

Merret Place



Delavale Road,
Winchcombe, GL54 5HN

Bromford full home ownership specification



	Swift	Nuthatch	Peregrine Kite	Harrier Wren Siskin Osprey Redwing
Kitchen				
Fitted kitchen by Symphony Kitchens - Excel carcass - Urban range (to include boiler housing where applicable)	●	-	-	-
Fitted kitchen by Symphony Kitchens - Excel carcass - Harvard range	○	●	-	-
Fitted kitchen by Symphony Kitchens - Gallery carcass - Harvard range with matching cornice and pelmet (to include boiler housing where applicable)	○	○	●	●
A choice of 40mm square edge laminated worktops with mitred joints and matching 95mm upstands	●	●	●	●
A choice of 22mm PVC edged laminated worktops with mitred joints and matching 95mm upstands	○	○	●	●
Glass splashback behind hob (5 standard colour choices - Bride, Chalk White, Ebony or Pewter)	●	●	●	●
Stainless steel 1.5 bowl sinktop and single drainer with chrome mixer tap	●	●	●	●
Stainless steel single oven (Bosch)	●	●	-	-
Stainless steel double oven (Bosch)	-	-	●	-
Stainless steel double oven (AEG)	-	-	○	●
600mm Stainless steel chimney hood with extractor (Bosch)	●	●	-	-
900mm Stainless steel chimney hood with extractor (Bosch)	-	-	●	-
900mm Stainless steel chimney hood with extractor (AEG)	-	-	○	●
600mm 4 burner Stainless steel Gas hob (Bosch)	●	●	-	-
750mm 5 burner Stainless steel Gas hob (Bosch)	-	-	●	-
750mm 5 burner Stainless steel Gas hob (AEG)	-	-	○	●
Space for fridge freezer	●	-	-	-
Integrated 70/30 fridge freezer (Indesit)	○	●	●	●
Removable unit to give space for dishwasher with electric and accessible water and waste connections	●	●	-	-
Integrated dishwasher (Indesit)	○	○	●	●
Electric and accessible plumbing to space for washing machine	●	-	-	-
LED under cabinet lighting to kitchen	●	●	●	●
LED plinth lighting to kitchen	○	○	●	●
Central main light pendant to ceiling (3 or 4 bulb fitting)	●	-	-	-
LED down-lighters (quantity and positions to be detailed on working drawings)	○	●	●	●

Utility				
Fitted kitchen by Symphony Kitchens - Excel carcass - Harvard range	-	●	-	-
Fitted kitchen by Symphony Kitchens - Gallery carcass - Harvard range with matching cornice (to include boiler housing where applicable)	-	-	●	●
A choice of 40mm square edge laminated worktops with mitred joints and matching 95mm upstands	-	●	●	●
A choice of 22mm PVC edged laminated worktops with mitred joints and matching 95mm upstands	-	-	●	●
Stainless steel single bowl sinktop and single drainer with chrome mixer tap	-	-	-	●
Electric and accessible plumbing to space for washing machine	-	●	●	●
Plumbing and electric to space for tumble dryer (see drawings - not available on 2200 and 1872 housetypes)	-	●	●	●

● Included ○ Optional upgrade (dependent on build stage) - Not included

The features, finishes, and amenities described in this specification are subject to change at Bromford's discretion without notice.

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	Swift	Nuthatch	Peregrine Kite	Harrier Wren Siskin Osprey Redwing
Bathrooms				
Ideal Standard toilet, basin and pedestal	●	●	●	●
Chrome basin mixer with clicker waste	●	●	●	●
Thermostatic exposed shower within cubicals or over bath, as applicable	●	●	●	●
Ideal Standard low profile shower tray	●	●	●	●
Porcelanosa tiles - two rows around bath, half height tiling to wall behind sink and toilet	●	●	●	●
Shaver point	●	●	●	●
Vanity Unit	○	○	○	○
Low Energy IPX4 batten light fitting with low energy bulbs	●	●	●	-
LED down-lighters	○	○	○	●

En Suites				
Ideal Standard toilet, basin and pedestal	●	●	●	●
Chrome basin mixer with clicker waste	●	●	●	●
Thermostatic exposed shower within cubical	●	●	●	●
Ideal Standard low profile shower tray	●	●	●	●
Full height tiling where there is a shower over bath	●	●	●	●
Porcelanosa tiles to shower cubical, splashback to sink, half height tiling to wall behind sink and toilet	●	●	●	●
Shaver point	●	●	●	●
Vanity Unit	○	○	○	○
Low Energy IPX4 batten light fitting with low energy bulbs	●	●	●	-
LED down-lighters	○	○	○	●

Cloakroom W/C				
Ideal Standard basin and pedestal	●	●	●	●
Chrome basin mixer with clicker waste	●	●	●	●
Porcelanosa wall tiles (25x44.3cm) as splashback to sink	●	●	●	●
Low Energy IPX4 batten light fitting with low energy bulbs	●	●	●	●

Decoration				
All walls and ceilings (ceilings included within integral garages) finished in white matt emulsion	●	●	●	●
Oak handrail to stairs with fluted strings	-	●	●	●
Oak handrail to stairs	●	-	-	-
All internal joinery finished in white satinwood	●	●	●	●
White primed 144mm skirting boards and 69mm architrave	●	●	●	●
Wardrobe to Bed 1	-	-	-	●
White primed bullnosed window boards	●	●	●	●

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Electrical (internal)				
White sockets and switches	●	●	●	●
2 x double bedside sockets to the main bedroom.	●	●	●	●
Bedside socket to all bedrooms other than main bedroom.	●	●	●	●
Double sockets as per working drawings	●	●	●	●
TV point to kitchen, bedroom 1 and bedroom 2	●	●	●	●
Telephone point to lounge plus an additional point to the master bedroom	●	●	●	●
Extractor fan fitted to bathrooms, en suites, WC and utility room (where applicable)	●	●	●	●
Switched light and double socket to garages (where proximity to main house allows)	-	-	●	●
Gas fired central heating	●	●	●	●
Chrome heated towel rail to bathroom and ensuite	●	●	●	●
Mains operated smoke and heat detectors	Battery	●	●	●
Hard wired carbon monoxide detectors	●	●	●	●
Wired burglar alarm	○	○	○	○

Doors and windows				
GRP external door/doors with multipoint locking	●	●	●	●
Chrome letterbox, door numerals, door viewer and security chain to front door	●	●	●	●
Galvanised retractable steel framed garage door where applicable	-	●	●	●
Pre-finished 5 panel vertical internal doors in white with chrome hardware (fire doors where applicable)	●	●	●	●
White uPVC windows, and french doors where applicable, including locks (unless a fire escape)	●	●	●	●

External				
PIR controlled external light to front door	●	●	●	●
PIR controlled external light to back door	●	●	●	●
Solar PV Panels (speak to sales consultant)	●	●	●	●
Black gutters and downpipes	●	●	●	●
Turf to rear garden	●	●	●	●
Planted landscaping and/or turf to front garden where applicable	●	●	●	●
External tap	●	●	●	●
Buff paving slabs to front and rear as specified on the working drawings	●	●	●	●
Tarmac or Block Paved driveway (as per working drawings) with concrete edgings	●	●	●	●
Fencing as indicated on working drawings	●	●	●	●
EV chargers to all plots	●	●	●	●



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