



The Stables | Manor Barns

Enjoy a Superior Specification

Kitchen

- A bespoke high gloss Kitchen featuring a stunning Quartz Worktop
- Siemens Induction Hob
- Siemens Integrated Single Oven at high level
- Siemens Integrated Microwave
- Integrated Elica Extract Hood
- Siemens Integrated Fridge/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 Washer/Dryer
- Stainless Steel Insert Sink
- Hans Grohe Lever Tap

Bathroom and En-suite

- A stunning range of Duravit Sanitaryware and Hans Grohe Taps
- Walk-in Matki Shower Tray and Screen to Master Bedroom En-suite
- Grohe Shower Valve with Rainhead Shower to Master Bedroom En-suite

- Feature Vanity Unit to Master Bedroom En-suite
- Duravit Bath with wall mounted Bath/Shower Mixer to Bathroom
- Chrome Towel Rails with separate Timer Control
- Chrome Shaver Light
- Plentiful Double Power Points throughout
- External Socket
- External Lighting with PIR Controls
- Mains fed Smoke and Heat Detectors with Battery back-up
- Hard wired for NACOSS approved Alarm

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
- Energy Efficient LED Spot Lighting and Wall Lighting
- Media Point and provision for Wall Mounted Television to Living Room
- Television Points to Kitchen/Dining, Living Room, Master Bedroom, Bedroom 2
- Telephone Points to Kitchen/Dining, Study, Living Room, Master Bedroom, Bedroom 2
- Panelled and Glazed Front Door
- Pair of Oak Doors to Kitchen/Dining Room
- 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, Trusses and Purlins
- Deep Skirtings and Architraves throughout all finished with White Eggshell
- Stunning Oak Staircase
- Firebelly Glass Fronted Wood Burning Stove

Flooring

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

External

- Grass laid to all lawn areas
- Patio and Path 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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