

# Emmbrook Place

## Wokingham

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Select** range of extras available.



### Kitchen

	2 bedroom apartments Cedar House	2 bedroom The Holly	3 bedroom The Hazel The Cypress The Spruce The Beech	4 bedroom The Willow The Juniper The Aspen The Alder The Maple
Choice of Standard fitted kitchen (doors and worktops)*	■	■	■ ■ ■ ■	■ ■ ■ ■ ■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■		
Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap			■ ■ ■ ■	■ ■ ■ ■ ■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility			■ ■	■ ■
Indesit hob (60cm) with built-in single oven (high level or under), with stainless steel splashback and curved glass chimney hood	■	■	■ ■ ■ ■	
Hotpoint hob (75cm) with built-in double oven (high level or under), with glass splashback and curved glass chimney hood				■ ■ ■ ■ ■
Fridge / freezer space	■	■	■ ■ ■ ■	
Integrated (Indesit) 50 / 50 fridge freezer				■ ■ ■ ■ ■
Space for dishwasher with plumbing and electrics	■	■	■ ■ ■ ■	■ ■ ■ ■ ■
Space for washing machine with plumbing and electrics in utility			■ ■	■ ■ ■ ■
Space for washing machine with plumbing and electrics in kitchen	■	■	■	■ ■
White pendant lamp	■	■	■ ■ ■ ■	■ ■ ■ ■ ■

### Bathrooms and en suite(s)

Ideal Standard contemporary white sanitary ware suite (pedestal sink and floor standing toilet)	■	■	■ ■ ■ ■	■ ■ ■ ■ ■
Ideal Standard low profile shower tray with glass enclosure	■	■	■ ■ ■ ■	■ ■ ■ ■ ■
Handheld hair wash attachment	■	■	■ ■ ■ ■	■ ■ ■ ■ ■
En suite to bedroom 1	■	■	■ ■ ■ ■	■ ■ ■ ■ ■
En suite to bedroom 2				■ ■
Choice of standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)*	■	■	■ ■ ■ ■	■ ■ ■ ■ ■
Chrome bezel LED bulkhead to bathroom and en suite	■	■	■ ■ ■ ■	■ ■ ■ ■ ■
Radiator in bathroom / en suite	■	■	■ ■ ■ ■	
Chrome towel warmer in bathroom and en suite(s)				■ ■ ■ ■ ■

### Doors and Windows

	2 bedroom apartments Cedar House	2 bedroom The Holly	3 bedroom The Hazel The Cypress The Spruce The Beech	4 bedroom The Willow The Juniper The Aspen The Alder The Maple
Front door with multi-point security locking system and security chain	■	■	■ ■ ■ ■	■ ■ ■ ■ ■
PVCu double glazing to windows	■	■	■ ■ ■ ■	■ ■ ■ ■ ■
Double glazed PVCu French doors	■ †	■	■ ■ ■ ■	
Double glazed bi-fold doors	■ †			■ ■ ■ ■ ■
White painted cottage internal doors with chrome lever handles	■	■	■ ■ ■ ■	■ ■ ■ ■ ■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■	■	■ ■ ■ ■	■ ■ ■ ■ ■

### General

White painted walls and smooth white ceilings	■	■	■ ■ ■ ■	■ ■ ■ ■ ■
Combined usb / double sockets in kitchen and bedroom 1	■	■	■ ■ ■ ■	■ ■ ■ ■ ■
Multi-media point in sitting room	■	■	■ ■ ■ ■	■ ■ ■ ■ ■
TV point to bedroom 1 and family room (where applicable)	■	■	■ ■ ■ ■	■ ■ ■ ■ ■
Master telephone socket (plus to study where shown)	■	■	■ ■ ■ ■	■ ■ ■ ■ ■
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)	■	■	■ ■ ■ ■	■ ■ ■ ■ ■
Gas central heating with wall mounted boiler and separate hot water cylinder, programme selector and room thermostat(s)				■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■ ■ ■ ■	■ ■ ■ ■ ■
Light to front porch and wiring to the rear of house		■	■ ■ ■ ■	■ ■ ■ ■ ■
External tap		■	■ ■ ■ ■	■ ■ ■ ■ ■
Mains wired smoke detectors with battery back-up	■	■	■ ■ ■ ■	■ ■ ■ ■ ■
Power and lighting to 'on plot' garage (where applicable)		■	■ ■ ■ ■	■ ■ ■ ■ ■
Enclosed fenced rear garden, and garden gate (where applicable)		■	■ ■ ■ ■	■ ■ ■ ■ ■
Landscaped front gardens		■	■ ■ ■ ■	■ ■ ■ ■ ■
NHBC Buildmark cover	■	■	■ ■ ■ ■	■ ■ ■ ■ ■
First two years' customer service support from Bovis Homes	■	■	■ ■ ■ ■	■ ■ ■ ■ ■

■ Fitted as standard - included in the property \* Subject to stage of construction † Available on selected plots only