



Ground Floor Plan

Drovers Cottage | 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

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

Heating and Hot Water Provision

- Underfloor Heating throughout
- Electric Boiler for Heating and separate Pressurised Hot Water Cylinder

Electrics and Lighting

- Chrome faceplates throughout
- Elegant dimmable Chrome and Plaster Wall Lights
- 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, Master Bedroom and Bedroom 2
- Telephone Points to Living Room, Master Bedroom and Bedroom 2
- Plentiful double Power Points throughout
- External Lighting to Front with PIR Controls
- Mains Fed Smoke and Heat Detectors with Battery back-up
- Hard wired for NACOSS approved Alarm

Finishes and Decorations

- Oak Front Door
- Oak Flush Casement Windows, with Chrome Ironmongery
- Oak Solid Cottage Internal Doors with Chrome Ironmongery
- Crown Emulsion to Walls (1 colour choice per room, dependent upon building stage)
- Smooth White Ceilings throughout
- Feature Trusses to Vaulted Ceiling
- Deep Skirtings and Architraves throughout all finished with White Eggshell

Flooring

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

External

- Grass to all lawn areas
- Patio and Path finished in Natural Sandstone
- Courtyard to be finished in Gravel
- Dedicated two 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.

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