AmblesideHomes	Kine Croft (Plot 1)	Hayrick House (Plot 2)	Smithy Cottage (Plot 3)	Drover Barn (Plot 4)
Kitchen				
Choice of premium cabinetry in a range of colours fully fitted bt Studio35 of Blossom Street *	•	•	•	•
1.5 Bowl stainless-steel sink with chrome mixer tap. Option to upgrade to Quooker tap *	•	•	•	•
Choice of Quartz worktops with matching upstands and hob splashback *	•	•	•	•
Neff integrated dishwasher	•	•	•	•
Neff oven	•	•	•	•
Neff combination microwave oven	•	•	•	•
Neff induction hob	•	•	•	•
Neff extractor fan	•	•	•	•
Neff integrated fridge/freezer (70/30)	•	•	•	•
Caple 300mm Wine Cooler	•	•		
Satin-chrome Sockets and Switches (to kitchen area only)	•	•	•	•
Under wall-cabinet lighting	•	•	•	•
Utility				
Choice of premium cabinetry in a range of colours fully fitted bt Studio35 of Blossom Street *	•	•	•	•
I Bowl stainless-steel sink and drainer with chrome monobloc tap	•	•	•	•
Choice of laminate worktops with matching upstands *	•	•	•	•
Spaces for free standing washing machine and tumble dryer (appliances not included)	•	•	•	•
Bathroom				
Roper Rhodes basin & vanity unit with chrome mixer tap	•	•	•	•
Choice of LVT Flooring *	•	•	•	•
Choice of half-height wall tiling with brushed-chrome trims (full height around bath / shower)*	•	•	•	•
White bath with chrome mixer tap & overhead shower, chrome/glass bath screen, Roper Rhodes bath panel	•	•	•	•
Chrome heated towel rail	•	•	•	•
Duravit closed-coupled dual-flush WC	•	•	•	•
Master Ensuite				
Roper Rhodes basin & vanity unit with chrome mixer tap	•	•	•	•
Choice of LVT Flooring *	•	•	•	•
Choice of half-height wall tiling with brushed-chrome trims (full height around bath / shower) *	•	•	•	•
White low-profile shower tray with chrome thermostatic shower, chrome/glass screen	•	•	•	•
Chrome heated towel rail	•	•	•	•
Duravit closed-coupled dual-flush WC	•	•	•	•

Ambleside Homes				
ATTOCSIGCT TOTALCS	Kine Croft	Hayrick House	Smithy Cottage	Drover Barn
	(Plot I)	(Plot 2)	(Plot 3)	(Plot 4)
Guest Ensuite				
Roper Rhodes basin & vanity unit with chrome mixer tap	•	•		•
Choice of LVT Flooring *	•	•		•
Choice of half-height wall tiling with brushed-chrome trims (full height around bath / shower) $^*$	•	•		•
White low-profile shower tray with chrome thermostatic shower, chrome/glass screen	•	•		•
Chrome heated towel rail	•	•		•
Duravit closed-coupled dual-flush WC	•	•		•
Ground Floor WC				
Roper Rhodes basin & vanity unit with chrome mixer tap	•	•		•
LVT flooring to match Entrance Hall	•	•		•
Choice of half-height wall tiling with brushed-chrome trims *	•	•		•
Duravit closed-coupled dual-flush WC	•	•		•
Decoration & Finishes				
Walls painted in Crown matt emulsion throughout (colour matched to Farrow & Ball 'Cornforth White')	•	•	•	•
Ceilings painted in Crown white emulsion	•	•	•	•
MDF skirtings, architraves & window boards finished in Crown white eggshell	•	•	•	•
Oak veneer 4 panel doors with satin chrome handles	•	•	•	•
High quality double glazed timber windows and external doors	•	•	•	•
Choice of LVT flooring to Entrance Hall, Kitchen, Utility & stores (as applicable) *	•	•	•	•
Choice of Carpets to Bedrooms, Living Room & stair (as applicable) *	•	•	•	•
Carpeted stair with oak handrail	•	•	•	•
Fitted Hammonds wardrobe to Bedroom I			•	•
Fitted Hammonds wardrobe to Bedroom 2	•	•		
Fitted hanging rail to Dressing Room	•	•		
Heating and Electrical				
Mitsubishi Air Source Heat Pump System with underfloor heating to GF	•	•	•	•
Compact radiators to 1F	•	•	-	•
LED recessed spotlights to Kitchen, Bathrooms & Hall, LED pendants elsewhere	•	•	•	•
Openreach fibre broadband connection	•	•	•	•
Wired fire alarm system with easily accessible control switch	•	+ •	•	•
White sockets and switches throughout	•	•	•	•
Electric vehicle charging point	•	+ •	•	•
Econic venicle enail 8118 point				

AmblesideHomes	Kine Croft (Plot I)	Hayrick House (Plot 2)	Smithy Cottage (Plot 3)	Drover Barn (Plot 4)
External				
1.8m high timber fencing	•	•	•	•
Wall lighting at front and rear external doors	•	•	•	•
External electrical socket to rear garden	•	•	•	•
Outside tap to rear garden	•	•	•	•
All gardens to be turfed (areas of rear garden to be planted in accordance with approved biodiversity scheme)	•	•	•	•
Indian stone paving to paths and patio	•	•	•	•
Driveways finished in grey gavel/chippings	•	•	•	•
Garage				
Automated sectional garage door in dark grey	•	•	•	•
2x internal electrical sockets	•	•	•	•
LED strip lighting	•	•	•	•

<sup>\*</sup> options are from a limited range and are dependent on the build stage of the house