

MORELLA WOODS Lenham



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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.

The Humming	The Goldcres	The Turnston	4 bedroom	The Falcon	The Elder	The Skylark	The Laurel	3 bedroom	The Stonecha	The Robin ^	Chaffinch Hoo	your new home. Your sales consultant will be happy to discuss the Personalise range of extras available.						
			7 1									KITCHEN						
•	•	•		•	•	•	•		•	•	•	Choice of Standard fitted kitchen (doors and worktops)						
												Choice of Premium fitted kitchen (doors and worktops)						
									•	•	•	Stainless steel sink and drainer (single bowl) with chrome mixer tap						
•	•	•		•	•	•	•					Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap						
•	•					•						Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility						
				*								Indesit hob (60cm) with built-in single underoven, with stainless steel splashback and curved glass chimney hood						
-		*										Hotpoint hob (75cm) with built-in double high level oven, with glass splashback						
								·				and curved glass chimney hood Bosch (75cm) hob with built-in double high level oven, with glass splashback and stainless steel pyramid chimney hood						
												Pendant light fitting						
												Pre-wired for under-unit lighting option						
_	_	_		 -	_	_	_		_	_	_	LED under-unit flexible strip lighting						
				١.			-					Fridge / freezer space						
_	_	_		<u> </u>	-	-	-		-	-	-							
				<u> </u>		_	_			_	_	Integrated (Indesit) 50 / 50 fridge freezer						
-	-	-		-	-	-	•		•	•	•	Space for integrated dishwasher with plumbing and electrics						
												Indesit integrated dishwasher Space for washing machine with plumbing and electrics in kitchen / understairs cupboard						
		•		•	•		•		•	•	•							
•	•					•						Space for washing machine with plumbing and electrics in utility						
			7 [[BEDROOMS						
•	•	•										Built in builders wardrobe to Bedroom 1						
												BATHROOMS AND EN SUITE(S)						
•	•	•		•	٠	•	٠		٠	٠	•	Ideal Standard contemporary white Concept Air sanitaryware						
•	•	•		•	•	•	•		•	٠	•	Ideal Standard close coupled WC to cloakroom						
•	•	•			•	•	•					Handheld hair wash attachment						
									•			Shower over the bath (full height tiling to length and side of bath)						
•												Ideal Standard low profile shower tray with glass enclosure to bedroom 1 en suite						
												Second shower en suite to selected bedrooms						
•				•		•						Choice of standard Porcelanosa wall tiling (splashback, 450mm over bath, and full-height to shower cubicle)*						
												Choice of standard Porcelanosa wall tiling (half-height to walls with fitted sanitary ware, half-height over bath, and full-height to shower cubicle)*						
•				•	•				•			Chrome bezel LED bulkhead to bathroom and en suite(s)						
•			1									Chrome towel warmer in bathroom and en suite(s)						
-			1									Waste water heat recovery system						







Chaffinch House 2 bedroom The Robin

The Stonechat 3 bedroom

The Skylark The Laurel

The Falcon The Elder

The Turnstone 4 bedroom

The Hummingbird The Goldcrest

The Peregrine 5 bedroom

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DOORS AND WINDOWS

Chrome plated front door numerals

PVCu double glazing to windows

Double glazed PVCu French doors

Front door with multi-point security locking system and security chain

Internal cottage style pre-primed doors with brass satin finish handles

			• ,
-	•	•	Paving outside French / bi-fold door and path to garage personnel door (where applicable)
			GENERAL
			PV Solar panels
	•		White painted walls and smooth white ceilings
-	•	•	Combined usb / double sockets in kitchen and bedroom 1
•	•	•	Multi-media point in living room
•	•	•	TV point to bedroom 1 and family room (where applicable)
•	•	٠	Master telephone socket (plus to study where shown)
	•		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
•	•	•	External light fitted to front porch and wiring for external light to rear door
•	•	•	Mains wired smoke detectors with battery back-up
•	•	•	Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor
•	•	•	Power and lighting to 'on plot' garage (where applicable)
•	•	•	Enclosed rear garden, and garden gate (where applicable)
•	•	•	Landscaped front gardens
•	•	٠	Electric car charging point
•	•	•	NHBC Buildmark cover
•	•	•	First two years' customer service support from Countryside Homes

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- Subject to stage of construction
- First home properties
- No splashback due to location of hob

Fitted as standard - included in the property

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 Homes 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 main 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.







The specification shown is correct at the time of production. Countryside Homes is continually reviewing and updating the specification on all house / apartment types and therefore reserves the right to change specification details. Photographs depict typical Countryside Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant



