



THE  
OLD TIMBER YARD

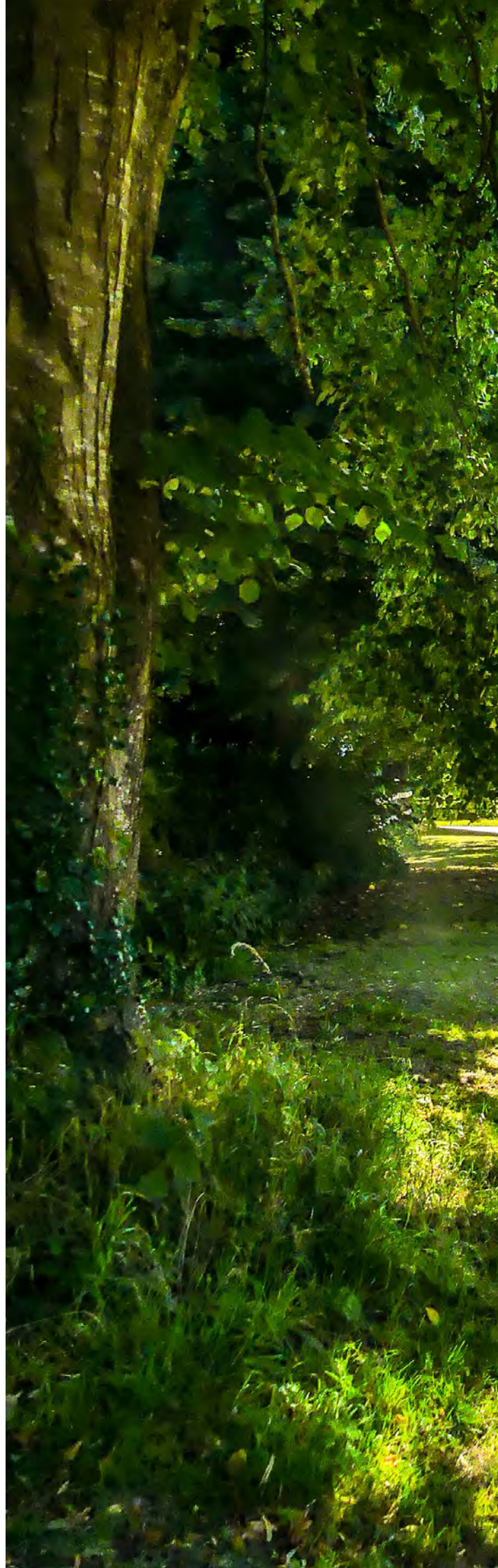
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MAIDEN BRADLEY, WILTSHIRE

## MAIDEN BRADLEY

Maiden Bradley is a village in southwest Wiltshire with a vibrant community and is the home of the Duke of Somerset.

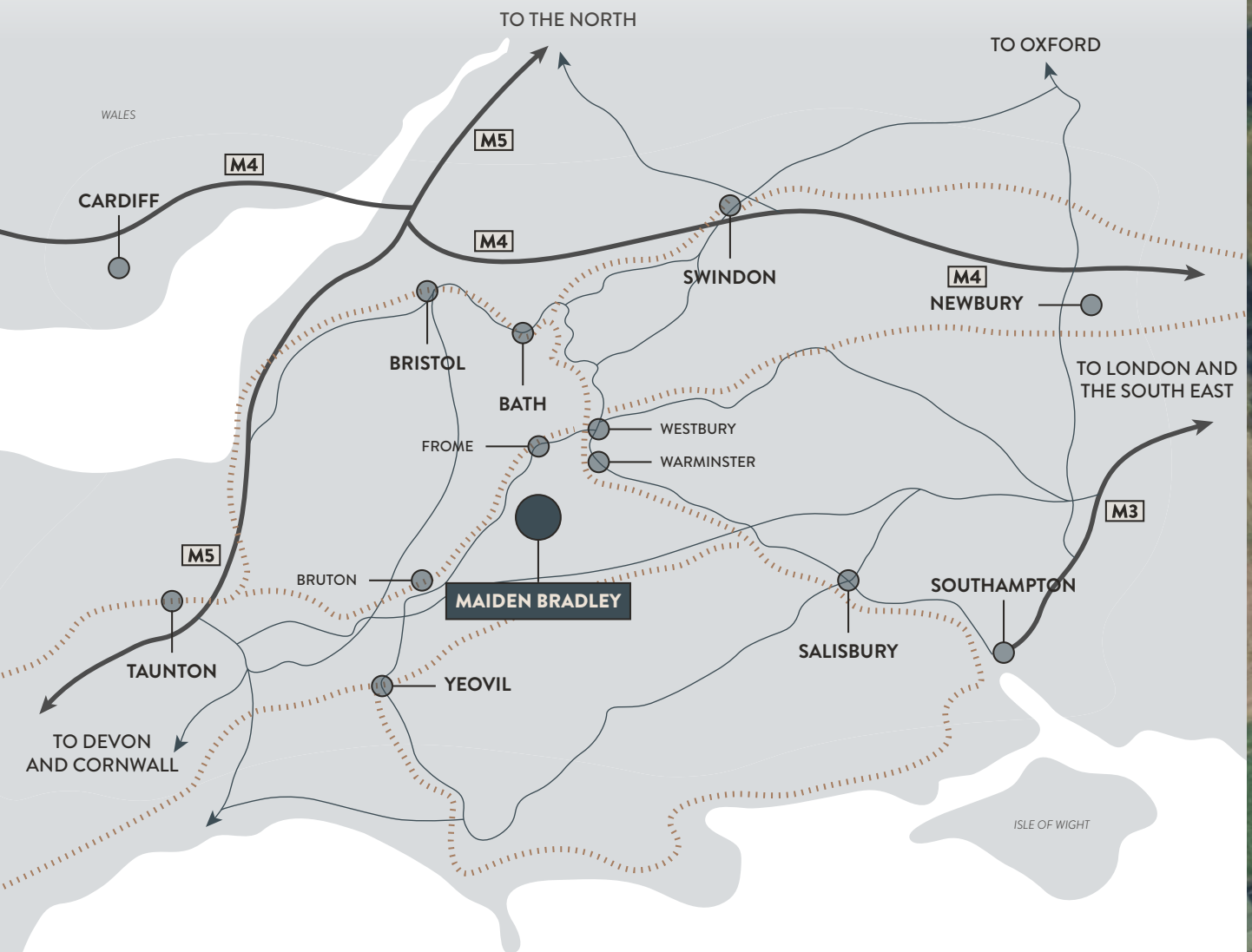
The village has newly refurbished public house, The Bradley Hare, which is renowned for its exceptional food, local beers and eclectic wines. The fashionable town of Bruton is fifteen minutes from the village and is home to the renowned Art Gallery Hauser and Wirth and the beautiful restaurants of At the Chapel and The Newt nearby.





The Frome Independent is a street market which showcases designers and makers with vintage fashion, furniture and collectibles, this is held on the first Sunday of the month between March-December. Babington House, a Soho House Members' Club & Hotel is situated just 20 minutes from Maiden Bradley and Longleat Safari Park & House is within 10 minutes. Shearwater is a man-made freshwater lake within the Longleat estate with a sailing club and there are fabulous walks here and at the Deverills. Stourhead a National Trust treasure is set within 2,650 acres with stunning landscaped gardens with a centrepiece lake with temples, mystical grottoes and rare and exotic trees.

The area is renowned for its excellent schools which include primary and secondary state schools in Bruton and Frome. All Hallows and Hazelgrove are nearby together with Sherborne, Kings Bruton, Millfield and Downside which are all within easy reach. Gillingham has a large Waitrose which is within easy reach. Bath, Frome, Westbury, Warminster, Gillingham and Castle Cary stations provide services to London Paddington and London Waterloo. The A303 (M3) with links to London, the A36, M4 and M5 are also within easy reach. Bristol Airport has a wide range of national and international flights and can be reached in under an hour.





To Frome

Maiden Bradley

The Bradley Hare  
Public House

The Old Timber Yard





## THE OLD TIMBER YARD

A spaciouly laid out development of eight newly built properties and two refurbished cottages, ranging from 2 to 4 bedrooms situated in Maiden Bradley, close to Frome with glorious views of the surrounding countryside.



Plot 5

Plot 4

Plot 3

Plot 2

Plot 1

STONEVALE  
HOMES

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# STONEVALE

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HOMES



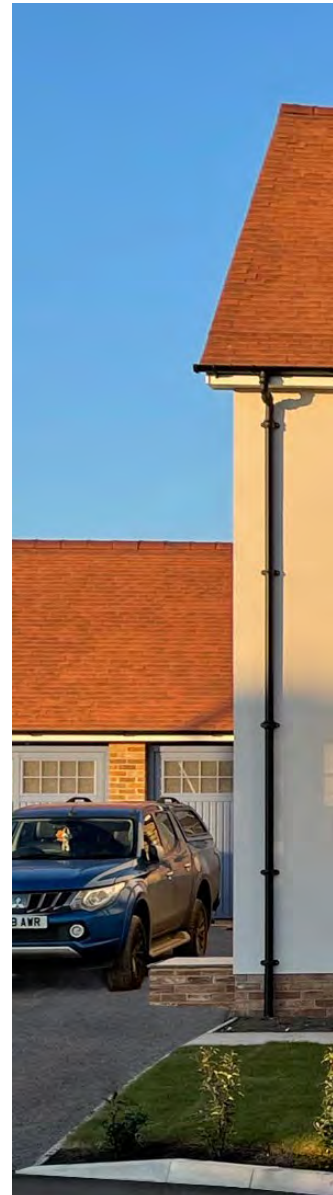
Stonevale Homes are proud to offer you a unique opportunity to have the perfect property in the ideal location. We create beautiful, exclusive, classic but contemporary, sustainable new homes in Dorset, Somerset and Wiltshire.

Stonevale Homes was founded in 2018 when an opportunity was recognised for a property company that built beautiful, bespoke homes with sustainability as a core value.

Gary and Andrew have many years of experience in the residential property sector and together have a wealth of expertise in planning and construction.

From the very beginning Stonevale Homes has stood out from the crowd, both in the site development and creation of bespoke properties, whilst complimenting surroundings and landscape.

Stonevale Homes encourage involvement with clients to design and develop from the early stages, creating a truly bespoke new home; one that is tailored to personal taste, lifestyle and needs. Once a plot has been chosen, we will work together to determine the style of the property from concept to completion. Combining our knowledge and the customers dreams for exterior and interior design to layouts, finishes, fixtures and fittings, together we will create your perfect new home.







## THE VISION

Situated in the historic and much sought-after village of Maiden Bradley The Old Timber Yard was designed after careful study of the distinctive heritage, layout and architecture of Maiden Bradley. The homes are arranged around 'courtyards' with high quality features and materials including block paviour surfaces, stone boundary walls and soft landscaping.

Homes are designed for contemporary lifestyles but represent the best of both worlds - open plan living and the facilities needed in a modern home but with an architectural style which references the best of Maiden Bradley's historic buildings. Roofs are clay tile with deep overhanging eaves, gables and porches and local materials include stone with brick window surround detailing. Each plot has off street parking and garaging and generous gardens.







# THE HOUSES



Each property benefits from air source heat pumps, PV panels and an electric car charging point. The kitchens and bathrooms will be to an exceptionally high standard with Limestone or engineered oak to floors and large format ceramic tiles to the walls and carpets on stairs and bedrooms.

- |                |                        |
|----------------|------------------------|
| 1. MILL HOUSE  | 6. OAKLANDS            |
| 2. ASPEN HOUSE | 7. HAWTHORN COTTAGE    |
| 3. BIRCHWOOD   | 8. CHERRY TREE COTTAGE |
| 4. WOODCUTTERS | 9. HOLLY COTTAGE       |
| 5. WOODSIDE    | 10. HAZEL COTTAGE      |



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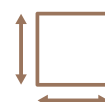
STONEVALE  
HOMES

COBB  
FARR

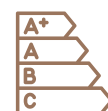
PLOT NO. 1



## MILL HOUSE

180m<sup>2</sup>

4 BED

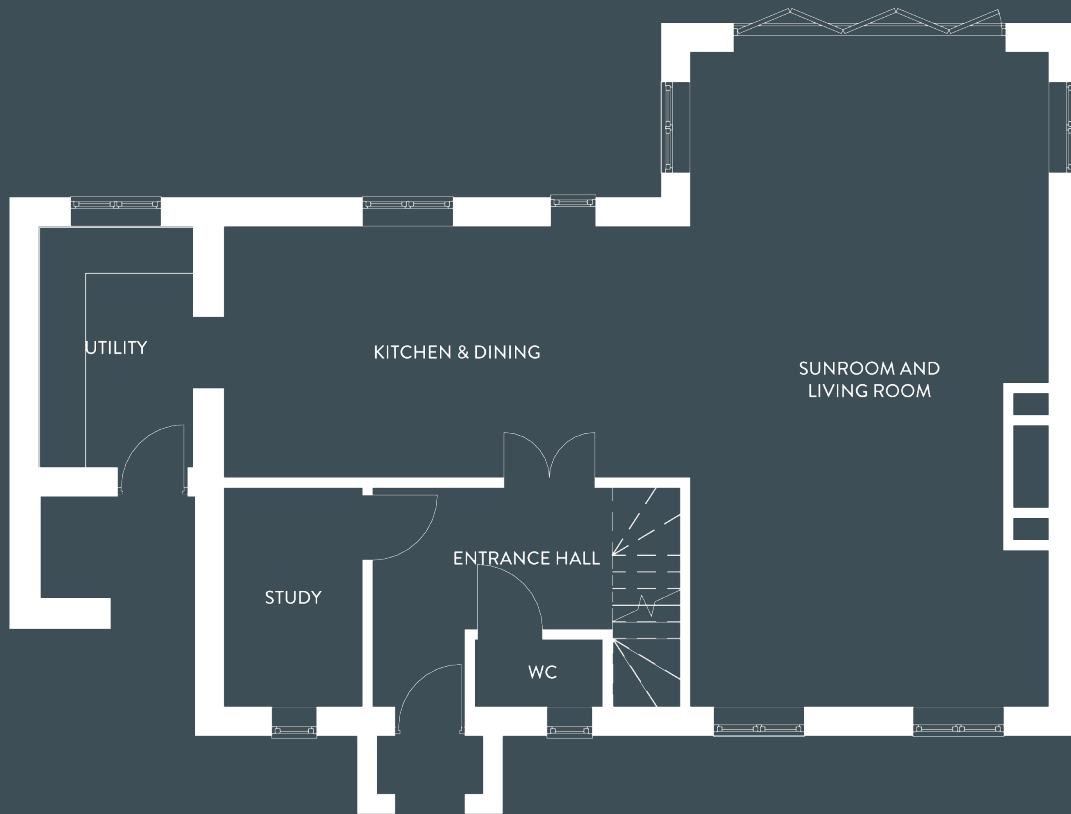
1 BATH  
2 EN-SUITE

EPC A

Constructed of Chillmark natural stone, Mill House is an impressive four bedroom detached house set at the entrance to the Old Timber Yard.

The ground floor offers open plan living and dining areas, ideal for both relaxing and entertaining, a home office, plus utility and boot room. Tri-fold doors take you from the Sun Room out to a level garden at the rear of the property, providing beautiful views of open playing fields and the countryside beyond.

The first floor features four spacious bedrooms and a luxurious family bathroom. Both the master bedroom and bedroom two benefit from en-suite shower-rooms, with the master also enjoying the extra versatility of a walk-in-wardrobe / dressing room space.



∧ GROUND FLOOR

**SUN ROOM & LIVING ROOM**  
43.6m<sup>2</sup> (8.9m x 4.9m)

**KITCHEN & DINING**  
19.8m<sup>2</sup> (3.3m x 6.0m)

**STUDY**  
5.2m<sup>2</sup> (2.9m x 1.8m)

**UTILITY**  
6.7m<sup>2</sup> (3.2m x 2.1m)

∟ FIRST FLOOR

**BEDROOM ONE**  
13.5m<sup>2</sup> (3.3m x 4.1m)

**BEDROOM TWO**  
15.5m<sup>2</sup> (3.3m x 4.7m)

**BEDROOM THREE**  
14.1m<sup>2</sup> (4.7m x 3.0m)

**BEDROOM FOUR**  
8.4m<sup>2</sup> (2.9m x 2.9m)

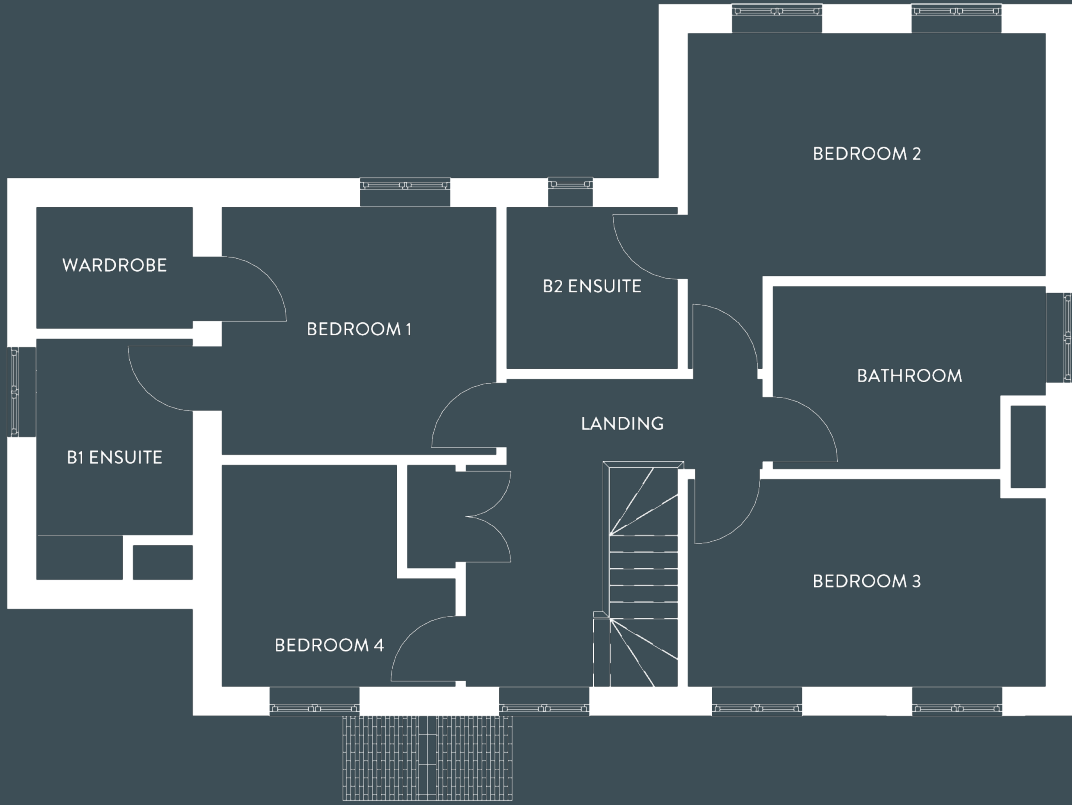
**B1 EN-SUITE**  
4.6m<sup>2</sup> (3.2m x 2.3m)

**B2 EN-SUITE**  
3.6m<sup>2</sup> (2.0m x 1.8m)

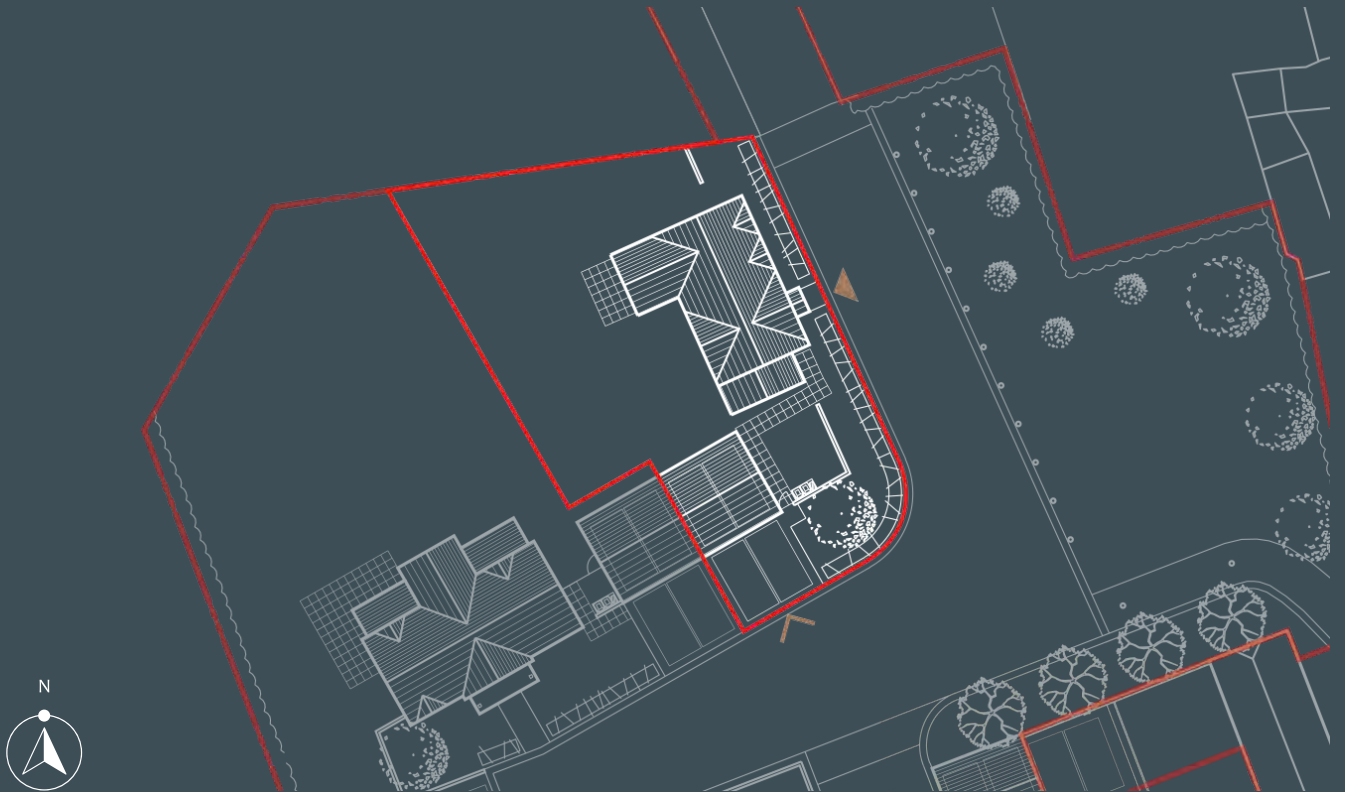
**BATHROOM**  
6.3m<sup>2</sup> (2.1m x 3.4m)

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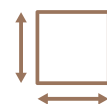
STONEVALE  
HOMES

COBB  
FARR

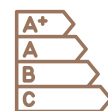
PLOT NO. 2



## ASPEN HOUSE

220m<sup>2</sup>

4 BED

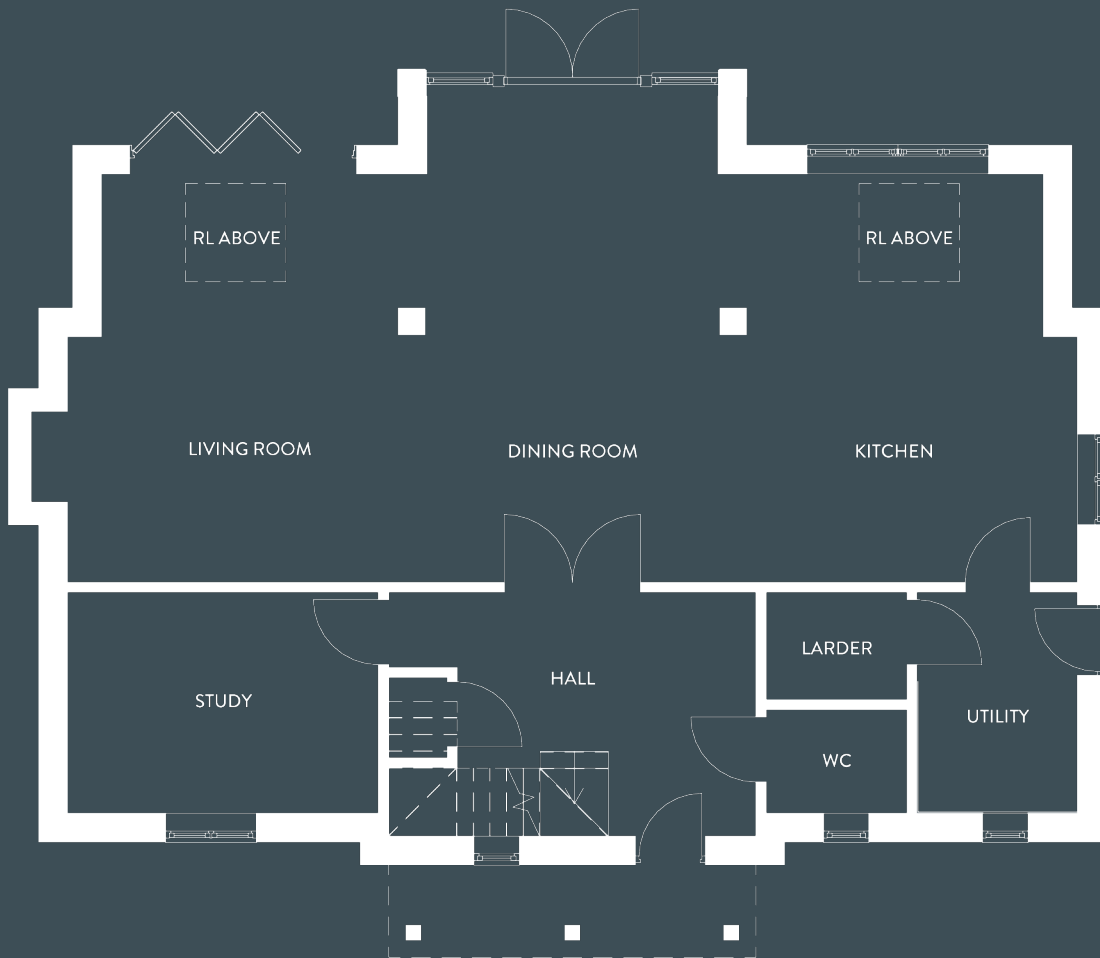
1 BATH  
2 EN-SUITE

EPC A

Aspen House is a very generous, double-fronted four bedroom property benefiting from plenty of reception space, ideal for both relaxing and entertaining and has a number of desirable features from the oak-framed open porch, to the stunning double height entrance hall. Also on the ground floor are a home office and utility room.

Bi-fold doors take you from the Sun Room out to one of the largest gardens of the development at the rear of the property, providing beautiful views of open fields and the countryside beyond.

The first floor features four spacious bedrooms and a luxurious family bathroom. Both the master bedroom and bedroom two benefit from en-suite shower-rooms, with the master also enjoying the extra versatility of a walk-in-wardrobe / dressing room space.



∧ GROUND FLOOR

**LIVING ROOM**  
26.4m<sup>2</sup> (5.5m x 4.8m)

**STUDY**  
12.3m<sup>2</sup> (3.0m x 4.1m)

**DINING ROOM**  
26m<sup>2</sup> (6.5m x 4m)

**UTILITY**  
6.6m<sup>2</sup> (3.0m x 2.2m)

**KITCHEN**  
26.4m<sup>2</sup> (5.5m x 4.8m)

└ FIRST FLOOR

**BEDROOM ONE**  
12m<sup>2</sup> (3.0m x 4.0m)

**B1 EN-SUITE**  
4m<sup>2</sup> (2.1m x 1.9m)

**BEDROOM TWO**  
13.9m<sup>2</sup> (3.4m x 4.1m)

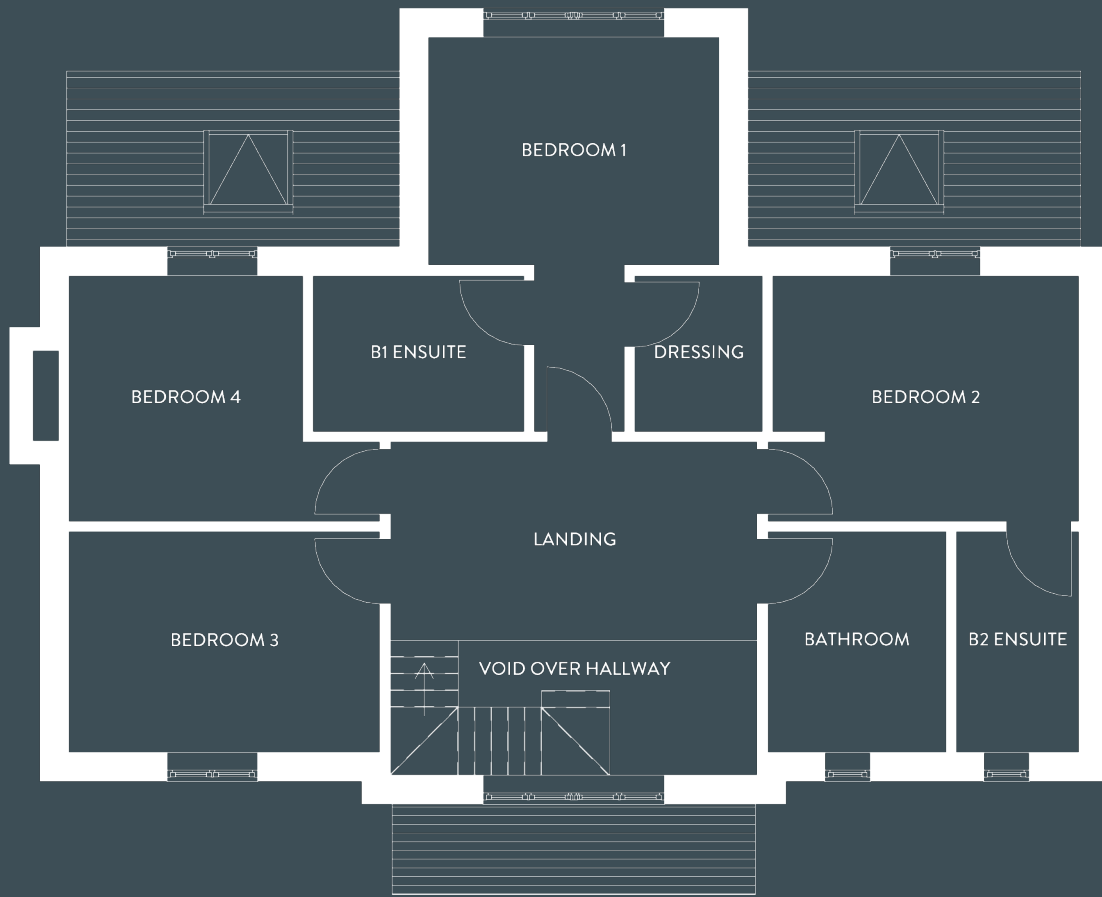
**B2 EN-SUITE**  
4.9m<sup>2</sup> (2.9m x 1.7m)

**BEDROOM THREE**  
13.9m<sup>2</sup> (3.4m x 4.1m)

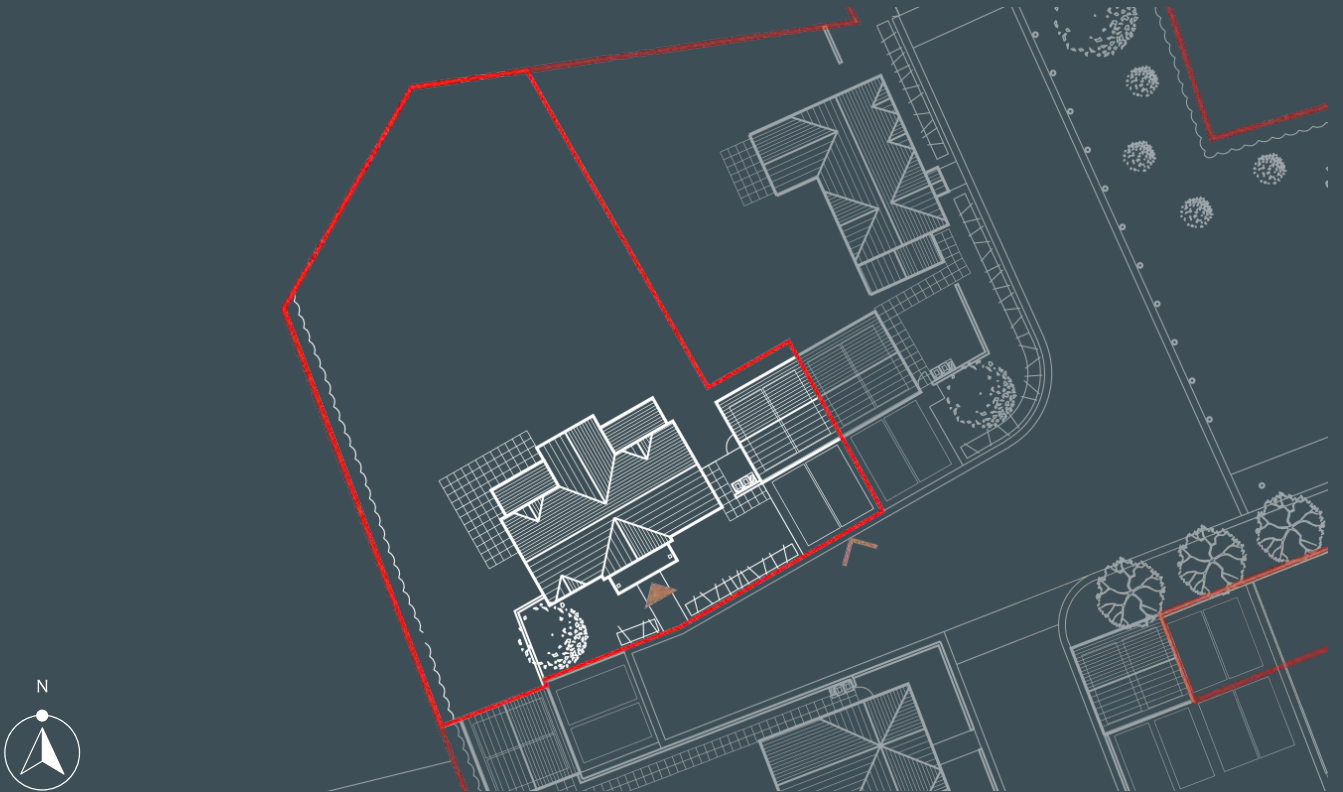
**BATHROOM**  
6.7m<sup>2</sup> (2.9m x 2.3m)

**BEDROOM FOUR**  
11.9m<sup>2</sup> (2.9m x 4.1m)

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MAIDEN BRADLEY, WILTSHIRE

STONEVALE  
HOMES

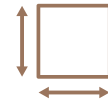
COBB  
FARR



PLOT NO. 3



## BIRCHWOOD



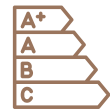
224m<sup>2</sup>



4 BED



1 BATH  
2 EN-SUITE



EPC A

Birchwood is a delightfully presented four bedroom detached property benefiting from stunning open plan kitchen and living / reception spaces, ideal for both relaxing and entertaining, separate utility room and home office.

Double doors take you from the sun room out to the garden at the rear of the property, providing beautiful views of open fields and the countryside beyond. The property also benefits from large a double garage and two parking spaces.

On the first floor there are four spacious double bedrooms, two of which boast luxuriously finished en-suites and a family bathroom.



∧ GROUND FLOOR

**SUN ROOM / DINING**  
18.3m<sup>2</sup> (3.9m x 4.7m)

**LIVING ROOM**  
37.8m<sup>2</sup> (6.1m x 6.2m)

**KITCHEN**  
25.6m<sup>2</sup> (4.2m x 6.1m)

**STUDY**  
10.3m<sup>2</sup> (2.4m x 4.3m)

**UTILITY**  
7.7m<sup>2</sup> (3.5m x 2.2m)

└ FIRST FLOOR

**BEDROOM ONE**  
21.4m<sup>2</sup> (3.5m x 6.1m)

**BEDROOM TWO**  
12.9m<sup>2</sup> (4.1m x 3.1m)

**BEDROOM THREE**  
11.8m<sup>2</sup> (3.7m x 3.2m)

**BEDROOM FOUR**  
14.4m<sup>2</sup> (4.8m x 3.0m)

**B1 EN-SUITE**  
6.6m<sup>2</sup> (3.0m x 2.2m)

**B2 EN-SUITE**  
5.9m<sup>2</sup> (1.9m x 3.1m)

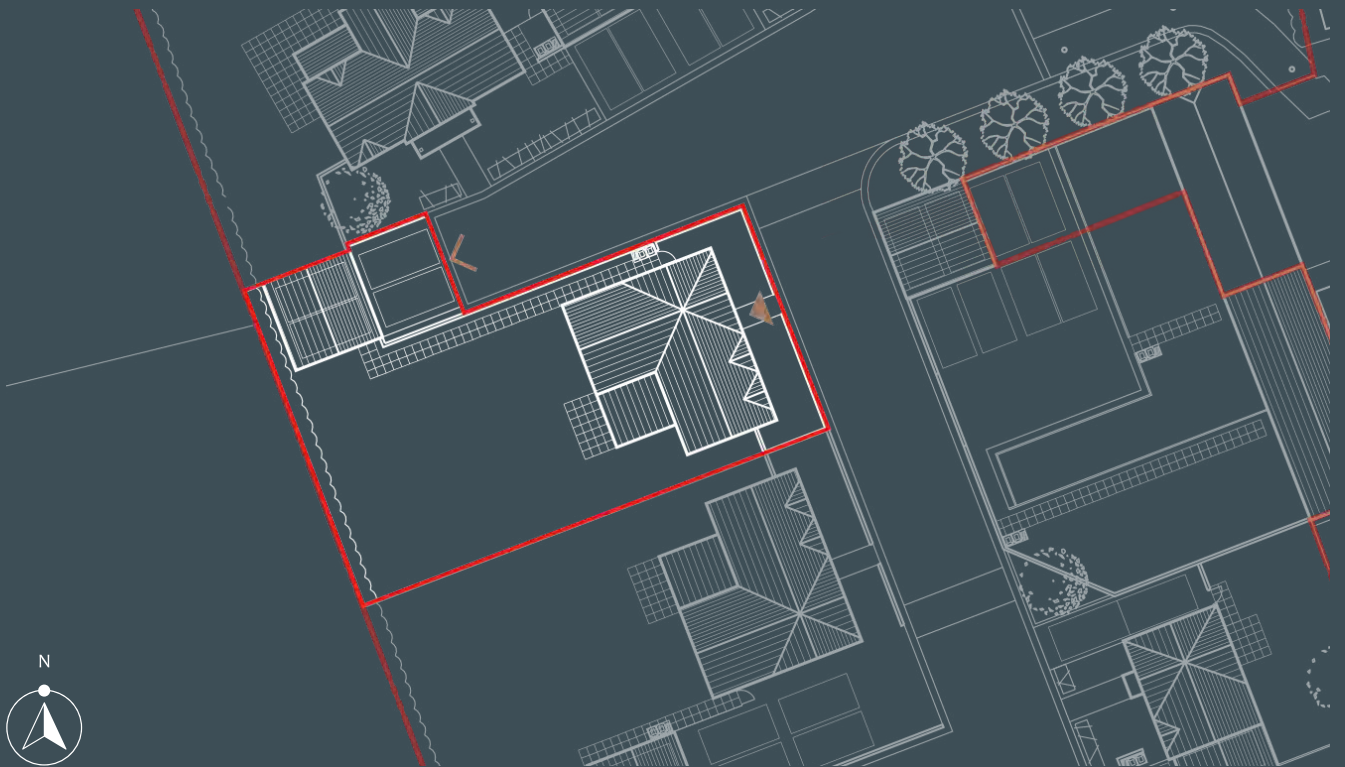
**BATHROOM**  
7.0m<sup>2</sup> (2.6m x 2.7m)

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MAIDEN BRADLEY, WILTSHIRE

STONEVALE  
HOMES

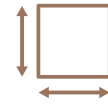
COBB  
FARR



PLOT NO. 4



## WOODCUTTERS



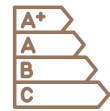
224m<sup>2</sup>



4 BED



1 BATH  
2 EN-SUITE



EPC A

Woodcutters is a delightfully presented four bedroom detached property benefiting from stunning open plan kitchen and living / reception spaces, ideal for both relaxing and entertaining, separate utility room and home office.

Double doors take you from the sun room out to the garden at the rear of the property, providing beautiful views of open fields and the countryside beyond. The property also benefits from a large double garage and parking for a number of vehicles.

On the first floor there are four spacious double bedrooms, two of which boast luxuriously finished en-suites and a family bathroom.



### ^ GROUND FLOOR

**SUNROOM / DINING**  
18.3m<sup>2</sup> (3.9m x 4.7m)

**LIVING ROOM**  
37.8m<sup>2</sup> (6.1m x 6.2m)

**KITCHEN**  
25.6m<sup>2</sup> (4.2m x 6.1m)

**STUDY**  
10.3m<sup>2</sup> (2.4m x 4.3m)

**UTILITY**  
7.7m<sup>2</sup> (3.5m x 2.2m)

### └ FIRST FLOOR

**BEDROOM ONE**  
21.4m<sup>2</sup> (3.5m x 6.1m)

**BEDROOM TWO**  
12.9m<sup>2</sup> (4.1m x 3.1m)

**BEDROOM THREE**  
11.8m<sup>2</sup> (3.7m x 3.2m)

**BEDROOM FOUR**  
14.4m<sup>2</sup> (4.8m x 3.0m)

**B1 EN-SUITE**  
6.6m<sup>2</sup> (3.0m x 2.2m)

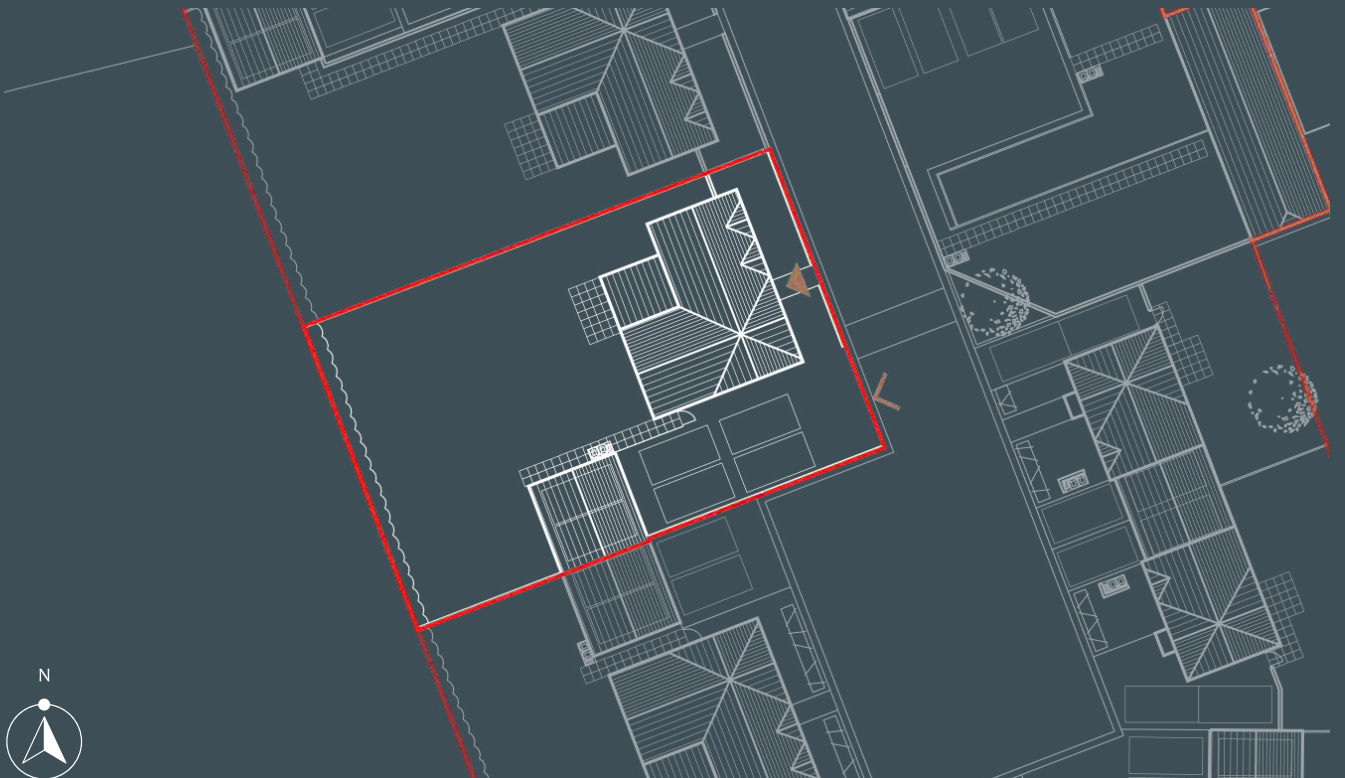
**B2 EN-SUITE**  
5.9m<sup>2</sup> (1.9m x 3.1m)

**BATHROOM**  
7.0m<sup>2</sup> (2.6m x 2.7m)

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MAIDEN BRADLEY, WILTSHIRE

**STONEVALE**  
HOMES

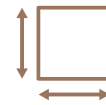
**COBB  
FARR**



PLOT NO. 5



## WOODSIDE



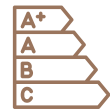
224m<sup>2</sup>



4 BED



1 BATH  
2 EN-SUITE



EPC A

Woodside is a prime four bedroom detached property situated towards the rear of the development benefiting from stunning open plan kitchen and living / reception spaces, ideal for both relaxing and entertaining, separate utility room and home office.

Double doors take you from the sun room out to the garden at the rear of the property, providing beautiful views of open fields and the countryside beyond. The property also benefits from a large double garage and two parking spaces.

On the first floor there are four spacious double bedrooms, two of which boast luxuriously finished en-suites and a family bathroom.



∧ GROUND FLOOR

**SUN ROOM / DINING**  
18.3m<sup>2</sup> (3.9m x 4.7m)

**LIVING ROOM**  
37.8m<sup>2</sup> (6.1m x 6.2m)

**KITCHEN**  
25.6m<sup>2</sup> (4.2m x 6.1m)

**STUDY**  
10.3m<sup>2</sup> (2.4m x 4.3m)

**UTILITY**  
7.7m<sup>2</sup> (3.5m x 2.2m)

└ FIRST FLOOR

**BEDROOM ONE**  
21.4m<sup>2</sup> (3.5m x 6.1m)

**BEDROOM TWO**  
12.9m<sup>2</sup> (4.1m x 3.1m)

**BEDROOM THREE**  
11.8m<sup>2</sup> (3.7m x 3.2m)

**BEDROOM FOUR**  
14.4m<sup>2</sup> (4.8m x 3.0m)

**B1 EN-SUITE**  
6.6m<sup>2</sup> (3.0m x 2.2m)

**B2 EN-SUITE**  
5.9m<sup>2</sup> (1.9m x 3.1m)

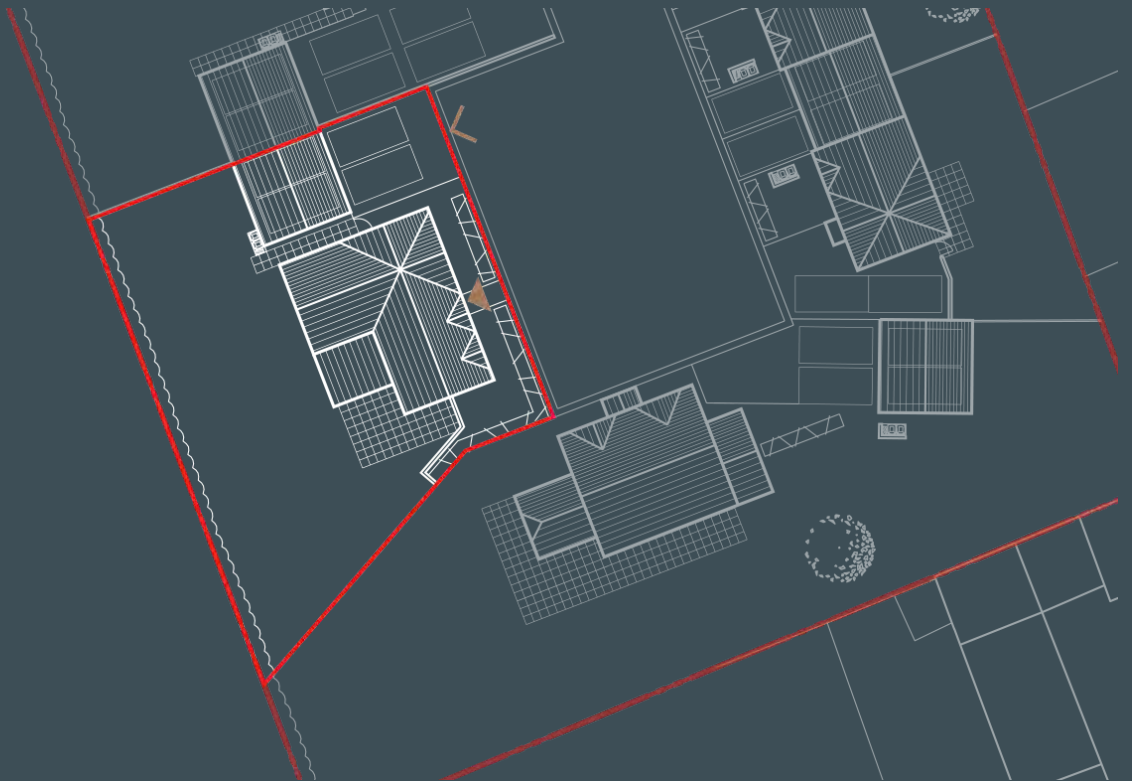
**BATHROOM**  
7.0m<sup>2</sup> (2.6m x 2.7m)

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STONEVALE  
HOMES

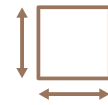
COBB  
FARR



PLOT NO. 6



## OAKLANDS



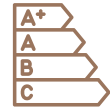
235m<sup>2</sup>



4 BED



1 BATH  
2 EN-SUITE

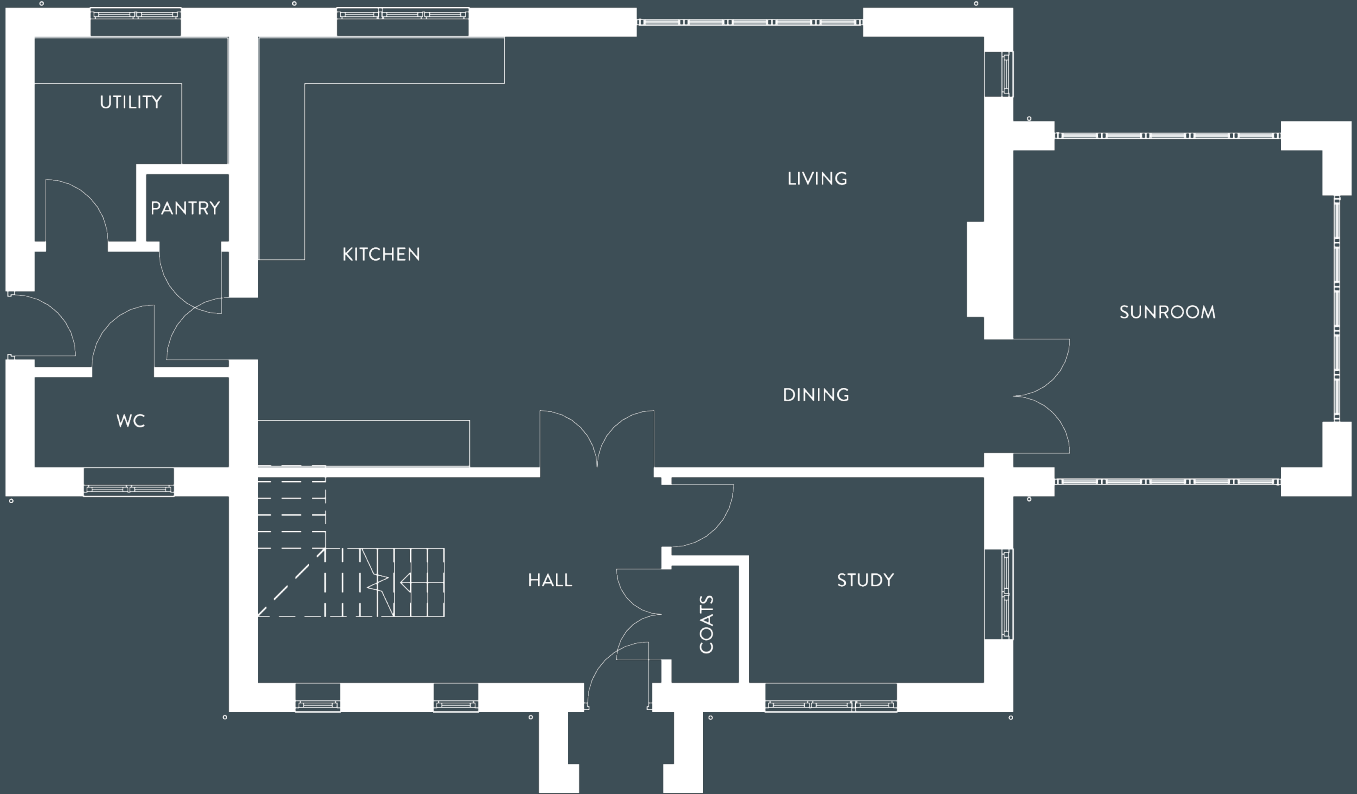


EPC A

Oaklands is an impressive four bedroom detached property positioned on the largest plot of the development, set at the private, far end of the Old Timber Yard. Boasting over 2500 ft<sup>2</sup> of internal accommodation, the property benefits from a number of qualities, including spacious open-plan kitchen, dining and living areas, a beautiful sunroom, utility room, laundry room and home office.

On the first floor there is a stunning galleried landing, sumptuous master bedroom and three further bedrooms two of which boast en-suites and a further exquisitely finished family bathroom.

A further benefit of this property is the large detached double garage offering parking for a two vehicles.



## GROUND FLOOR

**LIVING, DINING & KITCHEN**  
54.7m<sup>2</sup> (5.7m x 9.6m)

**SUNROOM**  
17.2m<sup>2</sup> (4.2m x 4.1m)

**STUDY**  
8.1m<sup>2</sup> (2.7m x 3.0m)

**UTILITY**  
5.9m<sup>2</sup> (2.1m x 2.8m)

## FIRST FLOOR

**BEDROOM ONE**  
17.1m<sup>2</sup> (3.8m x 4.5m)

**BEDROOM TWO**  
18.5m<sup>2</sup> (4.2m x 4.4m)

**BEDROOM THREE**  
14.6m<sup>2</sup> (3.4m x 4.3m)

**BEDROOM FOUR**  
21.1m<sup>2</sup> (3.9m x 5.4m)

**B1 EN-SUITE**  
4.1m<sup>2</sup> (2.7m x 1.5m)

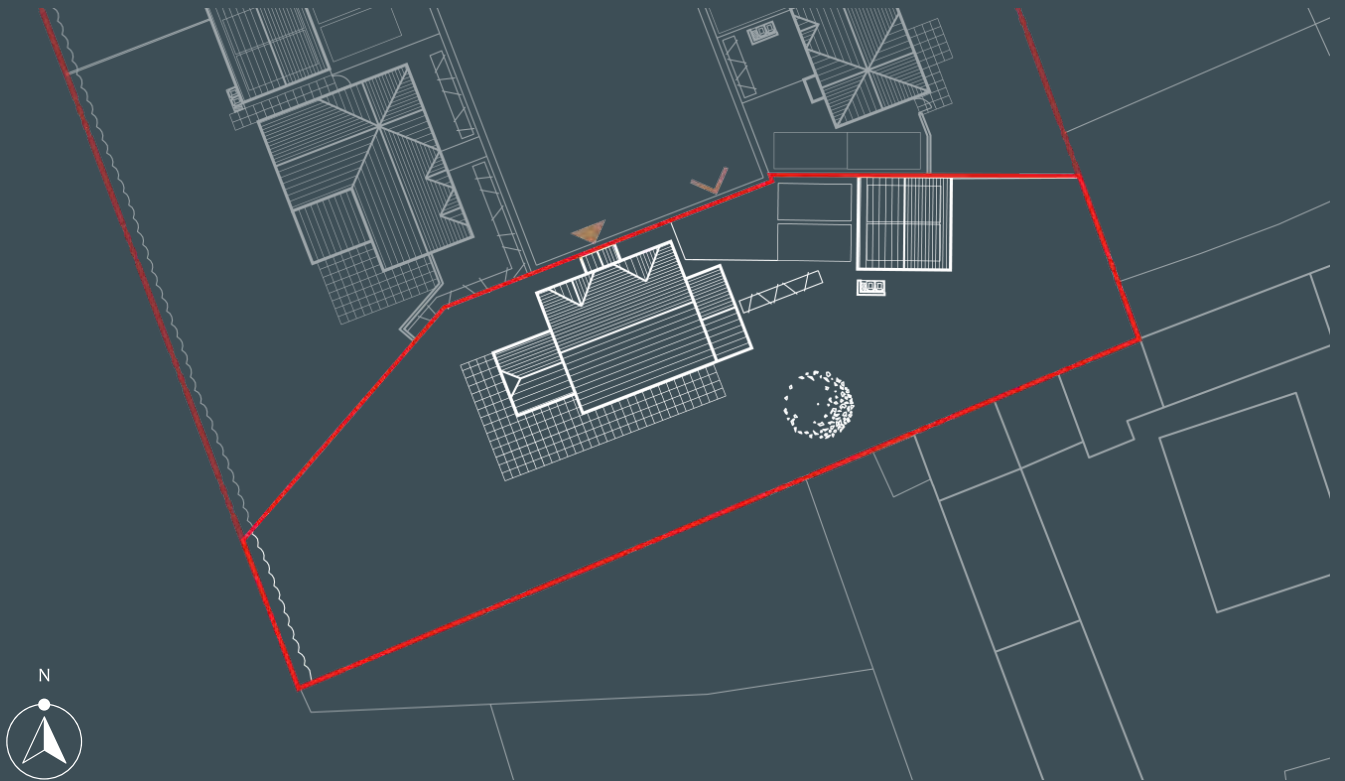
**B2 EN-SUITE**  
3.6m<sup>2</sup> (2.4m x 1.5m)

**BATHROOM**  
9.4m<sup>2</sup> (3.9m x 2.4m)

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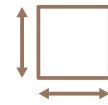
STONEVALE  
HOMES

COBB  
FARR

PLOT NO. 7



## HAWTHORN COTTAGE



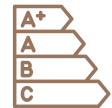
122m<sup>2</sup>



3 BED



1 BATH  
1 EN-SUITE



EPC A

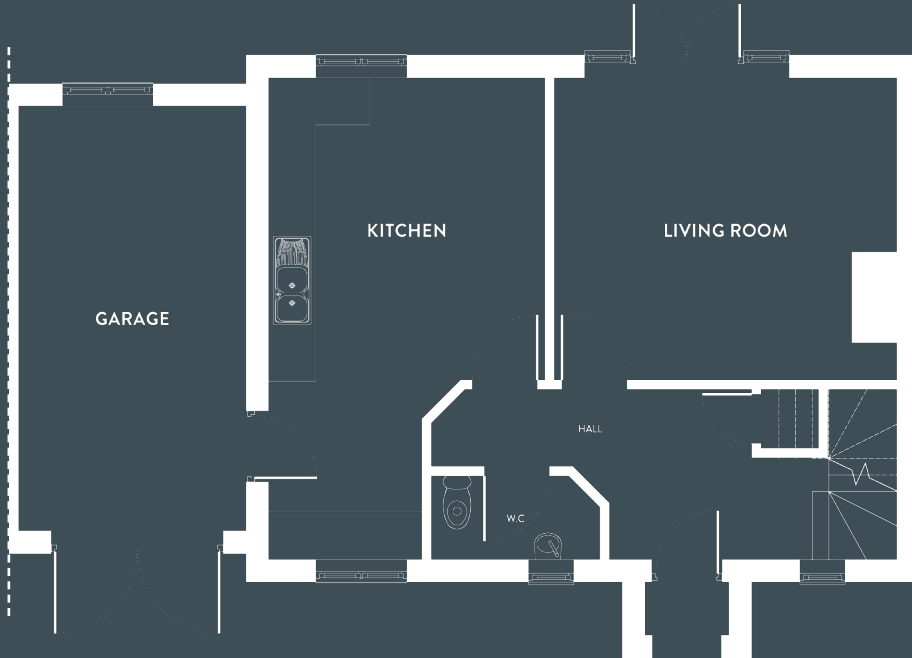
Constructed of Chillmark natural stone and featuring stone brick window and door surrounds with stone quoins, Hawthorn Cottage is the first of two distinctive semi-detached three bedroom houses in the Old Timber Yard.

On the ground floor you will find spacious kitchen and living spaces, where double doors take you out to a delightful garden at the rear and side of the property.

On the first floor is the master bedroom, with luxurious en-suite, a further two bedrooms and family bathroom. On the second floor you will find the attic room, which provides opportunity for range of uses e.g. a home office or studio.

The house also benefits from an integral link-detached garage and parking.





◀ GROUND FLOOR

**LIVING ROOM**  
18m<sup>2</sup> (4.0m x 4.5m)

**KITCHEN**  
23.7m<sup>2</sup> (6.4m x 3.7m)

**GARAGE**  
16.8m<sup>2</sup> (5.6m x 3.0m)



◀ FIRST FLOOR

**BEDROOM ONE**  
10.5m<sup>2</sup> (3.1m x 3.4m)

**B1 EN-SUITE**  
11.1m<sup>2</sup> (3.0m x 3.7m)

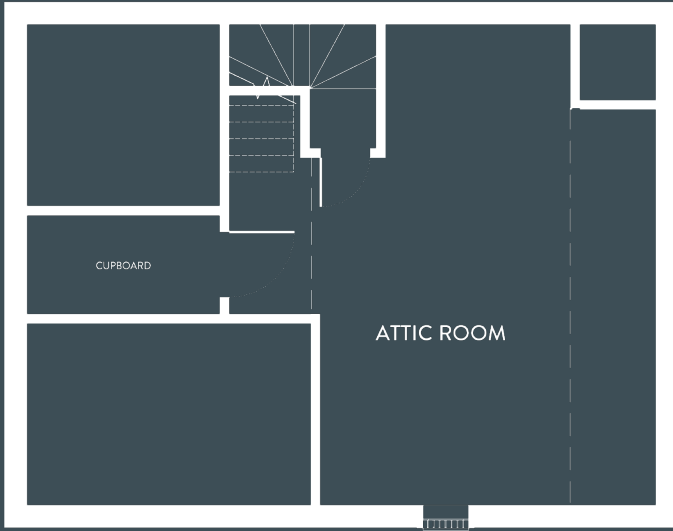
**BEDROOM TWO**  
11.2m<sup>2</sup> (3.1m x 3.6m)

**BEDROOM THREE**  
10.5m<sup>2</sup> (3.1m x 3.4m)

**BATHROOM**  
6.3m<sup>2</sup> (1.8m x 3.5m)

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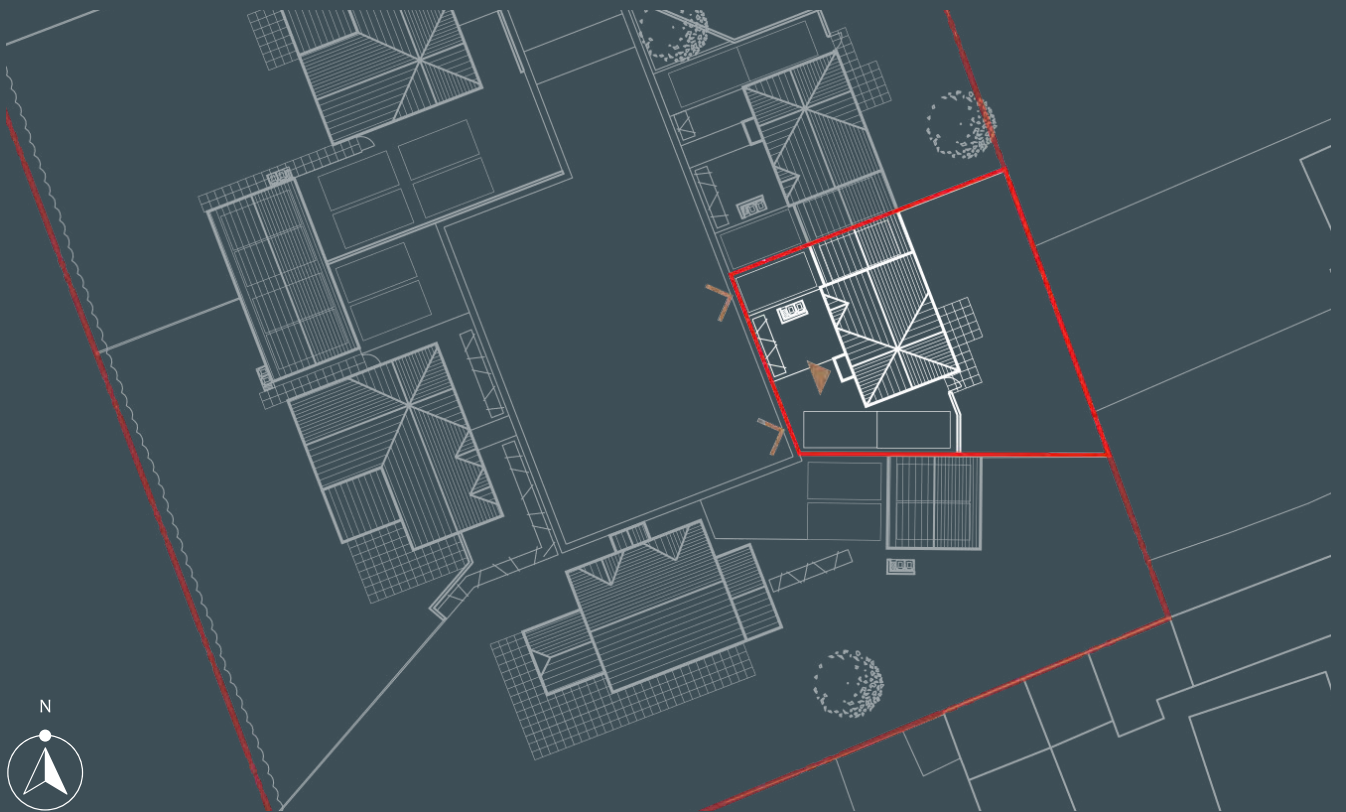




└ SECOND FLOOR

ATTIC ROOM  
28.8m<sup>2</sup> (4.5m x 6.4m)

∨ PLOT LOCATION





THE  
OLD  
TIMBER  
YARD

×

MAIDEN BRADLEY, WILTSHIRE

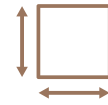
STONEVALE  
HOMES

COBB  
FARR

PLOT NO. 8



## CHERRY TREE COTTAGE

122m<sup>2</sup>

3 BED

1 BATH  
1 EN-SUITE

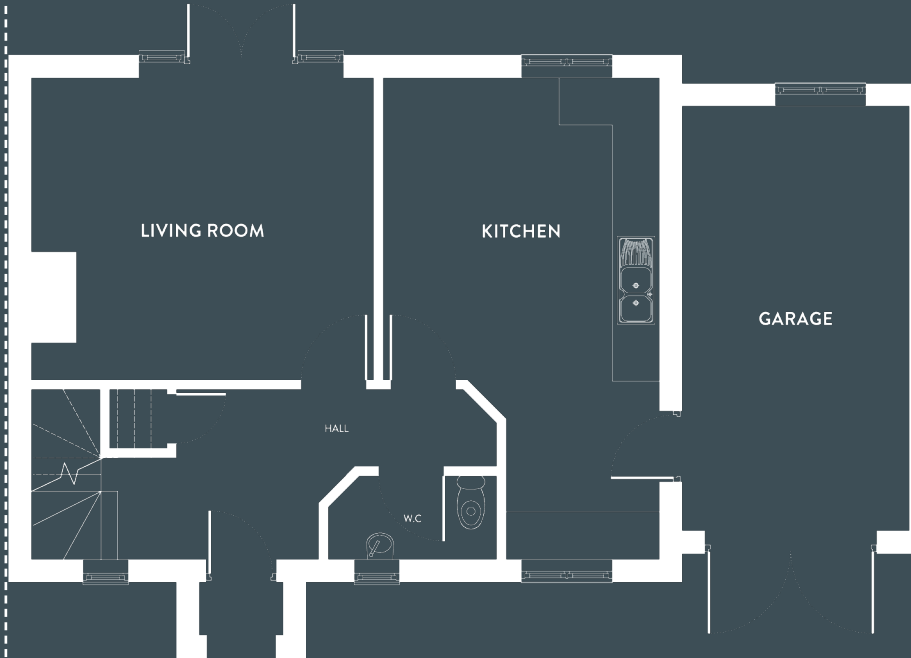
EPC A

Constructed of Chillmark natural stone and featuring stone brick window and door surrounds with stone quoins, Cherry Tree Cottage is the second of two distinctive semi-detached three bedroom houses in the Old Timber Yard.

On the ground floor you will find spacious kitchen and living spaces, where double doors take you out to a delightful garden at the rear of the property.

On the first floor is the master bedroom, with luxurious en-suite, a further two bedrooms and family bathroom. On the second floor you will find the attic room, which provides opportunity for range of uses e.g. a home office or studio.

The house also benefits from an integral link-detached garage and parking.



◀ GROUND FLOOR

LIVING ROOM  
18m<sup>2</sup> (4.0m x 4.5m)

KITCHEN  
23.7m<sup>2</sup> (6.4m x 3.7m)

GARAGE  
16.8m<sup>2</sup> (5.6m x 3.0m)



◀ FIRST FLOOR

BEDROOM ONE  
10.5m<sup>2</sup> (3.1m x 3.4m)

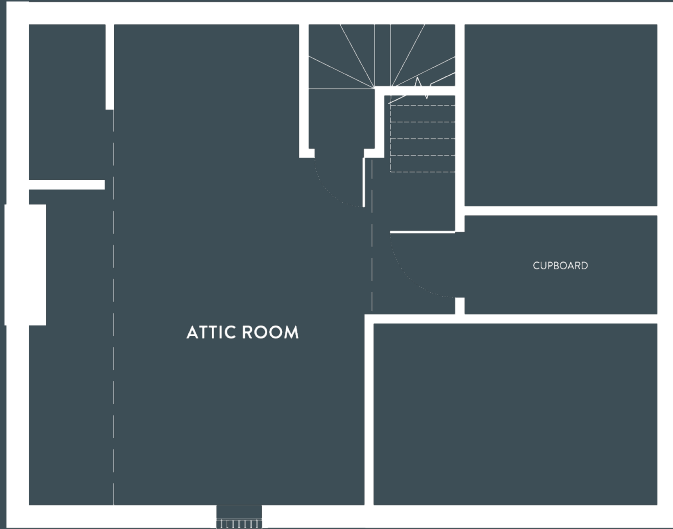
B1 EN-SUITE  
11.1m<sup>2</sup> (3.0m x 3.7m)

BEDROOM TWO  
11.2m<sup>2</sup> (3.1m x 3.6m)

BEDROOM THREE  
10.5m<sup>2</sup> (3.1m x 3.4m)

BATHROOM  
6.3m<sup>2</sup> (1.8m x 3.5m)

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└ SECOND FLOOR

ATTIC ROOM  
28.8m<sup>2</sup> (4.5m x 6.4m)

✓ PLOT LOCATION





THE  
OLD  
TIMBER  
YARD

×

MAIDEN BRADLEY, WILTSHIRE

STONEVALE  
HOMES

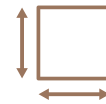
COBB  
FARR



PLOT NO. 9



## HOLLY COTTAGE



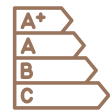
84m<sup>2</sup>



2 BED



1 BATH

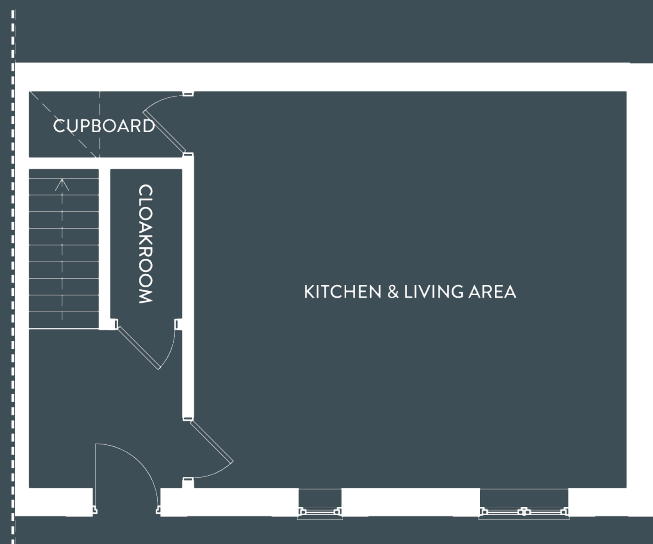


EPC A

Holly Cottage is the first of two carefully refurbished two bedroom cottages in the Old Timber Yard.

Both properties feature open plan living on the ground floor with a separate cloakroom and garage. Outside there is a delightful country garden, detached garage and parking space.

The first floor presents the two double bedrooms, one with en-suite shower room and a luxurious main bathroom accessed from the landing.



∧ GROUND FLOOR

**KITCHEN & LIVING AREA**  
**36.6m<sup>2</sup>** (5.3m x 6.9m)

└ FIRST FLOOR

**BEDROOM ONE**  
**10.8m<sup>2</sup>** (4.0m x 2.7m)

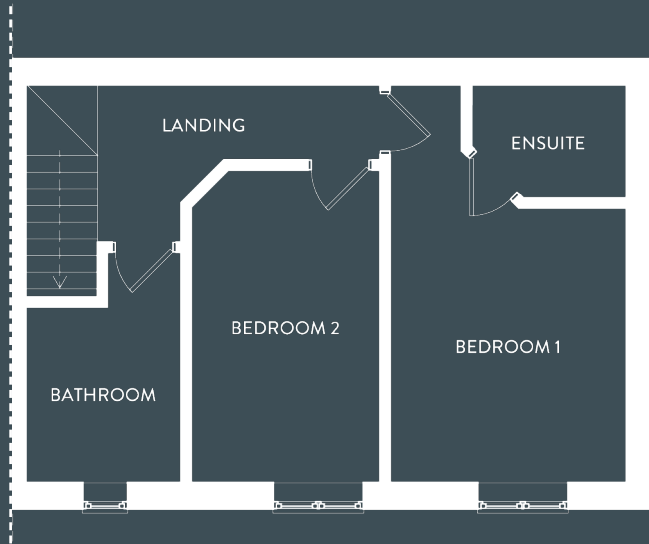
**EN-SUITE**  
**3m<sup>2</sup>** (1.5m x 2m)

**BEDROOM TWO**  
**9.3m<sup>2</sup>** (2.9m x 3.2m)

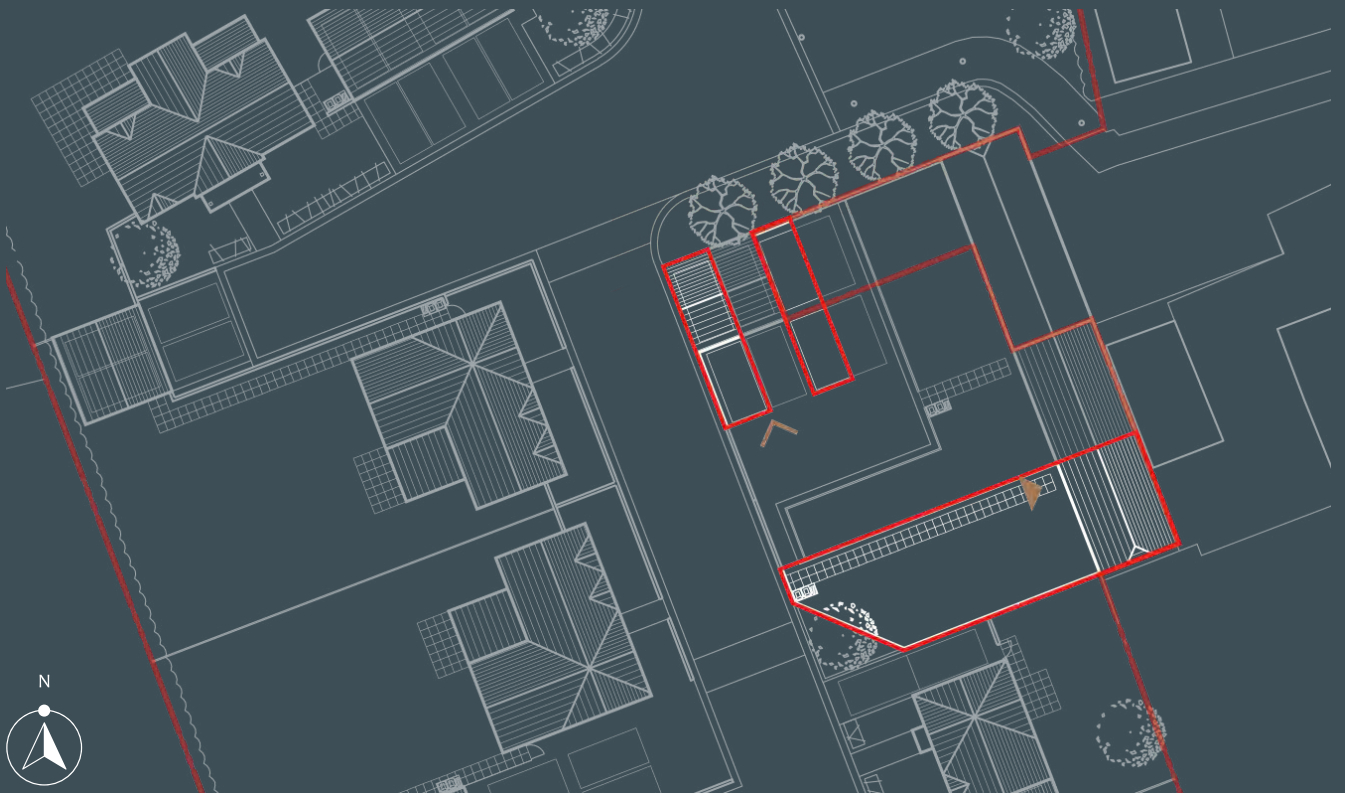
**BATHROOM**  
**4.6m<sup>2</sup>** (2.2m x 2.1m)

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✓ PLOT LOCATION





THE  
OLD  
TIMBER  
YARD

×

MAIDEN BRADLEY, WILTSHIRE

STONEVALE  
HOMES

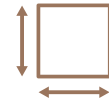
COBB  
FARR



PLOT NO. 10



## HAZEL COTTAGE



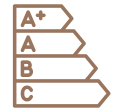
84m<sup>2</sup>



2 BED



1 BATH

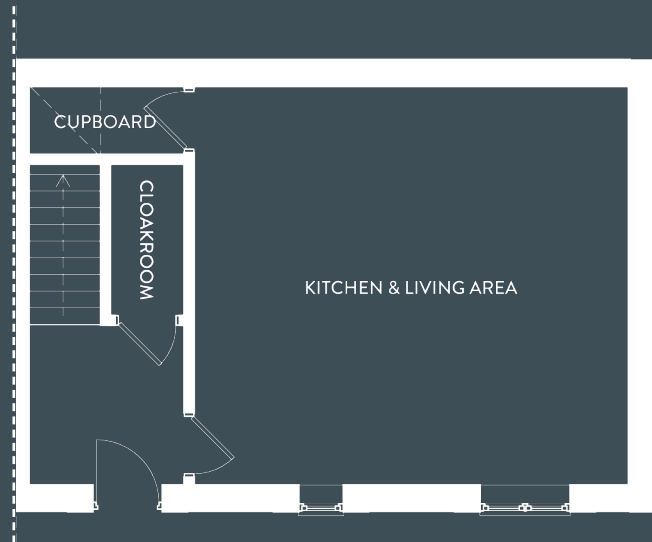


EPC A

Hazel Cottage is the second of two carefully refurbished two bedroom cottages in the Old Timber Yard.

Both properties feature open plan living on the ground floor with a separate cloakroom and garage. Outside there is a delightful country garden, detached garage and parking space.

The first floor presents the two double bedrooms, one with en-suite shower room and a luxurious main bathroom accessed from the landing.



∧ GROUND FLOOR

**KITCHEN & LIVING AREA**  
**36.6m<sup>2</sup>** (5.3m x 6.9m)

└ FIRST FLOOR

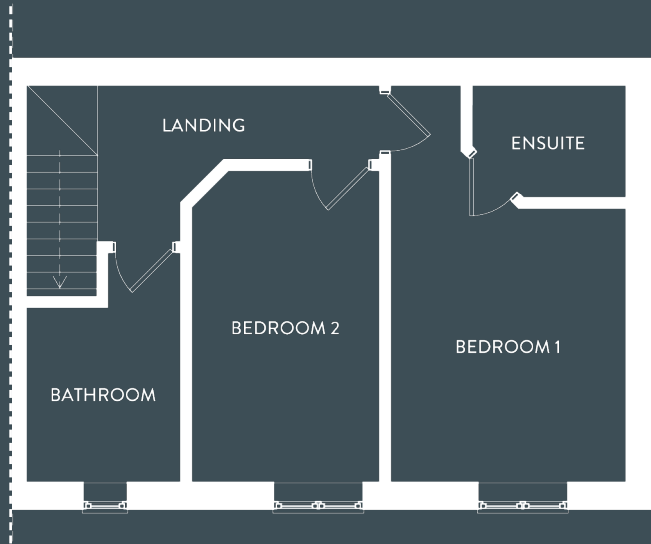
**BEDROOM ONE**  
**10.8m<sup>2</sup>** (4.0m x 2.7m)

**EN-SUITE**  
**3m<sup>2</sup>** (1.5m x 2m)

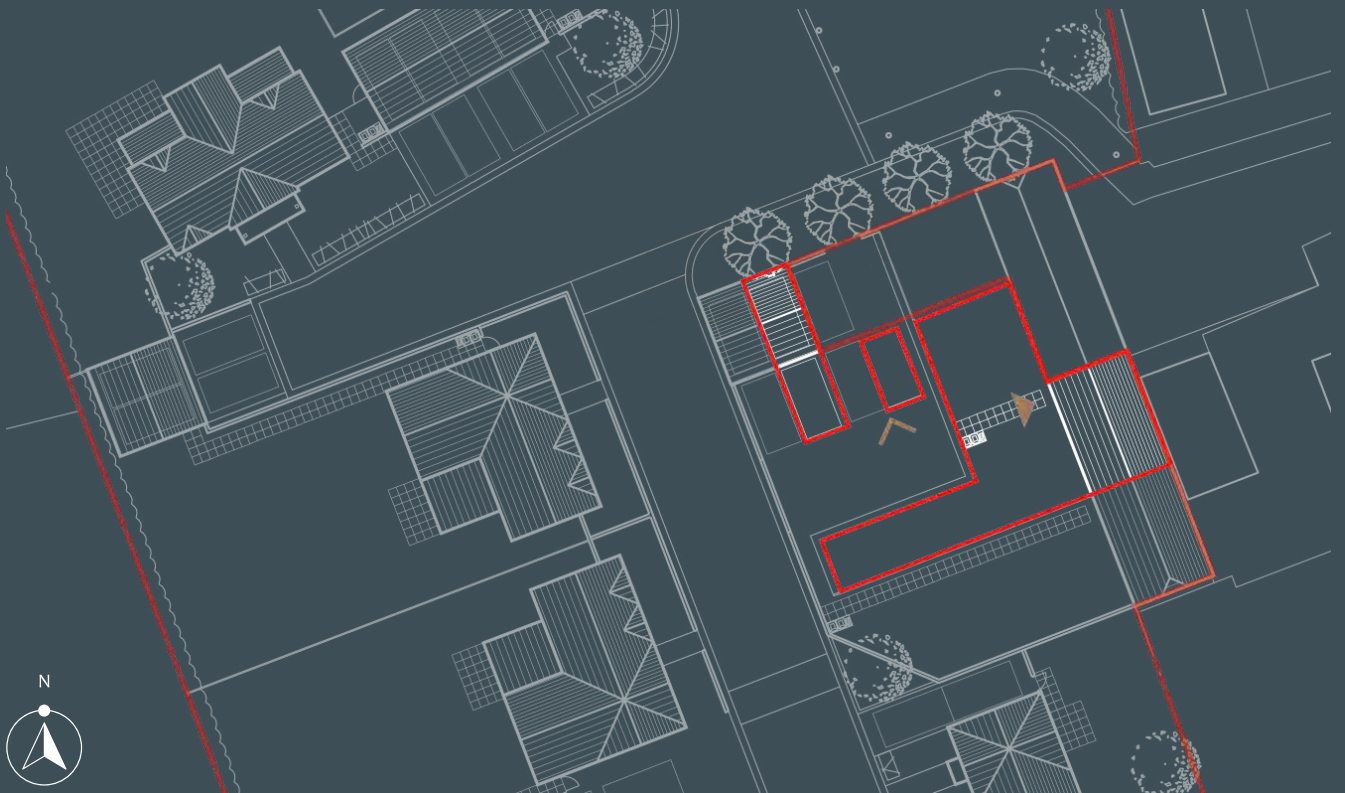
**BEDROOM TWO**  
**9.3m<sup>2</sup>** (2.9m x 3.2m)

**BATHROOM**  
**4.6m<sup>2</sup>** (2.2m x 2.1m)

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✓ PLOT LOCATION



## SPECIFICATION

<b>CONSTRUCTION</b>	Traditional cavity wall construction with Chillmark local stone to external elevations
<b>ROOF COVERINGS</b>	Small plain clay tiles to dwellings, natural slate to garages
<b>WINDOWS AND DOORS</b>	Timber painted flush casement windows, double glazed with black locking handles and secure by design
<b>INTERNAL CEILING HEIGHTS</b>	Range from 2.4m – 2.6m
<b>INTERNAL DOORS</b>	4 panel oak laminated, satinwood painted finish
<b>CORNICE</b>	Plaster cornice - to halls and landing area only (unavailable on plots 7 to 10)
<b>SKIRTING AND ARCHITRAVE</b>	Moulded softwood or MDF, bathroom areas tiled skirting
<b>IRONMONGERY</b>	Satin chrome or nickel finish handles
<b>KITCHEN, UTILITY ROOM AND LARDER</b>	<p>Bespoke Shaker style kitchens with 30mm stone worktops, Miele or Neff appliances, washing machine, dryer, hob, double oven and microwave, 70/30 split fridge freezer, dishwasher, Quooker tap (unavailable on plots 7 to 10), Blanco basin and concealed extractor with LED diffused light control</p> <p>30mm quartz stone shelves to larder as applicable</p> <p>Utility room – 30mm quartz stone worktops and upstands</p>
<b>STAIRS</b>	Softwood stairs with premium American white oak newel post and handrail - Stair runner
<b>CARPETS</b>	70/30 wool mix with premium underlay
<b>WALL AND FLOOR TILES</b>	<p>Bathrooms/en-suites: Porcelanosa large format tiles or artisan of Devizes (TBC)</p> <p>Kitchen, utility and hall floor: Limestone, Porcelane or engineered oak, coir matwells as required</p>
<b>WARDROBES</b>	Built-in where applicable to bedrooms including hanging rails and shelving

<b>SUSTAINABLE</b>	PV panels to roof and car charging points. Air source heat pumps (ASHP)
<b>VENTILATION</b>	Whole house heat recovery system (excluding plots 7-10)
<b>PLUMBING AND HEATING</b>	Water softener, air source heat pump, underfloor heating throughout (excluding first floor in plots 7 to 10), electric towel rails in bathrooms, whole house heat recovery system
<b>HOT AND COLD WATER</b>	Boosted pressurised hot and cold water
<b>SANITARY WARE</b>	Villeroy & Boch or Vado, to the bathroom and primary en-suites
<b>ELECTRICAL</b>	LED plastered in recessed spotlights on dimmer switch, PIR to cupboards and utility, brushed nickel face plates
<b>TV/DATA DISTRIBUTION</b>	Cat 6 data distribution, TV antenna, cabling only to loft space for Sky
<b>LOFT AREA</b>	6m <sup>2</sup> boarding, 1 LED strip light, 1 double socket for TV booster
<b>PATIO DOORS</b>	Bi-fold doors to be powder coated aluminium (colour-matched to windows).
<b>EXTERNAL</b>	<p>Patios in natural stone, paths natural stone or Cotswold gravel, with either timber or stone edgings</p> <p>Outside taps – 1 adjacent to garage and 1 to the rear elevation</p> <p>Timber close board fencing as required or post and rail</p> <p>1 external socket to terrace area</p> <p>Quality seeded lawns ready for planting. Trees and hedges – as stipulated by the planning approval only</p> <p>Garage – electric garage doors with remote, 2 LED strip lights, 2 double sockets and 1 car charging point per house, walls and ceilings unplastered</p> <p>Guttering – black painted steel</p>
<b>WARRANTY</b>	All plots feature a 10-year structural warranty

Please note that this specification was correct at the time of going to print (November 2022), but Stonevale Homes Ltd continually review this specification and reserve the right to make any changes. It is open to personal choices and changes within the budget.

**Disclaimer:** Whole house ventilation unavailable for plots 7, 8, 9 and 10. Plaster corning, Quooker taps and radiators to first floor are not available for plots 7, 8, 9 and 10.

**FOR MORE INFORMATION PLEASE  
CONTACT OUR SELLING AGENT.**

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**[www.stonevalehomes.co.uk](http://www.stonevalehomes.co.uk)**

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**STONEVALE**  
HOMES



 **lhc design**