



SHAPE YOUR HOME

LAYOUT • SPECIFICATION



KINGSWOOD
HOMES

The KEY to your perfect home

Entertain

(open plan)

Family

(traditional layout)

Work/Play

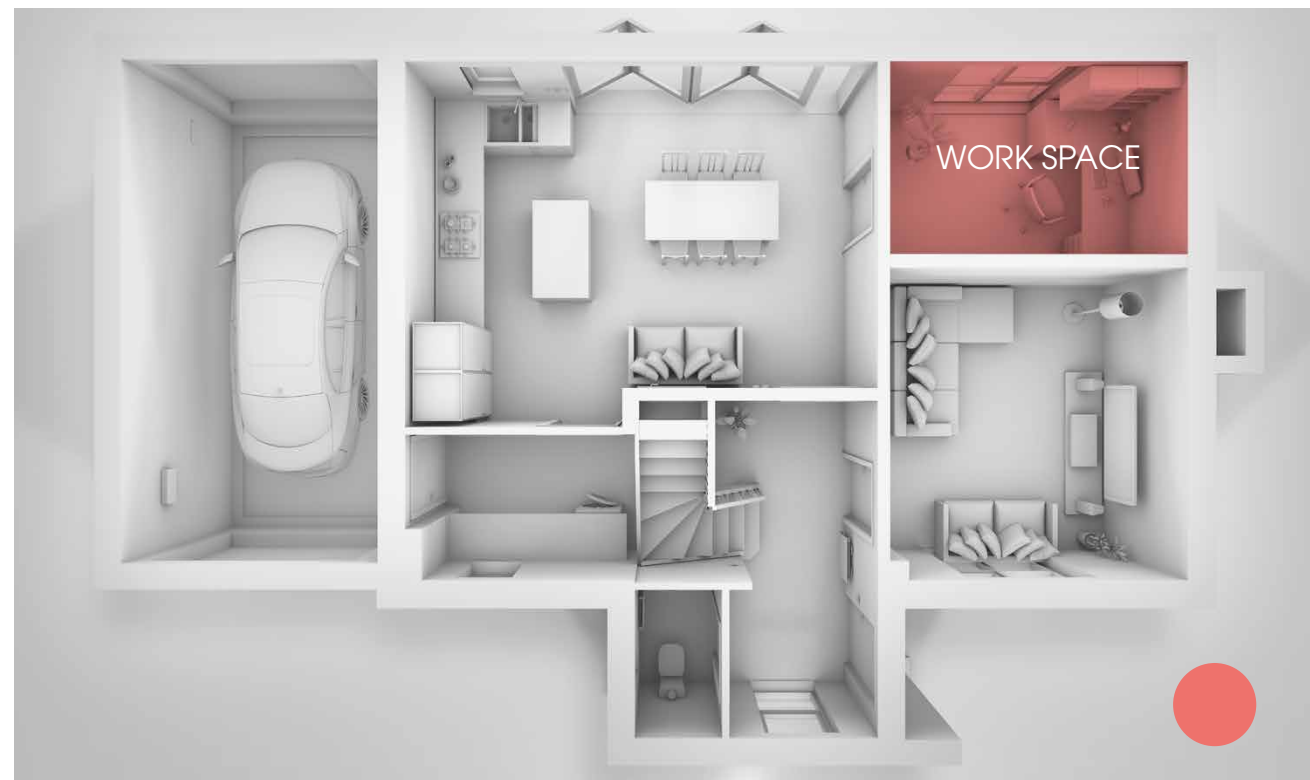
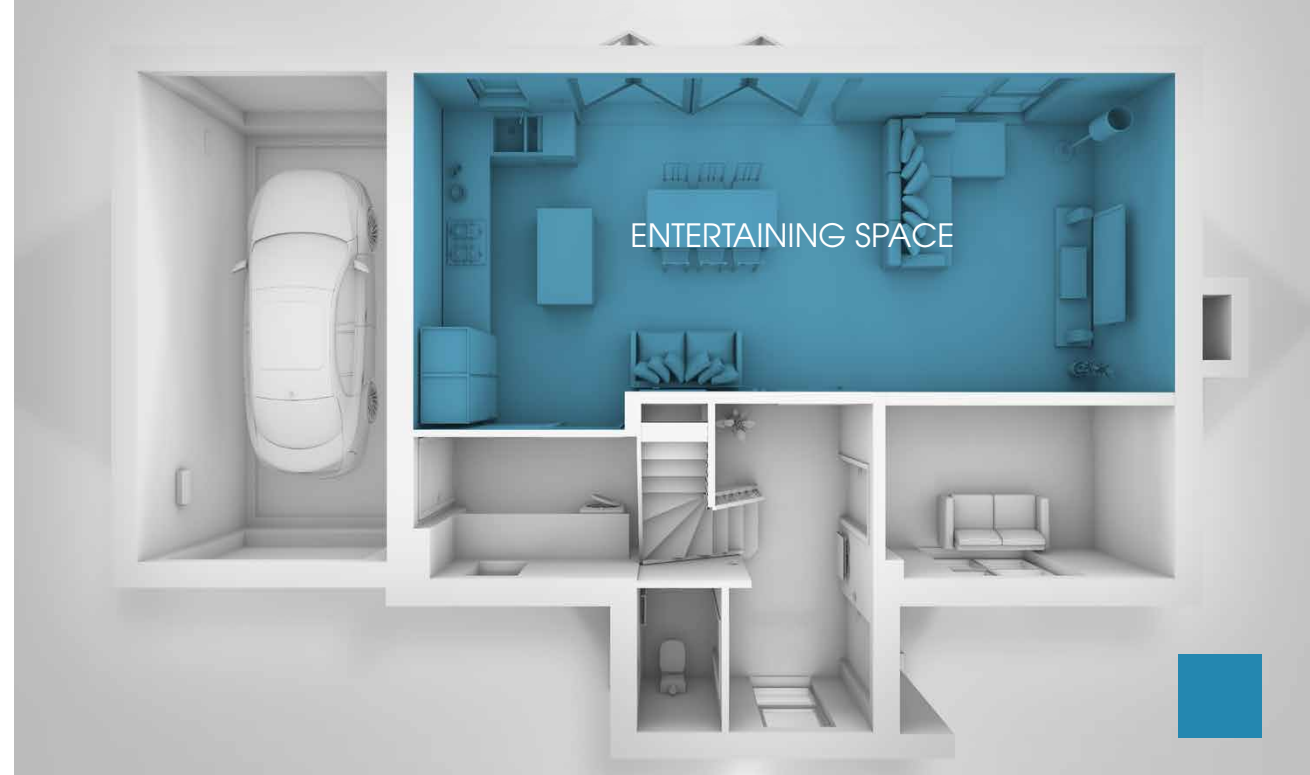
(Office/Play Room)

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.

GENERAL INTERIOR

| | Apartments | Byre 3M | Haybarn 3 | Thresher 3M | Weaver 3 | Bridgecote 3 | Byre 4 | Forge 4 | Forge 4 Reverse | Haybarn 4 | Weaver 4 | Bridgecote 4 | Byre 5 | Farmhouse 5 |
|---|------------|---------|-----------|-------------|----------|--------------|--------|---------|-----------------|-----------|----------|--------------|--------|-------------|
| Oak internal doors | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ |
| White internal doors | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| 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 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

EXTERNAL FEATURES

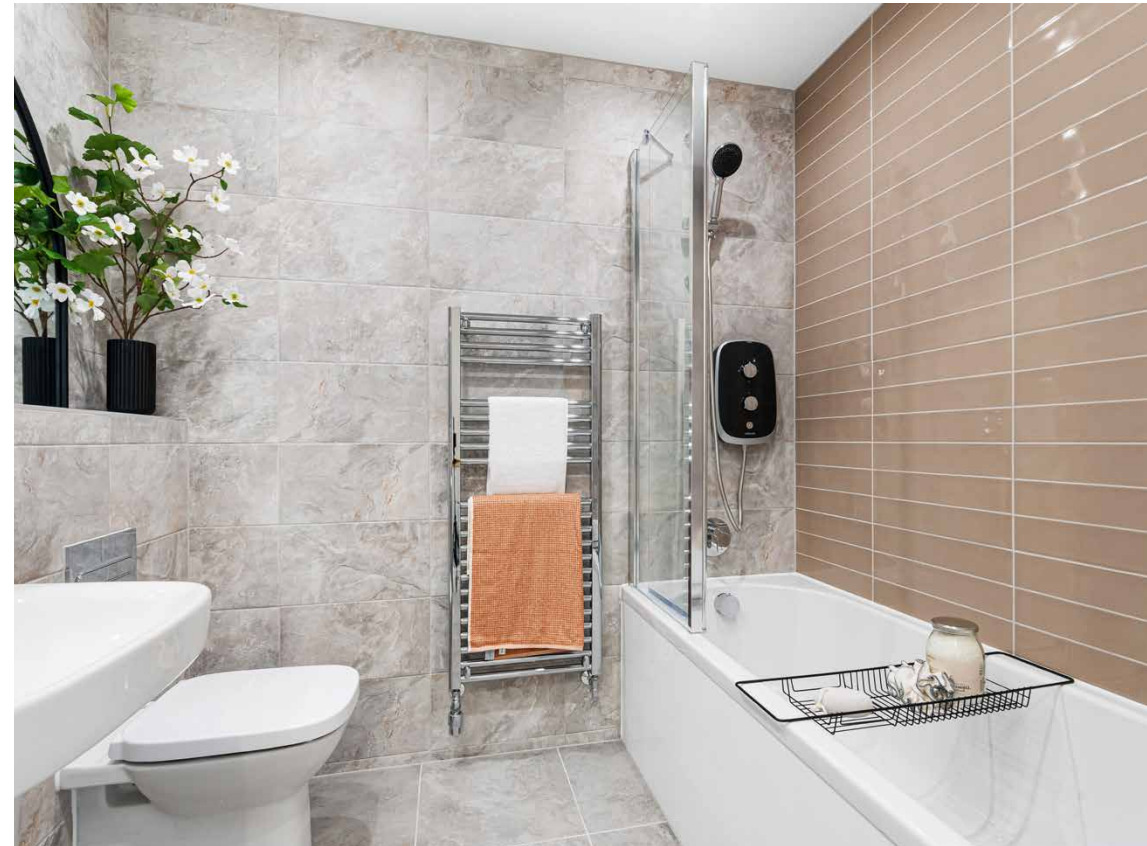
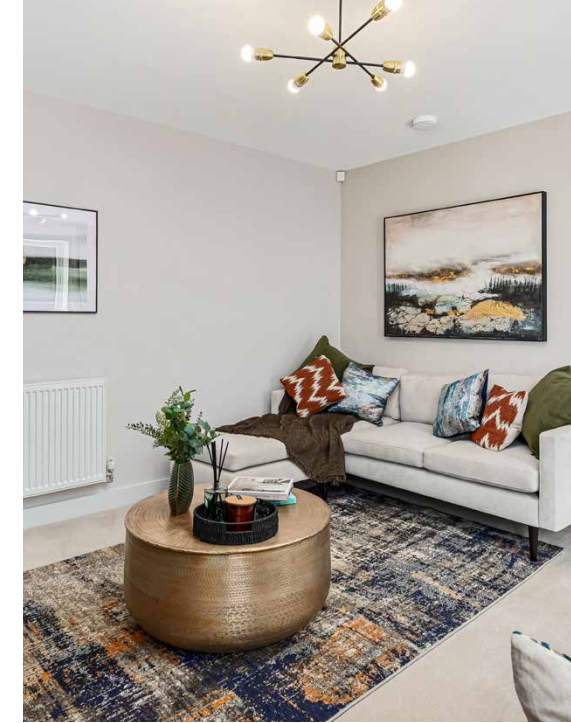
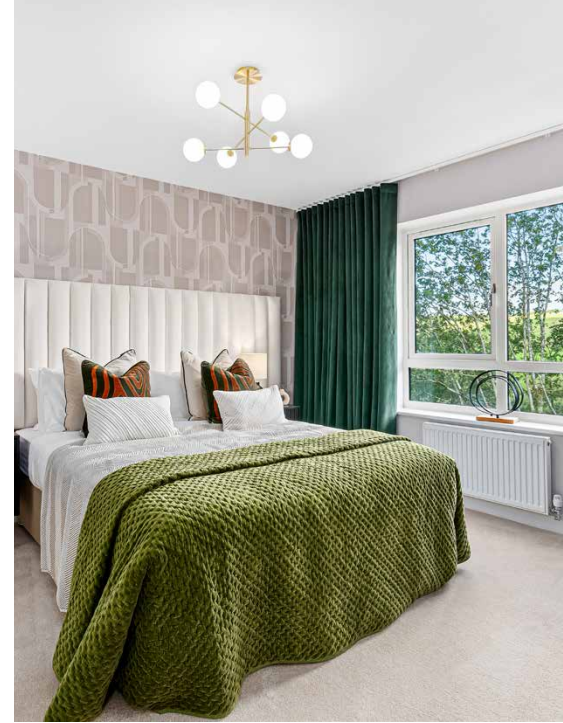
| | Apartments | Byre 3M | Haybarn 3 | Thresher 3M | Weaver 3 | Bridgecote 3 | Byre 4 | Forge 4 | Forge 4 Reverse | Haybarn 4 | Weaver 4 | Bridgecote 4 | Byre 5 | Farmhouse 5 |
|---|------------|---------|-----------|-------------|----------|--------------|--------|---------|-----------------|-----------|----------|--------------|--------|-------------|
| Turfed rear garden | - | • | • | • | • | • | • | • | • | • | • | • | • | • |
| External front light | - | • | • | • | • | • | • | • | • | • | • | • | • | • |
| External rear light | - | • | • | • | • | • | • | • | • | • | • | • | • | • |
| Power and light to garage [^] | - | • | • | • | • | • | • | • | • | • | • | • | • | • |
| 7.2 KW electric car charger | - | • | • | • | • | • | • | • | • | • | • | • | • | • |
| 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 | - | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ |

[^] Applicable to units which have a garage

BATHROOMS

Sanitary & Brassware by ROCA

| | Apartments | Byre 3M | Haybarn 3 | Thresher 3M | Weaver 3 | Bridgecote 3 | Byre 4 | Forge 4 | Forge 4 Reverse | Haybarn 4 | Weaver 4 | Bridgecote 4 | Byre 5 | Farmhouse 5 |
|---|------------|---------|-----------|-------------|----------|--------------|--------|---------|-----------------|-----------|----------|--------------|--------|-------------|
| 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

EN-SUITE 1

Sanitary & brassware by ROCA

| | Apartments | Byre 3M | Haybarn 3 | Thresher 3M | Weaver 3 | Bridgecote 3 | Byre 4 | Forge 4 | Forge 4 Reverse | Haybarn 4 | Weaver 4 | Bridgecote 4 | Byre 5 | Farmhouse 5 |
|---|------------|---------|-----------|-------------|----------|--------------|--------|---------|-----------------|-----------|----------|--------------|--------|-------------|
| 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

| | Apartments | Byre 3M | Haybarn 3 | Thresher 3M | Weaver 3 | Bridgecote 3 | Byre 4 | Forge 4 | Forge 4 Reverse | Haybarn 4 | Weaver 4 | Bridgecote 4 | Byre 5 | Farmhouse 5 |
|---|------------|---------|-----------|-------------|----------|--------------|--------|---------|-----------------|-----------|----------|--------------|--------|-------------|
| Modern white bathroom suite | - | • | - | - | - | - | - | - | - | - | - | - | • | • |
| Stylish chrome taps | - | • | - | - | - | - | - | - | - | - | - | - | • | • |
| Concealed cistern | - | • | - | - | - | - | - | - | - | - | - | - | • | • |
| Semi pedestal | - | • | - | - | - | - | - | - | - | - | - | - | • | • |
| 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) | - | ▲ | - | - | - | - | - | - | - | - | - | - | ▲ | ▲ |



CLOAKROOM

Sanitary & brassware by ROCA

| | Apartments | Byre 3M | Haybarn 3 | Thresher 3M | Weaver 3 | Bridgecote 3 | Byre 4 | Forge 4 | Forge 4 Reverse | Haybarn 4 | Weaver 4 | Bridgecote 4 | Byre 5 | Farmhouse 5 |
|----------------------------|------------|---------|-----------|-------------|----------|--------------|--------|---------|-----------------|-----------|----------|--------------|--------|-------------|
| 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.

SPINNERS BROOK AT HODDLESDEN

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.

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