

SO MUCH CHOICE...

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new contemporary kitchen and modern bathroom. Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building regulations and only branded appliances are installed in your new home.

Once you know what specification comes included, you'll have a choice from our specially selected tiles for your kitchen and bathrooms, as well as kitchen worktops and cupboard doors. You can then use the Countryside **Personalise** brochure to add the finishing touches to your home to make it extra special for you!

From personalising your bathrooms with stunning ceramics, or adding smooth sliding wardrobes to your master bedroom, there are a wide range of additional options and upgrades available.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide guidance.



BASE 4



SPECIFICATION

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Homes

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Homes



Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Personalise** range of extras available.

3 BEDROOM
THE AURELIA
THE SILVA
4 BEDROOM
THE AVIS
THE BYFORD
THE FLORA
THE JUNIPER
THE LACUS
THE TEMPLUM

KITCHEN

Choice of standard fitted kitchen (doors and worktops)*	■	■	■	■	■	■	■	■	■
Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap	■	■	■	■	■	■	■	■	■
Indesit ceramic hob with built-in single under oven, with stainless steel splashback and integrated hood	■	■							
Hotpoint induction hob with built-in double high level oven, with glass splashback and integrated hood			■	■	■	■	■	■	■
White spotlights	■	■	■	■	■	■	■	■	■
Pre-wired for under-unit lighting option	■	■	■	■	■	■	■	■	■
Fridge / freezer space	■	■							
Indesit Integrated 50/50 fridge-freezer			■	■	■	■	■	■	■
Space for dishwasher with plumbing and electrics	■	■	■	■	■	■	■	■	■
Space for washing machine with plumbing and electrics in kitchen or to cupboard	■	■	■	■	■	■	■	■	■
Utility room with stainless steel sink									■

BATHROOMS AND EN SUITE(S)

Ideal Standard contemporary white Concept Air sanitaryware	■	■	■	■	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■	■	■	■	■	■
Handheld hair wash attachment to bath	■	■	■	■	■	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure to bedroom 1 en suite	■	■	■	■	■	■	■	■	■
Choice of standard Porcelanosa wall tiling (splashback, 450mm over bath, and full-height to shower cubicle)*	■	■	■	■	■	■	■	■	■
White spotlights	■	■	■	■	■	■	■	■	■
Chrome towel warmer in bathroom and en suite(s)			■	■	■	■	■	■	■
White radiator with thermostatic valve in bathroom and en suite (s)	■	■							
White radiator with thermostatic valve to ground floor WC	■	■	■	■	■	■	■	■	■
Chrome riser rail shower to en suite	■	■							
Chrome fixed height rain shower head to en suite			■	■	■	■	■	■	■

DOORS AND WINDOWS

Front door with multi-point security locking system and security chain	■	■	■	■	■	■	■	■	■
Chrome plated front door numbers	■	■	■	■	■	■	■	■	■
Aluclad double glazed windows and doors	■	■	■	■	■	■	■	■	■
Internal vertical five panel white satin doors with aluminium/chrome handles	■	■	■	■	■	■	■	■	■
Paving outside French doors and path to garage personnel door (where applicable)	■	■	■	■	■	■	■	■	■

GENERAL

PV solar panels	■	■	■	■	■	■	■	■	■
White painted walls and smooth white ceilings	■	■	■	■	■	■	■	■	■
Combined usb / double sockets; one to kitchen and two to bedroom 1	■	■	■	■	■	■	■	■	■
Multi-media point in living room	■	■	■	■	■	■	■	■	■
Master telephone socket	■	■	■	■	■	■	■	■	■
TV point to bedroom 1 and family room (where applicable)	■	■	■	■	■	■	■	■	■
Master telephone socket to lounge and study where applicable	■	■	■	■	■	■	■	■	■
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)	■	■	■	■	■	■	■	■	■
Gas central heating with wall mounted boiler and separate hot water cylinder, programme selector and room thermostat(s)									■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■	■	■	■	■	■
Fitted external tap	■	■	■	■	■	■	■	■	■
Chrome bezel LED bulkhead to front door and 2 no. up/down lighters either side of patio doors	■	■	■	■	■	■	■	■	■
Mains wired smoke detectors with battery back-up to each floor	■	■	■	■	■	■	■	■	■
Battery powered Carbon Monoxide detector (wall mounted) next to boiler	■	■	■	■	■	■	■	■	■
Cycle store to rear garden			■	■	■	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■	■	■	■	■	■	■
Landscaped front gardens	■	■	■	■	■	■	■	■	■
EV charger	■	■	■	■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■	■	■	■
First two years' customer service support from Countryside Homes	■	■	■	■	■	■	■	■	■

This specification indicates, by means of a dot (■), the items that are included within the home. If there is no dot in a column, the item is not included. Any item not expressly listed or indicated within this specification is excluded from the standard build. For information on the Select, Enhance or Personalise upgrade options available depending on build stage, please speak with a Sales Consultant.

* Subject to stage of construction. The specification shown in this leaflet is correct at the time of going to print. Countryside is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Countryside interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales consultant. When you have finished with this leaflet please recycle it.