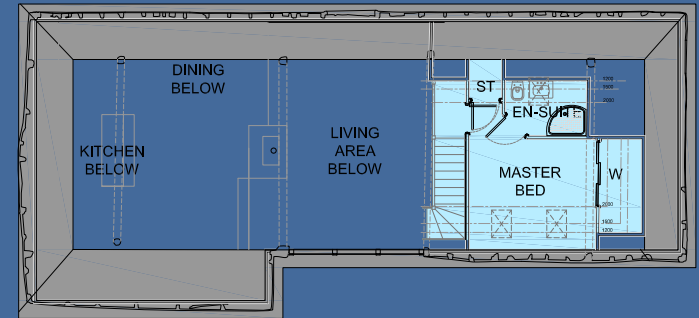
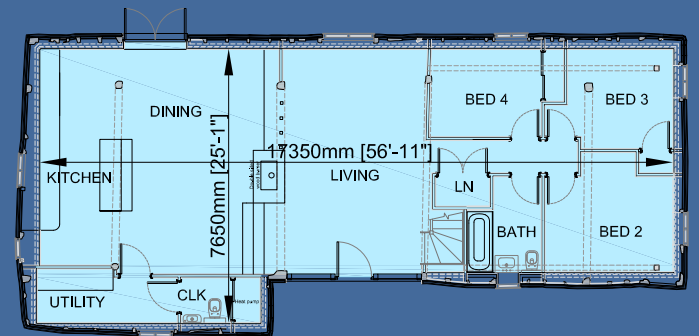




First Floor Plan



Ground Floor Plan



Harvest House | Manor Barns

Enjoy a Superior Specification

Kitchen

- A bespoke high gloss Kitchen featuring a stunning Quartz Worktop
- Siemens 800mm Induction Hob
- Siemens Integrated Twin Ovens at high level
- Siemens Integrated Steam Oven
- Siemens Integrated Microwave
- Down draft Extraction to Island
- Caple Wine Cellar
- Siemens Integrated Tall Fridge
- Siemens Integrated Tall Freezer
- Siemens Integrated Dishwasher
- 1 ½ Bowl Stainless Steel Under Mount Sink
- Hans Grohe Tap with Pullout Mixer
- LED Spot and Plinth lights with Feature Under Cupboard Lighting

Utility

- Siemens Washing Machine
- Siemens Tumble Dryer
- Stainless Steel Insert Sink
- Hans Grohe Lever Tap

Bathroom and En-suite

- A stunning range of Duravit Sanitaryware and Hans Grohe Taps

- Matki Shower Tray and Screen to Master En-suite
- Grohe Shower Valve with Rainhead Shower to Master En-suite
- Duravit Bath with Wall Mounted Bath/Shower Mixer to Bathroom
- Chrome Towel Rails with separate Timer Control
- Chrome Shaver Light

Heating and Hot Water Provision

- Underfloor Heating to Ground Floor
- Highly efficient and economic Ground Source Heat Pump to provide Heating and Hot Water
- Thermostatically controlled Radiators to first floor with separate programmer

Electrics and Lighting

- Chrome faceplates throughout
- Elegant dimmable Chrome and Plaster Wall Lights
- Feature Pendant Lights to Living Room, Dining Room and Kitchen
- Energy Efficient LED Spot Lighting and Wall Lighting
- Media Point to Living Room
- Provision for Wall Mounted Television to Living Room and Master Bedroom

- Television Points to Living Room, Kitchen/Dining Room, Master Bedroom and Bedroom 2
- Telephone Points to Living Room, Kitchen/Dining Room and Master Bedroom
- Plentiful Double Power Points
- External Socket
- External Lighting with PIR Controls
- Mains fed Smoke and Heat Detectors with Battery back-up
- Hard wired for NACOSS approved Alarm

Finishes and Decorations

- Oak Glazed Front Door
- Full height Glazed Oak Screen
- French Doors to side Patio
- 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
- Amazing Exposed Wall Timbers, Beams, Purlins and Trusses
- Deep Skirtings and Architraves all finished with White Eggshell
- Stunning Oak Staircase

- Firebelly Double Sided Glass Wood Burning Stove

Flooring

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

External

- Grass to all lawn areas
- Native Hedge with Post and Rail Fence to Garden
- Patio and Path to be finished in Natural Sandstone
- Courtyard to be finished in Gravel
- Dedicated Garage with Timber Door and Electric Light and Power
- Dedicated three further Parking Spaces in Courtyard
- 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.

Langborough House,
Beales Lane, Wrecclesham,
Farnham, Surrey GU10 4PY

01252 722400
enquiries@bournehomes.co.uk
www.bournehomes.co.uk



bournehomeslimited