



SPECIFICATION

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

Kingswood Homes 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 selecting from one of our pre-selected upgrades.

- Standard
- ▲ Upgrade
- Not available
- Choice item

KITCHENS

	Maltings	Weaver A	Forge BF	Forge ET	Thresher B	Forge BF+	Thresher A1	Dovecote	Byre 4	Byre 5	Hemmel	Farmstead Mews	Farmstead Mews +	Barn
Quality fitted kitchen with a selection of cupboard door fronts	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Selection of laminate worktops	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Glass splashback	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
Selection of granite worktops	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
5 Ring gas hob	•	•	•	•	•	•	•	•	•	•	•	•	•	•
5 Ring induction hob	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
Integrated stainless steel single electric oven	•	•	•	•	•	-	-	-	-	-	-	-	-	-
Integrated stainless steel double electric oven	-	▲	▲	▲	▲	•	•	•	•	•	•	•	•	•
Cooker Hood	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Integrated fridge / freezer	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Integrated dishwasher	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Space and plumbing for integrated or freestanding washing machine	•	-	•	•	-	-	-	-	-	-	-	-	-	-
Chrome switches & sockets	▲	▲	▲	▲	▲	•	•	•	•	•	•	•	•	•
Selection of floor tiles	•	•	•	•	•	•	•	•	•	•	•	•	•	•
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	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲

- Standard
- ▲ Upgrade
- Not available
- Choice item

UTILITY

	Maitings	Weaver A	Forge BF	Forge ET	Thresher B	Forge BF+	Thresher A1	Dovecote	Byre 4	Byre 5	Hemmel	Farmstead Mews	Farmstead Mews +	Barn
Quality fitted units with a selection of cupboard door fronts	-	●	-	-	●	●	●	●	●	●	●	●	●	●
Selection of laminate worktops	-	●	-	-	●	●	●	●	●	●	●	●	●	●
Selection of granite worktops	-	▲	-	-	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
Sink and tap	-	▲	-	-	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
Space and plumbing for integrated or freestanding washing machine	-	●	-	-	●	●	●	●	●	●	●	●	●	●



GENERAL INTERIOR

	Maitings	Weaver A	Forge BF	Forge ET	Thresher B	Forge BF+	Thresher A1	Dovecote	Byre 4	Byre 5	Hemmel	Farmstead Mews	Farmstead Mews +	Barn
White internal doors	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Oak internal doors	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
GRP Composite front door	●	●	●	●	●	●	●	●	●	●	●	●	●	●
UPVC rear / Patio doors	-	●	●	●	●	●	●	●	●	●	-	●	●	●
Bi-folding doors	-	-	-	-	-	-	-	●	●	●	●	●	●	●
Choice of floor tile to WC	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Additional wall / floor tiling (per m²)	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
Selection of carpet (standard)	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
Selection of carpet (upgrade)	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
White switches/sockets to living areas & bedrooms	●	●	●	●	●	●	●	●	●	●	●	●	●	●
White USB sockets to bed 1 & 2 (2 per room)	▲	▲	▲	▲	▲	●	●	●	●	●	●	●	●	●
TV sockets to living areas & bedrooms 1 & 2	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Chrome sockets throughout	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
USB sockets (per socket)	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
Hard wired alarm system	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
Wireless sound system (1 Zone)	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
Additional sound system zone	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
Nest room thermostat	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Ring video doorbell	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Feature electric fire	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
False chimney breast with recess for TV (49") & electric fire*	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
Fitted wardrobes**	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲

- Standard
- ▲ Upgrade
- Not available
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EXTERNAL FEATURES

	Mallings	Weaver A	Forge BF	Forge ET	Thresher B	Forge BF+	Thresher A1	Dovecote	Byre 4	Byre 5	Hemmel	Farmstead Mews	Farmstead Mews +	Barn
Turfed rear garden	-	●	●	●	●	●	●	●	●	●	●	●	●	●
External rear light	-	●	●	●	●	●	●	●	●	●	●	●	●	●
Outside Tap	-	●	●	●	●	●	●	●	●	●	●	●	●	●
Power and light to garage*	●	●	●	●	●	●	●	●	●	●	●	●	●	●
1,800mm Close boarded fence with gate	-	●	●	●	●	●	●	●	●	●	●	●	●	●
Patio Area	-	●	●	●	●	●	●	●	●	●	●	●	●	●
Additional patio paving (per m ²)	-	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
Outside socket	-	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
Shed (8ftx6ft) with hardstanding in rear garden	-	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲

BATHROOMS

Sanitary & Brassware by ROCA

	Mallings	Weaver A	Forge BF	Forge ET	Thresher B	Forge BF+	Thresher A1	Dovecote	Byre 4	Byre 5	Hemmel	Farmstead Mews	Farmstead Mews +	Barn
Modern white bathroom suite	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Stylish chrome taps	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Concealed cistern	●	●	●	●	●	●	●	●	●	-	-	●	●	●
Semi pedestal sink	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Exafill bath filler	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Drencher shower with bodywash attachment	-	-	-	-	-	-	-	-	-	-	●	-	●	●
Electric Shower	●	●	●	●	●	●	●	●	●	●	-	●	-	-
Chrome heated towel rail	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Chrome down lights	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Selection of wall & floor tiles	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Additional wall / floor tiling (per m ²)	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
Vanity unit	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲



- Standard
- ▲ Upgrade
- Not available
- Choice item

EN-SUITE 1

Sanitary & Brassware by ROCA

	Maitings	Weaver A	Forge BF	Forge ET	Thresher B	Forge BF+	Thresher A1	Dovecote	Byre 4	Byre 5	Hemmel	Farmstead Mews	Farmstead Mews +	Barn
Modern white bathroom suite	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Stylish chrome taps	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Concealed cistern	●	●	●	–	●	●	●	●	●	●	●	●	–	●
Semi pedestal sink	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Drencher shower with bodywash attachment	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Chrome heated towel rail	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Chrome down lights	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Selection of wall & floor tiles	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Additional wall / floor tiling (per m ²)	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
Vanity unit	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲

EN-SUITE 2

Sanitary & Brassware by ROCA

	Maitings	Weaver A	Forge BF	Forge ET	Thresher B	Forge BF+	Thresher A1	Dovecote	Byre 4	Byre 5	Hemmel	Farmstead Mews	Farmstead Mews +	Barn
Modern white bathroom suite	–	–	–	–	–	–	–	–	–	–	●	–	●	●
Stylish chrome taps	–	–	–	–	–	–	–	–	–	–	●	–	●	●
Concealed cistern	–	–	–	–	–	–	–	–	–	–	●	–	●	●
Semi pedestal sink	–	–	–	–	–	–	–	–	–	–	●	–	●	●
Electric Shower	–	–	–	–	–	–	–	–	–	–	●	–	●	●
Chrome heated towel rail	–	–	–	–	–	–	–	–	–	–	●	–	●	●
Chrome down lights	–	–	–	–	–	–	–	–	–	–	●	–	●	●
Selection of wall & floor tiles	–	–	–	–	–	–	–	–	–	–	●	–	●	●
Additional wall / floor tiling (per m ²)	–	–	–	–	–	–	–	–	–	–	▲	–	▲	▲
Vanity unit	–	–	–	–	–	–	–	–	–	–	▲	–	▲	▲

CLOAKROOM

Sanitary & Brassware by ROCA

	Maitings	Weaver A	Forge BF	Forge ET	Thresher B	Forge BF+	Thresher A1	Dovecote	Byre 4	Byre 5	Hemmel	Farmstead Mews	Farmstead Mews +	Barn
Modern white bathroom suite	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Stylish chrome taps	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Chrome heated towel rail	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Chrome down lights	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Selection of wall & floor tiles	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Additional wall / floor tiling (per m ²)	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲

