

COTE ROAD

Marsh Furlong, Aston, Oxfordshire OX18 2FU

KITCHENS

	2 BEDROOM HOUSE	3 BEDROOM HOUSE	4 BEDROOM HOUSE
Worktop and up-stands	✓	✓	✓
Kitchen manufacturer	✓	✓	✓
Integrated extractor hood	✗	✗	✗
Free standing extractor hood	✓	✓	✓
Splashback	✓	✓	✓
Space for dishwasher	✗	✗	✗
Space for washing machine	✓	✓	✓
Space for fridge freezer	✓	✓	✓
Space for washer dryer	✓	✓	✓
Dishwasher included	✗	✗	✗
Washing machine included	✗	✗	✗
Washer dryer included	✓	✓	✓
Fridge freezer included	✗	✗	✗
Single oven	✓	✓	✓
Double oven	✗	✗	✗
Ceramic hob	✓	✓	✓
Gas hob	✗	✗	✗
Induction hob	✓	✓	✓
Single sink and drainer	✓	✓	✓
One and half bowl sink and drainer	✗	✗	✗

Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. Stonewater and/or developer reserves the right to alter, amend or update the specification, which may include changes in the colour, material or brand specified. In such cases, a similar alternative will be provided. Stonewater and/or developer reserves the right to make these changes as required.

FLOORING

	2 BEDROOM HOUSE	3 BEDROOM HOUSE	4 BEDROOM HOUSE
Vinyl to kitchen	✓	✓	✓
Vinyl to dining	✓	✓	✓
Vinyl to bathroom	✓	✓	✓
Vinyl to entrance hall	✓	✓	✓
Matwell	✓	✓	✓
Carpet to lounge	✓	✓	✓
Carpet to dining N/A	✗	✓	✓
Carpet to bedrooms	✓	✓	✓
Carpet to hall/stairs/landing	✓	✓	✓
Laminate to kitchen	✗	✗	✗
Laminate to dining	✗	✗	✗
Laminate to bathroom	✗	✗	✗
Laminate to entrance hall	✗	✗	✗
No flooring included throughout	✗	✗	✗

HEATING

	2 BEDROOM HOUSE	3 BEDROOM HOUSE	4 BEDROOM HOUSE
Radiators throughout	✓	✓	✗
Towel rail to bathroom - white / chrome	✓	✓	✓
Towel rail to cloakroom - white / chrome	✗	✗	✗
Air source heat pump	✓	✓	✓
Ground source heat pump	✓	✓	✓
Gas boiler	✗	✗	✗
Electric heating	✓	✓	✓
Underfloor heating	✗	✗	✗

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DECORATION FINISHES

	2 BEDROOM HOUSE	3 BEDROOM HOUSE	4 BEDROOM HOUSE
Wall paint	✓	✓	✓
Ceiling paint	✓	✓	✓
Skirtings and architraves paint	✓	✓	✓
Tiling extent cloakroom	✓	✓	✓
Tiling extent bathroom	✓	✓	✓
Wardrobes included	✗	✗	✗

BATHROOMS

En-Suite	✗	✗	✗
Bath	✓	✓	✓
Shower over bath	✓	✓	✓
Shower screen	✓	✓	✓
Shower rail	✗	✗	✗
Shower enclosure	✗	✗	✗
Enclosed toilet cystem	✗	✗	✗
Close coupled toilet system	✓	✓	✓
Mirror	✗	✗	✗
Storage	✗	✗	✗
Shaver sockets	✗	✗	✗

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SECURITY / PEACE OF MIND

	2 BEDROOM HOUSE	3 BEDROOM HOUSE	4 BEDROOM HOUSE
Security alarm	✗	✗	✗
Carbon monoxide alarm	✗	✗	✗

EXTERNAL

Entrance porch light	✓	✓	✓
Patio lighting	✓	✓	✓
Patio included	✗	✓	✓
Garden shed included	✗	✗	✗
Outside tap included	✓	✓	✓
Car charging included	✓	✓	✓
Car parking space/s	✓	✓	✓
Garage	✗	✗	✗
Bike store	✓	✓	✓
Bin store	✗	✗	✗
Private garden	✓	✓	✓
Shared garden	✗	✗	✗
Washing line provision	✓	✓	✓
Laid to lawn gardens	✓	✓	✓
No turf to gardens	✗	✗	✗

COMMUNAL

Letter boxes	✗	✗	✗
Bin store	✗	✗	✗
Bike store	✗	✗	✗
Lift	✗	✗	✗
Satellite provision	✗	✗	✗