



Meadow Brook

HOUSES SPECIFICATION

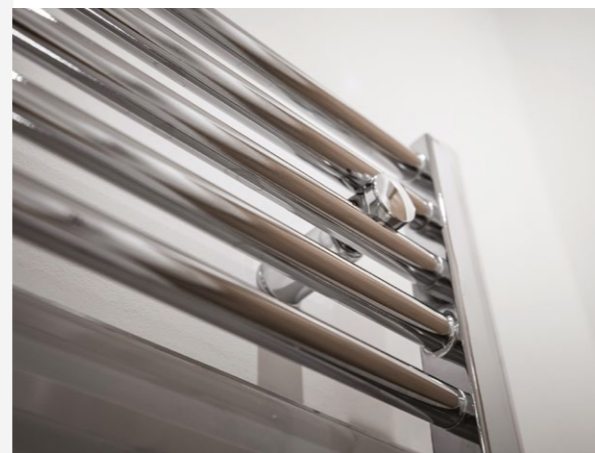
SHARED OWNERSHIP

Beautifully designed homes

Meadow Brook offers the ultimate modern country lifestyle. Situated minutes away from the centre of Chalgrove you can enjoy the quintessential country living the moment you step outside your door. Enjoy a locally sourced meal from The Lamb, a beautiful 16th-century pub, or a walk around the local countryside.

Choose from a two, three, or four-bedroom home and look forward to a generous, contemporary living space, with all the room you need to relax, work, or entertain. Each home benefits from a private garden and allocated parking, with attractive landscaping adding plenty of kerb appeal.

We've also incorporated the very latest heating systems, excellent insulation, and double glazing to create a comfortable and energy-efficient home.



Photography from previous Places for People development.

SPECIFICATION

KITCHEN

- Kitchens by Moores Furniture Group in their Vita range
- Soft close doors and drawers
- Laminate work surfaces with matching up stands
- Stainless steel splash back to the hob
- 1 and ½ bowl stainless steel sink with Bristan mixer tap

2 and 3-bedroom homes

- Forbo Viva flooring in the kitchen area only
- Zanussi integrated single oven
- Zanussi 4-zone electric ceramic hob
- Electrolux integrated extractor hood
- Space for fridge freezer
- Space for washing machine
- Where the kitchen design allows, a removable base unit for the future installation of an integrated dishwasher

PLUMBING AND HEATING

- Energy efficient and thermostatically controlled gas central heating with A-rated boiler and radiators
- Chrome ladder radiators in the bathroom and en-suite

ELECTRICAL

- Low energy lighting throughout
- White LED downlights in the kitchen, bathroom, and en-suite
- Pendant lighting in all the other rooms
- External light to the front & rear of the house
- White electrical fittings in all rooms
- TV/FM/SAT point in the living room and bedroom 1
- TV point in all the other bedrooms
- Phone point located adjacent to all TV points

INTERNAL FINISHES

- Ceilings and walls finished in white paint
- All woodwork finished in white satin paint
- Timber stairs finished in white satin paint

CLOAKROOM, BATHROOM & EN-SUITE

- White ROCA Laura sanitaryware
- Close coupled WC pans with dual flush mechanisms to reduce water use (Part M4 2 homes)
- Back to the wall WC pans with dual flush mechanisms to reduce water use (Part M4 1 homes)
- Wall hung basins with semi pedestals in the bathrooms and en-suites (Part M4 1 homes)
- Basins with full pedestals in the bathrooms and en-suites (Part M4 2 homes)
- Basins with full pedestals in the cloakrooms
- Bristan mixer tap to all basins
- Shower over the bath with glass bath screen
- Bristan thermostatic bath shower mixer taps
- Shower enclosure to the en-suite
- Bristan thermostatic shower mixer valve
- Glass shower doors
- Full height Porcelanosa wall tiling to the bath and shower enclosure
- Porcelanosa wall tile splashback to all basins
- Forbo Viva flooring in the cloakroom, bathroom, and en-suite (2 and 3-bedroom homes)
- Shaving point in the bathroom and the en-suite

DOORS AND WINDOWS

- Double glazed PVCu windows providing a high level of thermal insulation and reduced heat loss
- PVCu French door/s leading out to the garden
- 2 panel internal doors finished in white satin paint

EXTERNAL

- Paved paths and patio areas
- Landscaping in the front gardens
- Turf in the front and rear gardens
- External garden tap
- Covered cycle storage in the rear garden
- External lighting to the private and adoptable roads

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