

FOXGLOVES

SHIPSTON-ON-STOUR

SPECIFICATION

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KITCHEN

- High quality kitchen units and laminate work surfaces
- High quality kitchen units with composite stone work surfaces and splashback (The Charlbury, Farringdon and Winderton only)
- 1½ bowl stainless steel sink with single drainer and chrome mixer tap with swivel spout
- Bosch built-in oven
- Bosch built-in microwave combination oven to 4 and 5 bedroom homes
- Bosch 4-ring gas hob with stainless steel splashback and extractor to 2 and 3 bedroom homes
- Bosch 5-ring gas hob with stainless steel splashback^ and extractor to 4 and 5 bedroom homes
- Bosch built-in fridge/freezer
- Bosch integrated dishwasher
- Bosch integrated washer/dryer (homes without a utility room)

UTILITY ROOM (WHERE APPLICABLE)

- Space for one or two appliances (speak with your Development Sales Consultant for details)
- High quality laminate work surfaces
- Sink and chrome mixer tap with swivel spout

FAMILY BATHROOM, EN SUITE(S)* AND CLOAKROOM

- Roca sanitaryware
- Double vanity unit to family bathroom and master en suite* to 3, 4 and 5 bedroom homes
- Thermostatic shower with diverter to handset and glass screen to family bathroom and en suite(s)*
- Heated chrome towel rails to family bathroom, en suite(s)* and cloakroom
- Shaver socket to family bathroom and en suite(s)*



Photography from a previous CALA development

*Selection available dependent upon build stage

^ The Charlbury, Farringdon and Winderton to have composite stone splashback



MEDIA AND COMMUNICATIONS

- TV/FM/DAB and TV sockets to kitchen, sitting room, dining room*, study* and bedrooms
- Satellite/Freeview television distribution system (loop system) that will allow the picture output from a DVD player or satellite decoder to be viewed in all rooms with a TV socket following purchase and installation of reception equipment
- Telephone sockets to kitchen, sitting room and master bedroom

HEATING, LIGHTING AND INTERNAL FINISHES

- Dressing room or built-in wardrobe to master bedroom (see floor plans for details)
- Built-in wardrobe to bedroom two in 3, 4 and 5 bedroom homes
- Amtico flooring to kitchen, utility room*, family bathroom, en suite(s)* and cloakroom
- Full-height ceramic wall tiling to showers and half-height ceramic wall tiling to sanitaryware walls

- Traditional gas radiator central heating
- Downlights to kitchen, family bathroom and en suite(s)*
- Pendant light fittings to all other rooms
- Chrome sockets and switches to ground floor
- Light to understairs cupboard
- Staircase and balustrade to be painted in white satin with stained dark oak handrail
- Internal doors and wardrobes painted in white satin
- Walls and ceilings to be painted white
- Engineered timber floor joists to first floor

SPECIFICATION

SECURITY

- Outside lights to front, rear and side doors and porch (as applicable)
- Dusk-to-dawn sensor lights outside front door
- Multi-point locking system to front door
- Wiring for security alarm

ENVIRONMENTAL DETAILS

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler
- Double-glazed uPVC windows providing a high level of thermal insulation and reduced heat loss
- A and B rated kitchen appliances to reduce water and energy use
- Dual flush mechanism to toilets to reduce water use
- High levels of insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in the summer

- Dusk-to-dawn sensors to the front door external lighting to reduce electricity usage
- Low energy lighting throughout
- Significant amounts of recycling of wasted materials and packaging during the construction of each home to reduce the environmental impact of the development
- Smart meter supplied

EXTERNAL DETAILS

- Double or single garage with up-and-over door to 3, 4 and 5 bedroom homes except plots 43 and 46. Electric door openers available as an optional extra. See site layout for allocation
- Paved patio area with outside electrical point
- Outside water tap to rear garden
- Landscaped front garden, turf to rear garden



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