



Specification

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Enhance** range of extras available.

Draycott Fields

Cam, Dursley GL11 5NA | **01453 358926**

Linden
Homes

Draycott Fields

Specification

Every home comes thoughtfully designed and beautifully appointed with a high-quality standard specification that reflects our commitment to craftsmanship and comfort. From sleek, contemporary kitchens, to stylish bathrooms featuring modern fittings and elegant tiling, every detail has been carefully considered.

Energy-efficient heating systems, double-glazed windows, and superior insulation ensure your home is as practical as it is beautiful. With a focus on both form and function, our standard specification offers everything you need to move in and start enjoying your new lifestyle from day one.

3 bedroom	The Becket	The Becket II	The Sapperton	The Sapperton II	The Coaley	The Coaley II	
	4 bedroom	The Mylne	The Leverton	The Leverton II	The Pembroke	The Ashmead	The Ashmead II
		The Cottingham	The Moreton	The Moreton II	The Milton		

Kitchen

Symphony Konzept range kitchen with laminate worktop	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Stainless steel sink and drainer with chrome mixer tap	■	■	■	■	■	■									
Stainless steel sink and a half, drainer with chrome mixer tap							■	■	■	■	■	■	■	■	■
Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated hood	■	■	■	■	■	■									
Indesit hob (60 cm) with built-in single high level oven, with stainless steel splashback and stainless steel chimney hood							■	■	■	■	■	■	■	■	■
Fridge / freezer space	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Space for dishwasher with plumbing and electrics	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Space for washing machine with plumbing and electrics in utility	■	■	■	■	■	■		■	■	■	■	■	■	■	■
Space for washing machine with plumbing and electrics in kitchen							■								

Bathrooms and en suite(s)

Ideal Standard contemporary white sanitaryware suite	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Thermostatic shower within glass enclosure in en suite	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Handheld hair wash attachment to bath	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Waste water heat recovery system	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Choice of standard Saloni wall tiling (splashback, half-height over bath and full-height to shower cubicle)*	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■

Bedrooms

En suite to bedroom 1	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
En suite to bedroom 2												■			■



- 3 bedroom**
 The Becket
 The Becket II
 The Sapperton
 The Sapperton II
 The Coaley
 The Coaley II
- 4 bedroom**
 The Mylne
 The Leverton
 The Leverton II
 The Pembroke
 The Ashmead
 The Ashmead II
 The Cottingham
 The Moreton
 The Moreton II
 The Milton

Doors and Windows

Front door with multi-point security locking system, viewer and security chain	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Double glazed PVCu French doors	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■

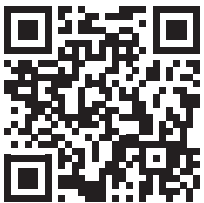
General

PV solar panels	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Electric vehicle charging point	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Master telephone socket (to ground floor)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Combi-boiler with heating control and room thermostat(s)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
System boiler and separate hot water cylinder, with wall mounted heating control and room thermostat(s)												■			■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Contemporary porch light to front door and wiring only to the rear door	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Battery powered carbon monoxide detector (wall mounted)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Power and lighting to garage (where in curtilage of the plot)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Landscaped front garden (where applicable)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
First two years' customer service support from Linden Homes	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■

■ Fitted as standard - included in the property
 * Subject to stage of construction and the range of choice available.
 Please see a sales consultant for details.

This specification indicates, by means of a dot (■), the items that are included within the home. If there is no dot in a column, the item is not included. Any item not expressly listed or indicated within this specification is excluded from the standard build. For information on the Enhance upgrade options available depending on build stage, please speak with a sales consultant.

Scan me
for directions



Draycott Fields

Cam, Dursley

GL11 5NA

01453 358926

Vistry Cotswolds region

Cleeve Hall, Cheltenham Road, Bishop's Cleeve, Cheltenham, Gloucestershire GL52 8GD. Telephone: 01242 388 502

Produced by the Vistry Design Studio.

When you have finished with this leaflet please recycle it.

DS15707 / 05.26

Linden
Homes