

# Cotterstock Meadows

## Oundle

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.

Applicable from June 2023.



### Kitchen

2 bedroom  
The Holly  
The Sycamore  
3 bedroom  
The Spruce  
The Rowan  
The Cypress  
The Hazel  
The Beech  
4 bedroom  
The Alder  
The Aspen  
The Juniper  
The Briar  
5 bedroom  
The Birch

Choice of Standard fitted kitchen (doors and worktops)	■	■	■	■	■	■	■	■	■	■
Choice of Premium 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 underoven, with stainless steel splashback and curved glass chimney hood	■	■	■	■	■	■				
Hotpoint hob (75 cm) with built-in double high level oven, with glass splashback and curved glass chimney hood										■
Bosch (75cm) hob with built-in double oven at high level, with glass splashback and stainless steel pyramid chimney hood										■
Pre-wired for under-unit lighting option	■	■	■	■	■	■	■	■		
LED under-unit flexible strip lighting										■
Fridge / freezer space	■	■	■	■	■	■				
Integrated (Indesit) 50 / 50 fridge freezer							■	■	■	■
Integrated (Indesit) dishwasher										■
Space for washing machine with plumbing and electrics in utility			■		■		■	■		■
Space for washing machine with plumbing and electrics in kitchen	■	■		■		■			■	

### Bathrooms and en suite(s)

Ideal Standard Contemporary White Concept Air sanitary ware suite	■	■	■	■	■	■				
Ideal Standard Contemporary White Concept Air sanitary ware suite with Aqua blade WC technology							■	■	■	■
Ideal Standard Contemporary White Concept Air WC to cloakroom	■	■	■	■	■	■	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure	■	■	■	■	■	■	■	■	■	■
Handheld hair wash attachment	■		■	■	■	■	■	■	■	■
Shower over the bath										■
Choice of standard Porcelanosa wall tiling (splashback, half-height over bath** and full-height to shower cubicle)*	■	■	■	■	■	■	■	■	■	
Choice of standard Porcelanosa wall tiling (half-height to walls with fitted sanitary ware, half-height over bath, and full-height to shower cubicle)*										■
Chrome bezel LED bulkhead to bathroom and en suite(s)	■	■	■	■	■	■	■	■	■	■
Chrome towel warmer in bathroom and en suite(s)							■	■	■	■

### Doors and Windows

2 bedroom  
The Holly  
The Sycamore  
3 bedroom  
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Front door with multi-point security locking system and security chain	■	■	■	■	■	■	■	■	■	■
Chrome front door numbers	■	■	■	■	■	■				■
PVCu double glazing to windows	■	■	■	■	■	■				■
Double glazed PVCu French doors	■		■	■	■	■				
Powder coated aluminium double glazed bi-fold doors										■
Internal doors to be Cottage style pre-primed with Brass Satin finish handles	■	■	■	■	■	■	■	■	■	■
Paving outside French / bi-fold door (where applicable)	■	■								■

### General

White painted walls and smooth white ceilings	■	■	■	■	■	■	■	■	■	■
Combined USB / double sockets in kitchen and bedroom 1	■	■	■	■	■	■	■	■	■	■
Multi-media point in living 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)	■	■	■	■	■	■	■	■	■	■
Fitted external tap	■	■	■	■	■	■	■	■	■	■
External light fitted to front porch and wiring for external light to rear door	■	■	■	■	■	■	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■	■	■	■	■	■	■
Battery powered carbon monoxide detector (wall mounted) to be provided for each floor	■	■	■	■	■	■	■	■	■	■
Power and lighting to 'on plot' garage (where garage within 3m of home)	■	■	■	■	■	■	■	■	■	■
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

\*\* Height differs from plot to plot. Please see our sales consultant for further details.