

BAYEUX FIELDS

at terlingham village

Development plan



Terlingham Village Phase 3B Section 8 plots 650-678



■ Marden	2 bedroom home	plot 659
■ Lympne	4 bedroom home	plots 650, 674-678
■ Allington	3 bedroom home	plots 657, 658, 663-665, 671-673
■ Lewes	3 bedroom home	plots 651, 652, 653, 656
■ Walmer	2 bedroom home	plots 654, 655, 660-662, 666-670

Please refer to our Sales Manager for details and plot specific measurements.



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Specification



Terlingham Village Phase 3B Section 8 plots 650-678

GENERAL SPECIFICATION

	Plots 651-673	The Lympne
NHBC - 10 year warranty	■	■
Brick and block traditional cavity wall construction	■	■
Partial fill cavity wall insulation	■	■

KITCHENS

Choice of kitchen unit door fronts from Pentland range	■	■
Choice of laminate worktops and upstands to kitchen from Pentland range	■	—
Choice of stone worktops and upstands to kitchen from Pentland range	—	■
Choice of laminate worktops and upstands to utility room (where applicable) from Pentland range	—	■
Stone worktops and upstands to utility room (where applicable) from Pentland range	—	■
Stainless steel hob splashback and hood	■	■
Low energy downlighters	■	■
Integrated appliances (electric oven, gas hob, fridge/freezer and dishwasher)	■	—
Integrated appliances (electric oven, gas hob, microwave, fridge/freezer and dishwasher)	—	■
Space and plumbing for washing machine	■	■
Washer/dryer upgrade	■	■

BATHROOMS, CLOAKROOMS AND EN-SUITES

White coloured sanitaryware	■	■
Contemporary brassware	■	■
Mirrors above all wash hand basins	■	■
Shaver points to en-suites (where applicable) and bathroom	■	■
Low energy downlighters to en-suites and bathroom	■	■
Towel warmer to en-suites and bathroom	■	■

HEATING AND INSULATION

Gas fired central heating system	■	■
Energy efficient condensing boiler	■	■
Thermostatic radiator valves to some radiators	■	■
Underfloor heating to ground floor only	■	■

ELECTRICAL, LIGHTING AND SECURITY SYSTEMS

TV points in all bedrooms	■	■
Telephone points in all bedrooms	■	■
Networked satellite TV points to all outlets from main loft position	■	■
TV aerial fitted as standard	■	■
Light to loft	■	■
Mains wired smoke detectors fitted to Building Regulation standards	■	■
Wiring for burglar alarm	■	■
Full SSAIB alarm system upgrade	■	■

DECORATIVE FINISHES

Choice of single matt emulsion wall colour throughout	■	■
Smooth ceilings throughout	■	■
Internal joinery painted eggshell white	■	■
Coving to all rooms ***	■	■
Splashback tiling to whb and bath, full height to shower areas from Pentland range	■	■

JOINERY

Double glazed PVCu windows throughout	■	■
Built-in wardrobes with sliding doors, shelf and hanging rail to 2 bedrooms	■	■
100mm deep bullnose skirting	■	■
MDF window boards	■	■
Smooth white 2 panel internal doors **	■	—
Choice of door furniture from Pentland range	■	■
Loft access ladder upgrade	■	■

FLOOR FINISHES

Choice of ceramic tiling to kitchen floor from Pentland range	■	—
Choice of ceramic tiling to kitchen, utility and cloaks floor from Pentland range	—	■
Choice of ceramic tiling to bathroom and en-suite from Pentland range	—	■
Choice of additional ceramic tiling to cloaks, bathroom and en-suite floors from Pentland range	■	—
Choice of additional ceramic tiling to ground floor from Pentland range	■	■
Choice of carpets from Pentland range	■	■

EXTERIOR

Exterior light fitting to front entrance	■	■
Light fitting points to other external door locations	■	■
Turfing and planting to external landscape scheme	■	■
Riven stone effect paths and patios	■	■
External tap to rear of property	■	■
Power and lighting to garage where within curtilage	■	■

** plain doors to some cupboards

■ Standard

■ Cost option available

— Not applicable

*** Other than in loft and utility rooms



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Allington

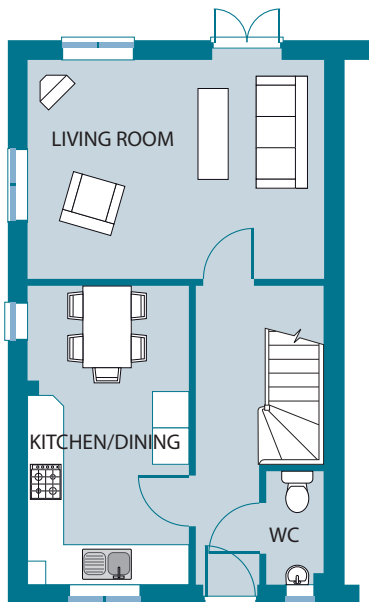


3 bedroom home

914 ft²

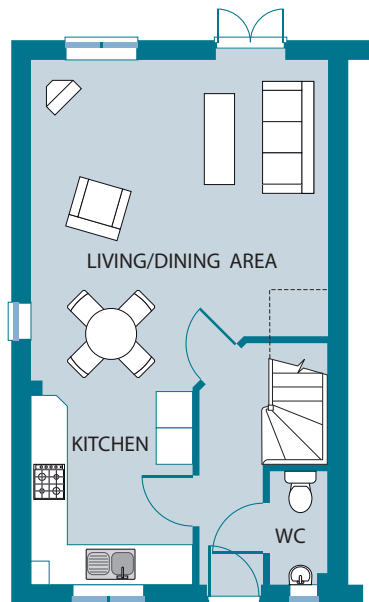
Plots 657, 658, 663, 665, 671-673

ground floor



GROUND FLOOR PLOTS 657,658,663, 671

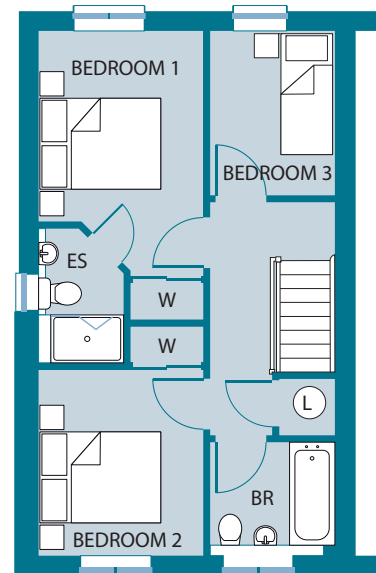
Living room
4906mm (16'1") x 3615 (11'10") max
Kitchen/dining
4935mm (16'2") x 2665mm (8'9") max



GROUND FLOOR PLOTS 665, 672, 673*

Living room/dining area
5415mm (17'9") max x 4906 (16'1") max
Kitchen
3255mm (10'8") x 2665mm (8'9") max

first floor



FIRST FLOOR PLAN**

Bedroom 1
4055mm (13'4") x 2720mm (8'11") max
Bedroom 2
3070mm (10'1") x 2720mm (8'11")
Bedroom 3
2715mm (8'11") x 2060mm (6'9")

BR - Bathroom ES - En Suite W - Wardrobe L - Linen

*Side window living/dining area only applies to plot 673. **No window to ensuite on plots 665 and 672.

All dimensions and areas are taken to finished surfaces and to minimum 1.50m clear head height.

Bedroom dimensions are to wardrobe doors. Please refer to our Sales Manager for details and plot specific measurements.



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Allington (Plot 664)



3 bedroom home
Plots 664

914 ft²

ground floor



Living room
4906mm (16'1") max x 4170 (13'8") max
Kitchen/dining
4375mm (14'4") x 2730mm (8'11") max

first floor



Bedroom 1
4045mm (13'3") x 2690mm (8'10") max
Bedroom 2
3065mm (10'1") x 2690mm (8'10") max
Bedroom 3
2825mm (9'3") x 2090mm (6'10") max

BR - Bathroom ES - En Suite W - Wardrobe L - Linen

All dimensions and areas are taken to finished surfaces and to minimum 1.50m clear head height.
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Walmer



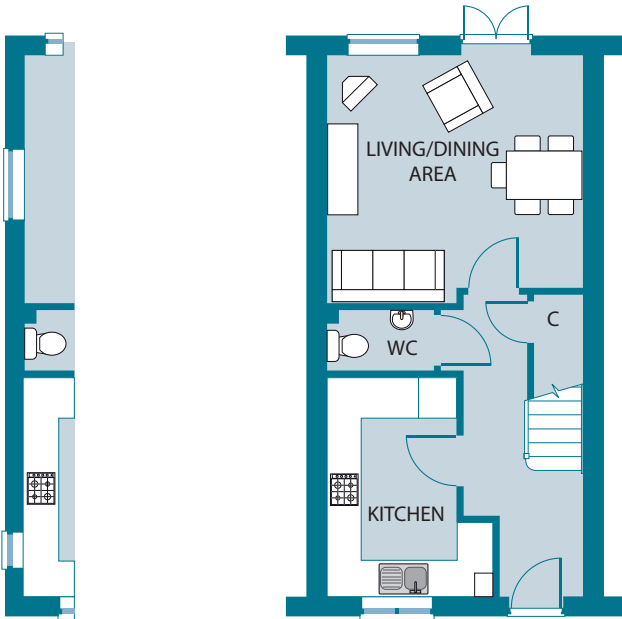
2 bedroom home

833 ft²

Plots 654, 655, 660-662, 666-670

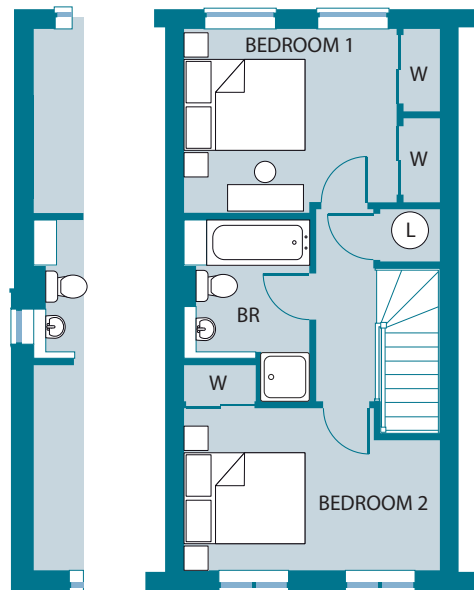
ground floor

first floor



END WALL
PLOTS 660, 670

Living/dining area 4230mm (13'11") x 4095mm (13'5")
Kitchen 3620mm (11'11") x 2140mm (7'0") min



END WALL
PLOT 660

Bedroom 1 3515mm (11'6") x 3040mm (10'0")
Bedroom 2 4230mm (13'11") x 2675mm (8'9")

C - Cupboard W - Wardrobe L - Linen

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Bedroom dimensions are to wardrobe doors. Please refer to our Sales Manager for details and plot specific measurements.



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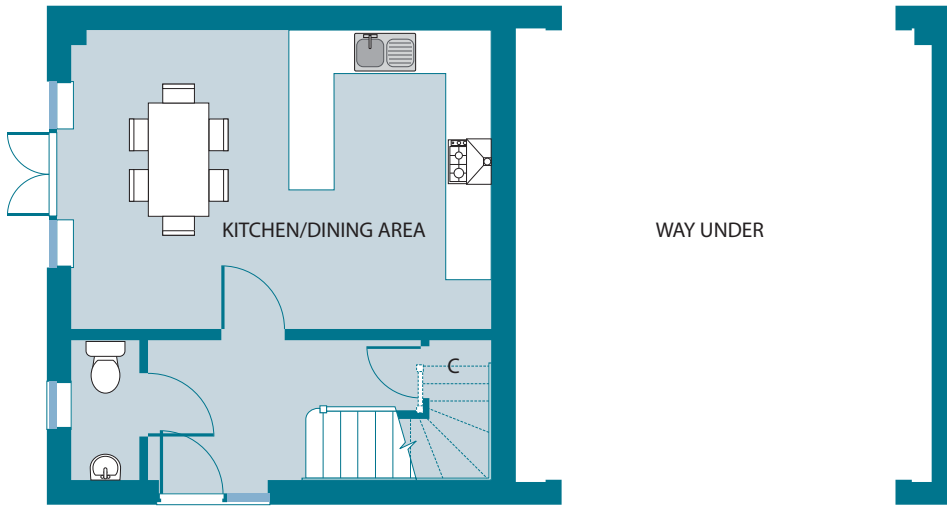
Marden



2 bedroom home
Plot 659

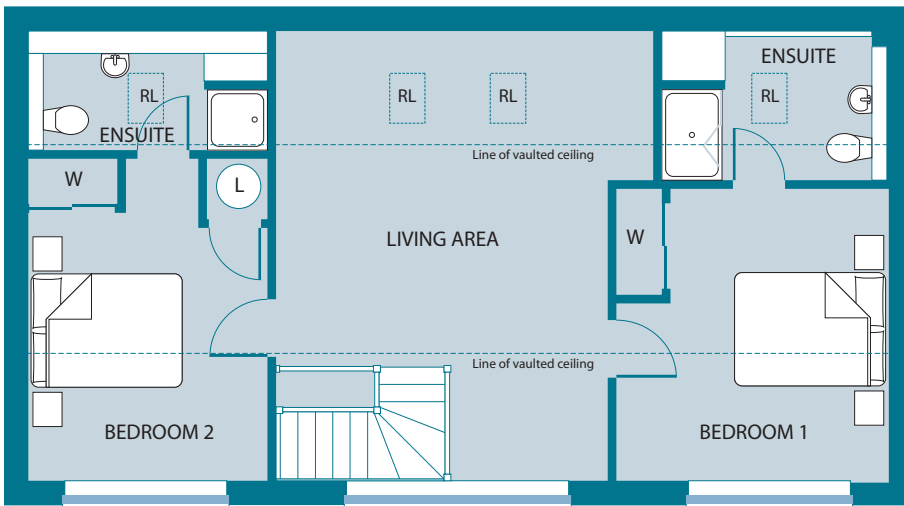
968 ft²

ground floor



Kitchen/dining area 5500mm (18'0") x 3935mm (12'11")

first floor



Living area 5100mm (16'9") x 4955mm (16'3") max
 Bedroom 1 3570mm (11'8") max x 3535mm (11'7")
 Bedroom 2 3255mm (10'8") max x 3120mm (10'2")

C - Cupboard W - Wardrobe L - Linen RL - Roof Lights

----- Restricted headroom to some rooms.

All dimensions and areas are taken to finished surfaces and to minimum 1.50m clear head height.

Bedroom dimensions are to wardrobe doors. Please refer to our Sales Manager for details and plot specific measurements.



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Lewes

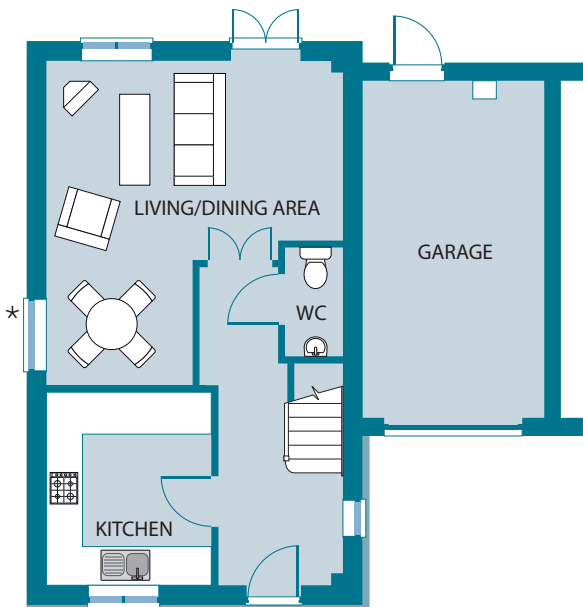


3 bedroom home

1051 ft²

Plots 651, 652, 653, 656

ground floor



Living/dining area 4906mm (16'1") x 5368 (17'7") max
 Kitchen 3190mm (10'6") x 2730mm (8'11") max

first floor



Bedroom 1 4058mm (13'4") x 2865 (9'5")
 Bedroom 2 3785mm (12'5") max x 2691mm (8'10")
 Bedroom 3 3963 (13'0") x 2940mm (9'8")

BR - Bathroom ES - En Suite RL - Roof Light W - Wardrobe L - Linen

All dimensions and areas are taken to finished surfaces and to minimum 1.50m clear head height.

*Living/dining area window to plot 652 only.

--- Restricted headroom to some rooms. Dimensions shown are maximum unless stated otherwise.

Bedroom dimensions are to wardrobe doors. Please refer to our Sales Manager for details and plot specific measurements.



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Specification



Terlingham Village Phase 3B Section 8 plots 650-678

GENERAL SPECIFICATION

	Plots 651-673	The Lympne
NHBC - 10 year warranty	■	■
Brick and block traditional cavity wall construction	■	■
Partial fill cavity wall insulation	■	■

KITCHENS

Choice of kitchen unit door fronts from Pentland range	■	■
Choice of laminate worktops and upstands to kitchen from Pentland range	■	—
Choice of stone worktops and upstands to kitchen from Pentland range	—	■
Choice of laminate worktops and upstands to utility room (where applicable) from Pentland range	—	■
Stone worktops and upstands to utility room (where applicable) from Pentland range	—	■
Stainless steel hob splashback and hood	■	■
Low energy downlighters	■	■
Integrated appliances (electric oven, gas hob, fridge/freezer and dishwasher)	■	—
Integrated appliances (electric oven, gas hob, microwave, fridge/freezer and dishwasher)	—	■
Space and plumbing for washing machine	■	■
Washer/dryer upgrade	■	■

BATHROOMS, CLOAKROOMS AND EN-SUITES

White coloured sanitaryware	■	■
Contemporary brassware	■	■
Mirrors above all wash hand basins	■	■
Shaver points to en-suites (where applicable) and bathroom	■	■
Low energy downlighters to en-suites and bathroom	■	■
Towel warmer to en-suites and bathroom	■	■

HEATING AND INSULATION

Gas fired central heating system	■	■
Energy efficient condensing boiler	■	■
Thermostatic radiator valves to some radiators	■	■
Underfloor heating to ground floor only	■	■

ELECTRICAL, LIGHTING AND SECURITY SYSTEMS

TV points in all bedrooms	■	■
Telephone points in all bedrooms	■	■
Networked satellite TV points to all outlets from main loft position	■	■
TV aerial fitted as standard	■	■
Light to loft	■	■
Mains wired smoke detectors fitted to Building Regulation standards	■	■
Wiring for burglar alarm	■	■
Full SSAIB alarm system upgrade	■	■

DECORATIVE FINISHES

Choice of single matt emulsion wall colour throughout	■	■
Smooth ceilings throughout	■	■
Internal joinery painted eggshell white	■	■
Coving to all rooms ***	■	■
Splashback tiling to whb and bath, full height to shower areas from Pentland range	■	■

JOINERY

Double glazed PVCu windows throughout	■	■
Built-in wardrobes with sliding doors, shelf and hanging rail to 2 bedrooms	■	■
100mm deep bullnose skirting	■	■
MDF window boards	■	■
Smooth white 2 panel internal doors **	■	—
Choice of door furniture from Pentland range	■	■
Loft access ladder upgrade	■	■

FLOOR FINISHES

Choice of ceramic tiling to kitchen floor from Pentland range	■	—
Choice of ceramic tiling to kitchen, utility and cloaks floor from Pentland range	—	■
Choice of ceramic tiling to bathroom and en-suite from Pentland range	—	■
Choice of additional ceramic tiling to cloaks, bathroom and en-suite floors from Pentland range	■	—
Choice of additional ceramic tiling to ground floor from Pentland range	■	■
Choice of carpets from Pentland range	■	■

EXTERIOR

Exterior light fitting to front entrance	■	■
Light fitting points to other external door locations	■	■
Turfing and planting to external landscape scheme	■	■
Riven stone effect paths and patios	■	■
External tap to rear of property	■	■
Power and lighting to garage where within curtilage	■	■

** plain doors to some cupboards

■ Standard

■ Cost option available

— Not applicable

*** Other than in loft and utility rooms



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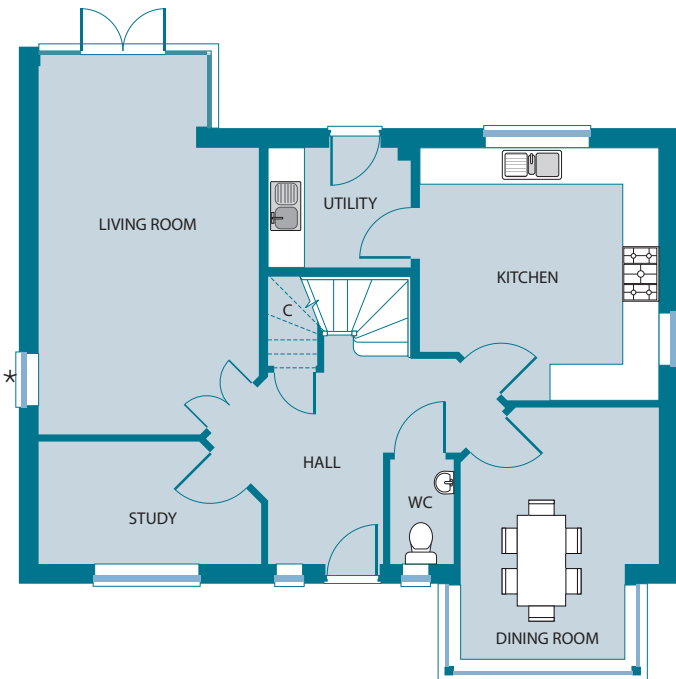
Lympne (Plots 674-676, 678)



4 bedroom home
Plots 674-676, 678

1659 ft²

ground floor



Kitchen 4175mm (13'8") max x 3950mm (13'0")
Living room 6275mm (20'7") max x 3640mm (11'11") max
Dining room 4185mm (13'9") x 3275mm (10'9") max
Study 3675mm (12'1") x 2025mm (6'8")

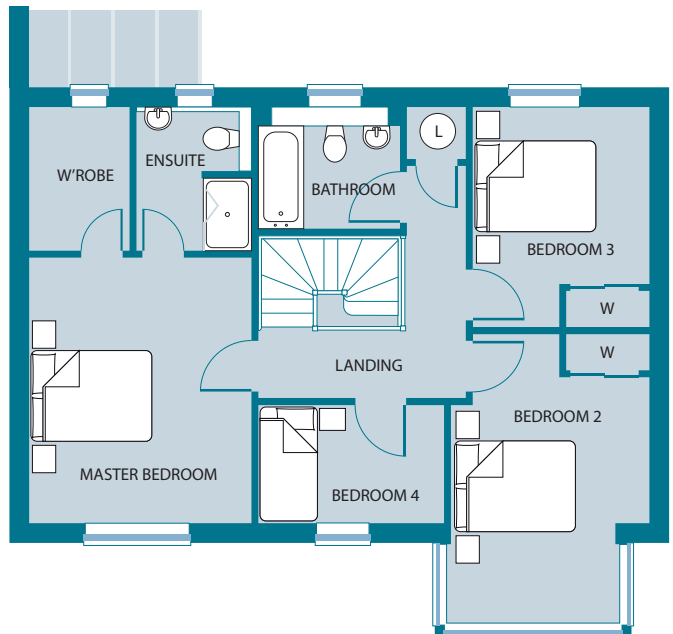
C - Cupboard W - Wardrobe L - Linen

All dimensions and areas are taken to finished surfaces and to minimum 1.50m clear head height.

*Plot 678 has no side window to the living room. Some plots may be handed to the floor layouts shown.

Dimensions shown are maximum unless stated otherwise. Please refer to our Sales Manager for details and plot specific measurements.

first floor



Master bedroom 4385mm (14'5") x 3675mm (12'1")
Bedroom 2 4790mm (15'9") x 3275mm (10'9") max
Bedroom 3 3635mm (11'11") x 2915mm (9'7")
Bedroom 4 3065mm (10'1") x 1950mm (6'5")



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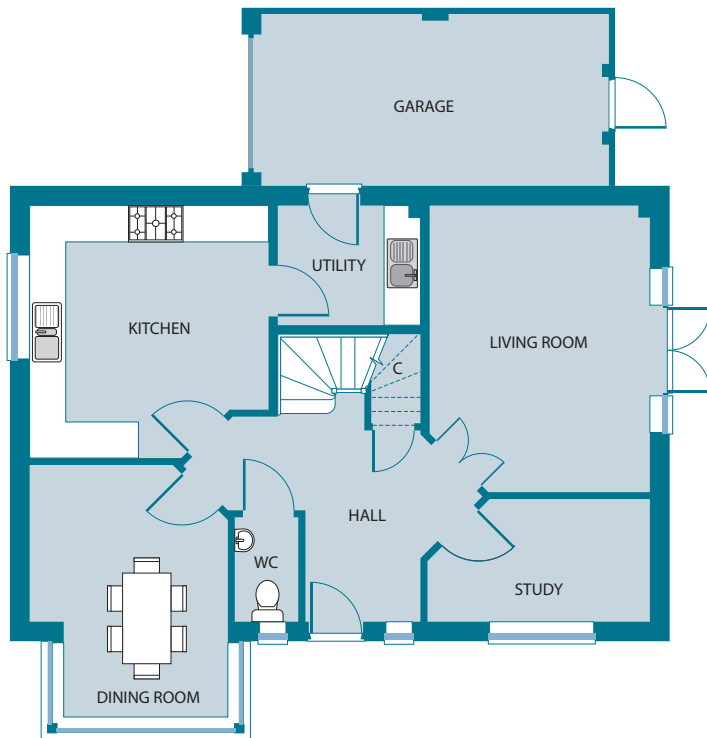
Lympne (Plot 650)



4 bedroom home
Plot 650

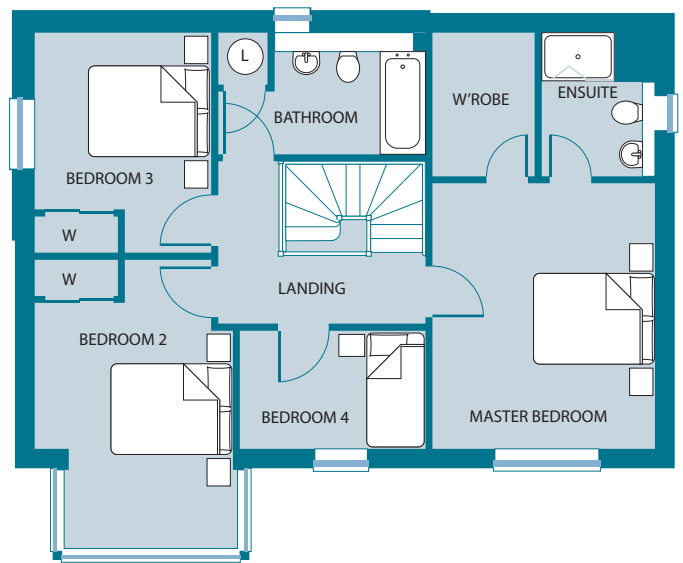
1614 ft²

ground floor



Kitchen 4175mm (13'8") max x 3950mm (13'0")
Living room 4730mm (15'6") x 3640mm (11'11")
Dining room 4185mm (13'9") max x 3275mm (10'9") max
Study 3675mm (12'1") x 2025mm (6'8")

first floor



Master bedroom 4385mm (14'5") x 3675mm (12'1")
Bedroom 2 4790mm (15'9") max x 3275mm (10'9") max
Bedroom 3 3635mm (11'11") x 2915mm (9'7")
Bedroom 4 3065mm (10'1") x 1950mm (6'5")

C - Cupboard W - Wardrobe L - Linen

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