

# SUPERIOR

## STANDARDS



Images taken from typical Countryside homes. Countryside reserves the right to amend specifications as necessary. Please ask Sales Consultants for further information on detailed specification regarding specific properties.

At Countryside we are proud of our exacting standards, and in every room and space they will enhance the enjoyment of your home from day one.

Only applicable to Stephenson's House and Homes 314, 320, 329, 430, 431, 432, 439 & 443

### GENERAL FINISHES

It's the finishing touches, the thoughtful details, that can – and do – make all the difference. We've thought of everything, including plenty of hanging and storage space plus practical floor coverings.

- Master bedrooms feature a fitted double wardrobe with one mirrored door
- Internal doors painted white
- Skirtings, architraves and staircase painted in a white satin
- Walls and ceiling painted in brilliant white
- Amtico flooring to open plan kitchen/dining/living room, hallway, bathroom and en-suite
- Carpet to separate living rooms
- Carpet to bedrooms
- Carpet to stairs and landings in houses

### KITCHEN

The centre for modern family life. Our homes all have quality fixtures and fittings with high specification integrated units and labour saving devices.

- Contemporary-styled kitchen with laminate worktops
- Full height laminate upstands to the underside of wall cupboards and splashback behind hob
- Under-cupboard LED lighting below wall units
- Stainless steel one-and-a-half bowl sink with tap
- Electrolux single oven to 1, 2 and 3 bedroom homes
- Two Electrolux single ovens to 4 bedroom homes
- Induction hob
- Integrated extractor fan (where applicable)
- Integrated fridge/freezer and dishwasher
- Freestanding washer/dryer

### EXTERNAL AREAS

- Turf to gardens
- Slabbed patio and pathway to gardens
- External tap to gardens

### LIGHTING AND ELECTRICAL

- Energy-efficient downlighters to kitchen, hallway, WCs, bathrooms and en-suites
- Pendant lighting in living/dining room, landing and bedrooms
- White switches and sockets in living room, hallway and bedrooms
- Double sockets with USB ports in kitchen/dining room
- Smoke alarm detectors positioned where required
- Fibre to all properties provided by Open Fibre Network Limited
- Electric Car Charging Point to houses (where applicable)

### BATHROOMS & EN-SUITES

- Modern white sanitary ware to bathroom and en-suites with chrome mixer taps
- White acrylic bath with panel and screen (where applicable)
- Thermostatic shower mixer
- Semi-recessed hand basin
- Mirror fronted cabinets incorporating shaver socket (where applicable)
- Fixed wall-mounted shower and enclosure with door (where applicable)
- WC with chrome flush controller
- Heated chrome towel rail
- Saloni wall tiling provided (where applicable)
- Full height tiling around bath, full height around shower, half height on sanitary ware wall
- Fitted mirror to bathroom where no window present

Please ask Sales Consultant for plot specific detail

# ASHMERE

## Ebbsfleet Garden City

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.



### KITCHEN

	2 bedroom Hargreaves House	3 bedroom The Dunton The Letchworth The Moore II	4 bedroom The Hampstead The Hampstead II The Spitalgate The Taunton The Brentham
Choice of Symphony standard fitted kitchen (doors & 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 (75 cm) with built-in double high level oven, with glass splashback and curved glass chimney hood.			■
Pendant light fitting	■	■	■
Pre-wired for under-unit lighting option	■	■	■
Fridge/freezer space	■	■	
Indesit Integrated 50/50 fridge-freezer			■
Space for integrated dishwasher with plumbing and electrics	■	■	■
Space for washing machine with plumbing and electrics in kitchen	■	■	
Space for washing machine with plumbing and electrics in utility / store	■	■	■

### BEDROOMS

	2 bedroom Hargreaves House	3 bedroom The Dunton The Letchworth The Moore II	4 bedroom The Hampstead The Hampstead II The Spitalgate The Taunton The Brentham
Terrace to bedroom 1			■

### BATHROOMS AND EN SUITE(S)

	2 bedroom Hargreaves House	3 bedroom The Dunton The Letchworth The Moore II	4 bedroom The Hampstead The Hampstead II The Spitalgate The Taunton The Brentham
En suite to bedroom 1	■	■	■
En suite to bedroom 2			■
Ideal Standard contemporary white sanitaryware	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■
Handheld hair wash attachment	■	■	■
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)*	■	■	■
Chrome bezel LED bulkhead to bathroom and en suite(s)	■	■	■
Chrome towel warmer in bathroom and en suite(s)			■

### DOORS AND WINDOWS

	2 bedroom Hargreaves House	3 bedroom The Dunton The Letchworth The Moore II	4 bedroom The Hampstead The Hampstead II The Spitalgate The Taunton The Brentham
First two years' customer service support from Countryside Homes	■	■	■
Front door with multi-point security locking system and security chain	■	■	■
Chrome plated front door numerals	■	■	■
PVCu double glazing to windows	■	■	■
Double-glazed PVCu French doors	■	■	■
Internal Cottage-style pre-primed doors with Brass Satin finish handles	■	■	■
Paving outside French/bifold door and path to garage personnel door (where applicable)		■	■

### GENERAL

	2 bedroom Hargreaves House	3 bedroom The Dunton The Letchworth The Moore II	4 bedroom The Hampstead The Hampstead II The Spitalgate The Taunton The Brentham
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)	■	■	■
Master telephone socket to lounge and study where applicable	■	■	■
Gas central heating with wall mounted combi-boiler, 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 for each floor	■	■	■
Battery powered Carbon Monoxide detector	■	■	■
Power and lighting to 'on plot' garage (where applicable)	■	■	■
Enclosed rear garden, and garden gate (where applicable).	■	■	■
Landscaped front gardens	■	■	■
NHBC Buildmark cover	■	■	■
Wall mounted or free standing electric car chargers	■	■	■

■ Fitted as standard - included in the property