

## Natural building materials in attractive combinations

Each home at Manor Farm is unique and distinctive in its own way. To emphasise individuality, no single material has been used throughout the development. For example, Plot 19 is entirely faced in stone, whereas Plots 11 and 20 are mostly stone with some brick elements. Plots 12, 14, and 15 are all brick-faced.

The roofs are not uniform either: Plot 12 has been finished in traditional pantiles, while all the other houses are roofed in natural slate.

### Landscaping finishes

All front gardens are landscaped; rear gardens are prepared ready for turf. Patio areas are finished in natural stone or flagstone-style flags. All parking areas are finished in rumbled cobble-type paving.

### Doors and windows

Oak front doors welcome visitors to five houses. The sixth, Plot 11, provides visual variation with a painted panel door. All homes feature timber windows and timber garage doors. Apart from Plot 12, garage doors are remote-controlled.

## Interior fittings

Every interior has been fitted to a high standard with Paula Rosa kitchens, Kohler sanitaryware, and tiled floors to kitchens, utility rooms, cloakrooms, and bathrooms. Where appropriate, the walls have been generously tiled too.

All homes feature working fireplaces. Plots 19 and 20 include inglenook fireplaces suitable for wood burners, multifuel burners, or gas equivalents. Fireplaces in the other four houses will take wood burners or open fires with surrounds.

Every home is fitted with a NACOSS-approved alarm system and gas-fired central heating powered by an efficient condensing boiler.

### 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 adaptations 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 are meant to give an indication of the quality of finish to expect. Other than a few stock images provided by our kitchen and bathroom suppliers, they are all from Manor Farm and previous Grace Homes projects. They should not be used as a guide to the exact specification of any specific home.