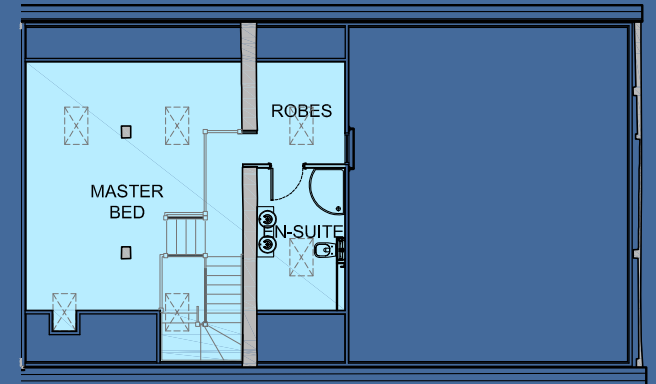
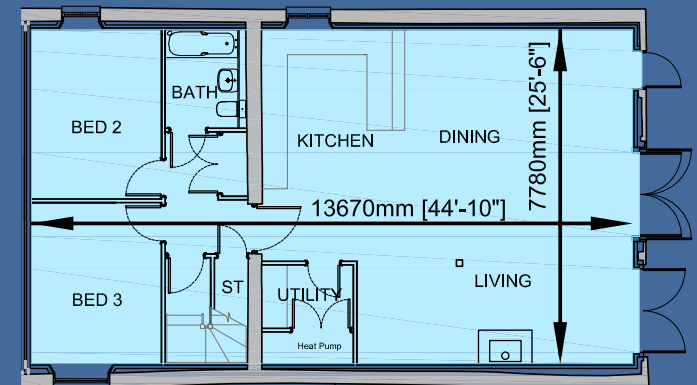




First Floor Plan



Ground Floor Plan



# Field View House | Manor Barns

## Enjoy a Superior Specification

### Kitchen

- A bespoke high gloss Kitchen featuring a stunning Quartz Worktop to Kitchen
- Siemens 800mm Induction Hob
- Siemens Integrated Single Oven at high level
- Siemens Integrated Combination Oven/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 to Kitchen
- 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
- Matki Shower Tray and Screen to Master En-suite

- Grohe Shower Valve and Rainhead Shower to Master Bedroom En-suite
- Double feature Vanity Unit with double Duravit Bowl Sinks to Master Bedroom En-suite
- Duravit Mirrored Wall Unit complete with Lighting to Master Bedroom En-suite
- Chrome Towel Rails with separate Timer Control
- Chrome Shaver Point to Master Bedroom En-suite
- Chrome Shaver Light to Bathroom
- Television Points to Living Room, Master Bedroom and Bedrooms 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

### 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

### 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 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.

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