



Personalise your home

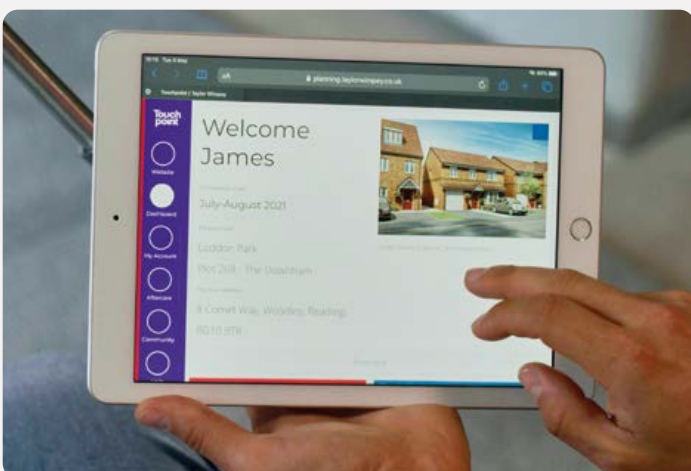
A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.



FIND OUT MORE



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish stainless steel splashbacks, a stainless steel sink and Zeno Taps, give your kitchen a clean, contemporary finish. You'll get a modern, energy-efficient Zanussi oven with built-in hob and integrated hood and extractor fan too.

Utility rooms[†]

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and Zeno Taps. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



Bathrooms, en suites[†] and shower rooms[†]

Modern white sanitaryware, including toilet, basin, bath and thermostatic shower with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure. For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



Garden[†]

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden – including plants. The back garden includes a slabbed area, turfed and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. † = Where applicable.

Specification of our houses

Kitchens	
Fitted kitchen with choice of door fronts*	✓
Choice of post formed laminate worktops with matching upstand*	✓
Chrome 1.5 bowl sink and Zeno tap†/1 bowl*	✓
Stainless steel electric oven and built-in hob	✓
Integrated hood with stainless steel splashback above hob*	✓
Integrated washing machine and 70/30 fridge freezer	✓
60cm dishwasher or 45cm integrated slimline dishwasher depending on design	✓
Bathrooms, en suites, utility and cloakrooms	
White sanitaryware with max 180 litre bath	✓
Chrome taps and fittings*	✓
Thermostatic shower to bathroom and en suite*	✓
Choice of splashback tiling from selected range (no tiling to utility)*	✓
Full-height Porcelanosa tiling to walls around bath and shower enclosure	✓
Shaver socket to en suite or main bathroom (if no en suite)	✓
Pendant light to bathrooms	✓
Central heating/hot water system	
Fully programmable gas central heating providing hot water	✓
White thermostatic controlled radiators*	✓
Mains pressure hot water system providing plumbing free roof space	✓
Cavity wall insulation	✓
Loft insulation in line with building regulations	✓
Electrical features	
Power points in line with NHBC requirements	✓
Media plate to living room and TV socket to bedroom one (if indicated on service layout)*	✓
CAT 6 Data Cabling	✓
One double socket in kitchen to incorporate USB charging points*	✓
Light and power socket to detached garages within curtilage area (site layout dictates)	✓

✓ = Standard features * = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

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Specification of our houses

Finishing Touches	
Flat white finish to ceilings	✓
White emulsion to walls	✓
White paint to woodwork	✓
White 4 panel doors with chrome ironmongery	✓
Luxury vinyl floor covering to all wet areas, kitchen, kitchen/dining area and utility with carpets to remaining rooms*	✓
Full-height tiling to walls around bath area (in all main bathrooms)*	✓
External Features	
Turf to rear garden	✓
Smooth finish buff concrete slabs to pathways and patios	✓
Polished chrome door numerals	✓
Outside rear light	✓
Outside tap to rear garden	✓
Security and safety	
Mains operated smoke detectors supplied in line with Building Regulations	✓
Gardens, paths and drives	
Front garden turfed or shrubbed (weather permitting)†	✓
1.8m fencing to rear garden	✓
Turf as standard to rear garden	✓
NHBC 10-year warranty	
NHBC 10-year Buildmark policy	✓
Taylor Wimpey 2-year warranty from date of legal completion	✓

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Optional Upgrades

Kitchen

Upgrade kitchen to option 2 or sleek inline range

AEG single oven and microwave in tall housing (where design permits)

Silestone worktop

AEG upgrade to Ceramic/Induction hobs

Coloured glass splashback with the option 2 or sleek inline range

Composite granite sink in black or grey

Bathroom

Upgrade taps

Thermostatic shower over bath with fixed drencher head

Extend wall tiling to ½ or full height

Upgraded wall tile when ½ or full height selected

Mirror above basin when ½ height tiling selected

Soft close toilet seat

Upgrade to 8mm shower screen

A choice of Chrome, Black and Anthracite heated towel rails available subject to design

Electrical

Extra double socket with or without USB port in white or chrome

Alarm & smart doorbell system

Weatherproof external socket

Additional shaver socket

Upgrade all sockets and switches from white to chrome

White or Chrome Downlighters to all rooms (subject to Design)

Additional outside front light

Wardrobes

A range of Gooding mirrored, hinged and sliding wardrobes available

Flooring

Amtico Range - choices of various qualities and colours (subject to house type design)

Carpet Sensations Original or Optimum - choices of various qualities and colours (subject to house type design)

Porcelanosa Ceramic tiles (available ground floor only)

Home Office

A range of office layouts in a choice of contemporary finishes, Gooding cabinetry and door & drawer front colours

Window Treatments

A range of venetian & roller blinds from Designer Contracts