The Carriages
OXENHOPE

New Homes Specification

Classic

Kitchens	Units	Band 1 with oak effect interiors, all with soft close interiors and drawers	✓
	Handles	Band 1	✓
	Worktop Laminate	25mm laminate, with upstand	✓
	Splash back	60cm stainless steel splashback	✓
	Lighting	Under cabinet LED lighting	✓
	Tap	Dual lever chrome HS945BPC	✓
	Sink	Stainless steel 1 ½ bowl inset stainless steel sink ET 15	✓
	Accessories	Anthracite plastic cutlery tray	✓
	Boiler Housing	Included where boiler is in kitchen, please refer to drawings	✓
Appliances	Single Oven	Electrolux single oven KOFGH40TX	✓
	60cm Hob	Electrolux 60cm gas hob KGS6436SX	✓
	60cm Extractor	Electrolux 60cm chimney hood LFC316X	✓
	Fridge Freezer	Electrolux 70/30 fridge freezer LNS5LE18S	✓
	Dishwasher	Electrolux full size dishwasher KEAF7200L	✓
	Washing Machine	Space and plumbing only	✓
Utility	Units	Band 1 with oak effect interiors, all with soft close interiors and drawers	✓
	Handles	Band 1	✓
	Worktop Laminate	25mm laminate, with upstand	✓
	Washing Machine	Space and plumbing only	✓
	Sink	Stainless steel 1 bowl inset stainless steel sink ET17	✓
	Tap	Dual lever chrome HS945BPC	✓
Electrics	Sockets/Switches	Click-mode / white plastic to all rooms	✓
	Tv Points	Click-mode / white plastic to Living room only	✓
	External Sockets	Click-mode double socket	✓
	Pendent Lights	6 Inch pendant	✓
	Downlights Kitchen	Ansell Apriledww 7.3W white	✓
	Downlights Bathroom/Ensuite/Cloaks	Ansell Apriledww 7.3W white	✓
	Spotlights & Sockets to Stores	Spotlight & socket to be included in downstairs stores only	✓
	External Light Front	Black Lutec Flair rectangular outdoor wall light with bevelled glass	✓
	Garage Light	Ansell Atled5 5Ft led	✓
	Door Bell	Byron wired bell push brushed nickel	✓
	Alarm	The Skipton SimpliSafe, base station, keypad, simpilicam, entry sensor x3, gen.2 motion sensor x3, key fob x 2, bell box	✓
	EV Charging Point Individual	Ohme ePod 7.4kW	✓
	Wall Mounted Extractor Fan	Tition ultimate dMEV	✓
	Ceiling Mounted Extractor Fan	Tition ultimate dMEV	✓
	Fibre	Openreach fibre (FFTP)	✓
	Solar PV	As per elevation drawing	✓
	Bollards	1797 - Faro 5 LED - tall	✓
Heating	Heating Zones	All plots to be single zone	✓
	Fuel	Gas	✓
	Boilers	Ideal Logic ES35kw Combi	✓
	Thermostat	Honeywell T4	✓
	Radiators	Stelrad Henrad compact, see heating design	✓
	Towel Rads	Refer back to heating design for size	✓
	WWHR	Recoup Easyfit+	
Woodwork	Stairs	White painted closed string staircase	✓
	Newels	90mm square softwood	✓
	Spindles	32mm	✓
	Risers	MDF	✓
	Treads	MDF or timber (dependant on supplier)	✓
	Handrail	Loaf style - soft wood with chrome support	✓
	Skirting	18 x 119 Skirting 4mm bevel	✓
	Architrave	3"4mm bevel	✓
	Internal Doors	Oak Ely door	✓
	Store Doors (Under stairs)	Flush white painted door	✓
	Ironmongery	Sienna lever on round rose	✓

Windows/Doors	Material/Colour External and Internal	Thin Profile UPVC, Clotted Cream similar to RAL 9001 Outer, white inner	✓
	Trickle Vents	To match window	✓
	Mastic - Windows	Cream	✓
	Rooflights	Velux, white painted, solar opening	✓
	Door Furniture - Handles & Post Box	Centred chrome, safety post box	✓
	Lock	3 Point lock enhanced security	✓
	Security Chain	Fitted	✓
	Front Door	Composite pebble grey grained similar to RAL 7032	✓
	Utility/Side Doors	Composite pebble grey grained similar to RAL 7032	✓
	French Doors	To match windows	✓
	Bifold Doors	Aluminium bifold doors to match windows	✓
	Vision Panel	Clear toughened	✓
	Mastic - Doors	Portland stone	✓
Garage	Door	Pebble Grey RAL 7032 - Up and over	✓
	Personal	Composite pebble grey grained similar to RAL 7032	✓
Roofing/External Wall Finishes	Main Tiles	Dark grey concrete tiles	✓
	Porch Tiles	Dark grey concrete tiles	✓
	Walling	Yorkshire Tumbled Light Weathered Natural Stone	✓
	Paths/Patios	Raj Green Indian Stone Paving Flags	✓
	Drives	Tobermore Hydropave Pedesta 60mm Natural	✓
	Gutters/Downpipes	Black upvc 100mm - polypipe half round black	✓
	Meter Boxes	To match windows	✓
	External Tap	15mm Brass	✓
	Gardens Rear	Topsoil & turf	✓
	Gardens Front	As per planning approved landscaping designs	✓
	Cycle Stores	Extra large garden storage unit	✓
Decoration	Walls	Dulux white emulsion	✓
	Ceilings	Dulux white emulsion	✓
	Skirts/Arch/Doors/Window cills	White gloss	✓
	Stairs	White gloss	✓
Wall Tiling	Cloakroom	Splashback to sink	✓
	Classic Bathroom	Splashback to sink, tiling to window cills, full tiling to shower/bath with brushed chrome trim	✓
	Ensuite	Splashback to sink, tiling to window cills, full tiling to shower with brushed chrome trim	✓
W/C	Sink	Instinct Nuance 450mm	✓
	Pedestal	Instinct Nuance Full Pedestal	✓
	Tap	Hansgrohe Logis 70 Slbm	✓
	Toilet	Instinct Nuance Square with Soft Close	✓
	Cistern	Instinct Nuance Cistern	✓
Bathroom	Sink	Instinct Nuance 530mm	✓
	Pedestal	Instinct Nuance Full Pedestal	✓
	Tap	Hansgrohe Logis 100 Slbm	✓
	Toilet	Instinct Nuance Square with Soft Close	✓
	Bath	Carron Quantum 5mm Single Ended Bath QS-V34552	✓
	Bath Tap	Monotrou one hole - 71311000	✓
	Shower above bath	Hansgrohe Ecosmart 100c	✓
	Shower Screen	Instinct 8 Screen	✓
En-Suite	Sink	Instinct Nuance 530mm	✓
	Pedestal	Instinct Nuance Full Pedestal	✓
	Tap	Hansgrohe Logis 100 Slbm	✓
	Toilet	Instinct Nuance Square with Soft Close	✓
	Shower	Hansgrohe Ecosmart 220	✓
	Shower Screen	Instinct 8 Enclosure	✓
	Shower Tray	White Resin Tray	✓