


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*

HIGH HILL VIEW DEVELOPMENT PLAN



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HIGH HILL VIEW SPECIFICATION

HATHERLEIGH | HAVERSHAM | HAVERSHAM BAY | NEWTON | PRIESTLEY
| SHAKESPEARE | WINCHESTER | WORDSWORTH

KITCHENS

- Luxury Fitted Kitchens from our Standard Range with Soft Close Mechanisms in a Choice of Finishes**
- Laminated Worktops to Kitchen and Utility with Matching Upstands in a Choice of Finishes
- 1 1/2 Bowl Inset Stainless Steel Sink & Tap to the Kitchen
- Single Bowl Stainless Steel Sink & Standard Tap to the Utility (where applicable)
- Stainless Steel AEG Double Oven, AEG 5 Ring Gas Hob with Silver Glass Splashback and Extractor Hood
- Integrated Zanussi Fridge Freezer
- Integrated Zanussi Dishwasher
- Chrome Sockets and Switches to Kitchen and Adjoining Open Plan Areas
- Chrome Downlights to Kitchen Area (not to Adjoining Open Plan Areas)
- Under Wall Cupboard Lighting

BATHROOMS

- Roca Gap Sanitaryware in White with Semi Pedestals and Back To Wall WCs with Soft Close Seats
- Methven Tasman Brassware
- Methven Kiri Cool to Touch Thermostatic Shower with Aio Handset
- Bathrooms 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
- Roca Gap Bath
- Chrome Heated Towel Rail to Bathroom and En-Suites
- Chrome Downlights to Bathrooms and En-Suites

BEDROOMS

- Television Aerial Point to Master Bedroom
- Telephone Point to Master Bedroom
- Cat 5 Data Point to Master Bedroom+
- USB Sockets to All Bedrooms

HEATING SYSTEM

- Gas Central Heating with High Efficiency Boiler and Panel Radiators
- Honeywell T6 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 Door Furniture
- Ultrafast Hard Wired Fibre Broadband* ♦
- Media Plate to Lounge and Family Room (where applicable)
- Television Aerial Point to Lounge
- Cat 5 Data Point to Lounge+
- White Sockets and Switches Throughout (excluding Kitchen & Adjoining Open Plan Areas)
- Telephone Point to Lounge
- USB Sockets to Lounge, Kitchen and Study (where applicable)
- Hard Wired Smoke Detectors with Battery Backup
- Risco Smart Wireless Alarm System^

EXTERNAL FEATURES

- Black PVCu Windows and Rear/Side/French Doors
- Black PVCu Fascias and Soffits
- Black Rainwater Goods
- Pebble Composite Front Door
- External Lights to Front and Rear
- 32 AMP / 7.3kW Car Charging Point
- Power and Lighting to all Garages
- Black Garage Doors where applicable
- Gardens Landscaped to Front
- Gardens to Rear Rotavated
- External Tap
- 1.8m Close Boarded Divisional Fencing to Rear Garden ▲

WARRANTIES

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

** Upgraded Kitchen Choices available *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 you need in your property to get the benefits. ♦ Please note these services may not be fully active at completion stage until the relevant works have been completed by the service provider. The buyer is responsible for ordering their own phoneline and Internet connection. + allowing your smart TV or Console direct connectivity to Ultrafast Broadband. ^Smart features subject to subscription. ▲ Unless stipulated otherwise on the working drawings.

HIGH HILL VIEW SPECIFICATION

BRAHMS | BRUNSWICK | DALTON | JENNER | OAKMERE |
SHACKLETON | TREVITHICK | WREN | WRENBURY

KITCHENS

- Luxury Fitted Kitchens from our Standard Range with Soft Close Mechanisms in a Choice of Finishes**
- Laminated Worktops to Kitchen with Matching Upstands in a Choice of Finishes
- 1 1/2 Bowl Inset Stainless Steel Sink & Tap to the Kitchen
- Stainless Steel Zanussi Single Oven, Zanussi 4 Ring Gas Hob with Silver Glass Splashback and Extractor Hood
- Integrated Zanussi Fridge Freezer (4 bedroom homes only)
- Chrome Sockets and Switches to Kitchen and Adjoining Open Plan Areas
- Electric/Ceramic Hob to Oakmere properties

BATHROOMS

- Roca Debba Sanitaryware in White with Full Pedestals and Back To Wall WCs with Soft Close Seats
- Methven Insignia Brassware
- Methven Kiri Cool to Touch Thermostatic Shower with Handset
- Bathrooms 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
- Roca Seville Bath
- Shower and Screen to be Fitted over the Bath with Additional Tiling
- Chrome Heated Towel Rail to Bathroom and En-Suites
- Chrome Downlights to all Bathrooms and En-Suites

BEDROOMS

- Television Aerial Point to Master Bedroom
- Telephone Point to Master Bedroom
- Cat 5 Data Point to Master Bedroom+
- USB Sockets to All Bedrooms

HEATING SYSTEM

- Gas Central Heating with High Efficiency Boiler and Panel Radiators
- Honeywell T3 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 Door Furniture
- Ultrafast Hard Wired Fibre Broadband* ◆
- Cat 5 Data Point to Lounge+
- White Sockets and Switches Throughout (excluding Kitchen & Adjoining Open Plan Areas)
- Television Aerial Point to Lounge
- Telephone Point to Lounge
- USB Sockets to Lounge and Kitchen
- Hard Wired Smoke Detectors with Battery Backup

EXTERNAL FEATURES

- Black PVCu Windows and Rear/Side/French Doors
- Black PVCu Fascias and Soffits
- Black Rainwater Goods
- Pebble Composite Front Door
- External Lights to Front and Rear
- 32 AMP / 7.3kW Car Charging Point
- Power and Lighting to all Garages
- Black Garage Doors where applicable
- Gardens Landscaped to Front
- Gardens to Rear Rotavated
- External Tap (not included on Oakmere properties)
- 1.8m Close Boarded Divisional Fencing to Rear Garden ▲

WARRANTIES

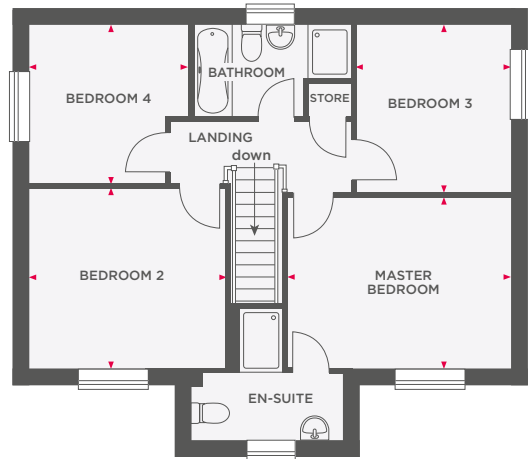
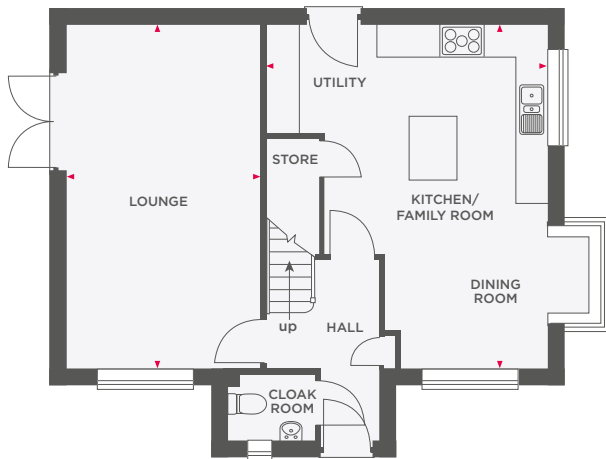
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- 2 Year Wain Homes Warranty

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THE HATHERLEIGH

4 BEDROOM DETACHED HOME WITH GARAGE



Lounge	3605 x 6423	11'9" x 21'0"
Kitchen/Dining Room/ Utility	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	2959 x 2955	9'8" x 9'8"



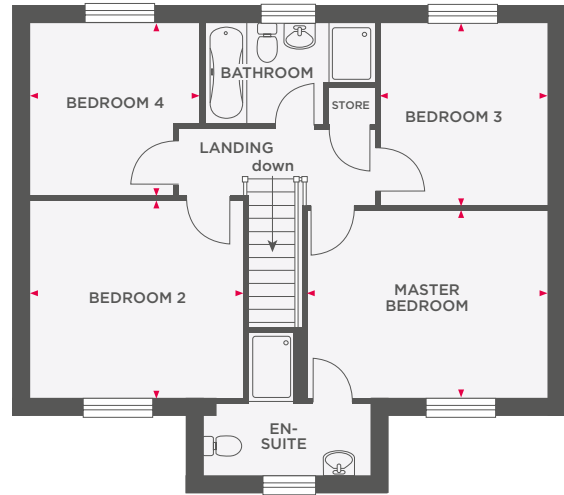
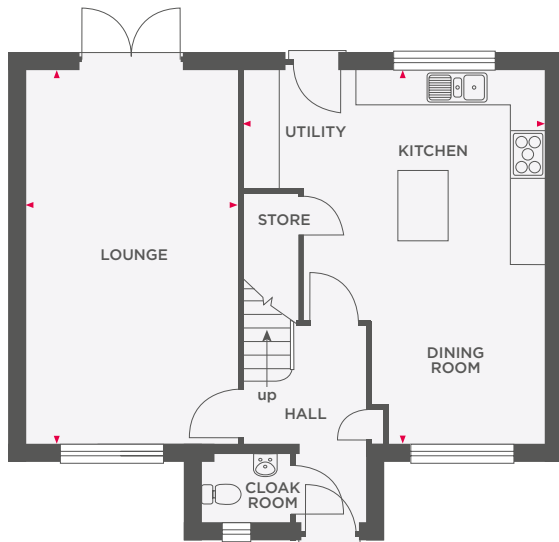
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THE HAVERSHAM

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"



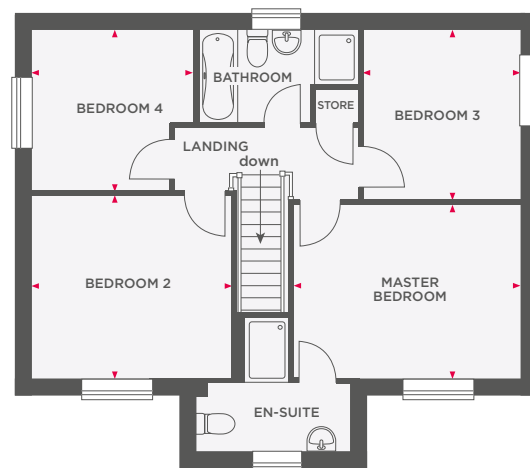
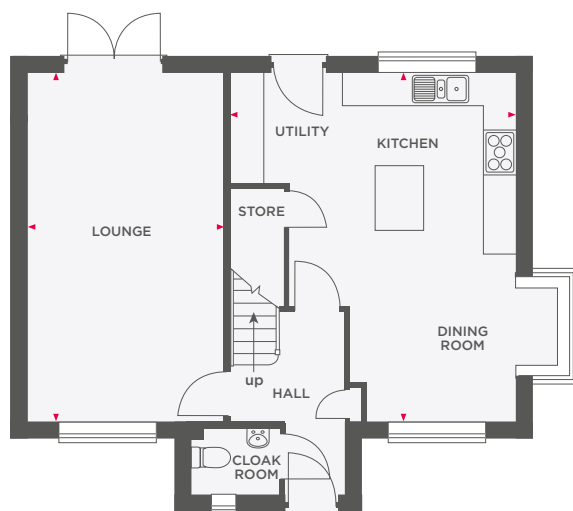
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THE HAVERSHAM BAY

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"



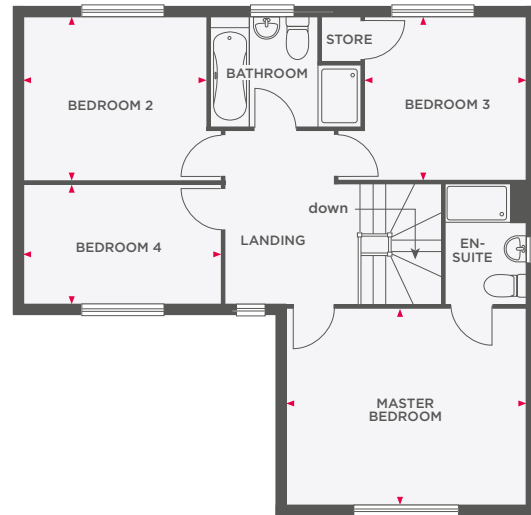
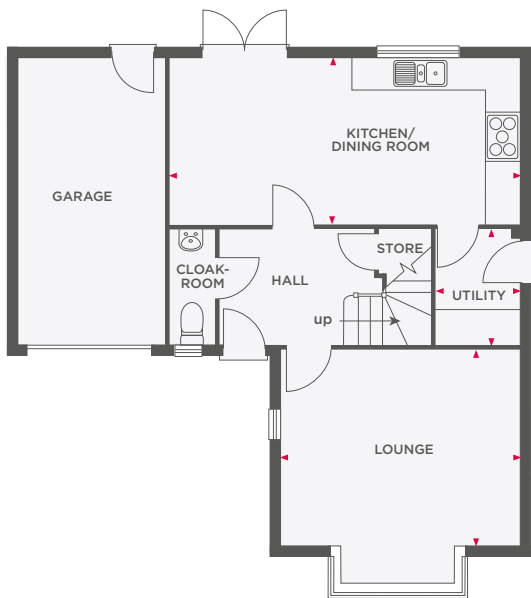
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THE NEWTON

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"



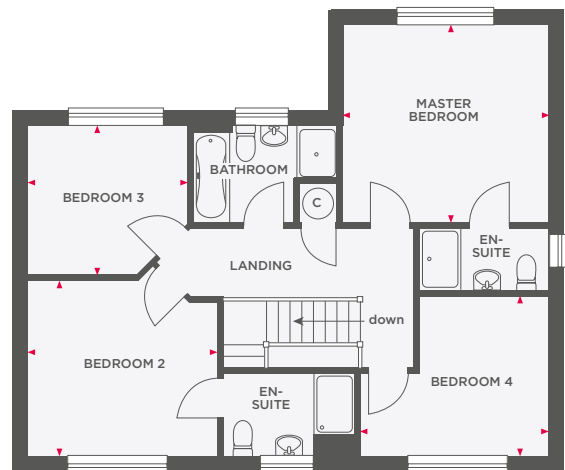
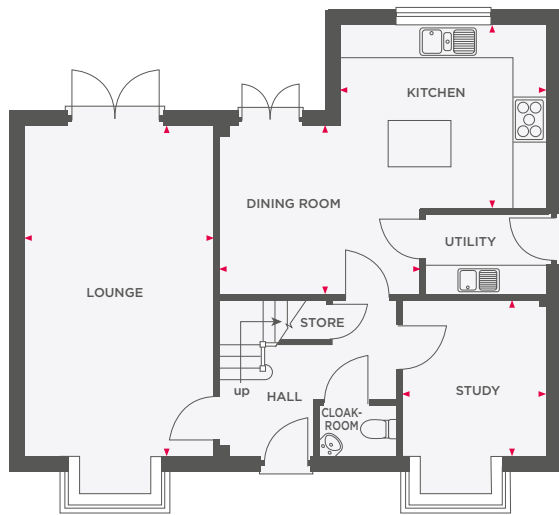
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THE PRIESTLEY

4 BEDROOM DETACHED HOME WITH DOUBLE GARAGE



Lounge	3500 x 6310	11'5" x 20'8"
Kitchen	3835 x 3307	12'6" x 10'10"
Dining Room	3898 x 3263	12'9" x 10'8"
Utility	2270 x 1676	7'5" x 5'5"
Study	2628 x 2898	8'7" x 9'6"

Master Bedroom	3835 x 3698	12'6" x 12'1"
Bedroom 2	3321 (max) x 3557 (max)	10'10" (max) x 11'8" (max)
Bedroom 3	3079 (max) x 2896 (max)	10'1" (max) x 9'6" (max)
Bedroom 4	3541 (max) x 3027 (max)	11'7" (max) x 9'11" (max)



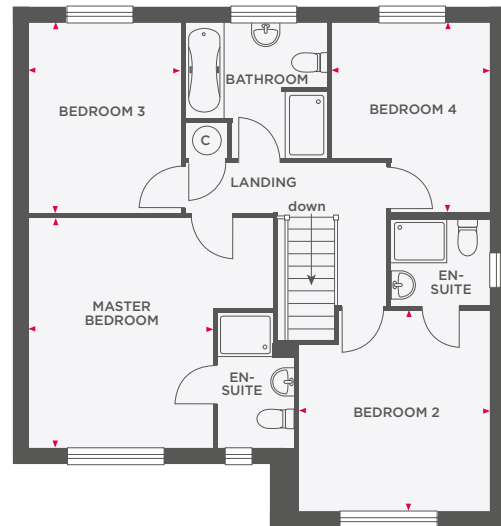
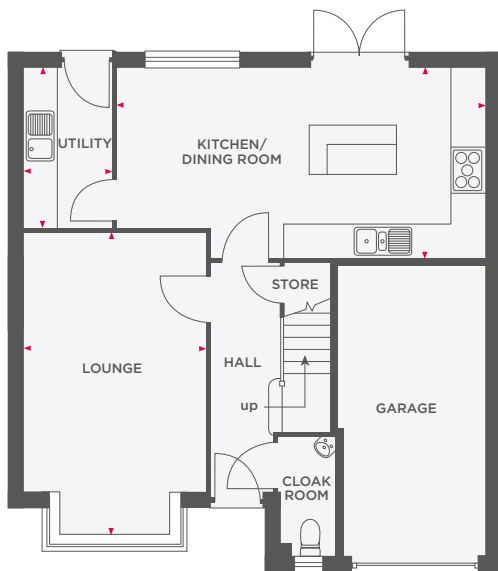
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THE SHAKESPEARE

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	1714 x 2951	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"



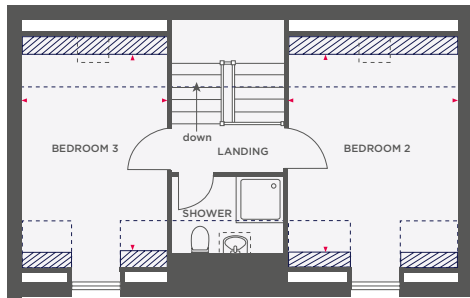
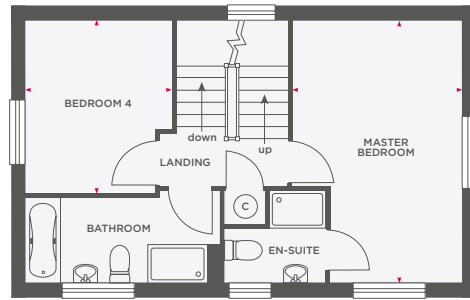
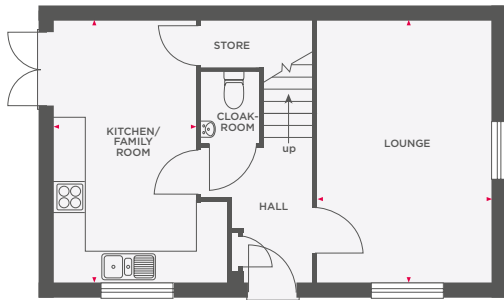
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THE WINCHESTER

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"



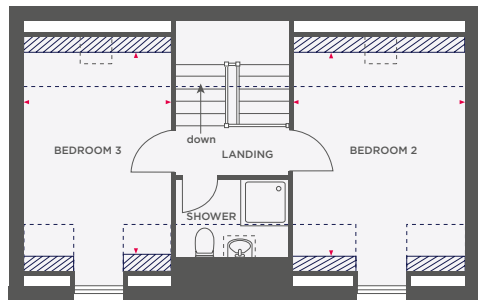
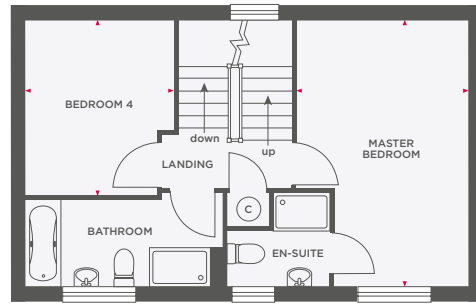
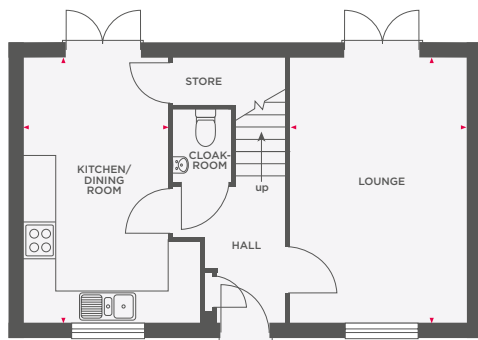
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THE WORDSWORTH

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/Dining 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"



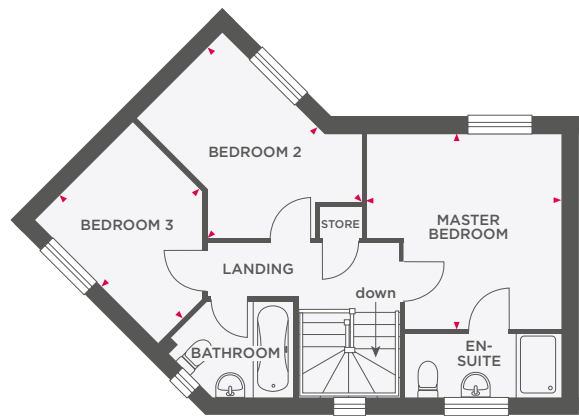
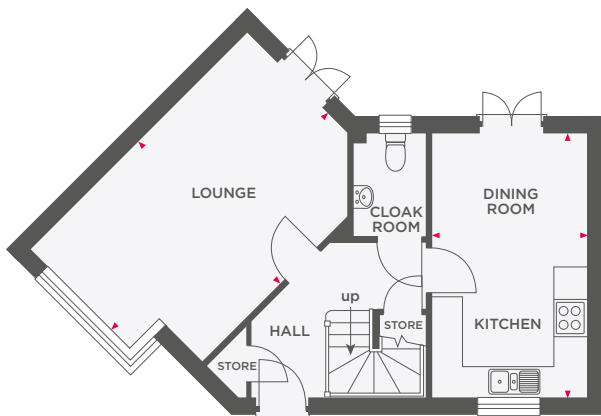
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THE DALTON

3 BEDROOM HOME WITH PARKING



Lounge	5738 x 3500	18'9" x 11'5"
Kitchen/Dining Room	4960 x 2850	16'3" x 9'4"

Master Bedroom	3672 x 3612	12'0" x 11'10"
Bedroom 2	4095 x 2931	13'5" x 9'7"
Bedroom 3	3259 x 2595	10'8" x 8'6"



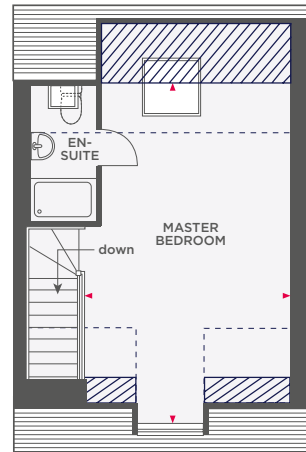
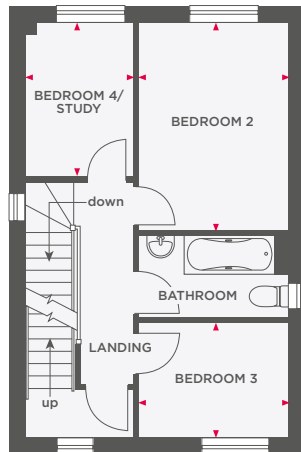
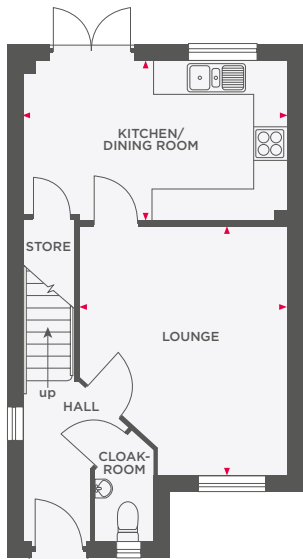
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THE JENNER

3 BEDROOM HOME WITH PARKING



Limited Use Area

Reduced head height below 1.5m

Lounge	3876 x 4605 (max)	12'8" x 15'1" (max)
Kitchen/Dining Room	4848 x 2968 (max)	15'10" x 9'8" (max)

Bedroom 2	2760 x 3833	9'0" x 12'6"
Bedroom 3	2760 x 2101	9'0" x 6'10"
Bedroom 4/Study	2000 x 2843	6'6" x 9'3"

Master Bedroom	3833 x 6353 (max)	12'6" x 20'10" (max)
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THE SHACKLETON

3 BEDROOM HOME WITH INTEGRAL GARAGE



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



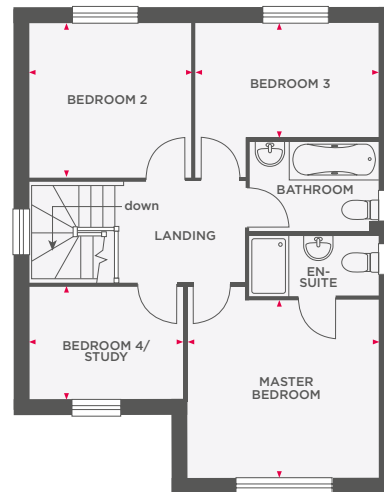
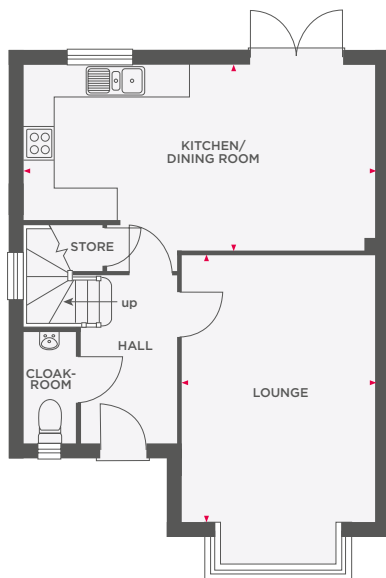
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THE WREN

3 BEDROOM DETACHED HOME WITH GARAGE



Lounge	3610 x 4844	11'10" x 15'10"
Kitchen/Dining Room	6535 x 3453 (max)	21'5" x 11'3" (max)

Master Bedroom	3602 x 3378	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/Study	2841 x 2094	9'3" x 6'10"



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THE WRENBURY

3 BEDROOM DETACHED HOME WITH GARAGE



Lounge	3610 x 4844	11'10" x 15'10"
Kitchen/Dining Room	7322 x 3453 (max)	24'0" x 11'3" (max)

Master Bedroom	3602 x 3374	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/Study	2841 x 2094	9'3" x 6'10"



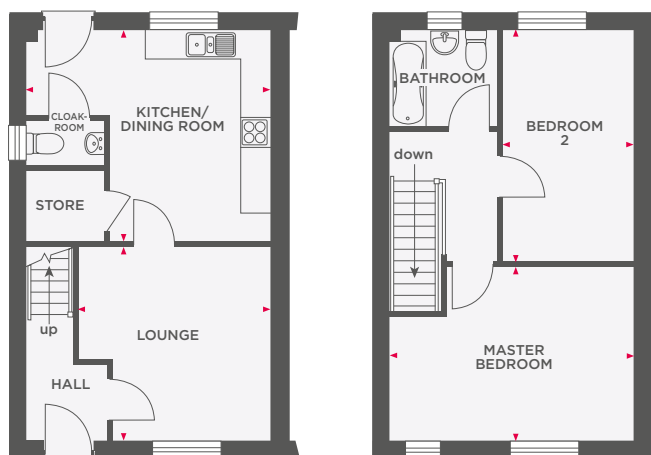
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THE BRAHMS

2 BEDROOM HOME WITH PARKING



Lounge	3871 x 3889 (max)	12'8" x 12'8" (max)
Kitchen/Dining Room	3232 x 4245 (max)	10'6" x 13'10" (max)

Master Bedroom	4892 x 3500 (max)	16'1" x 11'5" (max)
Bedroom 2	2657 x 4634	8'7" x 15'2"



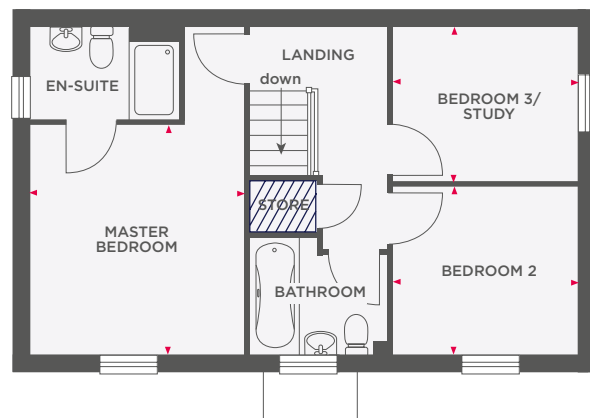
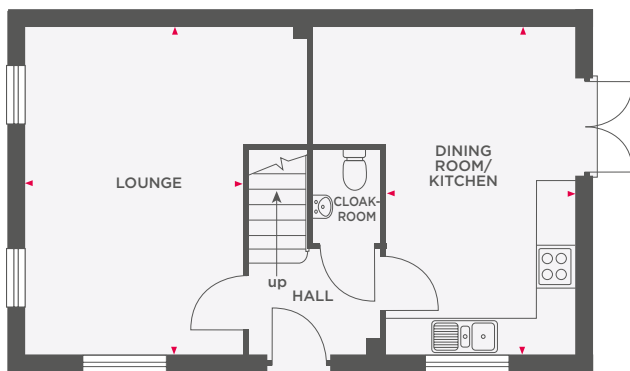
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THE BRUNSWICK

2 BEDROOM HOME WITH PARKING



Limited Use Area



Reduced head height below 1.5m

Lounge	3314 x 4960 (max)	10'10" x 16'3" (max)
Kitchen/Dining Room	2838 x 4960 (max)	9'3" x 16'3" (max)

Master Bedroom	3314 x 3420	10'10" x 11'2"
Bedroom 2	2877 x 2586	9'5" x 8'5"
Bedroom 3/Study	3031 x 2286	9'11" x 7'6"



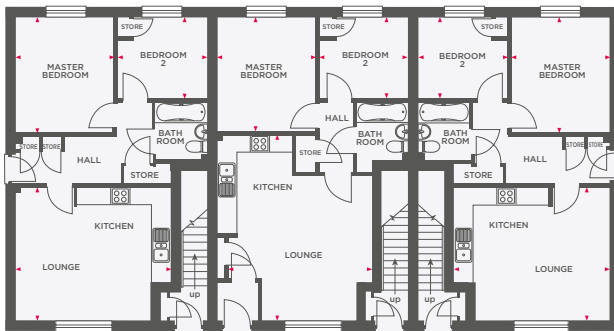
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THE OAKMERE

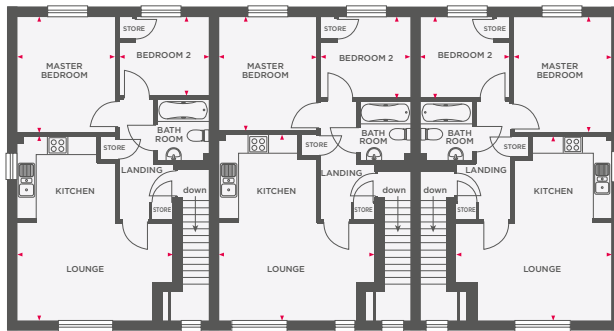
2 BEDROOM APARTMENT WITH PARKING



Type A

Type C

Type A



Type B

Type D

Type B

GROUND FLOOR

Type A

Lounge/Kitchen	5093 x 4435 (max)	16'8" x 14'6" (max)
Master Bedroom	3240 x 3816	10'7" x 12'6"
Bedroom 2	2960 x 2645	9'8" x 8'8"

Type C

Lounge/Kitchen	6173 x 5100 (max)	20'3" x 16'8" (max)
Master Bedroom	3260 x 3758	10'8" x 12'3"
Bedroom 2	2947 x 2645	9'8" x 8'8"

FIRST FLOOR

Type B

Lounge/Kitchen	5093 x 6090 (max)	16'8" x 19'11" (max)
Master Bedroom	3231 x 3820	10'7" x 12'6"
Bedroom 2	2951 x 2645	9'8" x 8'8"

Type D

Lounge/Kitchen	6173 x 5100 (max)	20'3" x 16'8" (max)
Master Bedroom	3251 x 3758	10'7" x 12'3"
Bedroom 2	2947 x 2645	9'8" x 8'8"



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