

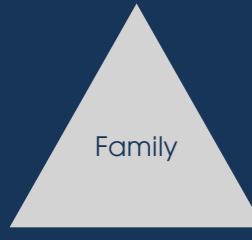
SHAPE YOUR HOME

LAYOUT • SPECIFICATION



KINGSWOOD
HOMES

The KEY to
your perfect
home



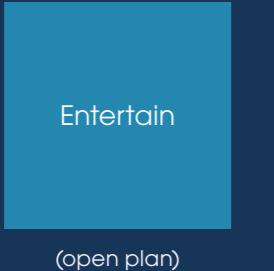
Family

(traditional layout)



Sleep

(Bedroom options)



Entertain

(open plan)



Work/Play

(Office/Play Room)

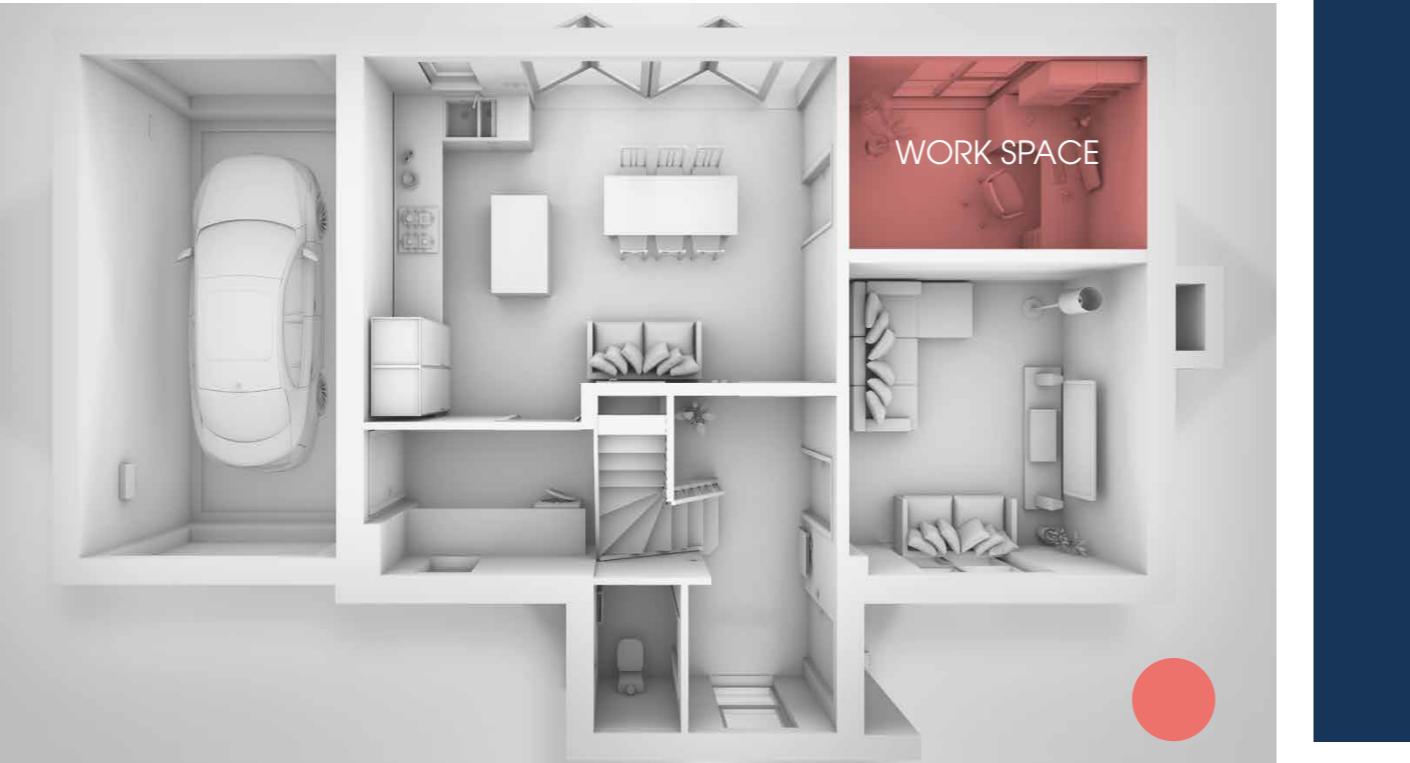


Sleep Lux

(Extra En Suite)



ENTERTAINING SPACE



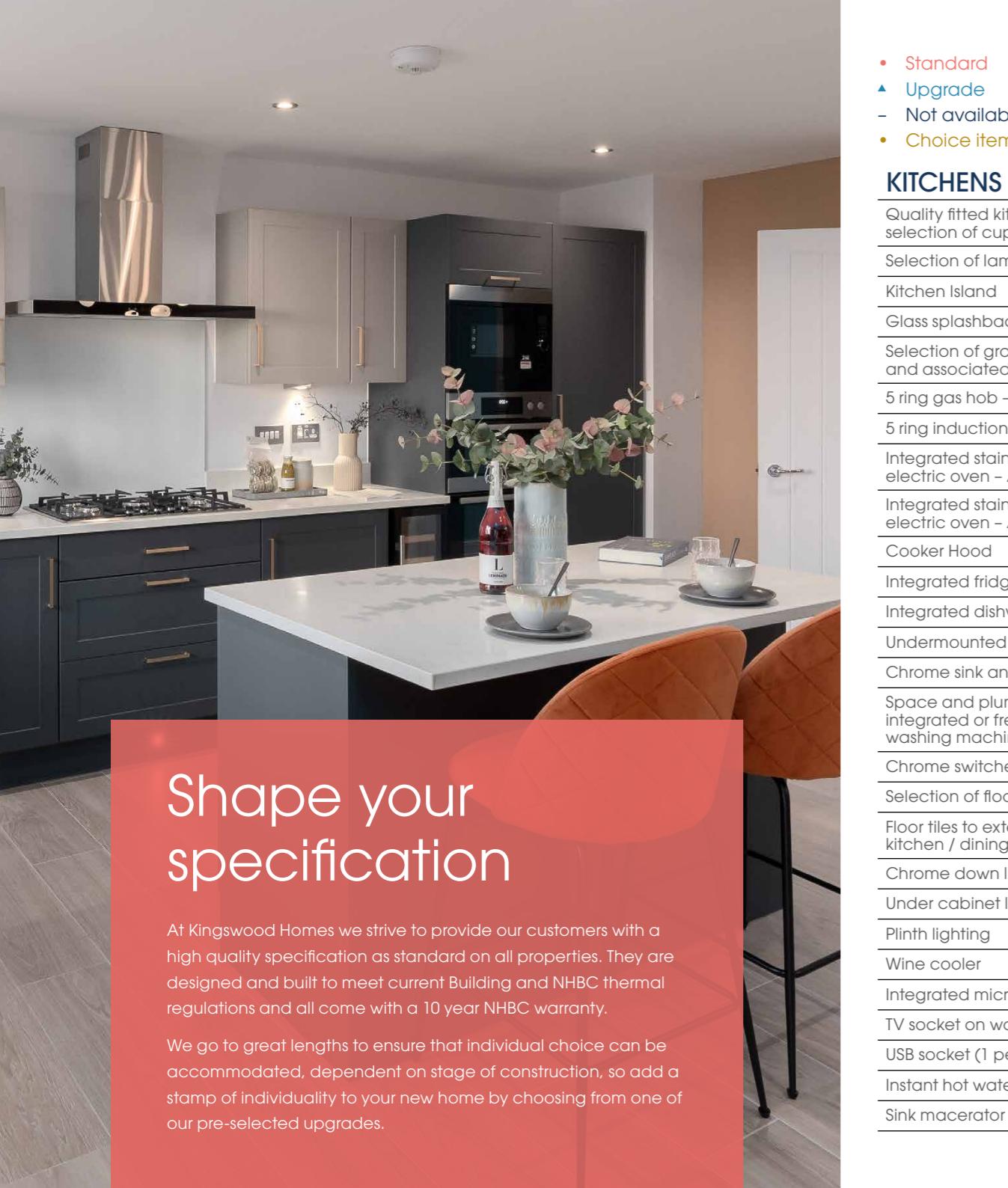
WORK SPACE

Don't compromise, customise

They say you can't put a round peg in a square hole. We get that. Which is why we give every Kingswood Homes' buyer a unique opportunity to shape their home from the very start.

Shape Your Home is a revolutionary new concept from Kingswood that puts the customer in control of their new home. We have many layout options to choose from.

You'll see a key of shapes on every floorplan, simply pick your favourite layout from each floor to create the home that's perfect for you and we'll do the rest. It really is that simple.



Shape your specification

At Kingswood Homes we strive to provide our customers with a high quality specification as standard on all properties. They are designed and built to meet current Building and NHBC thermal regulations and all come with a 10 year NHBC warranty.

We go to great lengths to ensure that individual choice can be accommodated, dependent on stage of construction, so add a stamp of individuality to your new home by choosing from one of our pre-selected upgrades.

- Standard
- ▲ Upgrade
- Not available
- Choice item

KITCHENS

Quality fitted kitchen with selection of cupboard door fronts

Selection of laminate worktops

Kitchen Island

Glass splashback

Selection of granite worktops and associated upstand

5 ring gas hob - AEG

5 ring induction hob

Integrated stainless steel single electric oven - AEG

Integrated stainless steel double electric oven - AEG

Cooker Hood

Integrated fridge / freezer

Integrated dishwasher

Undermounted stainless steel sink

Chrome sink and drainer

Space and plumbing for integrated or freestanding washing machine*

Chrome switches & sockets

Selection of floor tiles

Floor tiles to extend to full kitchen / dining area

Chrome down lighters

Under cabinet lighting

Plinth lighting

Wine cooler

Integrated microwave

TV socket on wall

USB socket (1 per kitchen)

Instant hot water tap

Sink macerator

- Granite only

	Thresher 2	Thresher 2M	Byre 3M	Byre 3	Farmhouse 3	Haybarn 3	Weaver 3	Byre 4	Farmhouse 4	Forge 4	Haybarn 4	Weaver 4	Byre 5	Farmhouse 5	Forge 5	Farmhouse 6
Quality fitted kitchen with selection of cupboard door fronts	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Selection of laminate worktops	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Kitchen Island	-	-	-	-	-	-	-	●	●	●	●	●	●	●	●	●
Glass splashback	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
Selection of granite worktops and associated upstand	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
5 ring gas hob - AEG	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
5 ring induction hob	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
Integrated stainless steel single electric oven - AEG	-	-	●	●	●	●	●	-	-	-	-	-	-	-	-	-
Integrated stainless steel double electric oven - AEG	●	●	▲	▲	▲	▲	▲	●	●	●	●	●	●	●	●	●
Cooker Hood	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Integrated fridge / freezer	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Integrated dishwasher	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Undermounted stainless steel sink	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Chrome sink and drainer	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	-
Space and plumbing for integrated or freestanding washing machine*	●	●	-	-	●	-	-	-	-	-	-	-	-	-	-	-
Chrome switches & sockets	▲	▲	▲	▲	▲	▲	▲	●	●	●	●	●	●	●	●	●
Selection of floor tiles	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Floor tiles to extend to full kitchen / dining area	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
Chrome down lighters	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Under cabinet lighting	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Plinth lighting	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
Wine cooler	▲	▲	▲	▲	▲	▲	▲	●	●	●	●	●	●	●	●	●
Integrated microwave	▲	▲	▲	▲	▲	▲	▲	●	●	●	●	●	●	●	●	●
TV socket on wall	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
USB socket (1 per kitchen)	▲	▲	▲	▲	▲	▲	▲	●	●	●	●	●	●	●	●	●
Instant hot water tap	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
Sink macerator	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲

GENERAL INTERIOR

Oak internal doors (Choice)

White internal doors (Choice)

GRP Composite front doors

UPVC rear / patio doors

Bi-folding doors

Main gas central heating with white compact radiators

White switches / sockets in living rooms and bedrooms

White USB sockets to bedrooms 1 and 2 (2 per room)

Choice of floor tile to WC

Additional wall / floor tiling (per sq m)

TV sockets to living rooms and bedrooms 1 & 2

Selection of carpets (Standard)

Selection of carpets (Upgrade)

Selection of carpets stairs, bedrooms and lounge (Standard)

Selection of carpets stairs, bedrooms and lounge (Upgrade)

Hard wired alarm

USB Sockets (Per)

Chrome sockets throughout

Nest room thermostat

Ring video doorbell

Fitted wardrobes**

Thresher 2

Thresher 2M

Byre 3M

Byre 3

Farmhouse 3

Haybarn 3

Weaver 3

Byre 4

Farmhouse 4

Forge 4

Haybarn 4

Weaver 4

Byre 5

Farmhouse 5

Farmhouse 6

UTILITY

Fitted units with choice of cupboard door fronts

Selection of laminate worktops and upstand

Space and plumbing for integrated or freestanding washing machine*

Selection of granite worktops and associated upstand

Sink and tap

Thresher 2

Thresher 2M

Byre 3

Farmhouse 3

Haybarn 3

Weaver 3

Byre 4

Farmhouse 4

Forge 4

Haybarn 4

Weaver 4

Byre 5

Farmhouse 5

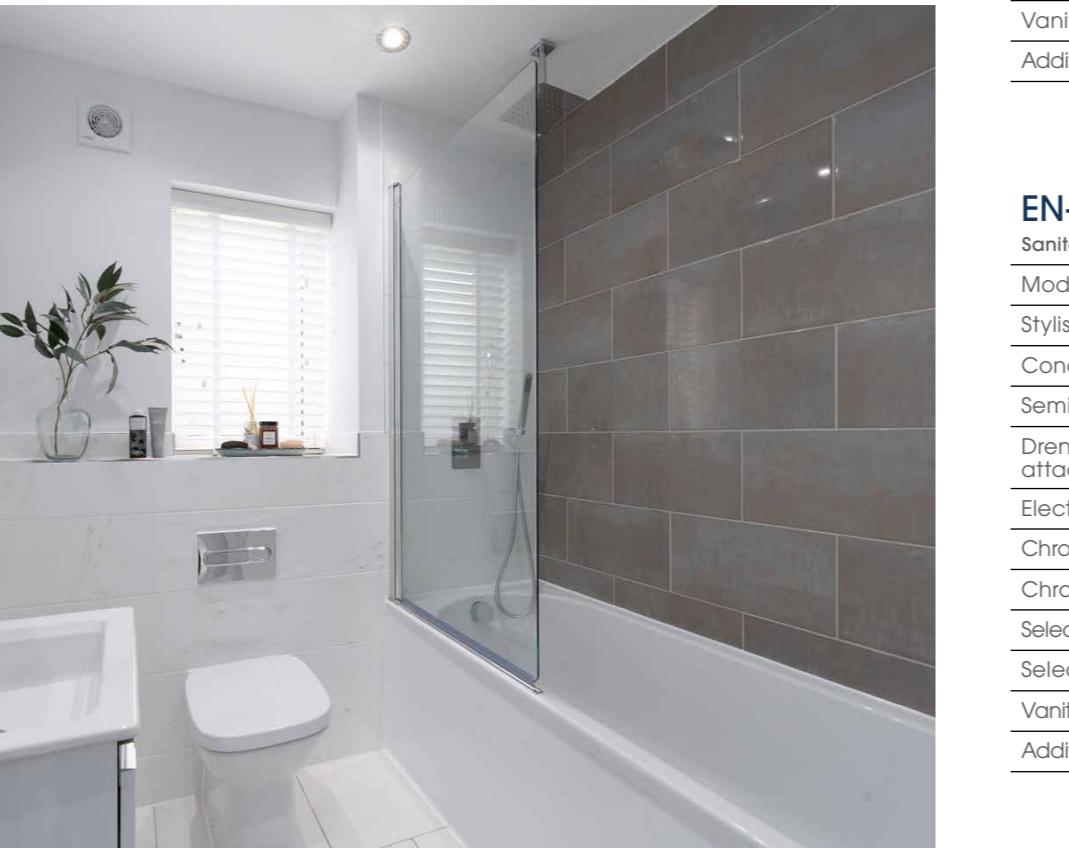
Farmhouse 6

* Washing machine provided by homeowner
** These are bespoke items - Please ask the Sales Advisor for a quote



- Standard
- ▲ Upgrade
- Not available

EXTERNAL FEATURES



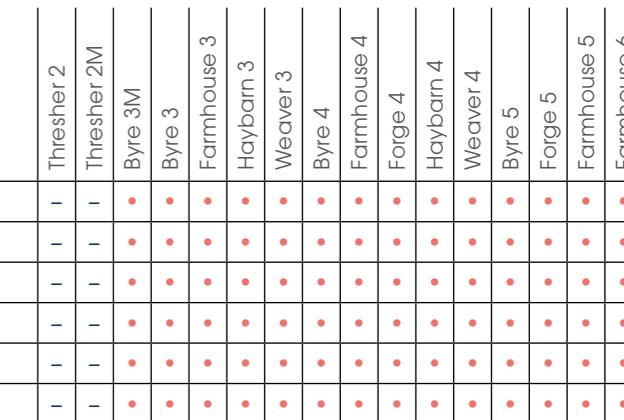
able

1



2

ssware by ROCA													
e bathroom suite	-	-	•	-	-	-	-	-	-	-	•	-	•
e taps	-	-	•	-	-	-	-	-	-	-	•	-	•
cistern	-	-	•	-	-	-	-	-	-	-	•	-	•
al	-	-	•	-	-	-	-	-	-	-	•	-	•
ower with bodywash	-	-	-	-	-	-	-	-	-	-	•	-	•
er	-	-	-	-	-	-	-	-	-	-	-	-	-
ed towel rail	-	-	-	-	-	-	-	-	-	-	•	-	•
n lights	-	-	-	-	-	-	-	-	-	-	•	-	•
all tiles	-	-	-	-	-	-	-	-	-	-	•	-	•
loor tiles	-	-	-	-	-	-	-	-	-	-	•	-	•
	-	-	▲	-	-	-	-	-	-	-	▲	-	▲
ll / floor tiling (per sq m)	-	-	▲	-	-	-	-	-	-	-	▲	-	▲



^ Applicable to units which have a garage property with the sales advisor as we cannot accommodate certain construction stages have been reached. Please note manufacturers own warranty. We reserve the right to update application. Please check with our sales advisor before reserving.

All your choices in one place

You can be in control of all aspects of your home choices through our special customer zone where you can select, purchase and review any options and extras you would like.

Ask your Sales Consultant for your personal log-in details.

Your Kingswood Home is unique.

Better. All Round.

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