



# SPECIFICATION

ROWDEN BROOK | CHIPPENHAM

**Redcliffe**  
HOMES



Images from previous Redcliffe show home.

*Asbury,  
Wimborne,  
Malvern,  
Banbury*

*York, Cheltenham,  
Foxham, Sherston,  
Elmburst, Hanham,  
Lechlade*

## KITCHEN & APPLIANCES

Superb choice of kitchens with soft close doors & drawers	✓	✓
Laminated worktops with upstands	✓	✓
Splashback - Stainless Steel		✓
Splashback - Glass	✓	
Built-in single oven brushed steel with 4 ring gas hob		✓
Built-in double oven brushed steel with 5 ring gas hob	✓	
Integrated fridge freezer & dishwasher	✓	

## DECORATION & JOINERY

Internal walls to be finished in matt emulsion 'soft cream'	✓	✓
Internal woodwork to be finished in eggshell 'white'	✓	✓

## BATHROOM / CLOAKROOM / EN-SUITE

Roca sanitaryware in white	✓	✓
Ceramic wall tiles	✓	✓
Chrome towel rails	✓	✓
Roca vanity unit to cloakroom	✓	✓
Roca vanity unit to bedroom 1 en-suite	✓	

# HIGH SPECIFICATION

With an emphasis on 21st-century living, each home has a contemporary specification to help you get the most out of every day, from the latest technologies accommodating at-home entertainment to modern, sustainable features thoughtful of the local environment and beyond.

*Your new Redcliffe home offers traditionally styled homes with all the benefits of new technology:*

- Wired up for Sky plus
- TV and FM outlet
- BT points to living room, bedroom 1, study and family room (where applicable)

*Sustainable features at Rowden Brook:*

- High levels of wall, floor and roof insulation
- A-rated appliances
- Dual flush mechanisms
- Low energy light fittings
- Bird & bat boxes (where applicable)
- Travel plan with voucher option

*Asbury,  
Wimborne,  
Malvern,  
Banbury*

*York, Cheltenham,  
Foxham, Sherston,  
Elmburst, Hanham,  
Lechlade*

## ELECTRICAL & PLUMBING

Ideal Logic combination boiler		✓
Ideal Logic system & cylinder	✓	
Sky plus/TV & FM outlet to living room	✓	✓
BT points to living room, family room, study & bedroom 1	✓	
BT points to living room, kitchen/dining & bedroom 1		✓
TV points in kitchen/dining room & bedrooms 1, 2 & 3		✓
TV points in kitchen/family room, dining room & bedrooms 1, 2 & 3	✓	
Shaver points to bathroom & en-suites	✓	✓
Front door light & rear patio light	✓	✓
Downlighters to kitchen, utility, WC, bathroom, en-suite & where applicable	✓	✓
LED strip lighting to underside of all kitchen wall units	✓	✓
PIR lighting control with override switch to cloakroom	✓	✓
3 double sockets to all bedrooms	✓	✓

## GARDEN

Rear garden - Graded and rotavated	✓	✓
Outside tap	✓	✓

## SAFETY & SECURITY

Carbon monoxide detector, smoke & heat detector	✓	✓
Smoke alarms to hall & landing	✓	✓
Steel front door with 3 point locking system	✓	✓