



# SHAPE YOUR HOME

LAYOUT • SPECIFICATION



**KINGSWOOD**  
HOMES

The KEY to  
your perfect  
home

Entertain

(open plan)

Family

(traditional layout)

Work/Play

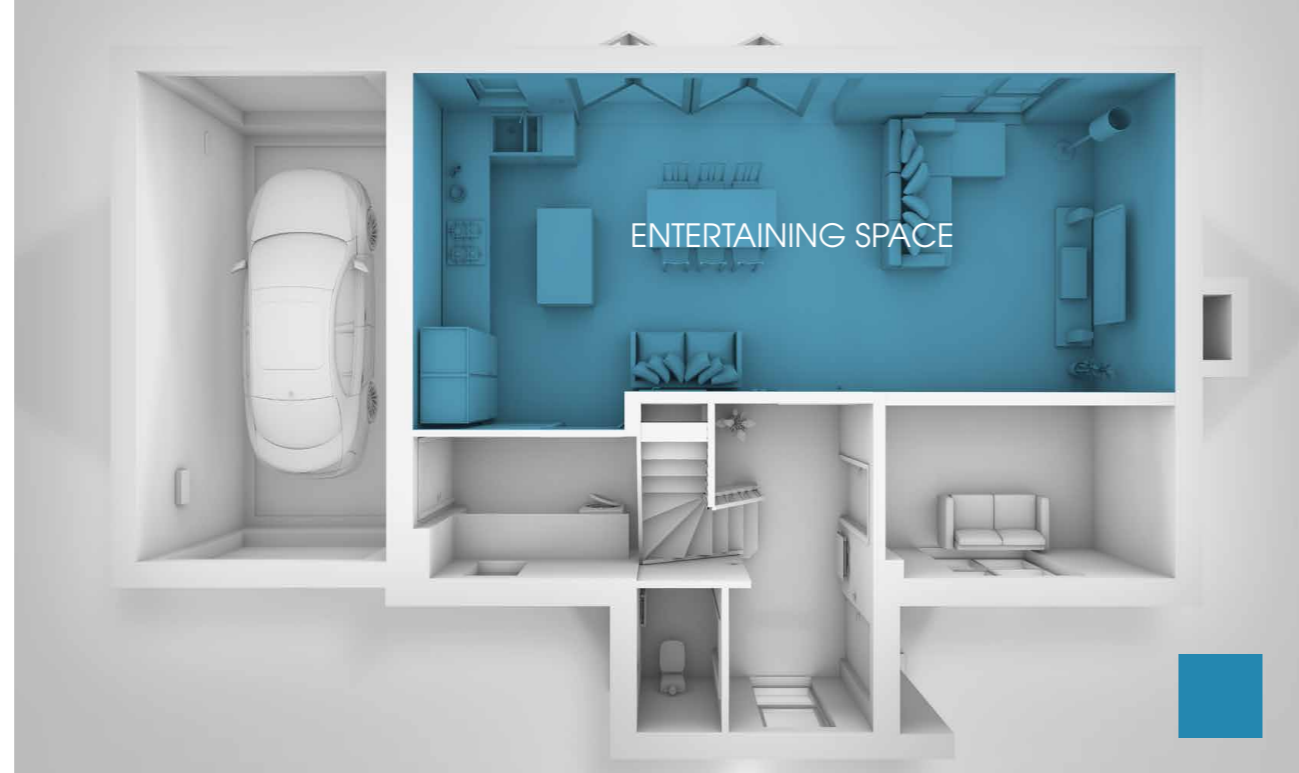
(Office/Play Room)

Sleep

(Bedroom options)

Sleep Lux

(Extra En Suite)



## 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

|  | Thresher 2 | Byre 3 | Weaver 3 | Farmhouse 3 | Byre 4 | Farmhouse 4 | Forge 4 | Haybarn 4 | Steading 4 | Weaver 4 | Byre 5 | Dovecote 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                                  | G          | G      | G        | G           | G      | G           | G       | G         | G          | G        | G      | G          | G           | G       | •           |
| 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

|   | Thresher 2 | Byre 3 | Weaver 3 | Farmhouse 3 | Byre 4 | Farmhouse 4 | Forge 4 | Haybarn 4 | Steading 4 | Weaver 4 | Byre 5 | Dovecote 5 | Farmhouse 5 | Forge 5 | Farmhouse 6 |
|---|------------|--------|----------|-------------|--------|-------------|---------|-----------|------------|----------|--------|------------|-------------|---------|-------------|
| 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**  | ▲          | ▲      | ▲        | ▲           | ▲      | ▲           | ▲       | ▲         | ▲          | ▲        | ▲      | ▲          | ▲           | ▲       | ▲           |

### 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   | - | ▲ | ▲ | - | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ |



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



- Standard
- ▲ Upgrade
- Not available
- Choice item

## EXTERNAL FEATURES

|   | Thresher 2 | Byre 3 | Weaver 3 | Farmhouse 3 | Byre 4 | Farmhouse 4 | Forge 4 | Haybarn 4 | Steading 4 | Weaver 4 | Byre 5 | Dovecote 5 | Farmhouse 5 | Forge 5 | Farmhouse 6 |
|---|------------|--------|----------|-------------|--------|-------------|---------|-----------|------------|----------|--------|------------|-------------|---------|-------------|
| Turfed rear garden                                | •          | •      | •        | •           | •      | •           | •       | •         | •          | •        | •      | •          | •           | •       | •           |
| External rear light                               | •          | •      | •        | •           | •      | •           | •       | •         | •          | •        | •      | •          | •           | •       | •           |
| Power and light to garage <sup>^</sup>            | •          | •      | •        | •           | •      | •           | •       | •         | •          | •        | •      | •          | •           | •       | •           |
| 1800mm Close boarded fence with gate              | •          | •      | •        | •           | •      | •           | •       | •         | •          | •        | •      | •          | •           | •       | •           |
| Patio area  | •          | •      | •        | •           | •      | •           | •       | •         | •          | •        | •      | •          | •           | •       | •           |
| Additional patio paving (per square metre)        | ▲          | ▲      | ▲        | ▲           | ▲      | ▲           | ▲       | ▲         | ▲          | ▲        | ▲      | ▲          | ▲           | ▲       | ▲           |
| Outside tap                                       | •          | •      | •        | •           | •      | •           | •       | •         | •          | •        | •      | •          | •           | •       | •           |
| Outside socket                                    | ▲          | ▲      | ▲        | ▲           | ▲      | ▲           | ▲       | ▲         | ▲          | ▲        | ▲      | ▲          | ▲           | ▲       | ▲           |
| Shed (8ft x 6ft) with hardstanding in rear garden | ▲          | ▲      | ▲        | ▲           | ▲      | ▲           | ▲       | ▲         | ▲          | ▲        | ▲      | ▲          | ▲           | ▲       | ▲           |

## BATHROOMS

| Sanitary & Brassware by ROCA              | Thresher 2 | Byre 3 | Weaver 3 | Farmhouse 3 | Byre 4 | Farmhouse 4 | Forge 4 | Haybarn 4 | Steading 4 | Weaver 4 | Byre 5 | Dovecote 5 | Farmhouse 5 | Forge 5 | Farmhouse 6 |
|---|------------|--------|----------|-------------|--------|-------------|---------|-----------|------------|----------|--------|------------|-------------|---------|-------------|
| Modern white bathroom suite               | •          | •      | •        | •           | •      | •           | •       | •         | •          | •        | •      | •          | •           | •       | •           |
| Stylish chrome taps                       | •          | •      | •        | •           | •      | •           | •       | •         | •          | •        | •      | •          | •           | •       | •           |
| Concealed cistern                         | •          | •      | •        | •           | •      | •           | •       | •         | •          | •        | •      | •          | •           | •       | •           |
| Semi pedestal                             | •          | •      | •        | •           | •      | •           | •       | •         | •          | •        | •      | •          | •           | •       | •           |
| Exafill bath filler                       | •          | •      | •        | •           | •      | •           | •       | •         | •          | •        | •      | •          | •           | •       | •           |
| Drencher shower with bodywash attachment  | •          | -      | -        | -           | -      | -           | -       | -         | -          | •        | •      | -          | •           | -       | •           |
| Electric shower                           | -          | •      | •        | •           | •      | •           | •       | •         | •          | -        | -      | •          | -           | •       | -           |
| Chrome heated towel rail                  | •          | •      | •        | •           | •      | •           | •       | •         | •          | •        | •      | •          | •           | •       | •           |
| Chrome down lights                        | •          | •      | •        | •           | •      | •           | •       | •         | •          | •        | •      | •          | •           | •       | •           |
| Selection of wall tiles                   | •          | •      | •        | •           | •      | •           | •       | •         | •          | •        | •      | •          | •           | •       | •           |
| Selection of floor tiles                  | •          | •      | •        | •           | •      | •           | •       | •         | •          | •        | •      | •          | •           | •       | •           |
| Vanity unit                               | ▲          | ▲      | ▲        | ▲           | ▲      | ▲           | ▲       | ▲         | ▲          | ▲        | ▲      | ▲          | ▲           | ▲       | ▲           |
| Additional wall / floor tiling (per sq m) | ▲          | ▲      | ▲        | ▲           | ▲      | ▲           | ▲       | ▲         | ▲          | ▲        | ▲      | ▲          | ▲           | ▲       | ▲           |



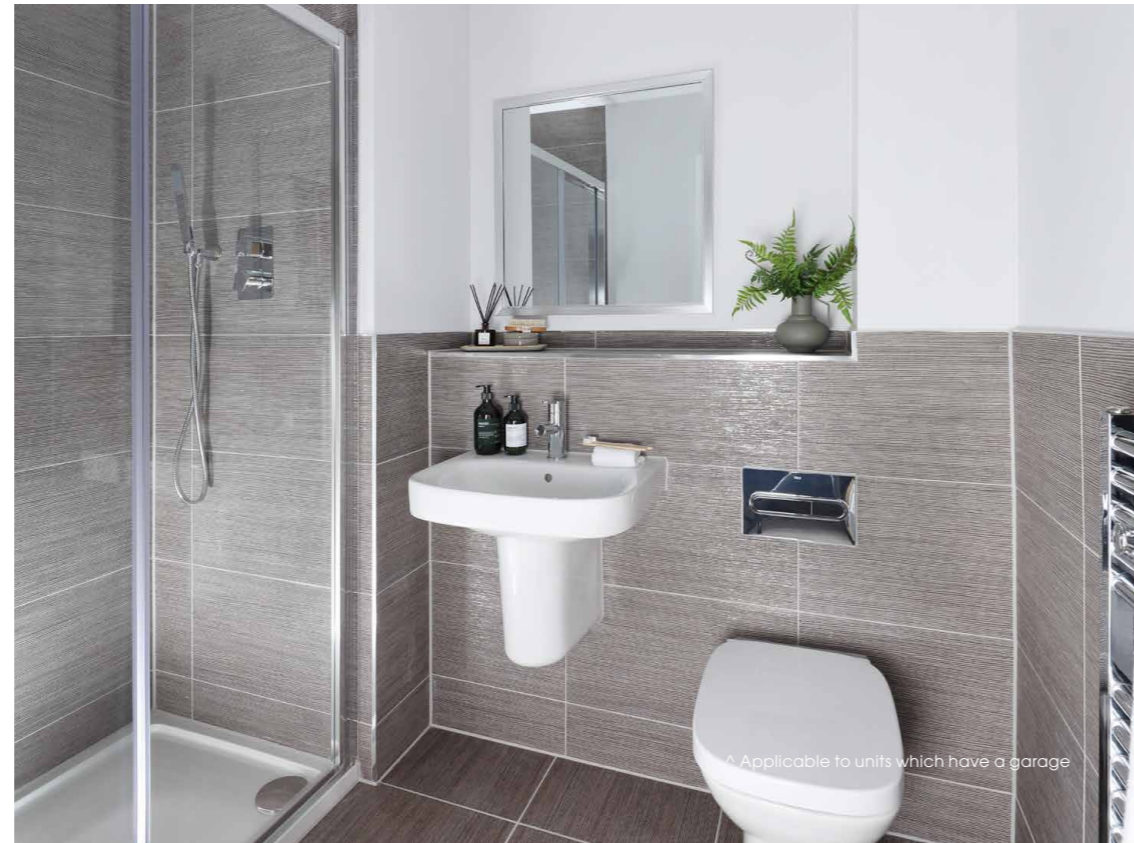
- Standard
- ▲ Upgrade
- Not available
- Choice item

## EN-SUITE 1

| Sanitary & brassware by ROCA              | Thresher 2 | Byre 3 | Weaver 3 | Farmhouse 3 | Byre 4 | Farmhouse 4 | Forge 4 | Haybarn 4 | Steading 4 | Weaver 4 | Byre 5 | Dovecote 5 | Farmhouse 5 | Forge 5 | Farmhouse 6 |
|---|------------|--------|----------|-------------|--------|-------------|---------|-----------|------------|----------|--------|------------|-------------|---------|-------------|
| Modern white bathroom suite               | -          | •      | •        | •           | •      | •           | •       | •         | •          | •        | •      | •          | •           | •       | •           |
| Stylish chrome taps                       | -          | •      | •        | •           | •      | •           | •       | •         | •          | •        | •      | •          | •           | •       | •           |
| Concealed cistern                         | -          | •      | •        | •           | •      | •           | •       | •         | •          | •        | •      | •          | •           | •       | •           |
| Semi pedestal                             | -          | •      | •        | •           | •      | •           | •       | •         | •          | •        | •      | •          | •           | •       | •           |
| Drencher shower with bodywash attachment  | -          | •      | •        | •           | •      | •           | •       | •         | •          | •        | •      | •          | •           | •       | •           |
| Chrome heated towel rail                  | -          | •      | •        | •           | •      | •           | •       | •         | •          | •        | •      | •          | •           | •       | •           |
| Chrome down lights                        | -          | •      | •        | •           | •      | •           | •       | •         | •          | •        | •      | •          | •           | •       | •           |
| Selection of wall tiles                   | -          | •      | •        | •           | •      | •           | •       | •         | •          | •        | •      | •          | •           | •       | •           |
| Selection of floor tiles                  | -          | •      | •        | •           | •      | •           | •       | •         | •          | •        | •      | •          | •           | •       | •           |
| Vanity unit                               | -          | ▲      | ▲        | ▲           | ▲      | ▲           | ▲       | ▲         | ▲          | ▲        | ▲      | ▲          | ▲           | ▲       | ▲           |
| Additional wall / floor tiling (per sq m) | -          | ▲      | ▲        | ▲           | ▲      | ▲           | ▲       | ▲         | ▲          | ▲        | ▲      | ▲          | ▲           | ▲       | ▲           |

## EN-SUITE 3

| Sanitary & brassware by ROCA              | Thresher 2 | Byre 3 | Weaver 3 | Farmhouse 3 | Byre 4 | Farmhouse 4 | Forge 4 | Haybarn 4 | Steading 4 | Weaver 4 | Byre 5 | Dovecote 5 | Farmhouse 5 | Forge 5 | Farmhouse 6 |
|---|------------|--------|----------|-------------|--------|-------------|---------|-----------|------------|----------|--------|------------|-------------|---------|-------------|
| Modern white bathroom suite               | -          | -      | -        | -           | -      | -           | -       | -         | -          | -        | -      | -          | -           | -       | •           |
| Stylish chrome taps                       | -          | -      | -        | -           | -      | -           | -       | -         | -          | -        | -      | -          | -           | -       | •           |
| Concealed cistern                         | -          | -      | -        | -           | -      | -           | -       | -         | -          | -        | -      | -          | -           | -       | •           |
| Semi pedestal                             | -          | -      | -        | -           | -      | -           | -       | -         | -          | -        | -      | -          | -           | -       | •           |
| Drencher shower with bodywash attachment  | -          | -      | -        | -           | -      | -           | -       | -         | -          | -        | -      | -          | -           | -       | •           |
| Chrome heated towel rail                  | -          | -      | -        | -           | -      | -           | -       | -         | -          | -        | -      | -          | -           | -       | •           |
| Chrome down lights                        | -          | -      | -        | -           | -      | -           | -       | -         | -          | -        | -      | -          | -           | -       | •           |
| Selection of wall tiles                   | -          | -      | -        | -           | -      | -           | -       | -         | -          | -        | -      | -          | -           | -       | •           |
| Selection of floor tiles                  | -          | -      | -        | -           | -      | -           | -       | -         | -          | -        | -      | -          | -           | -       | •           |
| Vanity unit                               | -          | -      | -        | -           | -      | -           | -       | -         | -          | -        | -      | -          | -           | -       | ▲           |
| Additional wall / floor tiling (per sq m) | -          | -      | -        | -           | -      | -           | -       | -         | -          | -        | -      | -          | -           | -       | ▲           |



## EN-SUITE 2

| Sanitary & brassware by ROCA              | Thresher 2 | Byre 3 | Weaver 3 | Farmhouse 3 | Byre 4 | Farmhouse 4 | Forge 4 | Haybarn 4 | Steading 4 | Weaver 4 | Byre 5 | Dovecote 5 | Farmhouse 5 | Forge 5 | Farmhouse 6 |
|---|------------|--------|----------|-------------|--------|-------------|---------|-----------|------------|----------|--------|------------|-------------|---------|-------------|
| Modern white bathroom suite               | -          | -      | -        | -           | -      | -           | -       | -         | -          | -        | •      | -          | •           | -       | •           |
| Stylish chrome taps                       | -          | -      | -        | -           | -      | -           | -       | -         | -          | -        | •      | -          | •           | -       | •           |
| Concealed cistern                         | -          | -      | -        | -           | -      | -           | -       | -         | -          | -        | •      | -          | •           | -       | •           |
| Semi pedestal                             | -          | -      | -        | -           | -      | -           | -       | -         | -          | -        | •      | -          | •           | -       | •           |
| Drencher shower with bodywash attachment  | -          | -      | -        | -           | -      | -           | -       | -         | -          | -        | •      | -          | •           | -       | •           |
| Chrome heated towel rail                  | -          | -      | -        | -           | -      | -           | -       | -         | -          | -        | -      | •          | -           | -       | •           |
| Chrome down lights                        | -          | -      | -        | -           | -      | -           | -       | -         | -          | -        | •      | -          | •           | -       | •           |
| Selection of wall tiles                   | -          | -      | -        | -           | -      | -           | -       | -         | -          | -        | •      | -          | •           | -       | •           |
| Selection of floor tiles                  | -          | -      | -        | -           | -      | -           | -       | -         | -          | -        | •      | -          | •           | -       | •           |
| Vanity unit                               | -          | -      | -        | -           | -      | -           | -       | -         | -          | -        | ▲      | -          | ▲           | -       | ▲           |
| Additional wall / floor tiling (per sq m) | -          | -      | -        | -           | -      | -           | -       | -         | -          | -        | ▲      | -          | ▲           | -       | ▲           |

## CLOAKROOM

| Sanitary & brassware by ROCA | Thresher 2 | Byre 3 | Weaver 3 | Farmhouse 3 | Byre 4 | Farmhouse 4 | Forge 4 | Haybarn 4 | Steading 4 | Weaver 4 | Byre 5 | Dovecote 5 | Farmhouse 5 | Forge 5 | Farmhouse 6 |
|------------------------------|------------|--------|----------|-------------|--------|-------------|---------|-----------|------------|----------|--------|------------|-------------|---------|-------------|
| Modern white sanitary ware   | -          | •      | •        | •           | •      | •           | •       | •         | •          | •        | •      | •          | •           | •       | •           |
| Stylish chrome taps          | -          | •      | •        | •           | •      | •           | •       | •         | •          | •        | •      | •          | •           | •       | •           |
| Chrome heated towel rail     | -          | •      | •        | •           | •      | •           | •       | •         | •          | •        | •      | •          | •           | •       | •           |
| Chrome down lights           | -          | •      | •        | •           | •      | •           | •       | •         | •          | •        | •      | •          | •           | •       | •           |
| Selection of wall tiles      | -          | •      | •        | •           | •      | •           | •       | •         | •          | •        | •      | •          | •           | •       | •           |
| Selection of floor tiles     | -          | •      | •        | •           | •      | •           | •       | •         | •          | •        | •      | •          | •           | •       | •           |

Please check the build stage of your property with the sales advisor as we cannot accommodate requests for some choices after certain construction stages have been reached. Please note all appliances are covered by the manufacturers own warranty. We reserve the right to update and amend the specification without prior notification. Please check with our sales advisor before reserving.

GREENHILLS AT BLACKBURN

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