



Specifications

What's included
when you buy at The Stables



	The Caspian	The Shetland	The Skyros	The Exmoor	The Dartmoor	The Noma	The Sandalwood
KITCHEN & FAMILY ROOM	3 BEDROOMS	4 BEDROOMS	4 BEDROOMS	4 BEDROOMS	4 BEDROOMS	4 BEDROOMS	5 BEDROOMS
Extensive choice of fitted units with square-edge worktops *	●	●	●	●	●	●	●
Karndean luxury vinyl flooring *	●	●	●	●	●	●	●
Bosch single electric oven	●						
Bosch double electric oven	●	●	●	●	●	●	●
Bosch electric hob	●	●	●	●	●	●	●
Stainless steel cooker hood	●	●	●	●	●	●	●
Integrated fridge/freezer	●	●	●	●	●	●	●
Integrated dishwasher	●	●	●	●	●	●	●
1.5 bowl stainless steel sink	●	●	●	●	●	●	●
Carron Phoenix 1.5 bowl sink	●	●	●	●	●	●	●
Chrome mixer tap	●	●	●	●	●	●	●
Under counter lighting	●	●	●	●	●	●	●
Upstand to match worktop *	●	●	●	●	●	●	●
Glass splashback	●	●	●	●	●	●	●
UTILITY ROOM							
Extensive choice of fitted units with square-edge worktops *	●	●	●	●	●	●	●
Upstand to match worktop*	●	●	●	●	●	●	●
1.5 bowl stainless steel sink	●	●	●	●	●	●	●
Chrome mixer tap	●	●	●	●	●	●	●
Space for washing machine & dryer	●	●	●	●	●	●	●
Karndean luxury vinyl flooring *	●	●	●	●	●	●	●
BATHROOM							
Roca The Gap sanitaryware with back-to-wall WC	●	●	●	●	●	●	●
Roca Victoria shower over bath with rainfall head				●	●		
Bath and separate shower enclosure	●	●	●			●	●
Roca Atlas chrome taps	●	●	●	●	●	●	●
Roman glazed folding bath screen	●	●	●	●	●	●	●
Roca The Gap vanity unit with soft-close drawers in a choice of colours *	●	●	●	●	●	●	●
Heated chrome towel rail	●	●	●	●	●	●	●
Full height ceramic wall tiles round bath and shower and window cills; partial tiling elsewhere *	●	●	●	●	●	●	●
Full height ceramic wall tiles all round *	●	●	●	●	●	●	●
Karndean luxury vinyl flooring *	●	●	●	●	●	●	●

	The Caspian	The Shetland	The Skyros	The Exmoor	The Dartmoor	The Noma	The Sandalwood
ENSUITE	3 BEDROOMS	4 BEDROOMS	4 BEDROOMS	4 BEDROOMS	4 BEDROOMS	4 BEDROOMS	5 BEDROOMS
Roca The Gap sanitaryware with back-to-wall WC	●	●	●	●	●	●	●
Roca Victoria shower with rainfall head	●	●	●	●	●	●	●
Roca Atlas chrome taps	●	●	●	●	●	●	●
Roman glazed shower screen	●	●	●	●	●	●	●
Roca The Gap vanity unit with soft-close drawers in a choice of colours *	●	●	●	●	●	●	●
Heated chrome towel rail	●	●	●	●	●	●	●
Full height ceramic wall tiles round shower and on window cills; partial tiling elsewhere *	●	●	●	●	●	●	●
Full height ceramic wall tiles all round *	●	●	●	●	●	●	●
Karndean luxury vinyl flooring *	●	●	●	●	●	●	●
CLOAKROOM							
Roca The Gap sanitaryware with back-to-wall WC	●	●	●	●	●	●	●
Roca Atlas chrome taps	●	●	●	●	●	●	●
Roca The Gap vanity unit with soft-close drawers in a choice of colours *	●	●	●	●	●	●	●
Heated chrome towel rail	●	●	●	●	●	●	●
Ceramic tiles to splashback *	●	●	●	●	●	●	●
Full height ceramic wall tiles all round *	●	●	●	●	●	●	●
Karndean luxury vinyl flooring *	●	●	●	●	●	●	●
HEATING AND HOT WATER							
Dual-zone thermostat		●	●	●	●	●	●
Combination boiler	●	●	●	●	●	●	●
Hot water cylinder		●	●	●	●	●	●
Smoke/Fire Detector	●	●	●	●	●	●	●
Carbon Monoxide Detector	●	●	●	●	●	●	●
ELECTRICAL FITTINGS							
Media plate in living room and master bedroom	●	●	●	●	●	●	●
TV point/media plate in family room			●	●	●	●	●
USB charging ports in kitchen, living room and master bedroom	●	●	●	●	●	●	●
White light switches and sockets	●	●	●	●	●	●	●

● Included as standard ● Extra cost option * Choice is dependant on stage of construction

	The Caspian	The Shetland	The Skyros	The Exmoor	The Dartmoor	The Noma	The Sandalwood
ELECTRICAL FITTINGS Continued	3 BEDROOMS	4 BEDROOMS	4 BEDROOMS	4 BEDROOMS	4 BEDROOMS	4 BEDROOMS	5 BEDROOMS
Chrome/gloss switches and sockets	●	●	●	●	●	●	●
Under-unit lighting	●	●	●	●	●	●	●
LED downlighters in wet areas	●	●	●	●	●	●	●
Chrome doorbell	●	●	●	●	●	●	●
INTERNAL FEATURES							
Suffolk Grain moulded, painted internal doors	●	●	●	●	●	●	●
Solid oak internal doors	●	●	●	●	●	●	●
Chrome furniture to internal doors	●	●	●	●	●	●	●
Walls and ceilings painted in white emulsion	●	●	●	●	●	●	●
Softwood staircase with oak handrail	●	●	●	●	●	●	●
EXTERNAL FEATURES							
High quality UPVC windows and doors with energy efficient, low emissivity glass in a mix of heritage colours	●	●	●	●	●	●	●
Chrome furniture to external doors	●	●	●	●	●	●	●
UPVC fascias in white	●	●	●	●	●	●	●
UPVC guttering in black	●	●	●	●	●	●	●
Up-and-over manual garage door in anthracite	●	●	●	●	●	●	●
Up-and-over electric remote control garage door in anthracite	●	●	●	●	●	●	●
Sensor-operated lighting outside front door	●	●	●	●	●	●	●
Sensor-operated lighting outside patio door	●	●	●	●	●	●	●
Front path paved in Marshall Textured Buff	●	●	●	●	●	●	●
Patio paved with Marshall Textured Buff	●	●	●	●	●	●	●
Drive block paved in Marshall Brindle/Charcoal	●	●	●	●	●	●	●
Turf laid in front and rear garden	●	●	●	●	●	●	●
External tap and power point	●	●	●	●	●	●	●