

## Natural building materials in attractive combinations

Each home at The Chestnuts is unique and memorable in its own way. Each has its own floor plan, its own distinctive porch, and its own character. Some designs are one-offs; others come in pairs, left- and right-handed mirror images of each other.

To add still more variety, we've built some houses in stone, others in brick. Plots 6 to 12 are brick with distinctive brick detailing to the eaves and verges. Plots 13 to 17 are ironstone with contrasting brick detailing to the eaves and verges. All roofs are of natural slate.

### Windows and front doors

All front doors are of solid oak. Windows are made of timber finished in heritage white. They feature sealed-unit double glazing with energy-efficient, low-emissivity (low-E) glass. The windows on Plots 6 to 12 have brick arches and brick sills; those on Plots 13 to 17 have oak lintels.

### Landscaping finishes

All front gardens are landscaped; rear gardens are prepared for turf. Paths and patios are finished in natural stone laid in an attractive pattern.

### Garages and parking

Please see the overall site plan on page 5 for the locations of garages and parking. Parking areas are paved in Tegular setts; garages feature remote-controlled timber doors.

### Kitchens and utility rooms

All kitchens have tiled floors, recessed downlighters, and under-unit lighting and appliances by Neff and Rangemaster.

Plots 6 to 10 feature Paula Rosa kitchens with granite work surfaces and splash backs, solid oak doors in Shaker style, and a Rangemaster range cooker with gas hob. Plots 11 and 12 have Paula Rosa kitchens with integrated Neff oven and gas hob.

Plots 13 to 17 contain bespoke hand-assembled kitchens by Artisan of Market Harborough. Their superb features include granite work surfaces and splash backs and solid oak or hand-painted doors in Shaker style, plus a Rangemaster range cooker with gas hob.

Utility rooms have laminated work surfaces, tiled floors, and units to match those in the kitchen. Each has provision for a washing machine and tumble dryer.

### Bathrooms

All homes feature Villeroy & Boch sanitaryware with superior-quality Hansgrohe brassware. There are tiled floors to all bathrooms, toilets, and shower rooms; tiled basin splash-backs; and full tiling to shower enclosures.

### Staircases and internal doors

High quality staircases and internal doors with brushed stainless-steel ironmongery are a feature of all homes. The doors within Plots 11 and 12 are panelled and painted; Plots 6 to 10 and 13 to 17 feature oak internal doors and oak staircase handrails.

### Central heating, fireplaces, and plumbing

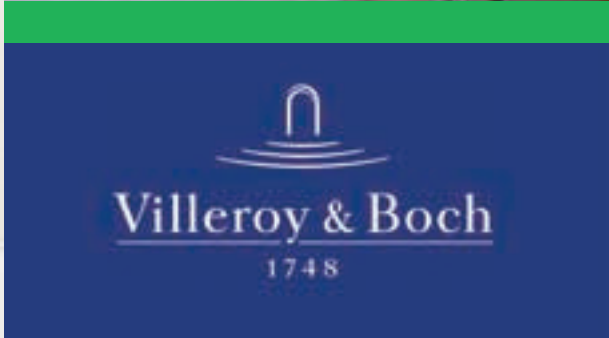
All homes have a programmable gas-fired central heating system with panel radiators and individual thermostatic valves, a pressurised hot water system, and an outside tap.

Each one also includes an exposed brickwork fireplace which is suitable for a solid-fuel, wood-burning, or gas fire. Plots 8 and 13 to 17 have inglenook fireplaces with oak mantles.

### Security

All homes have NACOSS-approved security alarms, smoke detectors, window locks, and mortice locks to external doors.





### Make your mark on your new home

We like to build homes that are right for their owners. To give you the home you want, we're happy to make minor changes or variations to fixtures and finishes. Obviously there's a limit to what we can do within the plans that have been approved, but the earlier you speak to us, the more flexibility we have. Call us to talk about a home that bears your own stamp of individuality.

### Artist's impressions

Although artist's impressions give a good indication of the look and feel of a finished building, they're not definitive representations. Building and landscaping details often change during the course of development and construction.

### Specification changes

We're continually working to improve or adapt details and decorative features. To find out the most up-to-date specification for any home that you're interested in, call us on 01536 201993.

### Dimensions

Property dimensions always vary slightly, depending on construction methods and the type of finish. Our stated room sizes are maximums and are accurate to within 100mm. All quoted distances are approximate.

### Photographs

The photographs in this brochure give a good indication of the general quality of finish you can expect, but they do not represent the specification of any particular home. Apart from a few stock images provided by our kitchen and bathroom suppliers, all photographs were taken around Great Easton or at earlier Grace Homes projects.