



# Lacuna

## GARDENS

UPPER LANGFORD, SOMERSET



# A new era of country living

Lacuna Gardens is a luxury collection of 4 and 5 bedroom detached homes in the quintessential Somerset village of Upper Langford.

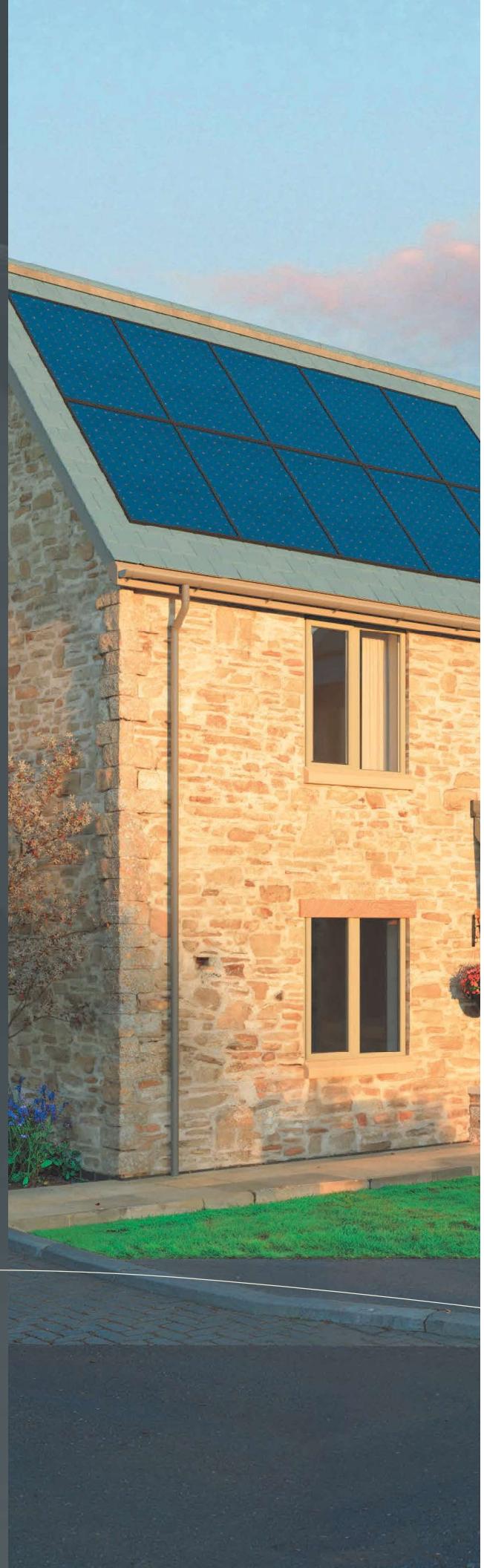
Each home effortlessly blends the elegance of country charm with modern zero-carbon architecture, so you can enjoy life without compromise.



# Welcome to life far from the rush and rapids

A countryside community built in the reflection of an ancient water garden. Like the lakes that shaped this landscape, these homes have two sides. On the surface, tranquillity. Stately residences designed for a refined, rural life. Peaceful gardens beckoning from every doorstep. The enduring golden hue of Somerset stone.

But beneath this timeless exterior lie hidden depths. An innovative streak running through every brick, stone and tile. Creating zero energy bills for every home. Zero carbon emissions for the planet. And energy-efficient design to make the everyday extraordinary. This is the best of tradition and the best of tomorrow. Combined without compromise. In a place where still waters – and stunning homes – run deep.





12

Luxury homes

6

Acres of land

200

Metres of listed  
garden wall

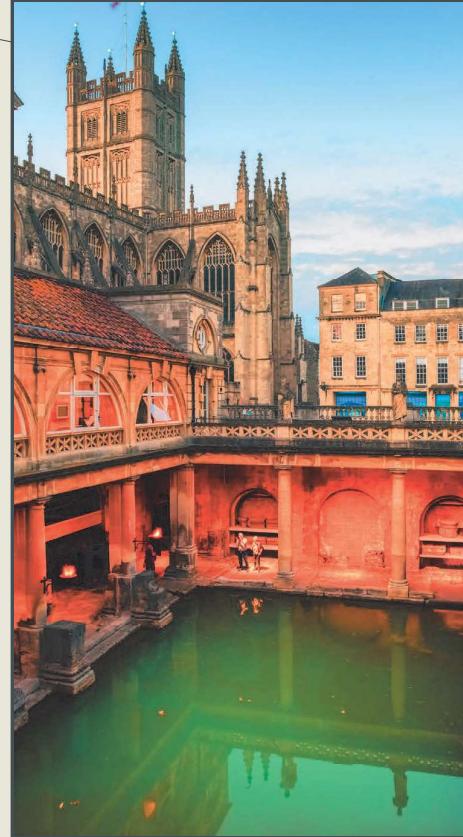
Zero

Energy bills

Zero

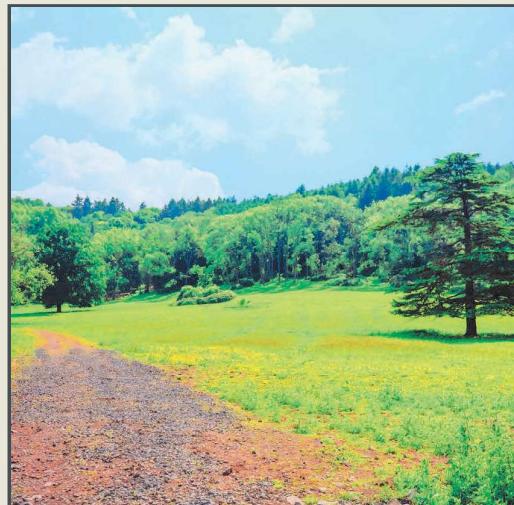
Carbon emissions





# Breathtaking Upper Langford Near Blagdon

A hidden gem nestled in the heart of the Mendip Hills, Upper Langford is situated amid countless miles of lush valleys, glistening lakes, and all the attractions of countryside living. Named one of The Times Best Secret Villages, this rural refuge is also home to a vibrant community, traditional village pub, local farm shops, and the kind of café that makes it easy to leave the city behind.

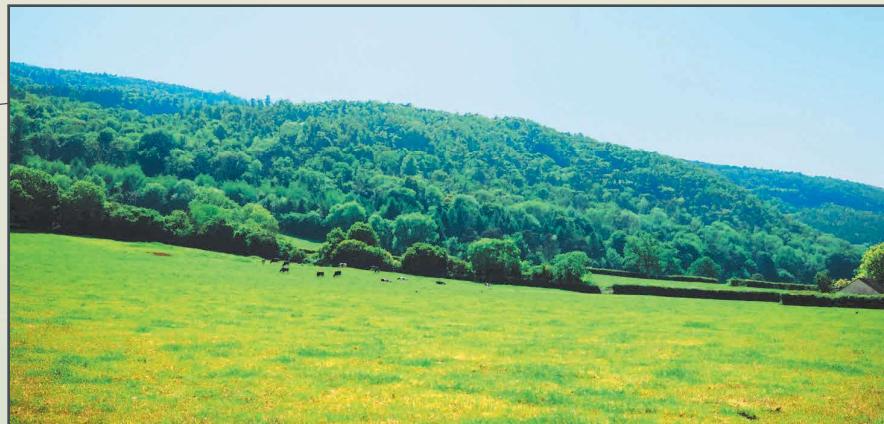




# Nature on your doorstep



The Mendips are a haven for country pursuits, offering endless trails for walking, cycling and horseback riding through pristine natural landscapes. For lazy days by the water's edge, Blagdon and Chew Valley have some of the most picturesque lakes in England. While few can resist a summer's day picnic among the region's rolling hills and peaceful woodlands.







## Schools

Burrington C of E Primary School (1 mile)  
Churchill Academy (2 miles)  
Blagdon Primary School (3 miles)  
Sidcot School (3 miles)  
Kings Academy (6 miles)  
Wells Cathedral School (12 miles)  
Clifton College (14 miles)  
Millfield School (20 miles)

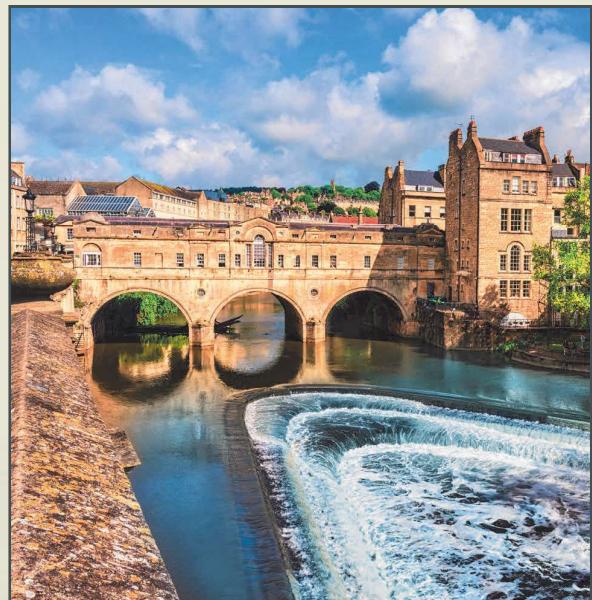
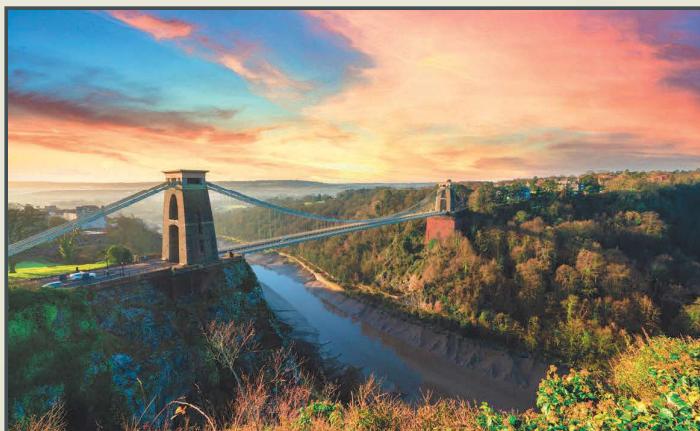
## Dining

The Crown Inn, Churchill (1 mile)  
The Swan Inn, Rowberrown (2 miles)  
The New Inn, Blagdon (3 miles)  
The Seymour Arms, Blagdon (3 miles)  
The Coffee Station, Blagdon (3 miles)  
The Pony, Chew Valley (11 miles)

# A mere stone's throw away

A rural idyll it may be, but Lacuna Gardens is well connected to many thriving cities, making it an ideal location for work, leisure and school. Just a short drive away, Bristol is famed for its cultural and artistic attractions, not to mention a culinary scene envied the world over.

Bath, renowned for its fashionable boutiques, Georgian architecture and Roman baths, is within easy reach. Meanwhile the historic city of Wells, with its medieval streets and impressive cathedral, is only a few moments away.



## Shopping

Wells city centre (12 miles)  
Clifton village (13 miles)  
Bristol city centre (15 miles)  
Bath city centre (22 miles)

## Connections

Nailsea & Backwell train station (9 miles)  
Bristol International Airport (12 miles)  
Bristol Temple Meads station (15 miles)



“

We believe every home should offer the perfect environment inside without harming the environment outside.”

Tom Carr, Co-founder - Verto

# Enjoy life with zero energy bills

Imagine a home where energy bills are a thing of the past. The luxurious warmth from your underfloor heating? Free. The electric lights twinkling brightly in every room? Gratis. The appliances buzzing away in your utility room? No cost.

Thanks to our partnership with Octopus Energy we've made this dream a reality. Every home at Lacuna Gardens features high-spec solar panels, home batteries, heat pumps and super-insulated walls and roofs. These technologies combine to give you a home that creates more energy than it consumes. Which means you pay absolutely nothing, and that's a guarantee.

Zero Bills homes on average  
save £3,458 per year  
compared to dual-fuel households

Source: Home Builders Federation



# Your zero carbon sanctuary

Shouldn't the ideal country home exist in perfect harmony with nature? We think so. That's why our zero-carbon residences follow a simple ethos when it comes to energy: use less and lose less.

From A-rated appliances and aerated taps to triple-glazed windows and state-of-the-art ventilation, you'll see hints of our zero-carbon ethos everywhere you look. Making Lacuna Gardens your effortless gateway to a zero-carbon lifestyle.





# Six steps to zero carbon



## 1. Solar panels

A large solar panel array is seamlessly integrated into your roofline, harnessing more than enough clean energy to power your entire home. What you don't use is either stored in a battery or exported to the grid. Your home is still connected to the mains grid, in case you ever need extra electricity.



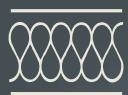
## 2. Air source heat pump

300% more efficient than a gas boiler, your heat pump absorbs ambient heat from the air outside your home and feeds it into your heating system. Creating a beautiful warm home, even in temperatures as low as -25C.



## 3. Underfloor heating

The perfect marriage for your air source heat pump, zonal underfloor heating creates a consistent cosy temperature throughout the day – rather than the hot and cold spikes associated radiators. It also creates a true feeling of luxury underfoot.



## 4. Super insulation

Your home is made to keep heat and energy where you want them: inside. We use the most efficient insulating materials, appliances and triple-glazing to achieve some of the highest EPC energy-efficiency ratings ever recorded in Britain.



## 5. Heat recovery

Your home is filled with fresh filtered air which is gently heated by a Mechanical Ventilation with Heat Recovery system (MVHR). As well as reducing moisture and pollutants in your home, this system recovers heat that would otherwise be lost through ventilation.



## 6. Battery storage

The battery is a key part of your Octopus Zero Bills home. It stores the solar energy your panels generate and releases it to your home when you need it. Octopus manages the battery remotely, and alongside your heat pump, this smart system helps balance energy use and keeps your bills at zero.





# Live well, feel well

We believe great architecture is when hundreds of carefully considered design choices come together to give you a moment of sheer bliss. At Lacuna Gardens, this feeling comes in many forms.

The large picture windows framing panoramic views across the Mendip Hills. The generously proportioned kitchen doors that bring the outdoors, in. The blend of open-plan and closed-plan living with ample space for family time and hunkering down solo. Every detail here is lovingly crafted to help you live better – and feel better – every day.



# Designed. Built. Loved.

Much has changed since we began creating the UK's most sustainable homes. But our goal has always remained the same: to create homes that aren't just lived in, but loved.

Loved for their thoughtful architecture that brings joy to everyday life. Loved for their blend of craftsmanship and natural high-quality materials. And loved for their ability to embrace modern design while standing the test of time.

Every home we build is zero carbon as standard. Our most recent developments have also achieved some of the highest EPC ratings ever recorded in the UK – a testament to our belief that style and sustainability should go hand in hand.

With a home at Lacuna Gardens, you won't just be admiring the natural beauty of our planet, you'll be helping protect it for generations to come. And what could make a home more loveable than that?

“

The quality of build and materials is outstanding. It has exceeded my expectations of what a sustainable home would be.”

Maria, Verto Homeowner



# A place years in the making

1787

The site of Lacuna Gardens is brought into the estate of Mendip Lodge, a grand home high above Upper Langford. The site is used as a walled garden connected to the house by a winding carriage road and surrounded by terraced walks, grottos and plantations of trees and shrubberies.

1793

The estate's flamboyant owner, Thomas Sedgwick Whalley, uses the site to cultivate exotic fruit including pineapples using a heated wall and greenhouses. Mendip Lodge starts becoming renowned as a popular high society retreat for celebrities of the era, with poets, artists, actors and even royalty visiting for summertime events.

1844

Following Whalley's passing, the house falls into ruins, but the gardens are divided up and well looked after. In a map from this era, the site is listed as an open garden complete with greenhouses and a fishpond.





1920

The Chivers family acquires the site and begins to transform it into Blagdon Water Gardens, a renowned destination for aquatic plants and water features. The gardens became a popular attraction, drawing visitors interested in water gardening and the serene landscape.

1996

Historic England lists the Pineapple Wall and Kitchen Garden, recognising the wall's historic significance as an example of 18th century horticultural innovation.

2019

After a century in business, Blagdon Water Gardens closes its gates and Verto acquires the derelict site. The following year, North Somerset District Council approved planning permission for a heritage-led development including restoration of the Pineapple Wall and Walled Garden, as well as the construction of new luxury dwellings.

# The vision

The vision for Lacuna Gardens was to blend the beauty of modern living with the site's rich historical heritage. The Pineapple Wall stands as a proud symbol of the site's past, as do the historic trees, some of which have been growing here for hundreds of years. The large gardens and gentle crescent shape of the street reflect the privacy and connection to nature of this former walled garden. And while the homes themselves are cutting edge in every respect, their finishing and detail is rooted in the history of the Mendips, with traditional materials such as Somerset stone and Welsh slate used throughout.



# Lacuna Gardens

Upper Langford, BS40 5DN

what3words: half.evolves.lighters

Plot 1

Swan

5 bedrooms

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Plot 7

Teal

5 bedrooms

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Plot 2

Dragonfly

5 bedrooms

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Plot 8

Pintail

4 bedrooms

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Plot 3

Kingfisher

4 bedrooms

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Plot 9

Water Lily

5 bedrooms

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Plot 4

Otter

4 bedrooms

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Plot 10

Lotus

5 bedrooms

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Plot 5

Eider

4 bedrooms

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Plot 11

Arrowhead

5 bedrooms

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Plot 6

Heron

5 bedrooms

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Plot 12

Mallard

4 bedrooms

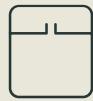
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Plot 1

# Swan



Bedrooms

5



Receptions

2



Bathrooms

5



270.0 sqm

2906 sqft



## Ground floor

Kitchen/Dining Room  
7.6m x 4.5m

Living Room  
5.2m x 5.8m

Utility Room  
1.7m x 1.7m

WC  
1.7m x 1.0m

Plant Room  
1.7m x 0.7m

Integrated Double Garage  
6.0m x 7.6m

## First floor

Bedroom 1 (Master)  
6.0m x 3.1m

Ensuite 1 (Master)  
2.6m x 2.2m

Bedroom 2  
4.0m x 3.8m

Ensuite 2  
1.4m x 3.1m

Bedroom 3  
3.9m x 3.1m

Ensuite 3  
1.8m x 3.1m

Bedroom 4  
4.8m x 3.7m

Family Bathroom  
2.7m x 3.0m

Bedroom 5  
3.4m x 3.0m

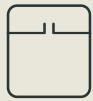
Landing  
11.3m x 1.2m

MVHR  
1.1m x 0.8m



Plots 2

# Dragonfly



Bedrooms

5



Receptions

3



Bathrooms

5



234.3 sqm

2522 sqft



## Ground floor

Kitchen  
5.1m x 4.4m

Dining Room  
3.5m x 5.7m

Living Room  
4.5m x 5.7m

Utility Room  
2.5m x 1.9m

WC  
1.2m x 1.9m

Plant Room  
1.7m x 0.9m

Detached Double Garage

## First floor

Bedroom 1 (Master)  
4.4m x 3.6m

Ensuite 1 (Master)  
3.6m x 2.0m

Bedroom 2  
3.3m x 3.9m

Ensuite 2  
1.7m x 2.5m

Bedroom 3  
7.1m x ?m

Ensuite 3  
3.2m x 1.6m

Bedroom 4  
3.8m x 3.5m

Family Bathroom  
2.7m x 2.0m

Landing  
1.0m x 5.7m

MVHR  
1.6m x 0.7m



Plot 3

# Kingfisher



Bedrooms

4



Receptions

2



Bathrooms

4



248.9 sqm

2679 sqft



## Ground floor

Kitchen/Dining Room  
4.6m x 7.6m

Living Room  
6.0m x 5.2m

Utility Room  
3.3m x 1.7m

WC  
1.3m x 1.6m

Plant Room  
1.9m x 1.0m

Hall  
1.4m x 4.1m

Integrated Double Garage

## First floor

Bedroom 1 (Master)  
4.5m x 4.9m

Ensuite 1 (Master)  
2.7m x 2.6m

Dressing Room 1  
1.7m x 2.6m

Bedroom 2  
3.7m x 3.1m

Ensuite 2  
1.4m x 3.1m

Bedroom 3  
4.8m x 3.0m

Bedroom 4  
3.8m x 3.1m

Family Bathroom  
2.7m x 3.0m

Landing  
6.5m x 1.2m

MVHR  
1.0m x 1.2m



Plot 4

# Otter



Bedrooms

4



Receptions

3



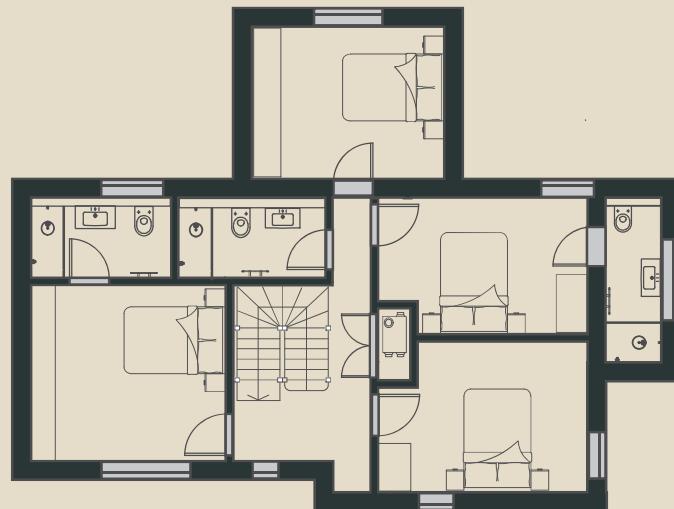
Bathrooms

4



161.7 sqm

1741 sqft



## Ground floor

Kitchen/Dining Room  
6.7m x 3.3m

Living Room  
3.9m x 5.3m

Utility Room  
2.3m x 1.7m

WC  
1.2m x 2.4m

Plant Room  
1.4m x 0.6m

Hall  
3.5m x 1.9m

Detached Triple Carport

## First floor

Bedroom 1 (Master)  
3.9m x 3.6m

Ensuite 1 (Master)  
2.9m x 1.6m

Bedroom 2  
4.0m x 2.9m

Ensuite 2  
1.3m x 3.3m

Bedroom 3  
4.0m x 2.9m

Bedroom 4  
3.9m x 3.2m

Family Bathroom  
2.9m x 1.6m

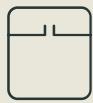
Landing  
1.1m x 5.3m

MVHR  
0.6m x 1.5m



Plot 5

# Eider



Bedrooms

4



Receptions

2



Bathrooms

4



190.7 sqm  
2053 sqft



## Ground floor

|                        |             |
|------------------------|-------------|
| Kitchen                | 5.5m x 4.3m |
| Living/Dining Room     | 7.2m x 6.6m |
| Utility Room           | 2.9m x 0.8m |
| WC                     | 1.4m x 1.8m |
| Plant Room             | 0.7m x 1.8m |
| Hall & Entrance        | 6.2m x 4.5m |
| Detached Single Garage |             |

## First floor

|                    |             |                 |             |
|--------------------|-------------|-----------------|-------------|
| Bedroom 1          | 3.9m x 2.7m | Family Bathroom | 1.8m x 2.8m |
| Ensuite 1          | 1.4m x 2.8m | Landing         | 5.9m x 1.2m |
| Bedroom 2          | 4.3m x 2.4m | MVHR            | 0.6m x 1.2m |
| Bedroom 3          | 4.1m x 2.4m |                 |             |
| Bedroom 4 (Master) | 3.1m 4.1m   |                 |             |
| Ensuite 4 (Master) | 2.3m x 1.7m |                 |             |



Plot 6

# Heron



Bedrooms

5



Receptions

3



Bathrooms

4



201.9 sqm

2173 sqft



## Ground floor

Kitchen  
5.1m x 4.5m

Dining Room  
3.4m x 5.1m

Living Room  
5.0m x 4.9m

Utility Room  
2.2m x 2.2m

WC  
1.2m x 2.2m

Plant Room  
1.2m x 0.7m

Detached Triple Carport

## First floor

Bedroom 1 (Master)  
5.0m x 3.2m

Ensuite 1 (Master)  
2.5m x 1.6m

Bedroom 2  
3.4m x 3.2m

Ensuite 2  
2.5m x 1.8m

Bedroom 3  
3.8m x 3.3m

Bedroom 4  
3.8m x 3.5m

Bedroom 5  
3.9m x 3.3m

Family Bathroom  
3.0m x 1.7m

Landing  
1.2m x 3.6m

MVHR  
1.5m x 0.6m



Plot 7

# Teal



Bedrooms

5



Receptions

3



Bathrooms

6



234.6 sqm

2525 sqft



## Ground floor

|                           |
|---------------------------|
| Kitchen & Dining Room     |
| 5.1m x 4.3m & 3.5m x 5.7m |
| Living Room               |
| 5.1m x 5.3m               |
| Utility Room              |
| 2.6m x 1.9m               |
| WC                        |
| 1.2m x 1.9m               |
| Plant Room                |
| 0.9m x 1.7m               |
| Office                    |
| 3.8m x 3.5m               |
| Detached Triple Carport   |

## First floor

|                    |                 |
|--------------------|-----------------|
| Bedroom 1 (Master) | Bedroom 4       |
| 4.4m x 3.6m        | 3.8m x 3.5m     |
| Ensuite 1 (Master) | Family Bathroom |
| 3.6m x 2.0m        | 2.7m x 2.0m     |
| Bedroom 2          | Bedroom 5       |
| 3.3m x 3.9m        | 4.7m x 3.9m     |
| Ensuite 2          | Ensuite 5       |
| 1.7m x 2.5m        | 2.8m x 1.7m     |
| Bedroom 3          | Landing         |
| 4.1m x 2.7m        | 3.0m x 5.7m     |
| Ensuite 3          | MVHR            |
| 3.2m x 1.6m        | 0.8m x 1.6m     |



Plot 8

# Pintail



Bedrooms

4



Receptions

3



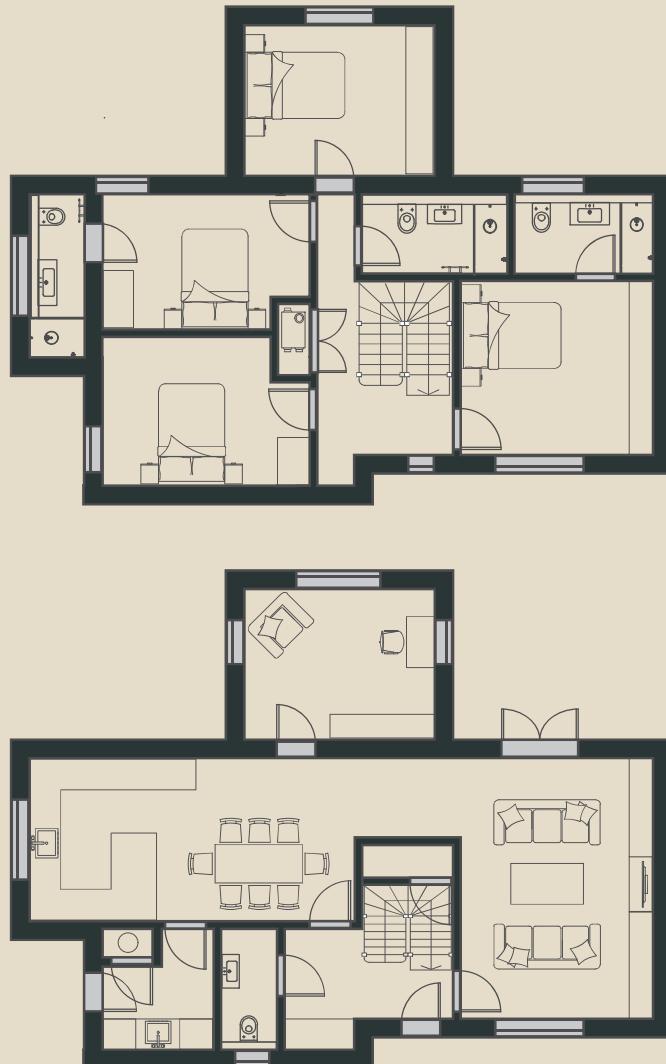
Bathrooms

4



163.2 sqm

1756 sqft



## Ground floor

Kitchen/Dining Room  
6.7m x 3.3m

Living Room  
4.0m x 5.3m

Utility Room  
2.3m x 2.4m

WC  
1.2m x 2.0m

Plant Room  
1.2m x 0.3m

Office  
3.9m x 3.3m

Detached Double Carport

## First floor

Bedroom 1 (Master)  
4.0m x 3.6m

Ensuite 1 (Master)  
2.9m x 1.6m

Bedroom 2  
4.0m x 2.9m

Ensuite 2  
1.3m x 3.3m

Bedroom 3  
5.1m x 2.9m

Bedroom 4  
3.9m x 3.2m

Family Bathroom  
2.9m x 1.6m

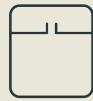
Landing  
3.1m x 5.9m

MVHR  
0.6m x 1.5m



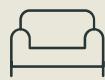
Plot 9

# Water Lily



Bedrooms

5



Receptions

2



Bathrooms

5



270 sqm  
2906 sqft



## Ground floor

Kitchen/Dining Room  
4.6m x 7.6m

Living Room  
6.1m x 5.2m

Utility Room  
3.3m x 2.3m

WC  
1.3m x 1.6m

Plant Room  
1.9m x 1.0m

Integrated Double Garage  
6.0m x 7.6m

## First floor

Bedroom 1 (Master)  
6.1m x 4.0m

Ensuite 1 (Master)  
2.7m x 2.1m

Bedroom 2  
4.1m x 3.8m

Ensuite 2  
1.4m x 3.1m

Bedroom 3  
3.9m x 3.1m

Ensuite 3  
1.8m x 3.1m

Bedroom 4  
4.8m x 3.7m

Bedroom 5  
4.6m x 3.0m

Family Bathroom  
2.7m x 3.0m

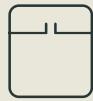
Landing  
9.2m x 1.2m

MVHR  
2.1m x 0.9m



Plot 10

# Lotus



Bedrooms

5



Receptions

3



Bathrooms

6



358 sqm

3853 sqft



## Ground floor

|                 |                          |                    |              |
|-----------------|--------------------------|--------------------|--------------|
| Kitchen/Dining/ | Hall                     | Bedroom 1 (Master) | Ensuite 3    |
| Living Room     | 5.3m x 5.7m              | 4.1m x 5.2m        | 2.0m x 2.5m  |
| 8.4m x 9.5m     |                          |                    |              |
| Snug            | Cloakroom                | Ensuite 1 (Master) | Bedroom 4    |
| 4.3m x 4.1m     | 1.9m x 0.7m              | 3.7m x 4.6m        | 3.5m x 4.3m  |
| Utility Room    | Bedroom 5                | Dressing Room      | Ensuite 4    |
| 3.0m x 5.3m     | 4.9m x 3.4m              | 2.8m x 5.2m        | 2.0m x 2.5m  |
| Lobby           | Ensuite 5                | Bedroom 2          | Rear Landing |
| 4.1m x 3.4m     | 3.0m x 1.7m              | 4.6m x 4.8m        | 3.1m x 1.7m  |
| WC              | Integrated Double Garage | Ensuite 2          | Main Landing |
| 1.9m x 1.4m     | 5.6m x 5.3m              | 3.0m x 2.6m        | 3.0m x 6.7m  |
| Plant Room      |                          | Bedroom 3          | MVHR         |
| 1.3m x 2.6m     |                          | 4.2m x 4.3m        | 0.8m x 2.6m  |

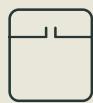
## First floor

|                          |                    |              |  |
|--------------------------|--------------------|--------------|--|
| Hall                     | Bedroom 1 (Master) | Ensuite 3    |  |
| 5.3m x 5.7m              | 4.1m x 5.2m        | 2.0m x 2.5m  |  |
|                          |                    |              |  |
| Cloakroom                | Ensuite 1 (Master) | Bedroom 4    |  |
| 1.9m x 0.7m              | 3.7m x 4.6m        | 3.5m x 4.3m  |  |
|                          |                    |              |  |
| Bedroom 5                | Dressing Room      | Ensuite 4    |  |
| 4.9m x 3.4m              | 2.8m x 5.2m        | 2.0m x 2.5m  |  |
|                          |                    |              |  |
| Ensuite 5                | Bedroom 2          | Rear Landing |  |
| 3.0m x 1.7m              | 4.6m x 4.8m        | 3.1m x 1.7m  |  |
|                          |                    |              |  |
| Integrated Double Garage | Ensuite 2          | Main Landing |  |
| 5.6m x 5.3m              | 3.0m x 2.6m        | 3.0m x 6.7m  |  |
|                          |                    |              |  |
|                          | Bedroom 3          | MVHR         |  |
|                          | 4.2m x 4.3m        | 0.8m x 2.6m  |  |



Plot 11

# Arrowhead



Bedrooms

5



Receptions

3



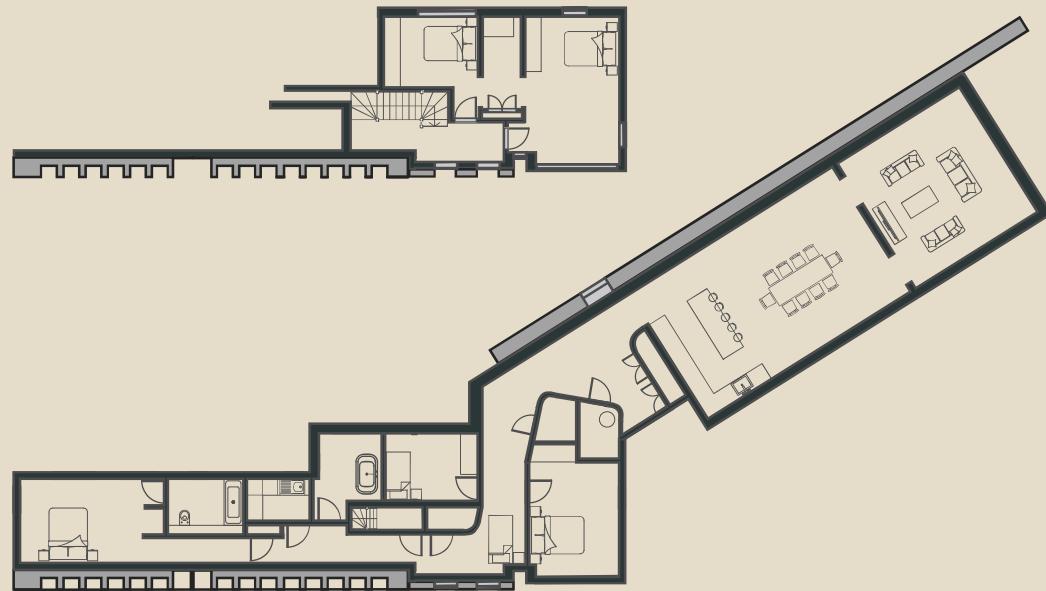
Bathrooms

4



250 sqm

2690 sqft



## Ground floor

Kitchen/Dining  
8.6m x 5.2m

Living Room  
5.6m x 5.2m

Utility Room  
2.5m x 1.5m

WC  
1.6m x 1.5m

Plant Room 1  
1.4m x 2.2m

Plant Room 2  
1.3m x 0.4m

Hall  
Various

## First floor

Bedroom 1 (Master)  
5.4m x 3.1m

Ensuite 1 (Master)  
2.9m x 2.0m

Bedroom 2  
3.5m x 2.7m

Bedroom 3  
3.3m x 4.2m

Family Bathroom  
2.4m x 3.3m

Semi-Detached  
Triple Carport

Bedroom 4  
2.0m x 0.9m

Bedroom 5  
3.5m x 2.7m

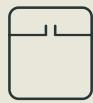
Shared Ensuite 4 & 5  
3.5m x 5.3m

Landing  
3.1m x 1.3m



Plot 12

# Mallard



Bedrooms

4



Receptions

4

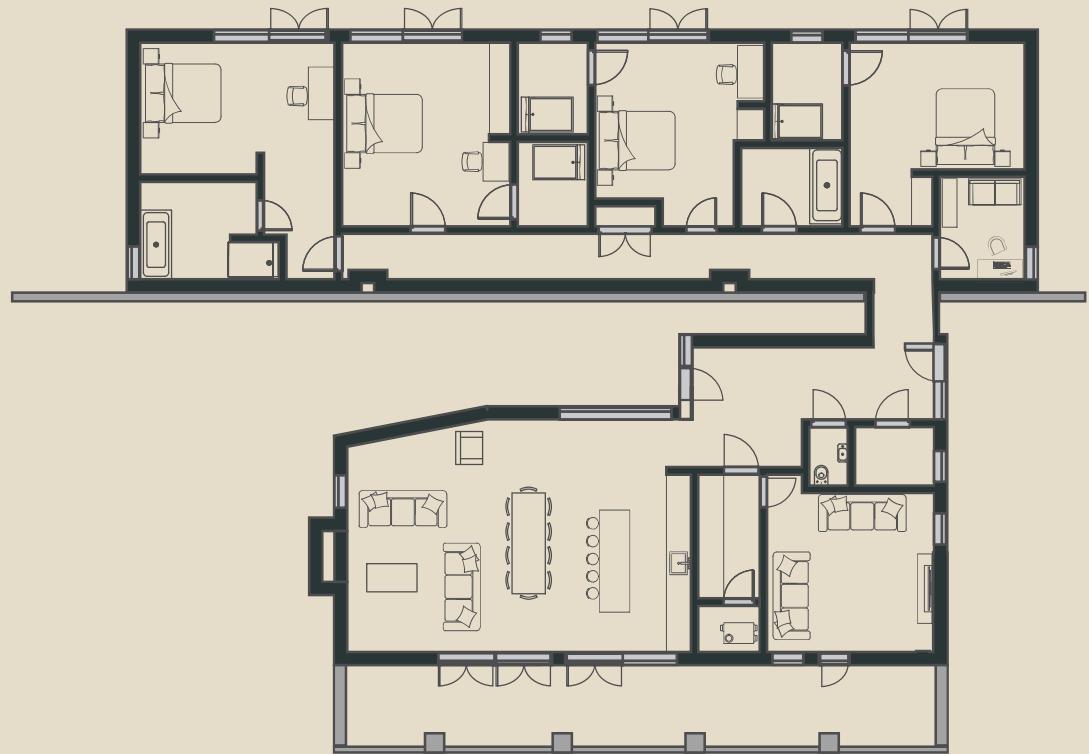


Bathrooms

6



249 sqm  
2680 sqft



## Ground floor

|  |                                   |                                 |
|--|-----------------------------------|---------------------------------|
| Kitchen/Dining Room/Living Room<br>9.2m x 5.9m | Inner Hall<br>15.8m x 1.3m        | Bedroom 4<br>4.7m x 4.7m        |
| Lounge Room<br>4.5m x 4.2m                     | Bedroom 1 (Master)<br>5.1m x 3.5m | Ensuite 4<br>1.8m x 2.6m        |
| Utility Room<br>1.7m x 3.3m                    | Ensuite 1 (Master)<br>3.1m x 2.6m | Family Bathroom<br>2.6m x 2.0m  |
| WC<br>1.0m x 1.6m                              | Bedroom 2<br>4.7m x 4.7m          | Study<br>2.2m x 2.8m            |
| Plant Room<br>1.7m x 1.2m                      | Ensuite 2<br>1.8m x 2.3m          | MVHR<br>1.7m x 0.5m             |
| Boot Room<br>2.2m x 1.6m                       | Bedroom 3<br>4.7m x 4.1m          | Semi-Detached<br>Triple Carport |
| Hall<br>6.4m x 3.3m                            | Ensuite 3<br>1.8m x 2.3m          |                                 |



“

Good house design takes time. It's not about making a few big decisions, but hundreds of small-yet-important ones.”

Errol McKinon, Head of Technical - Verto



Super insulated walls and roofing



Mechanical ventilation with heat recovery



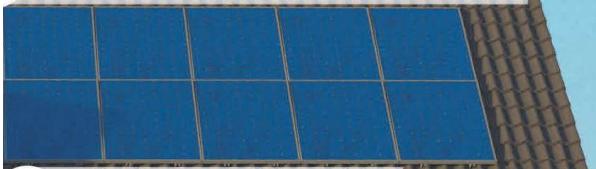
Air source heat pump



EV charging



Zonal und

 Integrated solar PV panels High specification bathrooms Aerated taps and dual flush cisterns A+ rated kitchen appliances Underfloor heating Triple glazed windows and doors

Sustainable materials



Home battery

# Specifications and features

## Kitchen

- Traditional 5 piece shaker style door from british manufacturer, Masterclass ® Kitchens with antique brass details and oak effect interiors
- Finished with Silestone Quartz worktop
- Siemens built In appliances including venting induction hob, larder fridge and freezer, dishwasher, single oven, combination oven and warming drawer (dependant on HT)
- Elite Wines wine cooler (dependant on HT)
- Antique brass style tap
- Belfast sink

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## Main bathroom

- Bagno Design wall hung wc with concealed cistern and brushed brass flush plate
- Bagno Design slim profile basin and deep drawer vanity unit
- Bagno Design brushed brass finish wall mounted basin mixer taps
- Bette steel baths with retractable handshower in brushed brass finish
- Luxury feature baths in plots 10, 11 and 12
- Bagno Design brushed brass thermostatic bath control
- Brushed brass finish heated towel warmer

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## Main En-suite

- Bagno Design wall hung wc with concealed cistern and brushed brass flush plate
- Consentino Stone feature basin
- Bagno Design brushed brass finish wall mounted basin mixer taps
- Luxury Riven shower tray with matching coloured drain grate
- Bagno Design brushed brass thermostatic shower control
- Bagno Design brushed brass overhead drench shower heads and separate handshowers
- 8mm shower glass enclosure with brushed brass fittings
- Brushed brass finish heated towel warmer with brushed brass fittings
- Brushed brass finish heated towel warmer

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## En-Suites 2+

- Bagno Design wall hung wc with concealed cistern and brushed brass flush plate
- Bagno Design slim profile basin and deep drawer vanity unit
- Bagno Design brushed brass finish wall mounted basin mixer taps
- Luxury Riven shower tray with matching coloured drain grate
- Bagno Design brushed brass thermostatic shower control
- Bagno Design brushed brass overhead drench shower heads and separate handshowers
- 8mm shower glass enclosure with brushed brass fittings
- Brushed brass finish heated towel warmer with brushed brass fittings
- Brushed brass finish heated towel warmer

## Utility room

- Antique brass style tap
- Belfast sink
- Space for washing machine

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## Garage

- Electric garage door with key fob
- Light and electric sockets
- Painted walls
- Pedestrian door
- Ev Charging point

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## Internal finishes

- Engineered wood flooring and natural tiles throughout ground floor
- Underfloor heating throughout
- Carpet to bedroom, stairs and landings
- Tiled floor to bathrooms and wet areas
- Fully tiled walls to wet areas within bathroom and en-siute
- Oak internal doors
- American white ash internal cills
- Matt White painted walls
- Built in wardrobe to master of 5 bedroom properties

## External finishes

- Triple glazed timber windows
- White Lias natural stone
- Highly insulated timber front and rear doors
- Turfed gardens
- Lighting to front and rear doors
- Tap to rear garden
- Block paved driveways
- Slabbed patio & pathways to side and rear
- Oak framed porch
- Natural slate roof tiles

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## Home tech

- Hard-wired Ethernet wiring throughout all habitable areas
- Aerial points to all bedrooms and living areas
- LED recessed down lighters throughout



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