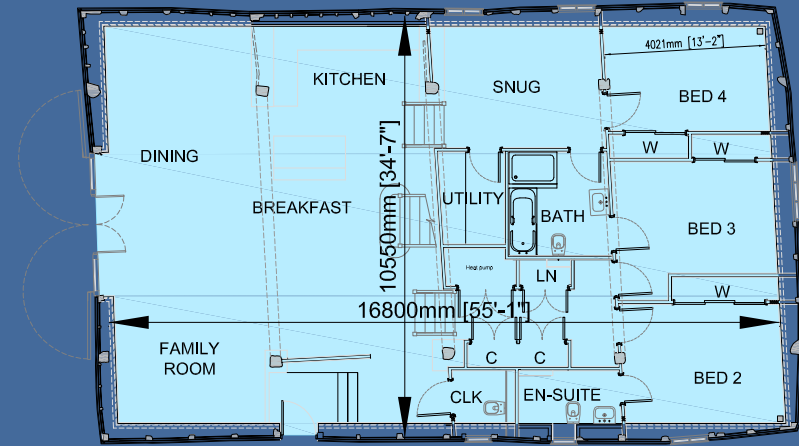
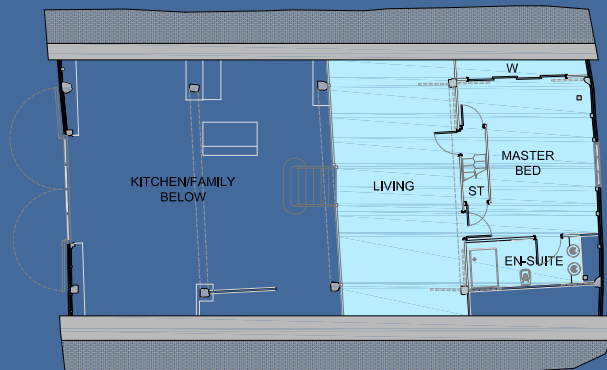




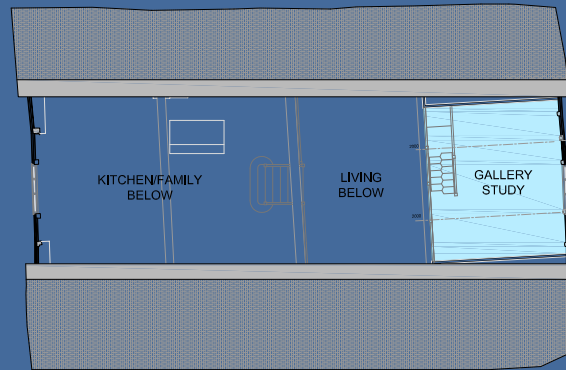
Ground Floor Plan



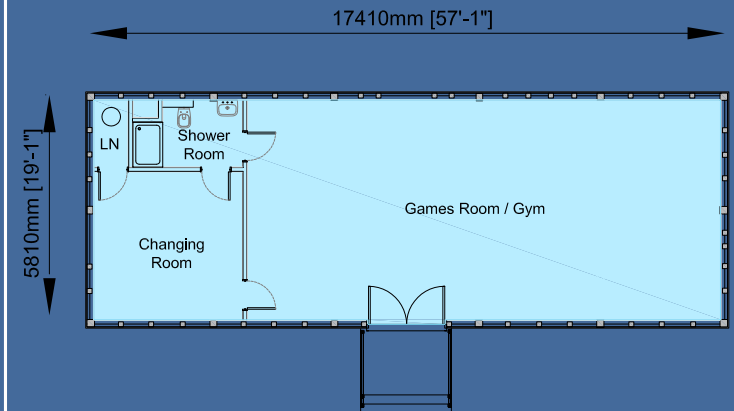
First Floor Plan



Second Floor Plan



Annex to the Hay Barn



The Hay Barn | Manor Barns

Enjoy a Superior Specification

Kitchen

- A bespoke high gloss Kitchen featuring a stunning Quartz Worktop
- Siemens 800mm Induction Hob
- Siemens Double Oven
- Siemens Steam Oven at high level
- Siemens Integrated Microwave at high level
- Elica Feature Extract Hood
- Caple Wine Cellar
- 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 Washing Machine
- Siemens Tumble Dryer
- Stainless Steel Insert Sink
- Hans Grohe Lever Tap

Bathroom and En-suites

- A stunning range of Duravit Sanitaryware and Hans Grohe Taps
- Matki Shower Trays and Screens to Bathroom and En-suites

- Matki Rainhead Shower to Master Bedroom En-suite
- Double Vanity Unit with Double Duravit Bowl Sinks to Master Bedroom En-suite
- Duravit Mirrored Wall Unit complete with Lighting to Master Bedroom En-suite
- Grohe Shower Valve with Rainhead Shower to Bathroom
- Chrome Towel Rails with separate Timer Control
- Chrome Shaver Light

Heating and Hot Water Provision

- Underfloor Heating to Ground Floor of main house
- Highly efficient and economic Ground Source Heat Pump to provide Heating and Hot Water
- Thermostatically Controlled Radiators to first and second 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 to Living Room

- Provision for Wall Mounted Television to Living Room and Master Bedroom
- Television Points to Family Room, Living Room, Lounge/Gallery and Master Bedroom
- Telephone Points to Dining Room, Living Room, Lounge/Gallery, Master Bedroom and Study/Gallery
- 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

Finishes and Decorations

- Oak Glazed Entrance Doors
- Full height Glazed Oak Screen
- 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

throughout all finished with White Eggshell

- Stunning Oak Staircases
- Upper Level Gallery with Oak Handrails

Flooring

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

External

- Separate Annex Barn, Fully Insulated with Heating and Shower Room
- Grass to all lawn areas
- Native Hedge with Post and Rail Fence to Garden
- Patios and Paths finished in Natural Sandstone
- Private Driveway finished in Gravel
- 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