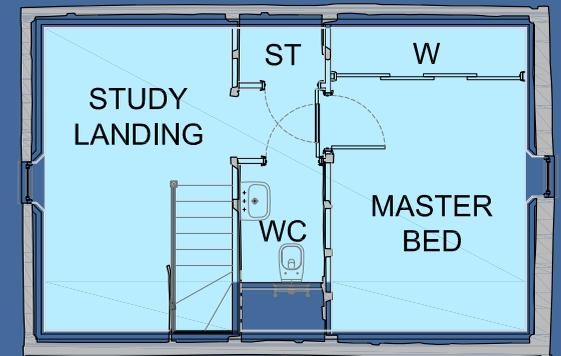
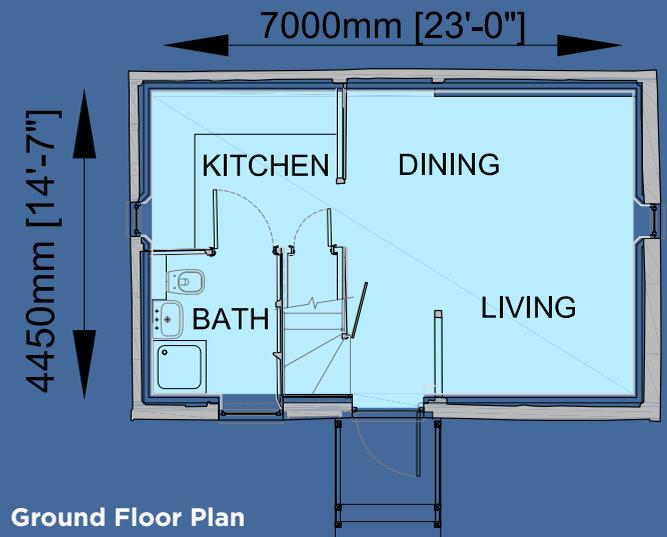


The Old Granary



First Floor Plan



Ground Floor Plan

The Old Granary | Manor Barns

Enjoy a Superior Specification

Kitchen

- A bespoke high gloss Kitchen featuring a stunning Quartz Worktop
- Siemens Induction Hob
- Siemens Integrated Single Oven
- Siemens Integrated Microwave
- Integrated Elica Extract Hood
- Siemens Integrated Fridge/Freezer
- Siemens Integrated Slimline Dishwasher
- Siemens Integrated Washer/Dryer
- 1 ½ Bowl Stainless Steel Under Mount Sink
- Hans Grohe Tap with Pullout Mixer
- LED Spot and Plinth Lights with Feature Under Cupboard Lighting

Bathroom and WC

- A stunning range of Duravit Sanitaryware and Hans Grohe Taps
- Matki Shower Tray and Screen to Bathroom
- Grohe Shower Valve with Rainhead Shower to Bathroom
- Chrome Towel Rail with separate Timer Control
- Chrome Shaver Light

Heating and Hot Water Provision

- Thermostatically Controlled Radiators with Programmable Room Thermostat
- Underfloor Heating to Bathroom
- Electric Boiler for Heating and separate Pressurised Hot Water Cylinder

Electrics and Lighting

- Chrome faceplates throughout
- Elegant dimmable Plaster Wall Lights
- Energy Efficient LED Spot Lighting and Wall Lighting
- Media Point and provision for Wall Mounted Television to Living Room
- Television Points to Living Room and Master Bedroom
- Telephone Points to Study and Bedroom
- Plentiful double Power Points throughout
- External Feature Light above Front Door
- Mains Fed Smoke and Heat Detectors with Battery back-up
- Hard wired for NACOSS approved Alarm

Finishes and Decorations

- Oak Front Door
- Pebble Grey Flush Casement Windows, with Chrome Ironmongery
- Oak Solid Cottage Internal Doors with Chrome Ironmongery
- Crown Emulsion to Walls (1 colour choice per room dependent on build stage)
- Smooth White Ceilings throughout
- Feature Joists, Beams and Ceiling Ties
- Deep Skirtings and Architraves throughout all finished with White Eggshell
- Existing Staircase Refurbished

Flooring

- Ceramic Floor Tiling to Kitchen, Bathroom and First Floor WC
- Ceramic Wall Tiling to Bathroom and First Floor WC
- Carpet and Wood Flooring can be supplied from our select range as an additional option

External

- Grass to all lawn areas
- Native hedge and Post and Rail Fence to Garden
- Patio and Path to be finished in Natural Sandstone
- Courtyard to be finished in Gravel
- Dedicated two Parking Spaces to front of House
- Entrance Road to be Tarmac with Grey Chippings over

Services

- Mains Electric and Water
- Sewage to Environmentally Friendly Combined Package Plant

Note all specifications are subject to change without notification. All options dependent upon stage of build process.

The information contained in this brochure is for guidance only. Due to our policy of continuous improvement, sizes, plans and specifications shown may be subject to alteration at any time. Dimensions are approximate only and not intended to be used for carpet, appliance or furniture sizes. It should be noted that whilst similar, the representations of the development within the brochure are not necessarily accurate in every respect. The information provided does not, therefore, form part of any legal contract. All prices quoted may be subject to VAT.

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