



Proposed Front Elevation  
Scale 1:50



Proposed Rear Elevation

Scale 1:50

### Off-Plan Purchase Opportunity

An exclusive opportunity to secure your new home prior to completion and personalise a range of internal finishes to reflect your own style and preferences.

Purchasers who reserve at an early stage will have the opportunity to influence the final specification of their home, selecting from a carefully curated range of finishes and materials. Subject to the stage of construction, choices may include kitchen and bathroom finishes, internal doors, wall colours, flooring and other interior details.

This approach provides the reassurance of purchasing a professionally designed and constructed home, whilst retaining the opportunity to create a living space that feels personal and tailored to individual tastes.

By committing early in the build programme, purchasers can secure their preferred plot within the development and enjoy a level of involvement not typically available when buying a completed new-build home.

### PROPOSED SPECIFICATION

#### Kitchen

- Luxury Porcelanosa cabinetry
- Stone splashback behind sink
- Slow closing doors
- Under cabinet lighting
- Stone or equivalent Worktops and upstands
- Under mounted sink
- Quooker Hot tap
- Siemens Microwave and Oven
- Siemens Integrated Fridge Freezer
- Siemens Integrated Dishwasher
- Bora Induction Hob with integrated extractor





#### Utility

- Stone or equivalent Worktops and upstands
- Under mounted sink
- Plumbing for Washing machine and tumble dryer

#### Bathrooms/Ensuites

- Porcelanosa branded sanitary ware and luxury vanity units
- Heated and LED lighting mirror to main bathrooms
- Heated chrome towel rail
- Porcelanosa tiles to all bathrooms/ensuites and downstairs cloakrooms
- PIR motion activated recessed lighting to main bathrooms

#### Heating and Plumbing/Electrics

- Wet Underfloor heating with multi zones to all ground floor areas
- Water cylinders and air source heat pump
- Radiators upstairs
- Feature lighting to vaulted areas
- Master BT point

#### Interior Finishes

- Fully Oak feature Staircase to include handrail/newels/posts and treads
- Carpet to landing areas and upstairs bedrooms
- Downstairs floors fully fitted with Porcelanosa tiles
- Oak finished timber doors
- Brushed Chrome door furniture, sockets and switches

#### Exterior

- EV charging points
- Double garages
- Aluminium Bi fold doors where specified
- Planting in line with approved Landscape Plans
- Turfed areas and high-quality patios
- Hot and cold external taps
- External lighting
- Up/Down lighters with sensors
- Expansive countryside views

#### Security

- 2 Year developer warranty
- 10 Year structural warranty
- Multi point locking external doors

\*\* Specification is subject to change. \*\*

# GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services Mains water, electric and drainage, air source heat pump.

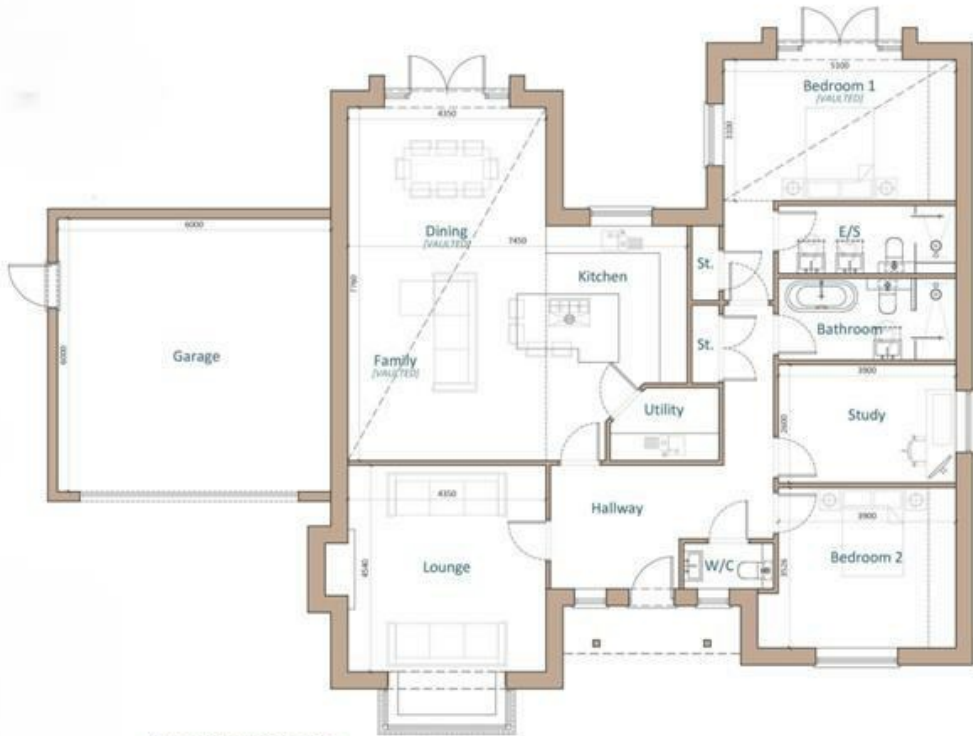
Local Authority: Wychavon Council Tax Band TBA

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Proposed Ground Floor Plan  
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| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) <b>A</b>                          |                         | 89      |           |
| (81-91) <b>B</b>                            |                         |         |           |
| (69-80) <b>C</b>                            |                         |         |           |
| (55-68) <b>D</b>                            |                         |         |           |
| (39-54) <b>E</b>                            |                         |         |           |
| (21-38) <b>F</b>                            |                         |         |           |
| (1-20) <b>G</b>                             |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |         |           |