinjet Handset
- Shower and screen to be fitted over the bath with Additional Tiling
- 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
- 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 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 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 Internal Door Furniture
- Ultrafast Hard Wired Fibre Broadband*
- 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

- White PVCu Windows and White Rear/Side/French Doors
- White Fascias and Soffits
- Black Rainwater Goods
- Pebble Coloured Composite Front Door
- External Lights to Front and Rear
- Power and Lighting to all Garages
- 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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WATERSIDE MEADOWS SPECIFICATION

AFFORDABLE HOMES

KITCHENS

- Luxury Fitted Kitchen with Soft Close Mechanisms in a Choice of Finishes
- Choice of Laminate Worktops to Kitchen with Matching Upstands
- Stainless Steel Zanussi Electric Single Oven, 4 Ring Gas Hob with Silver Glass Splashback and Extractor Hood
- Blanco Inset Stainless Steel Sink & Tap
- 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 Showers with Satinjet Handset
- Shower and screen to be fitted over the bath with Additional Tiling
- Bathroom and En-suites to be Half Tiled with a Choice of Porcelanosa Wall Tiles

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

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- All Handrails and Newel Caps to be finished in White Gloss
- Vertical 5 Panel Internal Doors to be finished in White Gloss with Chrome Effect Internal Door Furniture
- Ultrafast Hard Wired Fibre Broadband*
- 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

- White PVCu Windows and White Rear/Side/French Doors
- White Fascias and Soffits
- Black Rainwater Goods
- Pebble Coloured Composite Front Door
- External Lights to Front and Rear
- External Tap to Rear of Property
- Gardens Landscaped to Front
- Gardens to Rear Rotavated
- 1.8m Close Boarded Divisional Fencing to Rear Garden

WARRANTIES

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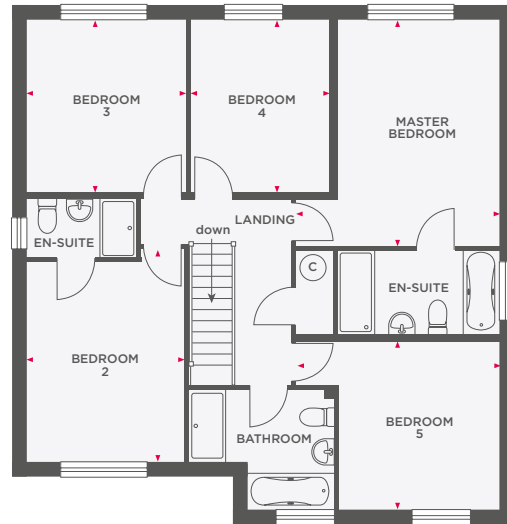
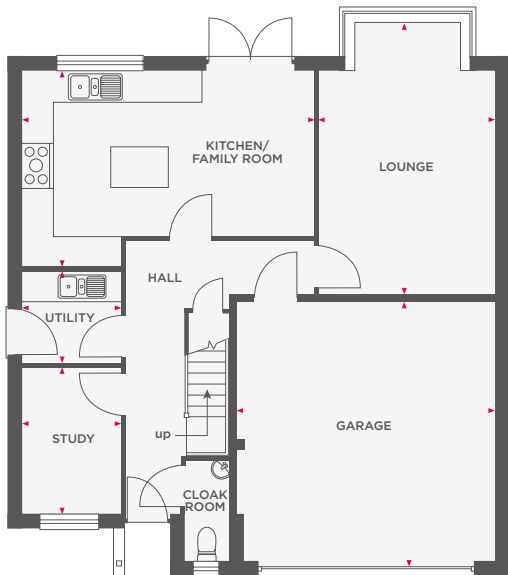
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THE CAVENDISH

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)



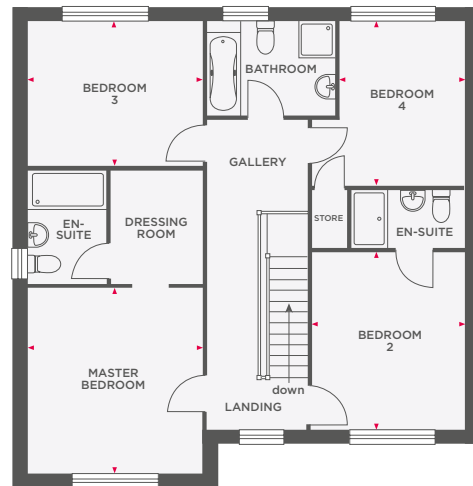
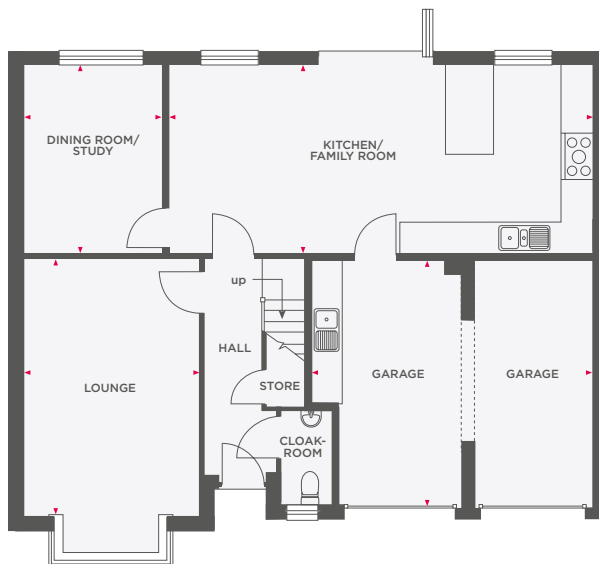
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THE ETON

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"



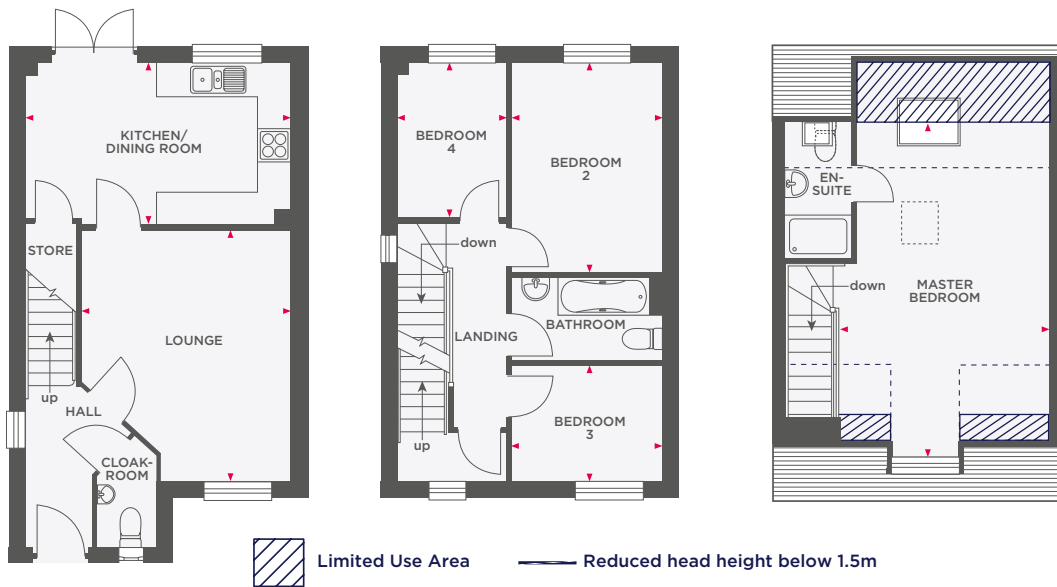
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THE JENNER

4 BEDROOM SEMI DETACHED 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 6350 (max)	12'6" x 20'10" (max)
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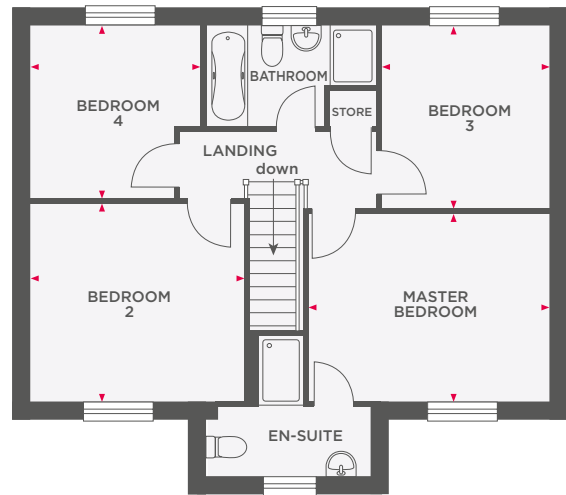
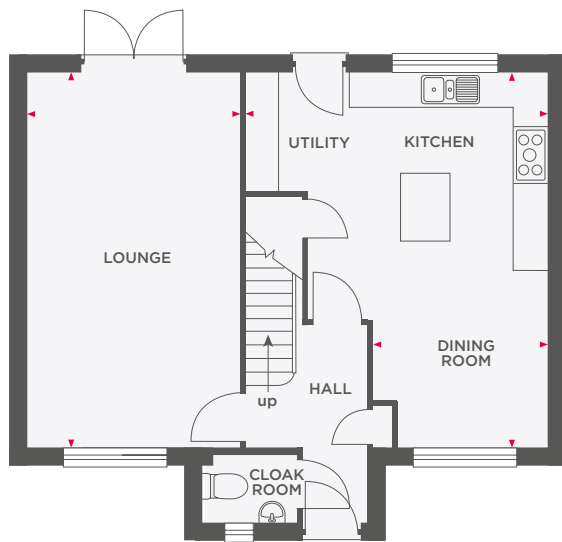
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THE HAVERSHAM

4 BEDROOM DETACHED HOME WITH GARAGE



Lounge	3605 x 6423	11'9" x 21'0"
Kitchen/Utility/ Dining Room	5256 x 6423 (max)	17'2" x 21'0" (max)

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 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)



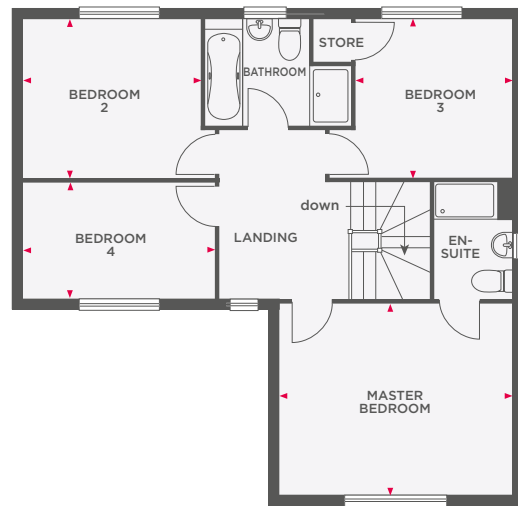
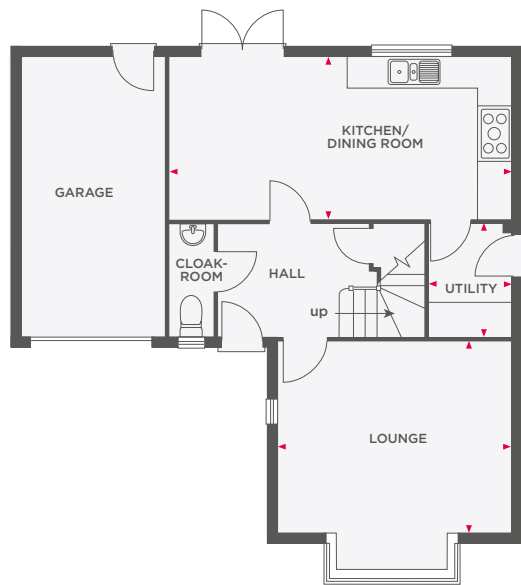
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THE NEWTON

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"



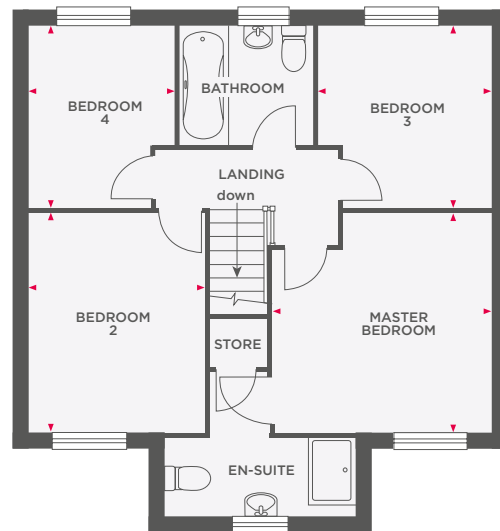
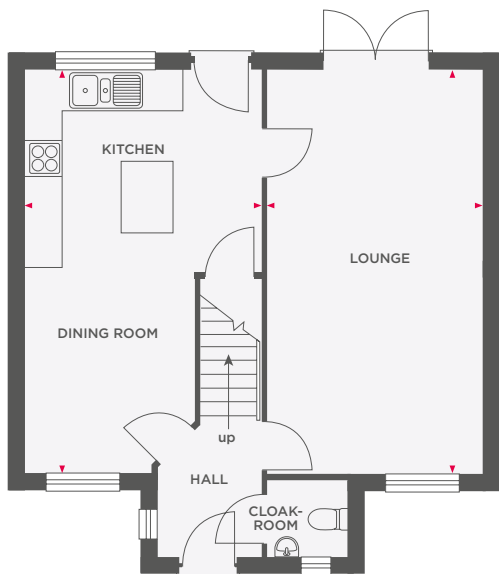
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THE NIGHTINGALE

4 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE



Lounge	3530 x 6545	11'7" x 21'6"
Kitchen/Dining Room	3755 x 6545 (max)	12'3" x 21'6" (max)

Master Bedroom	3592 x 3522 (max)	11'9" x 11'7" (max)
Bedroom 2	2805 x 3700	9'2" x 12'2"
Bedroom 3	2810 x 2935 (max)	9'2" x 9'7" (max)
Bedroom 4	2375 x 2758 (max)	7'9" x 9'1" (max)



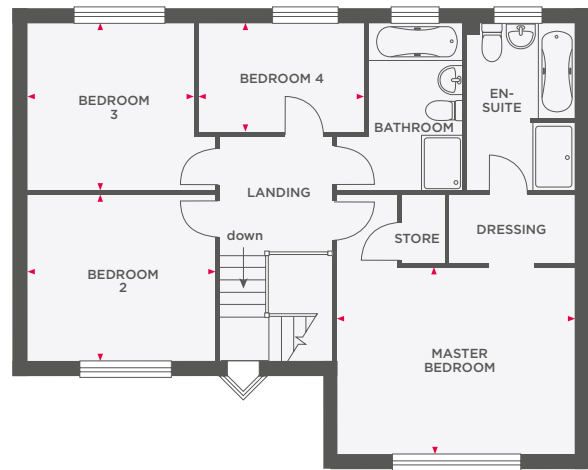
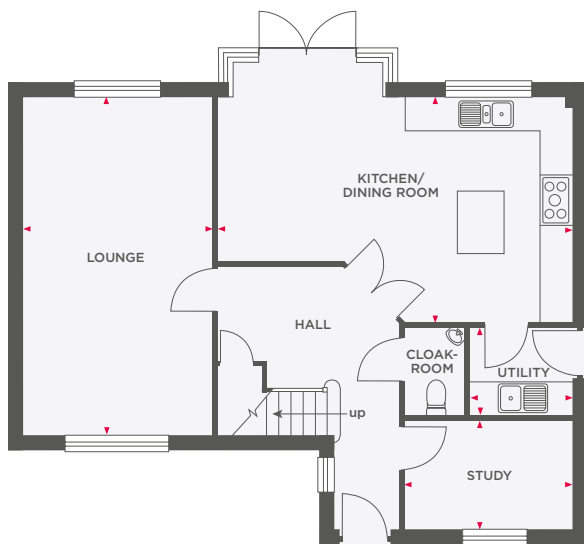
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THE OXFORD

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"



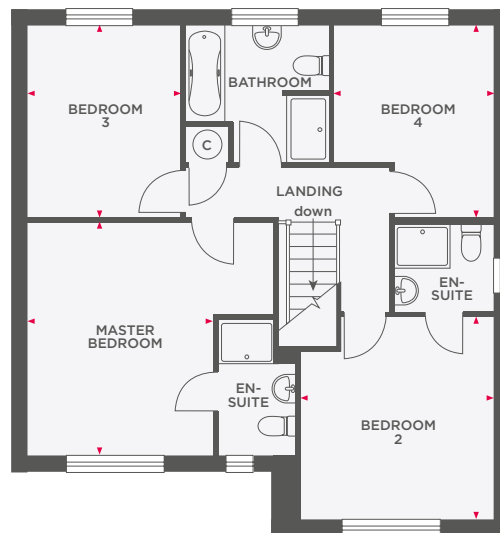
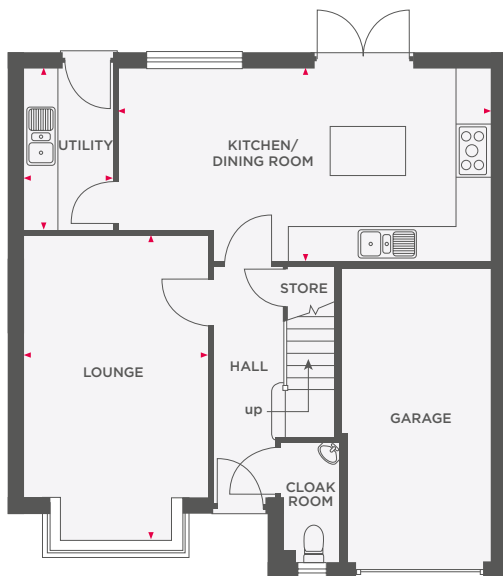
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THE SHAKESPEARE

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"



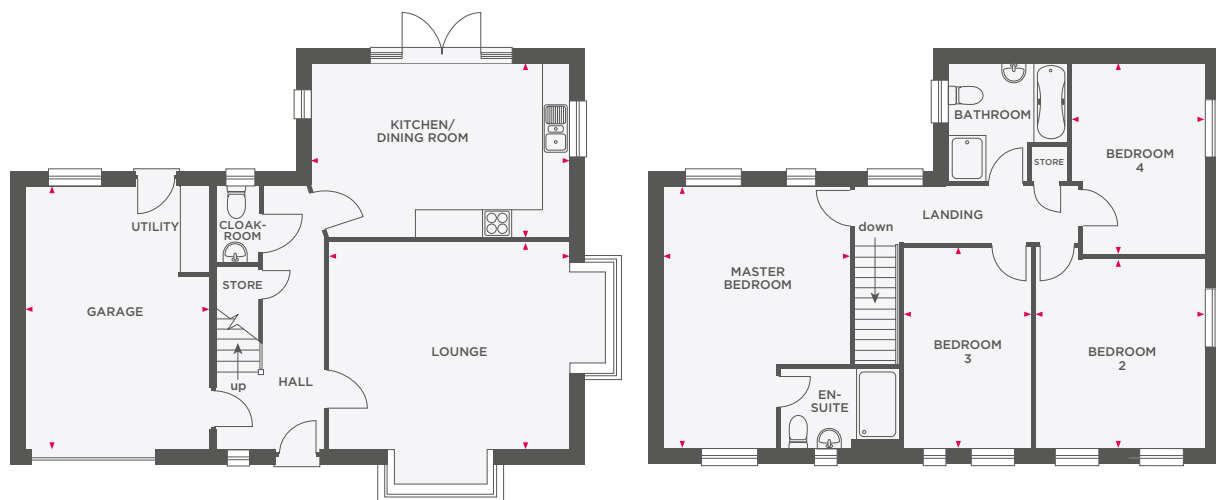
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THE WHITEMOOR

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	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 4312	8'10" x 14'1"
Bedroom 4	2860 x 4086	9'4" x 13'4"



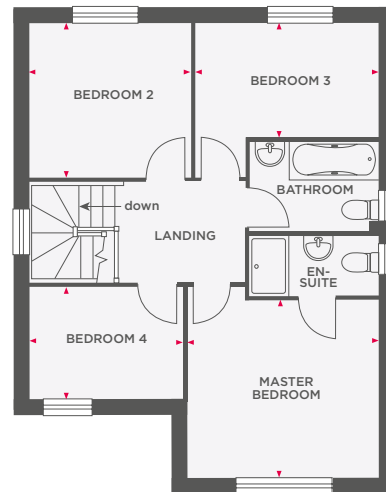
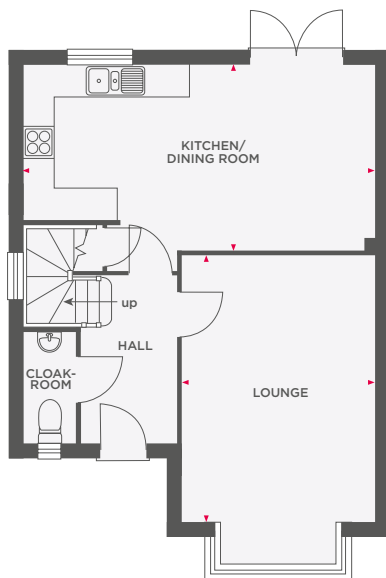
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THE WREN

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	9'2" x 6'10"



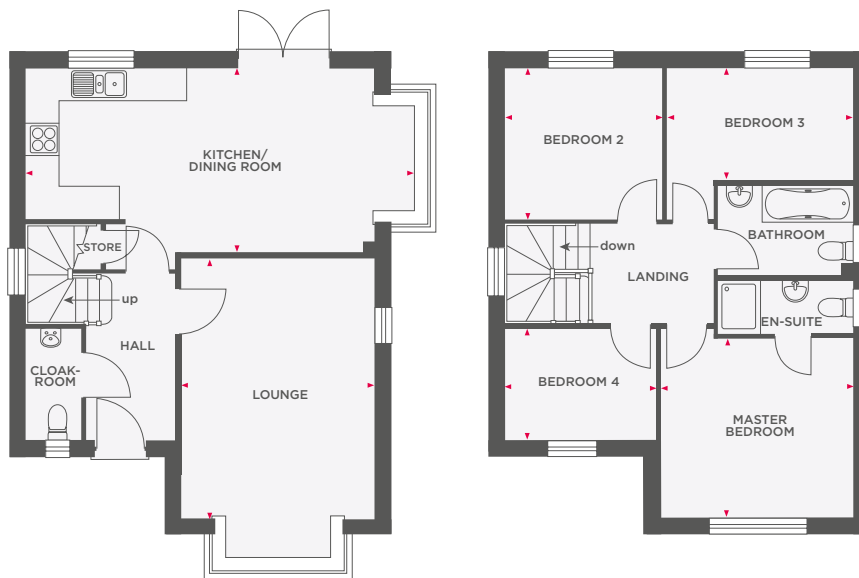
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THE WRENBURY

4 BEDROOM DETACHED HOME WITH GARAGE



Lounge	3610 x 4840	11'10" x 15'10"
Kitchen/Dining Room	7320 x 3450 (max)	24'0" 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"



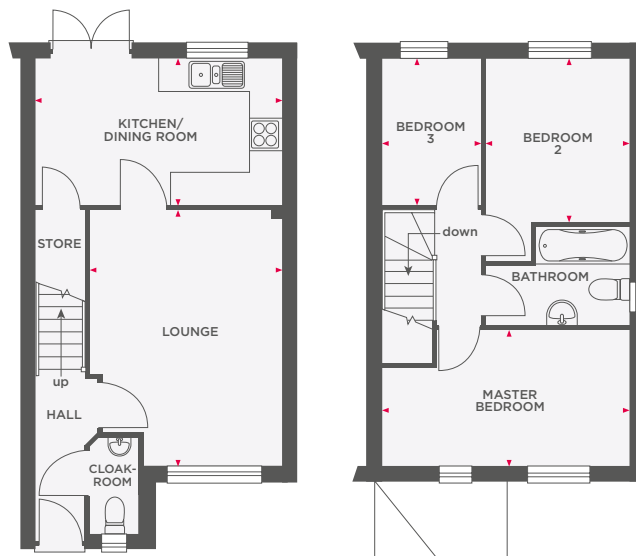
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THE BAIRD

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"



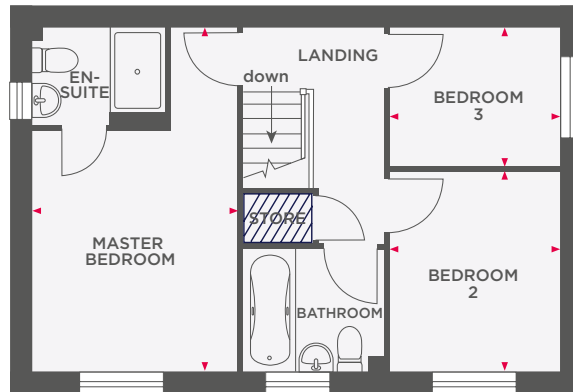
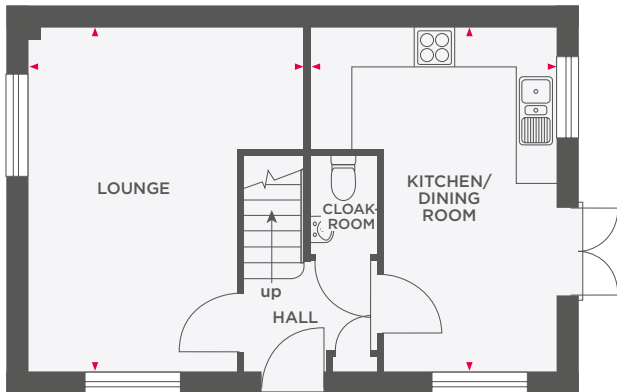
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THE CLAYDON S

3 BEDROOM HOME



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"



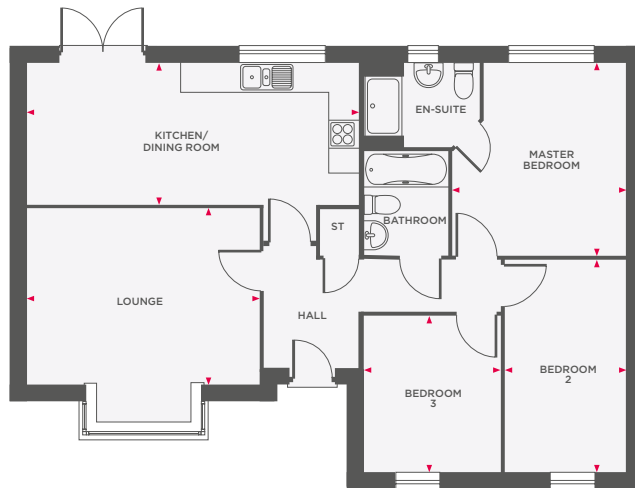
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THE EDALE

3 BEDROOM BUNGALOW



Lounge	4714 x 3600	15'5" x 11'9"
Kitchen/Dining Room	6706 x 2842	22'0" x 9'3"
Master Bedroom	3623 x 3907 (max)	11'10" x 12'9" (max)
Bedroom 2	2495 x 4335	8'2" x 14'3"
Bedroom 3	2828 x 3172	9'3" x 10'4"



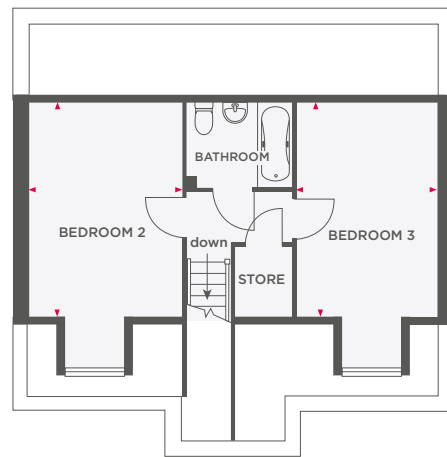
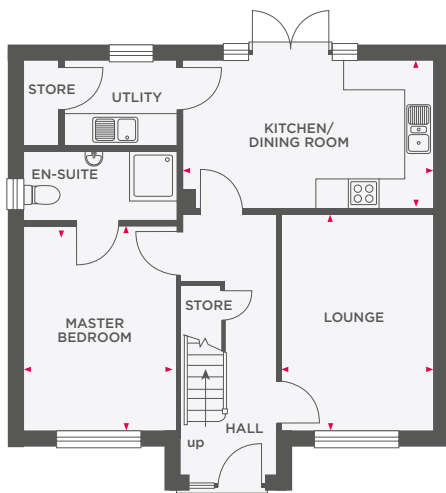
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Wain
HOMES



THE MILTON

3 BEDROOM HOME WITH GARAGE



Lounge	4482 x 3174	14'8" x 10'4"
Kitchen/Dining Room	5180 x 3040	16'11" x 9'11"
Master Bedroom	3174 x 4219	10'4" x 13'10"

Bedroom 2	3174 x 4488	10'4" x 14'8"
Bedroom 3	2898 x 4488	9'6" x 14'8"



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THE SHACKLETON

3 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



Lounge	4723 x 3404 (max)	15'5" x 11'2" (max)
Kitchen/Dining Room/ Family Room	4275 x 3404	14'0" x 11'2"

Master Bedroom	3246 x 4262 (max)	10'7" x 13'11" (max)
Bedroom 2	3943 x 3404	12'11" x 11'2"
Bedroom 3	3221 x 4224 (max)	10'6" x 13'10" (max)



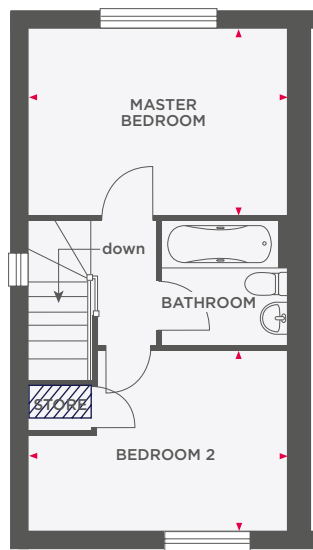
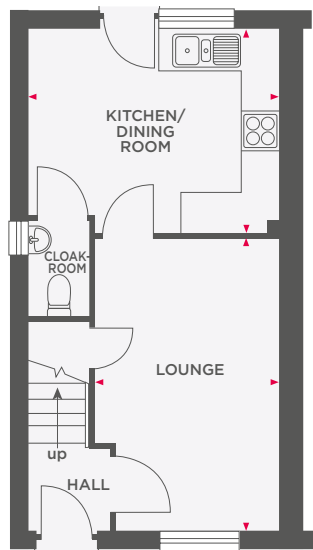
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THE BELL

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)



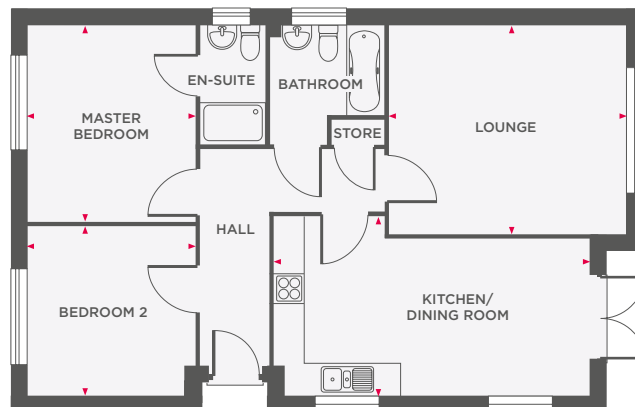
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THE TORRINGTON

2 BEDROOM BUNGALOW



Lounge	4460 x 3954	14'7" x 12'11"
Kitchen/Dining Room	5973 x 3375 (max)	19'7" x 11'0" (max)
Master Bedroom	3172 x 3707	10'4" x 12'1"
Bedroom 2	3172 x 3185	10'4" x 10'5"



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