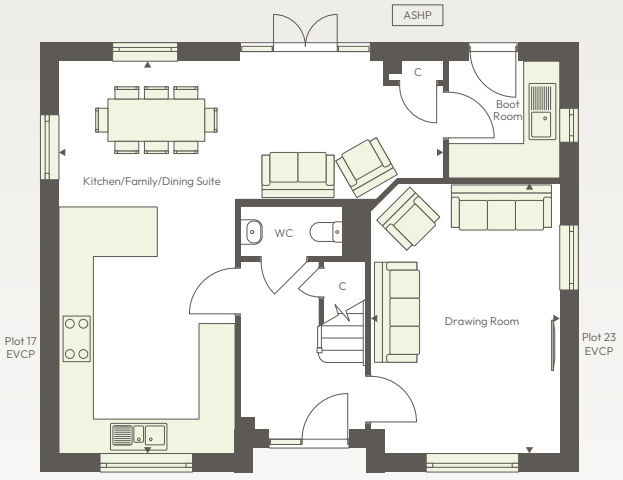
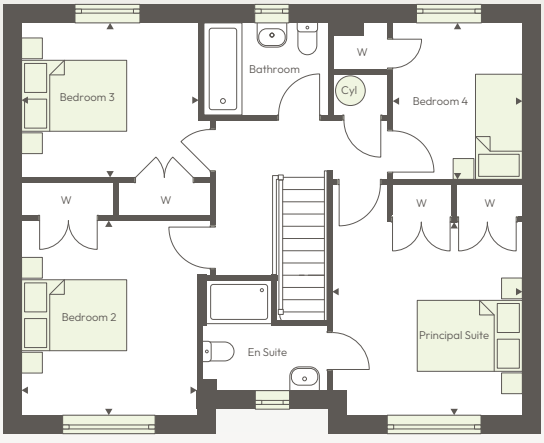
The Dyrham V1

4 Bedroom Home Plots 17 & 23

Hopton Rise
MALMESBURY

Computer generated image of plot 23





Ground floor

Kitchen/Family/Dining Suite
7.140m x 7.285m 23'5" x 23'11" (max)

Drawing Room
3.475m x 5.026m 11'5" x 16'6" (max)

First floor

Principal Suite
3.528m x 3.583m 11'7" x 11'9" (max)

Bedroom 2
3.250m x 3.618m 10'8" x 11'10"

Bedroom 3
3.291m x 2.865m 10'10" x 9'5"

Bedroom 4
2.405m x 2.899m 7'11" x 9'6"

COTSWOLD HOMES

The information and images we provide are issued in good faith and designed to give a flavour of our development and house types. This may not reflect a specific plot and does not form part of any contract. Layouts including bathroom and kitchen layouts are indicative only and designs may change due to our process of continuous product development. Some house types include areas of reduced headroom. All dimensions are approximate only. Images used in marketing materials may be computer generated or photography of previous developments. Our sales consultant will be delighted to discuss plot specific details prior to any formal reservation. Some areas may be subject to minor planning changes. C - Cupboard - Cyl - Cylinder - W - Wardrobe - EVCP - EV Charging Point - ASHP - Location of Air Source Heat Pump.

The Dyrham V1 Specification

Kitchen & Boot Room

- Kitchen by Symphony
- Upstand to match worktop with glass splashback behind hob and under unit pelmet lighting
- Stainless steel 1.5 bowl sink and drainer to kitchen
- Stainless steel single bowl sink and drainer to boot room
- Hansgrohe Monobloc tap
- SMEG appliances*
- 75cm to 90cm black induction hob
- 60cm black built in double multifunction oven
- 90cm extractor hood in stainless steel and clear glass chimney hood
- Integrated 50/50 split fridge/freezer
- Integrated dishwasher
- Space, plumbing and electrics for future installation by purchaser of washing machine and tumble dryer in boot room
- Recessed LED downlights to kitchen area

Bathroom, Ensuite & Cloakroom

- Roca sanitaryware throughout
- Hansgrohe Monobloc basin taps in chrome finish or similar
- Hansgrohe shower and kit in chrome finish or similar
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- Heated towel rail to bathroom and ensuite only where applicable
- Wall tiles by PORCELANOSA- full height to bath, full height to shower area, and splashback to wash hand basin
- CAMARO Luxury floor vinyl tile

Heating & Electrical

- Ideal* Monobloc Air Source Heat Pump and Hot Water cylinder
- Giacomini underfloor heating to ground floor
- Myson radiators to first floor
- Heatwiser* Wifi Control Thermostat to control both heating and hot water
- White slim profile faceplates
- Pendant light fittings throughout except for kitchen area, bathrooms and ensuites which receive recessed LED downlights
- Media points fitted throughout - refer to electrical plans for more details
- Shaver socket to bathroom and ensuite
- Mains operated smoke/heat detectors with battery back up

Interior

- Double glazed PCVu windows and French doors with multi-point locks
- Ceilings and wall painted in white matt emulsion with smooth finish
- Moulded skirting boards and architrave with white satinwood painted finish
- Internal doors with vertical 5 groove panel with white satinwood paint finish
- Internal door furniture in satin chrome finish
- Ash handrail and newel caps with painted white satinwood finish balustrades and strings
- Wardrobes where applicable - refer to house type plans with sales consultant

Exterior

- Light and socket provided to selected garages
- Multi-Point Lock GRP door with contemporary glazing. Painted finish in Baytree Green
- PIR light fittings to front and rear
- External double socket
- Fully enclosed rear garden with fencing or wall, dependent on plot
- Turf to rear gardens. Landscaping scheme to front garden (refer to landscape drawing with sales consultant)
- Veridan PV Panels - refer to plot specific drawing with sales consultant
- Up to 7.3kw - Project EV or similar

*Subject to availability

The specification shown is correct at the time of production and is subject to change. Photos show typical interiors and may include optional upgrades. For full details regarding current specification, contact our sales consultant.