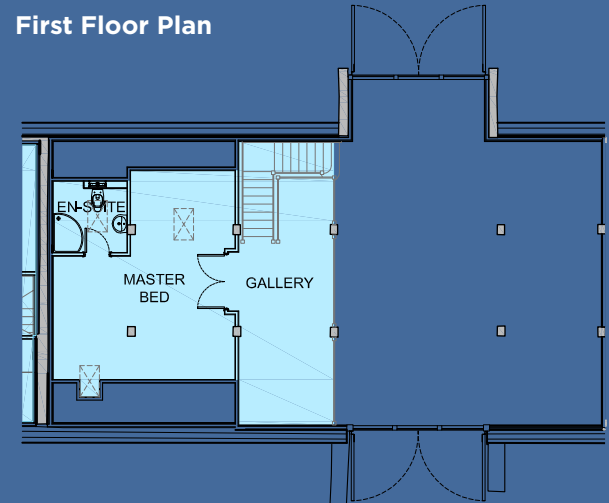
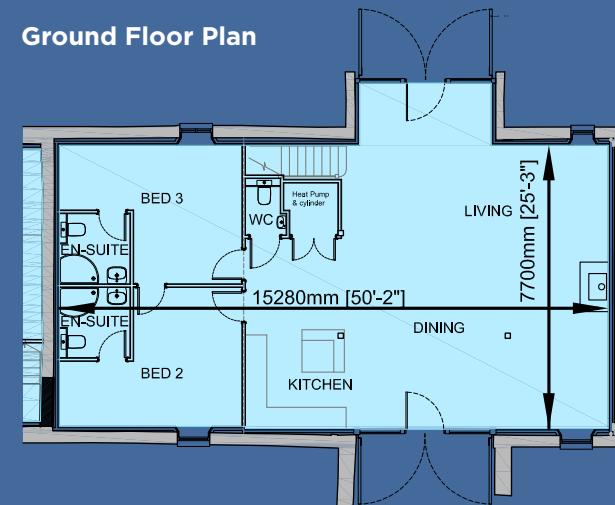




First Floor Plan



Ground Floor Plan



Barn House | Manor Barns

Enjoy a Superior Specification

Kitchen

- A bespoke high gloss Kitchen featuring a stunning Quartz Worktop
- Siemens 800mm Induction Hob
- Siemens Integrated Double Oven
- Siemens Integrated Microwave
- Elica feature Extract Hood
- Caple Wine Cellar
- Siemens Integrated Fridge/Freezer
- Siemens Integrated 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

En-suites

- A stunning range of Duravit Sanitaryware and Hans Grohe Taps
- Matki Shower Trays and Screens to all En-suites
- Grohe Shower Valve with Rainhead Shower to Master Bedroom En-suite
- Vanity Unit with Duravit Bowl Sinks to Master Bedroom En-suite
- Mirrored Wall Unit with light to Master Bedroom En-suite

- Grohe Shower Valves to Bedroom 2 and 3 En-suites
- 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
- 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, Bedroom 2 and 3
- Telephone Points to Living Room and Master Bedroom
- 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

- Two Full height Glazed Oak Screens to Old Threshing Door Openings
- Oak Front Door within Fully Glazed Oak Screen
- Oak Rear Door within Fully Glazed Oak Screen
- Pebble Grey Flush Casement Windows, with Chrome Ironmongery
- Oak Solid Cottage Internal Doors with Chrome Ironmongery
- Crown Emulsion to Walls
- Smooth White Ceilings throughout
- Feature 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, En-suites and Cloakroom
- Ceramic Wall Tiling to En-suites and Cloakroom
- 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 finished in Natural Sandstone
- Carport with Electric Light and Power
- Courtyard to be finished in Gravel
- Dedicated two 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