



The Hedgerows

Matford Brook

Specification



built
by



The Hedgerows

Matford Brook

Use this guide to see what features are included in your new home.



2 bedroom

Homes 486, 487, 488, 489, 490, 491, 492, 493 & 494

Homes 471 & 472

3 bedroom

Homes 402, 403, 422, 423, 455, 456, 460 & 461

Homes 404, 405, 406, 415, 421, 453, 454, 458, 462, 463 & 473

Home 416

Homes 410, 411, 474, 475, 476, 477, 482, 483, 484 & 485

Homes 478, 479, 480 & 481

Kitchen

Symphony Konzept range kitchen with laminate worktop	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■	■	■
Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	■	■	■	■	■
White pendant light holder	■	■	■	■	■
Fridge / freezer space	■	■	■	■	■
Space for integrated dishwasher with plumbing and electrics	■	■	■	■	■
Space for washing machine with plumbing and electrics in kitchen	■	■	■	■	■

Bathrooms and en suite(s)

Ideal Standard contemporary white Tempo sanitary ware	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom			■	■	■
Ideal Standard low profile shower tray with glass enclosure in en suite			■	■	■
Handheld hair wash attachment in bathroom			■	■	■
Shower over the bath	■	■			
Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)*	■	■	■	■	■
White batten light holder	■	■	■	■	■
Water waste heat recovery system			■	■	■

Doors and Windows

Front door with multi-point security locking system and security chain	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■

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Double glazed PVCu French doors	■	■	■	■	■
Internal doors to be ladder door style pre-primed with Brass Satin finish handles	■	■	■	■	■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■	■	■	■	■

General

PV solar panels	■	■	■	■	■
White painted walls and smooth white ceilings	■	■	■	■	■
TV point to lounge and family room (where applicable)	■	■	■	■	■
Master telephone socket to lounge and study where applicable	■	■	■	■	■
Ideal combi-boiler with Honeywell heating control and room thermostat(s)	■	■	■	■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■	■
Contemporary lantern to front door and wiring only to the rear door	■	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■	■
Battery powered Carbon Monoxide detector (wall mounted) to be provided on ground floor	■	■	■	■	■
Power and lighting to garage (where in curtilage of the plot)			■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■	■	■
NHBC Buildmark choice cover	■	■	■	■	■
First two years' customer service support from Bovis Homes	■	■	■	■	■

■ Fitted as standard - included in the property
* Subject to stage of construction

The specification shown is correct at the time of production. Sage Homes is continually reviewing and updating the specification on all house / apartment types and therefore reserves the right to change specification details. Photographs depict typical Sage Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant.

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