


Wain
HOMES



A place that lets you be you.
That says everything about you.
That feels good, feels right.
Where life can be beautifully imperfect.
And you love every moment of it.

YOUR KIND OF *perfect*

CHERRY BLOSSOM VIEW DEVELOPMENT PLAN



2 Bedroom House	5 Bedroom House
Tullipwood (TL)	Snowberry (SN)
3 Bedroom House	Other
Cherry (CH)	Affordable Housing
Linden (LD)	
Acacia (AC)	
Elderberry (EB)	
4 Bedroom House	
Lancewood (LW)	
Madeira (MA)	
Elder (EL)	
Holly (HL)	
Aspen (AS)	

CHERRY BLOSSOM VIEW SPECIFICATION

SILVER SPECIFICATION DETAILS

TULIPWOOD | CHERRY | ELDERBERRY | ACACIA | LINDEN

KITCHENS AND UTILITY

- Luxury Fitted Kitchen** with a Choice of Finishes*
- Laminate Worktops to Kitchen with Matching Upstands
- Stainless Steel AEG Single Electric Oven
- AEG Induction Hob
- Stainless Steel Extractor Hood
- Stainless Steel One and a Half Bowl Sink to Kitchen
- Hansgrohe Mixer Tap
- Wall Unit LED Strip Light
- 60cm Glass Splashback

Bathrooms

- Roca Sanitaryware
- Hansgrohe Brassware
- Thermostatic Showers and Bath Shower Mixers to En-suites and Bathrooms
- Full Height Tiling to all Shower Enclosures
- Bathroom and En-suites to be Half Tiled with a Choice of Wall Tiles From Tileflair*
- Shaver Sockets to all Bathrooms and En-suites

Bedrooms

- Television Aerial Point to Bedroom 1
- Telephone Point to Bedroom 1
- Data Point with Cat 6 Wiring to Bedroom 1

Heating System

- Ground Source with Heat Pumps
- Smart Heating Controls

OTHER INTERNAL FEATURES

- All Ceilings to be Painted White
- All Walls to be Painted Wain Homes Soft Cream Finish
- Oak Handrail and Newel Caps
- Television Aerial Point to Lounge
- Telephone Point to Lounge
- Data Points with Cat 6 Wiring to Lounge and Family Room (where applicable)
- USB Sockets to Lounge, Kitchen, Family Room, all Bedrooms and Study (where applicable)
- Stainless Steel Sockets to Kitchen and Adjoining Room
- Contemporary Oak Panel Doors
- White downlights to the Kitchen Area

EXTERNAL FEATURES

- PVCu Triple Glazed Windows (excluding doors and Velux windows)
- PVCu Fascia & Soffits
- GRP Composite Front and Rear Doors
- Black Rainwater Goods
- Doorbell
- External PIR Lights to Front and Rear
- External Tap
- Power and Lighting to all Integral and Detached Garages within the curtilage of the plot
- Gardens Turfed/Landscaped to the Front
- Gardens Rotavated to Rear
- Electric Car Charging Unit
- PV Solar Panels to Roof

Warranties

- 10 Year NHBC Buildmark Warranty
- 2 Year Wain Homes Warranty



AEG



Honeywell

** Upgraded Kitchen Choices Available * Subject to build stage



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CHERRY BLOSSOM VIEW SPECIFICATION

GOLD SPECIFICATION DETAILS

LANCEWOOD | HOLLY | ELDER | ASPEN | MADEIRA

KITCHENS AND UTILITY

- Luxury Fitted Kitchen** with a Choice of Finishes*
- Laminate Worktops to Kitchen with Matching Upstands
- Stainless Steel AEG Double Electric Oven
- AEG Induction Hob
- Stainless Steel Extractor Hood
- Integrated Fridge Freezer (4 Bed Only)
- Stainless Steel One and a Half Bowl Sink to Kitchen
- Hansgrohe Mixer Tap
- Wall Unit LED Strip Light
- 90cm Glass Splashback

Bathrooms

- Roca Sanitaryware
- Hansgrohe Brassware
- Thermostatic Showers and Bath Shower Mixers to En-suites and Bathrooms
- Full Height Tiling to all Shower Enclosures
- Bathroom and En-suites to be Half Tiled with a Choice of Wall Tiles From Tileflair*
- Shaver Sockets to all Bathrooms and En-suites

Bedrooms

- Television Aerial Point to Bedroom 1
- Telephone Point to Bedroom 1
- Data Point with Cat 6 Wiring to Bedroom 1

Heating System

- Ground Source with Heat Pumps
- Smart Heating Controls

OTHER INTERNAL FEATURES

- All Ceilings to be Painted White
- All Walls to be Painted Wain Homes Soft Cream Finish
- Oak Handrail and Newel Caps
- Television Aerial Point to Lounge
- Telephone Point to Lounge
- Data Points with Cat 6 Wiring to Lounge and Family Room (where applicable)
- USB Sockets to Lounge, Kitchen, Family Room, all Bedrooms and Study (where applicable)
- Stainless Steel Sockets to Kitchen and Adjoining Room
- Contemporary Oak Panel Doors
- White downlights to the Kitchen Area
- Fitted Security Alarm

EXTERNAL FEATURES

- PVCu Triple Glazed Windows (excluding doors and Velux windows)
- PVCu Fascia & Soffits
- GRP Composite Front and Rear Doors
- Black Rainwater Goods
- Doorbell
- External PIR Lights to Front and Rear
- External Tap
- Power and Lighting to all Integral and Detached Garages within the curtilage of the plot
- Gardens Turfed/Landscaped to the Front
- Gardens Rotavated to Rear
- Electric Car Charging Unit
- PV Solar Panels to Roof

Warranties

- 10 Year NHBC Buildmark Warranty
- 2 Year Wain Homes Warranty



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CHERRY BLOSSOM VIEW SPECIFICATION

PLATINUM SPECIFICATION DETAILS SNOWBERRY

KITCHENS AND UTILITY

- Luxury Fitted Kitchen** with a Choice of Finishes*
- Silestone Worktops to Kitchen with Matching Upstands
- Stainless Steel AEG Double Electric Oven
- AEG Induction Hob
- Stainless Steel Extractor Hood
- Integrated Fridge Freezer
- Stainless Steel One and a Half Bowl Sink to Kitchen
- Hansgrohe Mixer Tap
- Wall Unit LED Strip Light
- 90cm Glass Splashback

Bathrooms

- Roca Sanitaryware
- Hansgrohe Brassware
- Thermostatic Showers and Bath Shower Mixers to En-suites and Bathrooms
- Full Height Tiling to all Shower Enclosures
- Bathroom and En-suites to be Half Tiled with a Choice of Wall Tiles From Tileflair*
- Shaver Sockets to all Bathrooms and En-suites

Bedrooms

- Television Aerial Point to Bedroom 1
- Telephone Point to Bedroom 1
- Data Point with Cat 6 Wiring to Bedroom 1

Heating System

- Ground Source with Heat Pumps
- Smart Heating Controls

OTHER INTERNAL FEATURES

- All Ceilings to be Painted White
- All Walls to be Painted Wain Homes Soft Cream Finish
- Oak Handrail and Newel Caps
- Television Aerial Point to Lounge
- Telephone Point to Lounge
- Data Points with Cat 6 Wiring to Lounge and Family Room (where applicable)
- USB Sockets to Lounge, Kitchen, Family Room, all Bedrooms and Study (where applicable)
- Stainless Steel Sockets to Kitchen and Adjoining Room
- Contemporary Oak Panel Doors
- White downlights to the Kitchen Area and All Bathrooms
- Fitted Security Alarm

EXTERNAL FEATURES

- PVCu Triple Glazed Windows (excluding doors and Velux windows)
- PVCu Fascia & Soffits
- GRP Composite Front and Rear Doors
- Black Rainwater Goods
- Doorbell
- External PIR Lights to Front and Rear
- External Tap
- Power and Lighting to all Integral and Detached Garages within the curtilage of the plot
- Gardens Turfed/Landscaped to the Front
- Gardens Rotavated to Rear
- Electric Car Charging Unit
- PV Solar Panels to Roof

Warranties

- 10 Year NHBC Buildmark Warranty
- 2 Year Wain Homes Warranty



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THE TULIPWOOD

2 BEDROOM SEMI DETACHED HOME



Lounge	2830mm x 4269mm	9'3" x 14'0"
Kitchen/Dining	3887mm x 3603mm	12'9" x 11'9"
W/C	975mm x 1965mm	3'2" x 6'5"

Master Bedroom	3887mm x 3678mm	12'9" x 12'0"
Bedroom 2	3887mm x 3296mm	12'9" x 10'9"
Bathroom	1790mm x 2585mm	5'10" x 8'6"
Utility	1645mm x 1533mm	5'5" x 5'



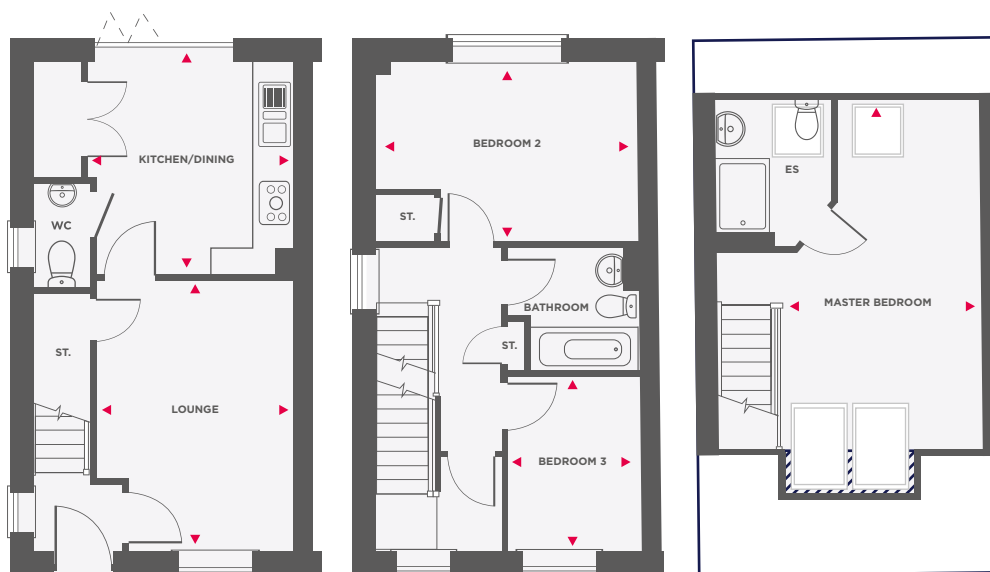
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THE LINDEN

3 BEDROOM SEMI DETACHED HOME



Limited Use Area



Reduced Head Height Below 1.5m

Lounge	3156mm x 4369mm	10'4" x 14'4"
Kitchen/Dining	3298mm x 3441mm	10'8" x 11'2"
W/C	925mm x 1680mm	3'0" x 5'6"

Master Bedroom	4168mm x 5647mm	13'8" x 18'6"
Bedroom 2	4168mm x 2898mm	13'8" x 9'6"
Bedroom 3	2076mm x 2825mm	6'9" x 9'3"
Bathroom	2100mm x 1975mm	6'11" x 6'6"t
En Suite	1800mm x 2380mm	5'11" x 7'10"



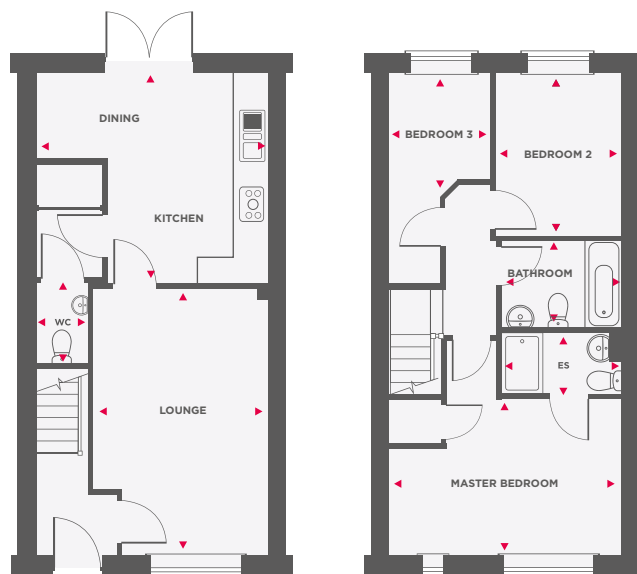
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THE CHERRY

3 BEDROOM HOME



Lounge	3399mm x 5173mm	11'2" x 16'11"
Kitchen/Dining	4506mm x 4100mm	14'9" x 13'5"
W/C	1020mm x 1860mm	3'4" x 6'1"

Master Bedroom	4505mm x 3033mm	14'9" x 9'11"
Bedroom 2	2450mm x 3163mm	8'0" x 10'4"
Bedroom 3	1966mm x 4100mm	6'5" x 13'5"
Bathroom	2315mm x 1700mm	7'7" x 5'7"
En Suite	2315mm x 1200mm	7'7" x 3'11"



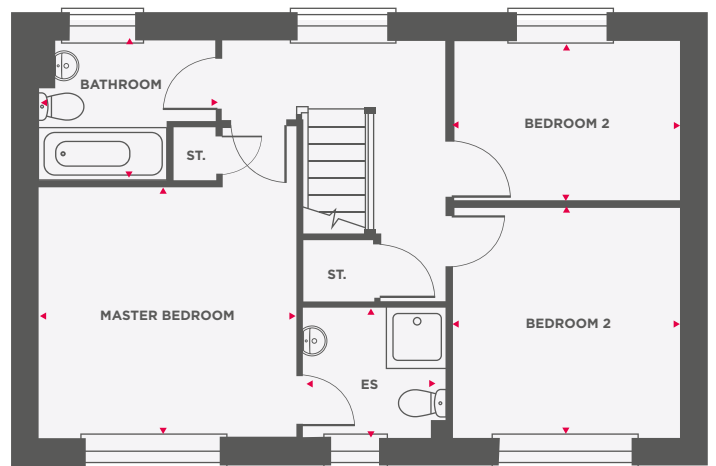
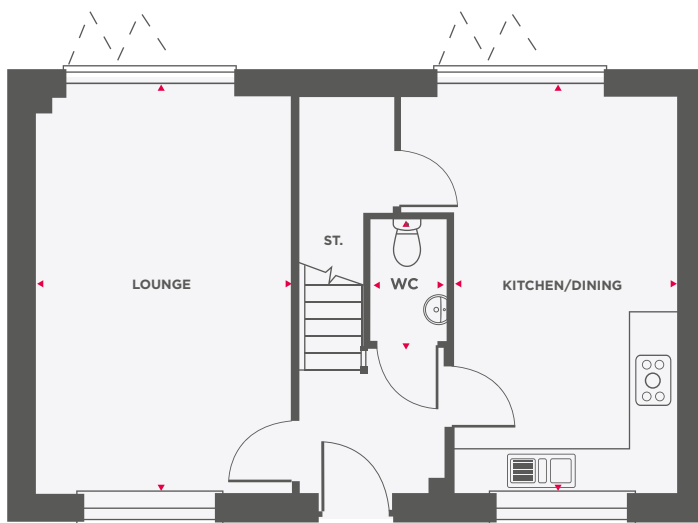
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THE ELDERBERRY

3 BEDROOM DETACHED HOME



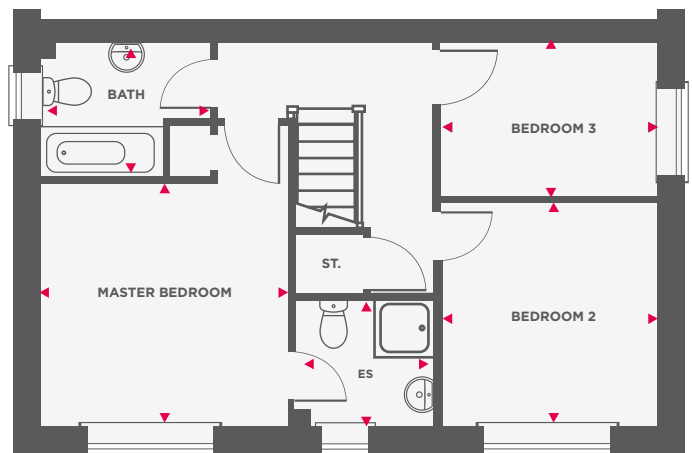
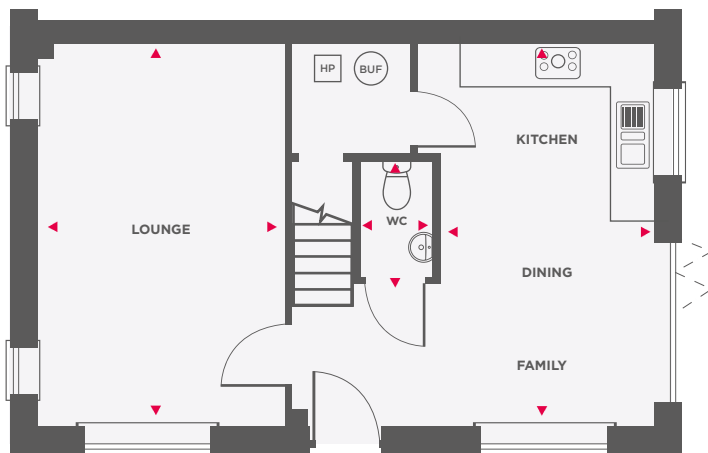
Lounge	3444mm x 5310mm	11'3" x 17'5"
Kitchen/Dining	2980mm x 3765mm	9'9" x 12'4"
Family	3690mm x 1545mm	12'1" x 5'0"
W/C	1020mm x 1625mm	3'4" x 5'6"

Master Bedroom	3443mm x 3353mm	11'3" x 11'0"
Bedroom 2	3028mm x 3077mm	9'11" x 10'1"
Bedroom 3	3028mm x 2145mm	9'11" x 7'0"
Bathroom	2390mm x 1890mm	7'10" x 6'2"
En Suite	1900mm x 1730mm	6'3" x 5'8"



THE ACACIA

3 BEDROOM DETACHED HOME



Lounge	3444mm x 5303mm	11'3" x 17'4"
Kitchen	3295mm x 2472mm	10'8" x 7'10"
Dining/Family	2980mm x 2831mm	9'9" x 9'6"
W/C	1020mm x 1625mm	3'4" x 5'4"

Master Bedroom	3443mm x 3353mm	11'3" x 10'11"
Bedroom 2	3003mm x 3077mm	9'10" x 10'1"
Bedroom 3	3028mm x 2139mm	9'11" x 7'0"
Bathroom	2390mm x 1810mm	7'10" x 5'11"
En Suite	1925mm x 1730mm	6'4" x 5'8"



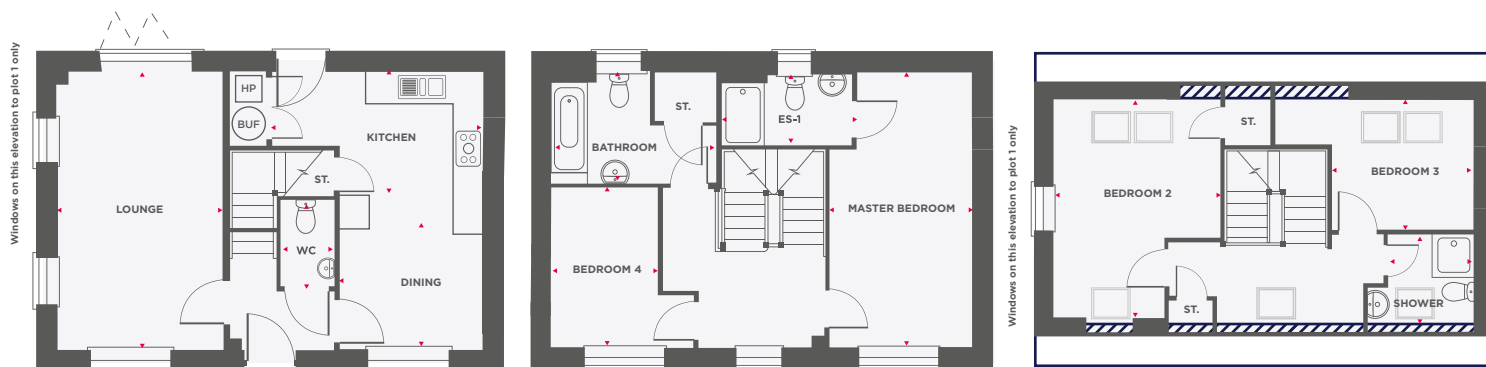
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THE ASPEN

4 BEDROOM DETACHED HOME



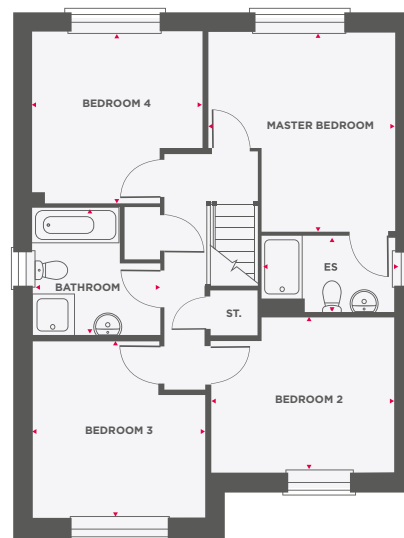
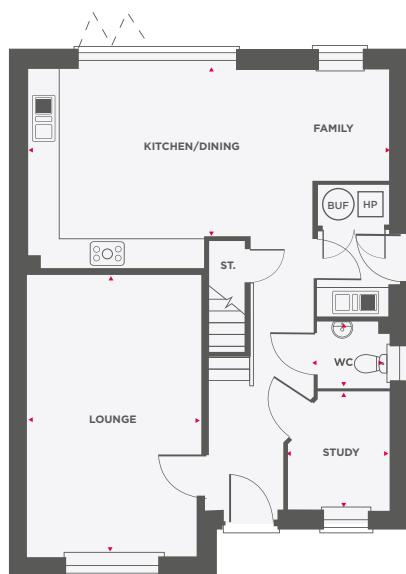
Kitchen/Dining	2753mm x 5310mm	9'0" x 17'5"
Lounge	3157mm x 5310mm	10'4" x 17'5"
W/C	1010mm x 1640mm	3'4" x 5'5"
Bathroom	1920mm x 1935mm	6'4" x 6'4"
Utility	2060mm x 1425mm	6'9" x 4'8"

Master Bedroom	2753mm x 5310mm	9'0" x 17'5"
Bedroom 2	3219mm x 4200mm	10'6" x 13'9"
Bedroom 3	2753mm x 2506mm	9'0" x 8'2"
Bedroom 4	2069mm x 3063mm	6'9" x 10'0"
En Suite	2500mm x 1370mm	8'2" x 4'6"
Shower	2050mm x 1885mm	6'9" x 6'2"



THE MADEIRA

4 BEDROOM DETACHED HOME



Kitchen/Dining	5604mm x 3925mm	18'4" x 12'10"
Family	1506mm x 2492mm	4'11" x 8'2"
Lounge	3398mm x 5510mm	11'1" x 18'0"
W/C	1415mm x 1295mm	4'8" x 4'3"
Bathroom	2500mm x 2505mm	8'2" x 8'3"
Utility	1420mm x 2566mm	4'8" x 8'5"

Master Bedroom	3693mm x 3948mm	12'1" x 12'11"
Bedroom 2	3625mm x 3071mm	11'10" x 10'0"
Bedroom 3	3398mm x 3530mm	11'1" x 11'6"
Bedroom 4	3330mm x 3376mm	10'11" x 11'0"
En Suite	2610mm x 1490mm	8'7" x 4'11"



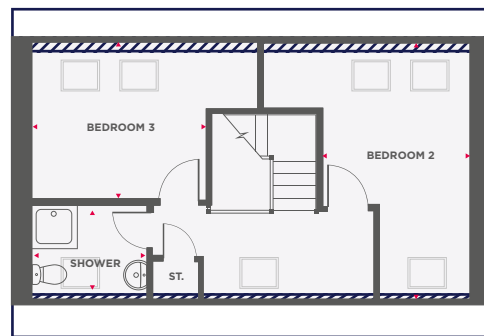
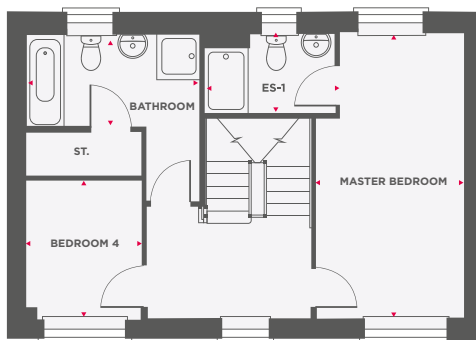
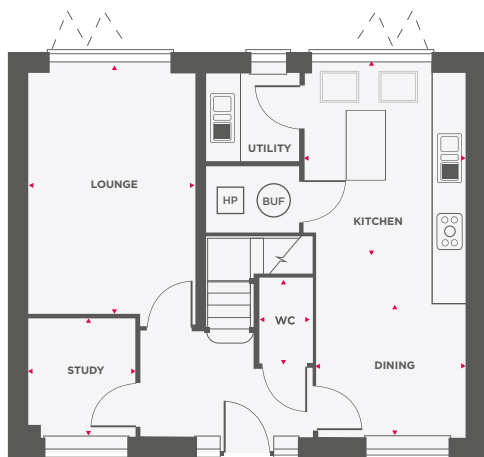
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THE ELDER

4 BEDROOM DETACHED HOME



Limited Use Area



Reduced Head Height Below 1.5m

Lounge	3157mm x 4466mm	10'4" x 14'7"
Kitchen	2753mm x 4272mm	9'0" x 14'0"
Dining	2753mm x 2498mm	9'0" x 8'2"
Study	1999mm x 2219mm	6'6" x 7'3"
W/C	990mm x 1600mm	3'3" x 5'5"
Bathroom	3220mm x 3095mm	10'7" x 10'2"
Utility	1720mm x 1645mm	5'7" x 5'5"

Master Bedroom	2753mm x 5310mm	9'0" x 17'5"
Bedroom 2	3846mm x 4206mm	12'7" x 13'9"
Bedroom 3	4189mm x 2656mm	13'8" x 8'8"
Bedroom 4	2137mm x 2560mm	7'0" x 8'4"
En Suite 1	2420mm x 1500mm	7'11" x 4'11"
Shower	2136mm x 1740mm	7'0" x 5'8"



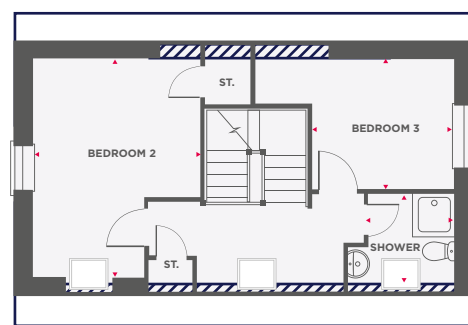
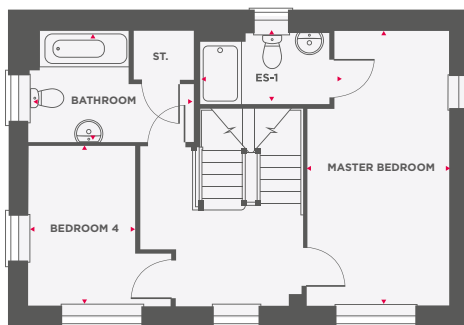
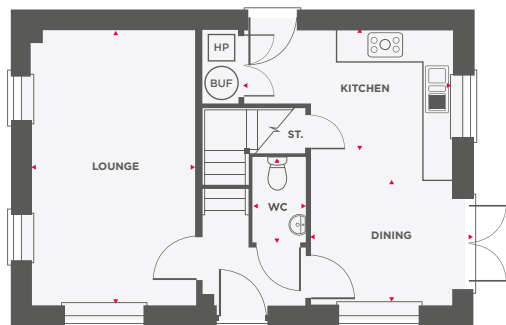
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THE HOLLY

4 BEDROOM DETACHED HOME



Limited Use Area



Reduced Head Height Below 1.5m

Lounge	3157mm x 5310mm	10'4" x 17'5"
Kitchen/Dining	2753mm x 5310mm	9'0" x 17'5"
W/C	1010mm x 1640mm	3'4" x 5'5"
Bathroom	3195mm x 2160mm	10'6" x 7'11"
Utility	2050mm x 1415mm	6'9" x 4'8"

Master Bedroom	2753mm x 5310mm	9'0" x 17'5"
Bedroom 2	3219mm x 4213mm	10'6" x 13'9"
Bedroom 3	2753mm x 2512mm	9'0" x 8'2"
Bedroom 4	2069mm x 3063mm	6'9" x 10'0"
En Suite	2577mm x 1450mm	8'5" x 4'9"
Shower	2050mm x 1885mm	6'9" x 6'2"



Dimensions shown are internal finished dimensions which may vary as each home is built individually and the precise internal finished may not always be the same. Please be aware that window and door positions could vary due to plot orientation. It is essential to view the working drawings with our Sales Executive for plot specific detail. Enquire for further information. Wain Homes Policy is continuous product and specification development. Every effort has been made to ensure the accuracy of the Sales Executive to obtain the current specification. You should take appropriate steps to verify any information upon which you wish to rely. The sizes indicated are not intended to be used for carpet sizes, appliance spaces or items of furniture. Elevational treatments may vary to those shown. These particulars are intended for guidance only and their accuracy is not guaranteed. They do not constitute a contract, part of a contract or warranty. (October 2024)





THE LANCEWOOD

4 BEDROOM SEMI DETACHED HOME



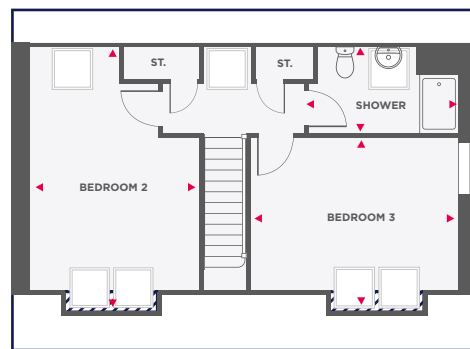
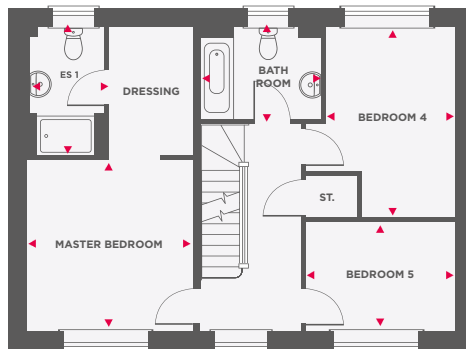
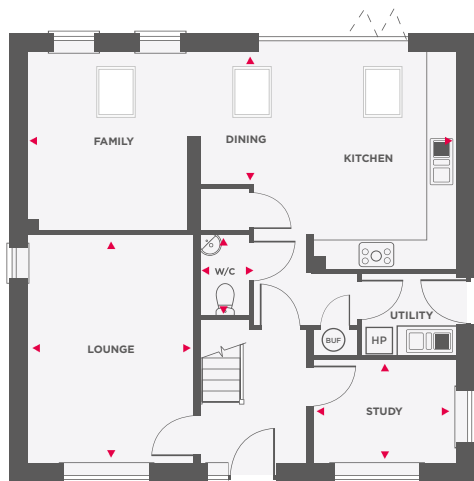
Lounge	2913mm x 4660mm	9'6" x 15'3"
Kitchen/Dining	4973mm x 4613mm	16'3" x 15'11"
W/C	960mm x 1975mm	3'2" x 6'6"
Bathroom	2915mm x 1975mm	9'7" x 6'6"

Master Bedroom	3997mm x 3659mm	13'1" x 12'0"
Bedroom 2	4973mm x 2763mm	16'3" x 9'0"
Bedroom 3	3997mm x 1963mm	13'1" x 6'5"
Bedroom 4	2963mm x 2084mm	9'8" x 6'10"
En Suite	2887mm x 1200mm	9'6" x 3'11"



THE SNOWBERRY

5 BEDROOM DETACHED HOME



Limited Use Area



Reduced Head Height Below 1.5m

Kitchen/Dining	5304mm x 4519mm	17'4" x 14'9"
Lounge	3457mm x 4769mm	11'4" x 15'7"
Study	2956mm x 2169mm	9'8" x 7'1"
Family	3342mm x 3716mm	10'11" x 12'2"
W/C	1010mm x 1675mm	3'4" x 5'6"
Bathroom	2510mm x 1945mm	8'3" x 6'4"
Utility	2970mm x 1708mm	9'9" x 5'7"

Master Bedroom	3456mm x 3568mm	11'4" x 11'8"
Bedroom 2	3519mm x 5076mm	11'6" x 16'7"
Bedroom 3	4308mm x 3192mm	14'1" x 10'5"
Bedroom 4	2704mm x 3965mm	8'10" x 13'0"
Bedroom 5	3119mm x 2268mm	10'2" x 7'5"
En Suite	1565mm x 2680mm	5'2" x 8'9"
Shower	3120mm x 1800mm	10'3" x 5'11"