



**COPPICE HILL**  
HOUGHTON REGIS



**COPPICE HILL**  
Houghton Regis



**COUNTRYSIDE**  
Homes

# COPPICE HILL

## Houghton Regis

Use this guide to see what features are included in your new home.

### KITCHEN

3 bedroom  
The Longford  
The New Ashbourne  
The Blyth  
The Foss  
The Ashop

4 bedroom  
The Dunham  
The Lymington  
The Bowmont  
The Oakham  
The Stratford  
The Melton

|  |   |   |   |   |   |   |   |   |   |   |   |
|--|---|---|---|---|---|---|---|---|---|---|---|
| Choose your Standard fitted kitchen (doors & worktops with 100mm upstand)*   | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Choose your Premium fitted kitchen (doors & worktops with 100mm upstand)*  |   |   |   |   |   | ■ | ■ | ■ | ■ | ■ | ■ |
| Stainless steel sink and drainer (single and a half bowl) with chrome single-lever mixer tap                       | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility                                    |   |   |   |   |   |   |   |   | ■ | ■ | ■ |
| Hotpoint 4 burner hob (60cm) with single high level oven, glass splashback and chimney hood                        | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Hotpoint 5 burner hob (75cm) with double high level oven, glass splashback and chimney hood                        |   |   |   |   |   | ■ | ■ | ■ | ■ | ■ | ■ |
| Chrome LED downlights to kitchen (and family area where applicable)  | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| LED under-unit lighting  | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Large skylights to kitchen / dining or family area   | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Indesit integrated 70 / 30 fridge freezer  | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| 50cm breakfast bar   |   |   |   | ■ |   |   |   |   |   |   |   |
| 100cm breakfast bar  |   |   |   |   |   |   | ■ |   |   |   |   |
| 120cm breakfast bar  | ■ |   | ■ |   | ■ | ■ | ■ |   |   |   |   |
| 180cm breakfast bar  |   |   |   |   |   |   |   | ■ |   | ■ |   |
| Space for an integrated dishwasher with plumbing and electrics in the kitchen                                      | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Space for freestanding washing machine with plumbing and electrics in utility room or understairs utility cupboard | ■ | ■ | ■ |   | ■ | ■ | ■ |   | ■ | ■ | ■ |
| Space for freestanding washing machine with plumbing and electrics in the utility cupboard (no worktop)            |   |   |   | ■ |   |   |   |   |   |   |   |
| Space for integrated washing machine in the kitchen, with plumbing and electrics                                   |   |   |   |   |   |   | ■ |   |   |   |   |

### BATHROOMS AND EN SUITE(S)

|  |   |   |   |   |   |   |   |   |   |   |   |
|--|---|---|---|---|---|---|---|---|---|---|---|
| Ideal Standard white Concept Arc suite including vanity unit under Concept Cube basin to bathroom and en suite/s | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Ideal Standard white Concept Arc suite to downstairs WC  | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Handheld shower attachment to bath   | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Shower cubicle with thermostatic shower to bathroom  | ■ |   | ■ | ■ |   | ■ | ■ | ■ | ■ | ■ |   |
| En suite in master bedroom   |   | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| En suite in bedroom 2  |   |   |   |   |   |   |   |   |   |   | ■ |
| Porcelanosa wall tiling (splashback to basins, half-height over bath, and full-height to shower cubicle/s)       | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Glass shelved area over bath with downlight  | ■ |   | ■ |   | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Chrome LED downlights to bathroom and en suite/s   | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Chrome towel rail to bathroom and en suite/s (where applicable)  | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |



### DOORS AND WINDOWS

|  |   |   |   |   |   |   |   |   |   |   |   |
|--|---|---|---|---|---|---|---|---|---|---|---|
| Front door (and side door where applicable) with multi-point security locking system | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Double glazed UPVC windows   | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Double glazed UPVC French doors  | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Trio of skylights to master bedroom  |   |   |   |   |   | ■ |   |   |   |   |   |
| Internal doors in white with polished chrome lever and round rose handle             | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Paving outside French doors  | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |

### GENERAL

|   |   |   |   |   |   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Walls and ceilings painted in matt white emulsion   | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Combined usb/socket in kitchen, living room and bedrooms  | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Chrome-effect switches and sockets to ground floor  | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Media plate to living room  | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Media point to family area and master bedroom   | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| 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)                     | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| External tap  | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| External light fitted to front porch and French doors   | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Mains wired smoke detectors with battery back-up  | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Battery powered Carbon Monoxide detector (wall mounted)   | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Power and lighting to 'on plot' garage (where applicable)   | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Landscaped front gardens  | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| NHBC Buildmark cover  | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| First two years' customer service support from Countryside Homes  | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |

■ Fitted as standard - included in the property. All measurements shown are approximate.  
\* The options to choose from are a selected range and your choice is subject to the stage of construction. Please ask our sales consultant for further details.

# 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, there are a range of additional items and options, from our specially selected kitchen worktops and cupboard doors to choose from, including adding smooth sliding wardrobes to your bedroom\*.

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.



\* Wardrobes are to selected bedrooms and subject to housetype.  
Please ask a sales consultant for details.

The specification shown in this leaflet is correct at the time of going to press. Countryside Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Countryside Homes 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.

Produced by the Vistry Group Design Studio.

Coppice Hill DS10233 / 06.24



**COUNTRYSIDE**  
Homes