

MARTIN GROVE

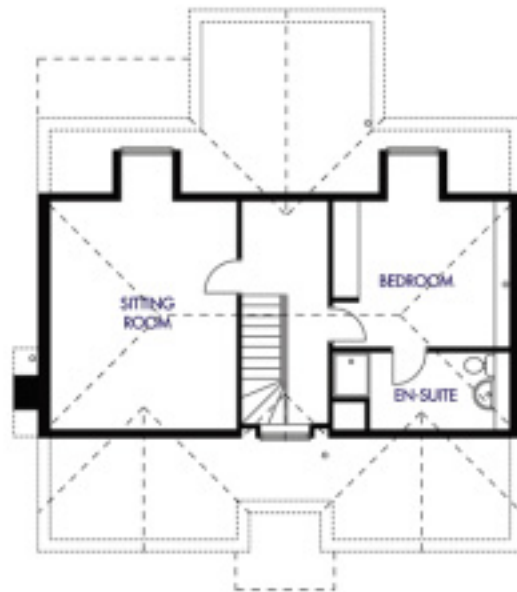
HILTON LANE GREAT WYRLEY

AN EXCLUSIVE DEVELOPMENT OF 4 & 5 BEDROOM HOMES



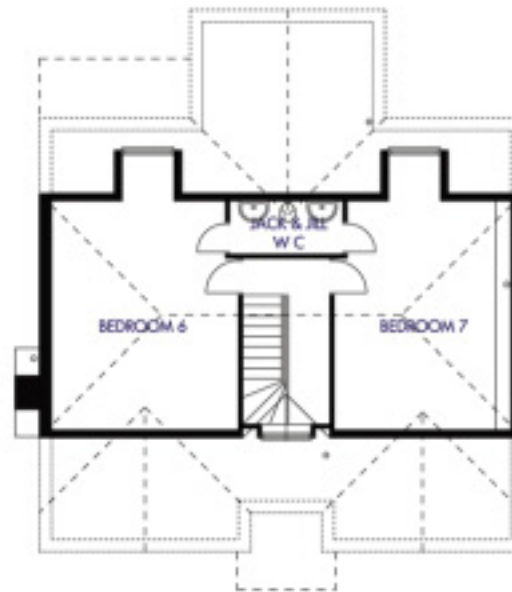
COMPUTER GENERATED ILLUSTRATION OF THE WINCHESTER HOUSE TYPE ON PLOTS 1 - 4

SECOND FLOOR ROOM IN ROOF OPTIONS



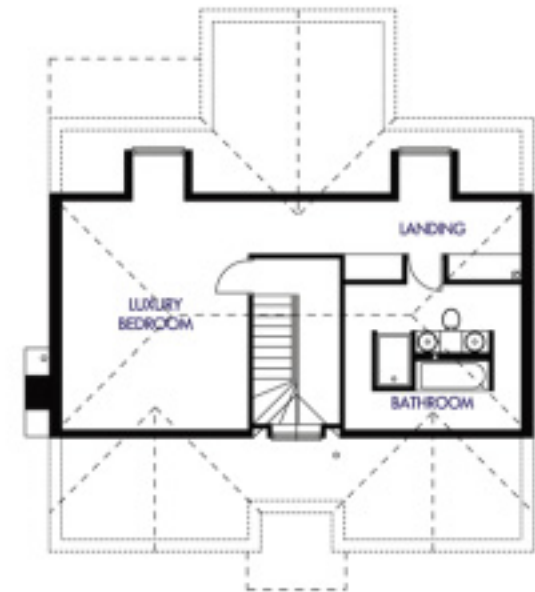
Option 1 - LOFT APARTMENT

	Metric	Imperial
Sitting Room	4280 x 6320*	14'0" x 20'8"*
Bedroom	3700* x 4420*	12'1" x 14'6"*



Option 2 - FAMILY SPACE

	Metric	Imperial
Bedroom 6	4280* x 6320*	14'0" x 20'8"*
Bedroom 7	3700* x 6320*	12'1" x 20'8"*



Option 3 - LUXURY MASTER SUITE

	Metric	Imperial
Luxury Bedroom	4280 x 6320*	14'0" x 20'8"*
Bathroom	4050* x 3350*	13'3" x 10'11"*

* = maximum dimension



SPECIFICATION & CHOICES

ENERGY EFFICIENCY

- 'A' rated gas fired boiler
- Thermostatic controlled radiators to all rooms
- Pressurised hot water system for high pressure showering eliminates the need for water tanks
- Insulated cavity walls & loft
- Insulated solid floors
- 'K' glass white PVCu double glazing

SAFETY & SECURITY

- All windows in white PVCu fitted with lockable furniture except to fire escape windows
- Mains connected smoke alarms
- Feature fixed downlights fitted to front porch soffit
- External light provided adjacent to utility door
- Comprehensive intruder alarm fitted with sensor flood lighting to both the front & rear of the property
- All homes are inspected & approved during the course of construction & will be issued with a 10 year NHBC Buildmark Warranty

INTERNAL DESIGN

- Internal panel deep moulded doors finished in white with chrome finish lever handles
- 'Hammonds' fitted wardrobes to master bedroom & bedrooms 2,3,4 & 5
- Staircase with painted white turned balusters & newels with American white oak stained handrail
- Smooth finish ceilings with emulsion paint finish & coving to lounge, study, family room, dining room, hallway & landing
- Gas point to kitchen hob & boiler with point to lounge fireplace.
- 'Rudloe' cast stone fireplace fitted as standard
- 'Antico' flooring to hallway
- Contemporary styled skirting & architrave throughout
- Softwood tongue & groove floor boarding to upper floors

BATHROOMS, EN-SUITES & CLOAKROOM

- Choice of white sanitary ware available from the Welcome Homes range
- Choice of chrome brassware available from the Welcome Homes range
- Choice of wall tiles from the Welcome Homes range, half height tiling to all bathrooms, full height tiling to all shower areas
- 'Jacuzzi' basin & custom made stand in American Oak to cloakrooms
- Thermostatically controlled showers
- 'Antico' flooring to cloakroom

KITCHEN & UTILITY

- Choice of luxury custom built kitchens available from the Welcome Homes range
- Granite worktops with granite block upstand
- Under cabinet lighting
- Choice of ceramic wall & floor tiles from the Welcome Homes range
- 'Frankie' 1 & 1/2 bowl stainless sink to kitchen with 'Frankie' Roto Flow top
- 'Falcon Deluxe' range cooker in a choice of finishes
- 'NEFF' extractor hood
- 'NEFF' integrated fridge
- 'NEFF' integrated freezer
- 'NEFF' integrated dishwasher
- Utility fitted with complimentary units & worktop, 'Frankie' 1 & 1/2 bowl stainless steel sink, with space & plumbing provided for washing machine & dryer

ELECTRICAL

- A generous supply of power outlets, switches & light points
- Electrical fittings in chrome throughout the ground floor
- Wiring for wall lights to lounge, family room & dining room
- Satellite TV/FM/BT grid in lounge & master bedroom
- TV points in family room, kitchen, & bedrooms 2,3,4 & 5
- Additional BT points in family room, kitchen, study & bedroom 4
- Light & power socket fitted in roof space (where not developed)
- CAT 5e computer network points in 4 nominated rooms
- Chrome down lights fitted in lounge, kitchen, hall, family room, cloakroom, main bathroom & master en-suite
- Dimmer switches & mood lighting available
- Mains connected door bell push

EXTERNAL

- Light & power point fitted to garage
- Garage door fitted with remote controllable up & over doors
- Internal garage walls decorated
- Front & rear gardens turfed
- Driveways block paved
- External paths & patio areas laid in paving slabs
- Outside tap provided to rear

By reserving early and at no extra cost Welcome Homes offers you the opportunity to add from a wide range of choices, additions & extras to your house & garden allowing you to create a truly individual home

MH - MERLIN HOUSE	- 5 BEDROOM HOUSE
WH - WINCHESTER HOUSE	- 5 BEDROOM HOUSE
BH - BEAUMONT HOUSE	- 5 BEDROOM HOUSE
GH - GROSVENOR HOUSE	- 5 BEDROOM HOUSE
DH - DORCHESTER HOUSE	- 5 BEDROOM HOUSE
DE - DENBY	- 4 BEDROOM HOUSE



DEVELOPMENT LAYOUT

Welcome Homes policy is one of continuous improvement both in design and construction and we must, therefore, reserve the right to make amendments without notice. The illustration overlaid is for illustrative purposes only with brick and tile colour, window and door styles and external treatments including landscaping often varying from one plot to another. Please ask our advisors for details of the treatments specified for individual plots. This leaflet is for guidance only and not intended to form part of any contract.

They are not intended to be used for carpet sizes, appliances, spaces or items of furniture. Any stated square footage includes all the area measured from the inside of the external walls, including all internal walls, partitions and staircases and excludes all garages and porches.

THE WINCHESTER

PLOTS 1 - 4



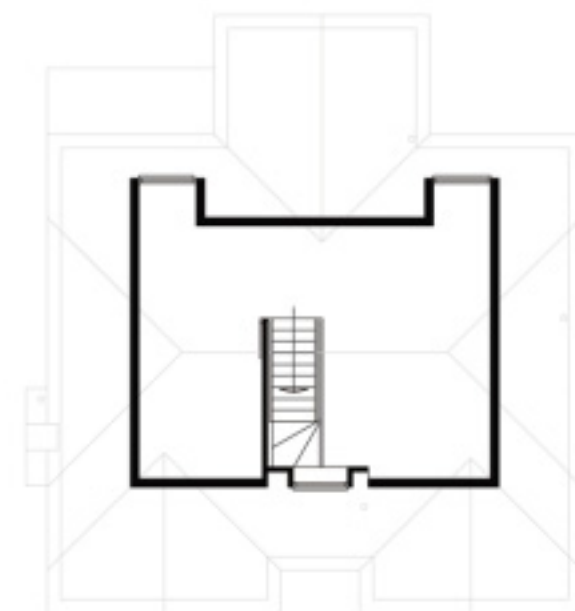
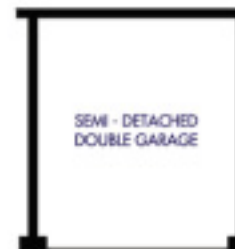
GROUND FLOOR LAYOUT

	Metric	Imperial
Canopy Porch		
Central Reception Hall		
Cloakroom	with handbasin & w.c.	
Sitting Room	4270 x 6750	14'0" x 22'2"
Dining Room	4040 x 3900	13'3" x 12'10"
Study	3160 x 3890	10'4" x 12'9"
Family Room	3890 x 4060	12'10" x 13'4" - max
Kitchen	5025 x 3200	16'6" x 10'6" - max
Utility	2000 x 2000	6'7" x 6'7"



FIRST FLOOR LAYOUT

	Metric	Imperial
Master Bedroom	3650 x 4350	11'11" x 14'3" - avg
Master En-suite	with handbasin, w.c. & shower	
Bedroom 2	3300 x 3150	10'9" x 10'4"
En-suite 2	with handbasin, w.c. & shower	
Bedroom 3	3300 x 3200	10'9" x 10'6" - avg
En-suite 3	with handbasin, w.c. & shower	
Bedroom 4	2750 x 3400	8'10" x 11'2"
Bedroom 5	3200 x 2955	10'6" x 9'8"
Bathroom	4040 x 2150	6'7" x 6'7" - max

SEE EXCLUSIVE OPTIONS ON BACK PAGE
FOR ROOM IN ROOF DESIGNS

DOUBLE GARAGE

	Metric	Imperial
Internal Dimensions	5050 x 5450	16'7" x 17'10"

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