

The Ascot

Standard Specification

from £519,995

Silver Birch Close, Higher Heath, Whitchurch, SY13 2FP

Gross Internal Area 1,778 SQ FT

EPC Rating B (81)

Our exclusive Key in the Door price includes:

Legal & Conveyancing

Solicitor Conveyancing Costs £795

Searches £350

Land Registry Registration Fee £655

Kitchen / Dining / Living

Fully fitted contemporary kitchen by Häcker includes:

Quartz worktop on the island with a coordinating worktop and full-height splashback surrounding the sink area

Quooker Flex 3-in-1 Hot Water Boiling Tap with choice of finish available

Blanco Silgranite inset sink with choice of finish available

Neff integrated full size fridge

Neff integrated full size freezer

Neff N70 Flex Design integrated slide & hide single oven with choice of finish available

Neff N70 Flex Design integrated microwave oven with choice of finish available

Neff N70 Flex Design integrated warming drawer with choice of finish available

Neff N90 Flex Design induction hob with choice of finish available

Neff integrated full size dishwasher

Kitchen extraction

Full height larder cupboard x 3

1000mm pan drawer

600mm pan drawer x 2

The specification is the anticipated specification but may be subject to change as necessary and without notice. Any photographs or computer-generated images are indicative of the quality and style of the specification and may not represent the actual fittings and furnishings at the development. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images include optional upgrades at additional cost.

The Ascot

Standard Specification

Kitchen / Dining Continued

Cutlery draw insert x 2

Integrated recycling bins

Under cabinet LED lighting

High level wall TV point (for wall mounted TV) with CAT 6

Double electric sockets positioned around the room

Pop-up electric tower socket built into the island

French doors fully glazed to rear patio and garden

Raditor(s) positioned to suit the open living space

Karndean flooring

LED ceiling downlights

Utility

Fully fitted contemporary utility by Häcker includes:

Kitchen matching base unit, wall units & worktop with upstands

Blanco mixer tap with choices of style and finish available

Blanco Silgranite inset sink with choice of finish available

Siemens washing machine

Siemens heat pump dryer

Under cabinet LED lighting

Double electric sockets positioned around the room

Fully glazed external door to patio and garden

Radiator positioned to suit the utility space

Karndean flooring

LED ceiling downlights

The specification is the anticipated specification but may be subject to change as necessary and without notice. Any photographs or computer-generated images are indicative of the quality and style of the specification and may not represent the actual fittings and furnishings at the development. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images include optional upgrades at additional cost.

The Ascot

Standard Specification

WC

Lusso Stone Ethos freestanding stone basin

Vado wall mounted basin mixer tap with choice of finish and style available

LED mirror

Vitra wall hung toilet with hidden cistern and soft close seat

Vitra Loop T dual flush plate with choice of finish available

Vado toilet paper holder with choice of finish and style available

Feature toilet wall with choice of wall panels or tiles by Porcelanosa

Towel radiator with choice of finish available

Karndean flooring

LED ceiling downlights

Airflow Icon 15 extractor fan - flow rate up to 19l/sec, above the required 6l/sec

Living Room

Feature wall with a large modern built-in electric fire

LED theme lights over the feature wall

Master high level TV point including CAT6, BT, satellite and RF face plates and two double sockets

Double electric sockets positioned around the room

Radiator positioned to suit room

Westex Elysian Velvet Carpet with luxury underlay

Two pendant lights

Store Cupboard (under stairs)

Consumer board

Karndean flooring

Pendant light

The specification is the anticipated specification but may be subject to change as necessary and without notice. Any photographs or computer-generated images are indicative of the quality and style of the specification and may not represent the actual fittings and furnishings at the development. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images include optional upgrades at additional cost.

The Ascot

Standard Specification

Hall

Solidor Palermo composite main entrance door with matching glazed sidelight

LED theme lights over main entrance

Programmable ground floor thermostat

Double electric sockets positioned around the hall

Radiator positioned to suit room

Karndean flooring

LED ceiling downlights

Stairs & First Floor Landing

Beautiful oak staircase with black metal spindles

Programmable first floor thermostat

Double electric sockets positioned around the landing

Radiator positioned to suit room

Westex Elysian Velvet Carpet with luxury underlay

LED ceiling downlights

Store Cupboard

Slatted airing shelves

Hot water cylinder

Westex Elysian Velvet Carpet with luxury underlay

Pendant light

The specification is the anticipated specification but may be subject to change as necessary and without notice. Any photographs or computer-generated images are indicative of the quality and style of the specification and may not represent the actual fittings and furnishings at the development. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images include optional upgrades at additional cost.

The Ascot

Standard Specification

Master Bedroom

Double 'bedside' electric sockets with USB charging

Double electric sockets positioned around the room

High level wall TV point (for wall mounted TV)

Radiator positioned underneath the window

Westex Elysian Velvet Carpet with luxury underlay

LED theme lights over the bed headboard

LED ceiling downlights

Master Dressing Room

Built-in walk-in wardrobes with choice of finish available

LED wardrobe rail lights

Wardrobe matching dressing table with LED mirror

Double electric sockets positioned around the room

Westex Elysian Velvet Carpet with luxury underlay

LED ceiling downlights

Master En Suite

Lusso Stone Volini 1200mm double vanity unit with choice of finish available

Vado wall mounted basin mixer taps with choice of finish and style available

HiB recessed LED mirror cabinet with choice of finish available

Integrated charging point for toothbrushes and razors

Vitra wall hung toilet with hidden cistern and soft close seat

Vitra Loop T dual flush plate with choice of finish available

1800mm walk-in shower with glass panel

Inset shower shelf for storing toiletries such as shampoo, conditioner and body wash

Vado Aquablade ceiling mounted rectangular shower head

The specification is the anticipated specification but may be subject to change as necessary and without notice. Any photographs or computer-generated images are indicative of the quality and style of the specification and may not represent the actual fittings and furnishings at the development. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images include optional upgrades at additional cost.

The Ascot

Standard Specification

Master En Suite Continued

Vado concealed two outlet thermostatic valve with shower rinser kit

Vado toilet paper holder with choice of finish and style available

Vado robe hook with choice of finish and style available

Floor to ceiling tiled walls with choice of tiles by Porcelanosa

Porcelain tiled floor with choice of tiles by Porcelanosa

Towel radiators with choice of finish available

LED ceiling downlights

Airflow Icon 60 extractor fan - flow rate up to 78l/s, above required 15l/s

Bedroom 2

Built-in wardrobes with choice of style and finish available

LED ceiling downlights positioned inside the wardrobe

Double 'bedside' electric sockets with USB charging

Double electric sockets positioned around the room

High level wall TV point (for wall mounted TV)

Radiator positioned underneath the window

Westex Elysian Velvet Carpet with luxury underlay

LED ceiling downlights

Bedroom 2 En Suite

Lusso Stone Volini 600mm vanity unit with choice of finish available

Vado wall mounted basin mixer tap with choice of finish and style available

HiB recessed LED mirror cabinet with choice of finish available

Integrated charging point for toothbrushes and razors

Vitra wall hung toilet with hidden cistern and soft close seat

Vitra Loop T dual flush plate with choice of finish available

The specification is the anticipated specification but may be subject to change as necessary and without notice. Any photographs or computer-generated images are indicative of the quality and style of the specification and may not represent the actual fittings and furnishings at the development. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images include optional upgrades at additional cost.

The Ascot

Standard Specification

Bedroom 2 En Suite Continued

1500mm walk-in shower with glass panel

Inset shower shelf for storing toiletries such as shampoo, conditioner and body wash

Vado Aquablade ceiling mounted rectangular shower head

Vado concealed two outlet thermostatic valve with shower rinser kit

Vado toilet paper holder with choice of finish and style available

Vado robe hook with choice of finish and style available

Floor to ceiling tiled walls with choice of tiles by Porcelanosa

Porcelain tiled floor with choice of tiles by Porcelanosa

Towel radiator with choice of finish available

LED ceiling downlights

Airflow Icon 60 extractor fan - flow rate up to 78l/s, above required 15l/s

Bedroom 3

Built-in wardrobes with choice of style and finish available

LED ceiling downlights positioned inside the wardrobe

Double 'bedside' electric sockets with USB charging

Double electric sockets positioned around the room

High level wall TV point (for wall mounted TV)

Radiator positioned underneath the window

Westex Elysian Velvet Carpet with luxury underlay

LED ceiling downlights

Bedroom 4

Built-in wardrobes with choice of style and finish available

LED ceiling downlights positioned inside the wardrobe

Double 'bedside' electric sockets with USB charging

Double electric sockets positioned around the room

The specification is the anticipated specification but may be subject to change as necessary and without notice. Any photographs or computer-generated images are indicative of the quality and style of the specification and may not represent the actual fittings and furnishings at the development. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images include optional upgrades at additional cost.

The Ascot

Standard Specification

Bedroom 4 Continued

High level wall TV point (for wall mounted TV)

Radiator positioned underneath the window

Westex Elysian Velvet Carpet with luxury underlay

LED ceiling downlights

Bedroom 3 / 4 En Suite

Lusso Stone Volini 600mm vanity unit with choice of finish available

Vado wall mounted basin mixer tap with choice of finish and style available

HiB recessed LED mirror cabinet with choice of finish available

Integrated charging point for toothbrushes and razors

Vitra wall hung toilet with hidden cistern and soft close seat

Vitra Loop T dual flush plate with choice of finish available

Choice between a shower enclosure or a bath (see further details below)

Vado toilet paper holder with choice of finish and style available

Vado robe hook with choice of finish and style available

Floor to ceiling tiled walls with choice of tiles by Porcelanosa

Porcelain tiled floor with choice of tiles by Porcelanosa

Towel radiator with choice of finish available

LED ceiling downlights

Airflow Icon 60 extractor fan - flow rate up to 78l/s, above required 15l/s

Shower option includes:

1600mm walk-in shower with glass panel

Inset shower shelf for storing toiletries such as shampoo, conditioner and body wash

Vado Aquablade ceiling mounted rectangular shower head

Vado concealed two outlet thermostatic valve with shower rinser kit

The specification is the anticipated specification but may be subject to change as necessary and without notice. Any photographs or computer-generated images are indicative of the quality and style of the specification and may not represent the actual fittings and furnishings at the development. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images include optional upgrades at additional cost.

The Ascot

Standard Specification

Bath option includes:

1600mm bath with Vado hidden bath filler and overflow

Wall mounted Vado bath filler valve

Vado Velo round thermostatic shower column (optional)

LED theme lighting over the bath

Integral Garage

Garador, Ascot electric remote control garage door in Anthracite Grey

Outside light master override switch

LED 50w strip light

Double electric sockets

Concrete floor painted with two-pack epoxy resin floor paint

External

Private access drive

Simpson & Partners EV charger in dark grey

Footpaths using Marshalls block paving in Bracken

Front garden with border planting

Smooth rear patio paving in Natural

Turfed rear garden with 8' x 6' garden shed

Bin storage unit

12no. Stainless steel 'up and down' wall lights evenly spaced around the house for ambient lighting

Dusk to Dawn sensor for automated operation of outside lights

1.8m feather edge board fencing

Two outdoor water taps: one to each of the front and rear elevation for easy car and garden maintenance

Two outdoor double electric sockets: one to each of the front and rear elevation for easy car and garden maintenance

The specification is the anticipated specification but may be subject to change as necessary and without notice. Any photographs or computer-generated images are indicative of the quality and style of the specification and may not represent the actual fittings and furnishings at the development. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images include optional upgrades at additional cost.

The Ascot

Standard Specification

Heating

SAP Rating B - energy efficient home

'A++' rated air source heat pump central heating system with hot water cylinder store

Zoned central heating with programmable thermostats

General

FTTP Broadband (Fibre to the Property) 'The fastest broadband available'

100% LED lighting inside and out

Solidor Secure by Design composite front door in Anthracite Grey with high-security Ultion Lock

u-PVC windows in Agate Grey with Argon gas filled double glazing

u-PVC soffit and fascia's in Agate Grey

Digital hi-gain TV aerial with multi-room distribution

Modern skirting & architrave

Contemporary internal doors with choice of finish and style available

Carlisle Brass internal door handles with choice of finish and style available

Decoration

Ceilings: Tikkurila Anti Reflex White Full-Matt

Walls: Dulux Trade Egyptian Cotton Vinyl Matt

Architrave: Dulux Trade Brilliant White Satin Wood

Skirting: Dulux Trade Brilliant White Satin Wood

Doors: Osma Raw Oil

Security

Ring Video Doorbell

Ground floor windows with key locks

External doors fitted with Secure By Design multi-point locks

All window and door glazing toughened or laminated

The specification is the anticipated specification but may be subject to change as necessary and without notice. Any photographs or computer-generated images are indicative of the quality and style of the specification and may not represent the actual fittings and furnishings at the development. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images include optional upgrades at additional cost.

The Ascot

Standard Specification

Warranties

10-year structural warranty provided by Advantage Home Construction Insurance (AHCI)

2-year after-sales service provided by Belford Homes

The specification is the anticipated specification but may be subject to change as necessary and without notice. Any photographs or computer-generated images are indicative of the quality and style of the specification and may not represent the actual fittings and furnishings at the development. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images include optional upgrades at additional cost.

Your Choices

Tailor your new home



The Ascot

Your Choices

Our impressive range of choices enables you to personalise the finishing touches to your new home, at no extra cost.

Kitchen

Choice of colourway sets including units with worktop and matching upstands

Choice of finish of Quooker Flex 3-in-1 Hot Water Boiling tap

Choice of finish of Blanco Silgranite inset sink

Utility

Choice of Blanco mixer tap

WC

Choice of Vado wall mounted basin mixer tap

Choice of Vado accessories including toilet roll holder

Choice of wall panel or tiled feature wall by Porcelanosa

Choice of LED mirror

Bathroom and En Suite

Choice of Vado wall mounted basin mixer tap with co-ordinating Vado brassware

Choice of Vado accessories including toilet roll holder and robe hook

Choice of wall and floor tiles by Porcelanosa

Choice of finish of Lusso Stone wall hung basin unit

Choice of finish of LED mirror

Decoration - Wall Colour

Choice of any Dulux colour per room

The specification is the anticipated specification but may be subject to change as necessary and without notice. Any photographs or computer-generated images are indicative of the quality and style of the specification and may not represent the actual fittings and furnishings at the development. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images include optional upgrades at additional cost.

The Ascot

Your Choices

Fixtures & Fittings

Choice of whole house internal doors (painted, oak, laminate and pre-finished options available)

Choice of internal door handles and finish

Choice of entire house electrical socket faceplate finish

Choice of wardrobe internals and wardrobe door finish

Flooring

Choice of carpet colours to be chosen per room (Standard carpet areas are: Lounge, Master Bedroom, Bedroom 2, Bedroom 3, Bedroom 4, Stairs and Landing)

Choice of Karndean colour (Standard Karndean areas are: Kitchen/Dining/Living, Utility, WC and Hall)

The specification is the anticipated specification but may be subject to change as necessary and without notice. Any photographs or computer-generated images are indicative of the quality and style of the specification and may not represent the actual fittings and furnishings at the development. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images include optional upgrades at additional cost.