



OPEN PLAN LIVING ROOM & KITCHEN

The ideal place to dine & relax with family and friends.

- Bespoke contemporary kitchens with integrated appliances including fitted oven, electric hob, extractor hood, fridge/freezer, microwave and dishwasher.
- Postformed laminated worktops and upstands with tiled splashbacks. Quartz or timber worktops are available as an optional extra.
- Stainless steel countertop 1.5 bowl sink and drainer with contemporary Monobloc mixer tap and splashback.
- Kitchens with breakfast bars have feature dimmable pendant lighting.
- Integrated recycling bins.
- Engineered oak timber floors throughout.
- TV socket and phone point.
- Contemporary wood burner to all 3 bedroom homes only.
- Dimmable low energy LED lighting.

BEDROOMS

Relax and enjoy a peaceful night's sleep.

- Bespoke built-in wardrobes to all master bedrooms, 2nd bedrooms and some 3rd bedrooms complete with shelf and hanging rail.
- Premium fitted carpets throughout.
- Double electric sockets with USB port and a TV point.
- Dimmable low energy LED lighting.

BATHROOMS

Creating a calming and tranquil space to stop and unwind.

- Contemporary bathroom suite with white sanitaryware and dual flushes and soft close WC seats.
- Electric chrome heated towel rails to all bathrooms and ensuites.
- Thermostatic chrome brassware and Monobloc taps throughout.
- Master ensuites with semi-frameless shower screens and contemporary low-profile shower trays including overhead rainwater showerheads and hand shower hose.
- Bathrooms with built-in bath and shower hose.
- Ceramic tiling to floors and full height tiles to selected walls.
- All bathrooms and ensuites include shaver sockets and fitted mirrors.
- Low energy LED downlights.

INTERNAL FINISHES

Combining high quality design with traditional craftsmanship to create a luxury new home.

- Interior designed colour schemes throughout using Farrow & Ball inspired colour ranges.
- Flat matt finishes to skirting, architraves and window boards.
- Premium oak veneer doors feature throughout.
- Contemporary brushed stainless steel ironmongery throughout.
- Luxury fitted carpets and deep fill underlay to all bedrooms. Engineered oak timber floors to kitchen/living room and hallway.
- Fitted mat wells to all main entrance door areas.

INTERNET/ELECTRICS/HEATING & INSULATION

Ensuring your home is warm and comfortable come rain or shine.

- Fibre broadband cabling directly installed to all houses. This ensures broadband speeds are up to 10 times faster than standard broadband connections.
- Highly energy efficient homes.
- Air Source Heat pumps to provide all hot water and heating requirements.
- Extremely high insulation levels to all external building elements.
- Designed to low air permeability standards to limit heat losses.
- Digital heating controls throughout.
- Low energy LED lighting throughout. Dimmable to all principle rooms.
- Contemporary white plastic switches and sockets with USB charging points to the kitchen and bedrooms.
- TV points to the living room/kitchen and all bedrooms.
- Phone line socket to the living room.
- Hard wired smoke and heat detectors.

EXTERNAL FEATURES & FINISHES

The finishing touches to make your home complete inside and out.

- Landscaped front and rear gardens in all homes using regional materials.
- Ecology enhancing planting scheme befitting of the location.
- Cornish granite and larch timber cladding to external walls.
- Contemporary main entrance doors with stainless steel ironmongery, side glazed window and doorbell.
- High performance aluminium double glazed windows.
- Large double sliding aluminium doors to all living rooms.
- Off-street private car parking for at least 2 cars.
- Decked patios accessed directly from the living rooms.
- External lighting to the main entrance door and rear sliding doors.
- External power socket and garden tap.
- Timber dividing fences allow for increased privacy.

specification upgrades

Whether its quartz worktops, built-in ceiling speakers, security alarms or electric car charging ports, any upgrade is possible. Just ask the sales team for more information.



Find out more about the site and the plots available
dunes-upton-towans.co.uk



The specification and features shown in this brochure were correct at the time of going to press. Cherwell is continually reviewing and updating the specifications across all developments and therefore reserves the right to change the specification. For further information and to find out more regarding our current specification, please contact the sales team.