

Fixtures + Finishes Spec

Alveston Farm, Boundry Lane. Stratford-upon-Avon. CV37

7RR



Appletree



DIGITAL RENDERS



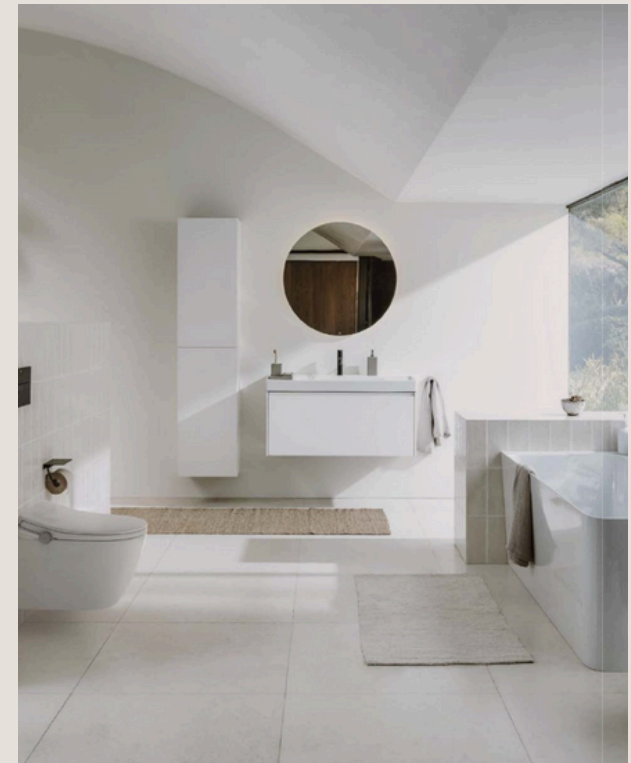
DIGITAL RENDERS



FLOOR PLAN



MOODBOARD



MATERIALS + FINISHES OVERVIEW

KITCHEN & UTILITY ROOM



Hand made bespoke kitchen with sleek stone worktops

Siemens appliances

Bora Pura Induction Hob with integrated extractor

Double oven/ microwave and integrated dishwasher and fridge / freezer

Undermounted sinks

Quooker tap

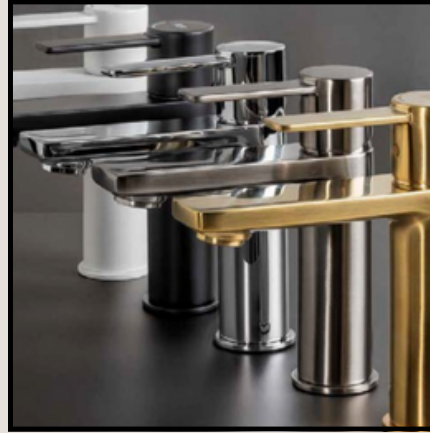
SIEMENS

Quooker®

BORA

MATERIALS + FINISHES OVERVIEW

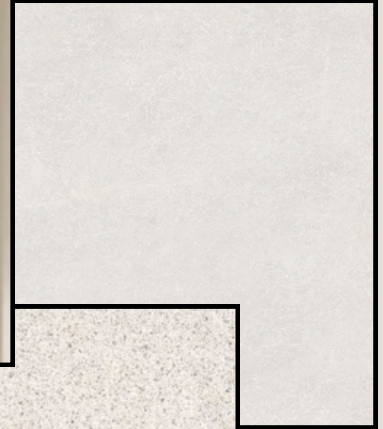
BATHROOM - MASTER EN SUITE



Contemporary premium Roca sanitaryware
Feature vanity illuminated mirrored cupboard
Floor and full height ceramic wall tiling by Porcelanosa
Hansgrohe brassware for taps and showers
Multi rail chrome towel rail on separate system with thermostatic valve

MATERIALS + FINISHES OVERVIEW

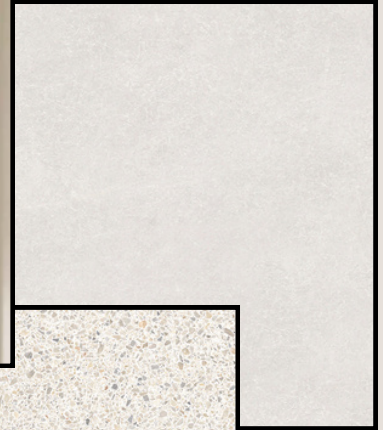
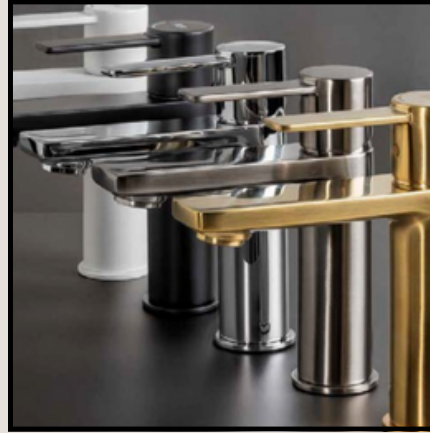
BATHROOM - BED 2 EN SUITE



Contemporary premium Roca sanitaryware
Feature vanity illuminated mirrored cupboard
Floor and full height ceramic wall tiling by Porcelanosa
Hansgrohe brassware for taps and showers
Multi rail chrome towel rail on separate system with thermostatic valve

MATERIALS + FINISHES OVERVIEW

BATHROOM - FAMILY



Contemporary premium Roca sanitaryware
Feature vanity illuminated mirrored cupboard
Floor and full height ceramic wall tiling by Porcelanosa
Hansgrohe brassware for taps and showers
Multi rail chrome towel rail on separate system with thermostatic valve

GENERAL MATERIALS



Metal roof : Pigmento red

Timber cladding : Brimstone Poplar

Internal Finishes:

- Bespoke painted pivot type front door
- Underfloor heating with multizone control
- MVHR through property
- Choice of ceramic or LVT flooring to open areas
- High performance aluminium windows e.g. Schuco/Reynaers
- Bedrooms to be carpeted
- Single paint colour to walls/ ceilings throughout

Media and Communications:

- Cat 5 cabling.
- Telephone and Data sockets Integrated Television reception system

Electrical and Lighting:

- Sockets and switches in a range of colours
- Down lights to hallway, living areas, kitchen and bathroom
- Pendant light fittings to bedrooms and above kitchen island
- External LED feature lighting – up/downlighters

Internal Joinery:

- Choice of internal door finish and ironmongery
- MDF painted skirtings and architraves
- Fitted wardrobe to Dressing room

Environmental Details:

- A-rated appliances Dual Flush mechanisms Energy efficient thermostatically controlled underfloor heating via A rated Air Source Heat Pump. Mitsubishi or an equivalent brand.
- Double glazed polyester powder coated aluminium windows providing high level of thermal insulation. Schüco or an equivalent brand.
- High levels of insulation to roof and walls
- Dawn to dusk sensors to external lighting

External Detail:

- Turfed front and rear gardens
- High quality patio and paths
- Bespoke perimeter fencing
- External waterproof electric socket
- Garden tap
- Cotswold shingle driveways and communal parking areas

Security and Peace of Mind:





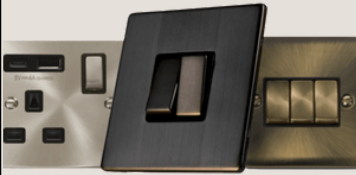
- 10 year Buildzone Structural Warranty Ring video doorbell system with integrated internal sensors and alarm system
- External PIR Sensors to lights

PROJECT:

ALVESTON HILL

ROOM/AREA:

FLOORING/ WOODWORK/ HARDWARE

ITEM	IMAGE	PRODUCT	COLOUR/FINISH/SIZE	QTY	LINK
HARD FLOORING		KARNDEAN	DUNE OAK LVT		LINK
BEDROOM CARPET		WOOL CARPET	MANX TOMKINSON CLASSIC BERBER JULIET		
INTERNAL DOORS		LPD DOOR	PRE-FINISHED OAK (NATURAL)		LINK
HANDLES		ZURICH DOOR HANDLE	MATT BLACK		LINK
SOCKETS/ SWITCHES		SCOLMORE/ BG ELECTRICAL	MATT BLACK		

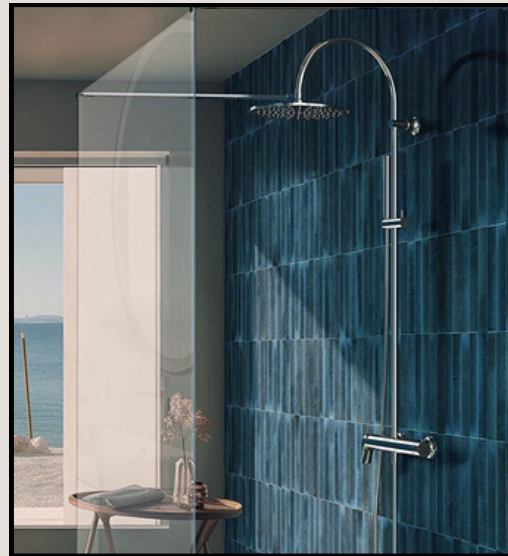
PROJECT:

ALVESTON HILL

ROOM/AREA:

TILING - BATHROOMS

PORCELANOSA WALL AND FLOOR TILES IN BATHROOMS RANGE XX TO XX



PROJECT: ALVESTON HILL

ROOM/AREA: LIGHTING



ITEM	IMAGE	PRODUCT	QTY	<u>LINK</u>
LIVING AREA/ THROUGHOUT		STANDARD		
KITCHEN ISLAND		STANDARD		
BEDROOM PENDANT		STANDARD		
DINING AREA FEATURE		OPTIONAL EXTRA		
BATHROOM WALL		OPTIONAL EXTRA		

PROJECT:

ALVESTON HILL

ROOM/AREA:

KITCHEN APPLIANCES

ITEM	IMAGE	PRODUCT	COLOUR/FINISH/SIZE	QTY	LINK
DISHWASHER		SIEMENS DISHWASHER	INTEGRATED 60CM		LINK
OVEN 1		SIEMENS BUILT IN OVEN	60 X 60 CM BLACK		LINK
OVEN 2		SIEMENS BUILT IN OVEN WITH MICROWAVE	60 X 60 CM BLACK		LINK
HOB		BORA INDUCTION HOB WITH INTEGRATED EXTRACTOR	BLACK		LINK

PROJECT:

ALVESTON HILL

ROOM/AREA:

KITCHEN APPLIANCES

ITEM	IMAGE	PRODUCT	COLOUR/FINISH/SIZE	LINK
FRIDGE		SIEMENS BUILT IN FRIDGE	NO FROST/ ICE TOWER	LINK
FREEZER		SIEMENS BUILT IN FREEZER		LINK
WASHER		OPTIONAL EXTRA		
DRYER		OPTIONAL EXTRA		

PROJECT:ALVESTON HILL

ROOM/AREA:EXTERNAL



ITEM	IMAGE	PRODUCT
FRONT DOOR		
BACK DOOR		
LIGHTING		
DRIVEWAY		COTSWOLD SHINGLE
PATIO		OUTDOOR PORCELAIN SLAB
GARDEN		LAWN, NATIVE HEDGING AND TREE PLANTING. FURTHER LANDSCAPING OPTIONAL EXTRA.

Contact us

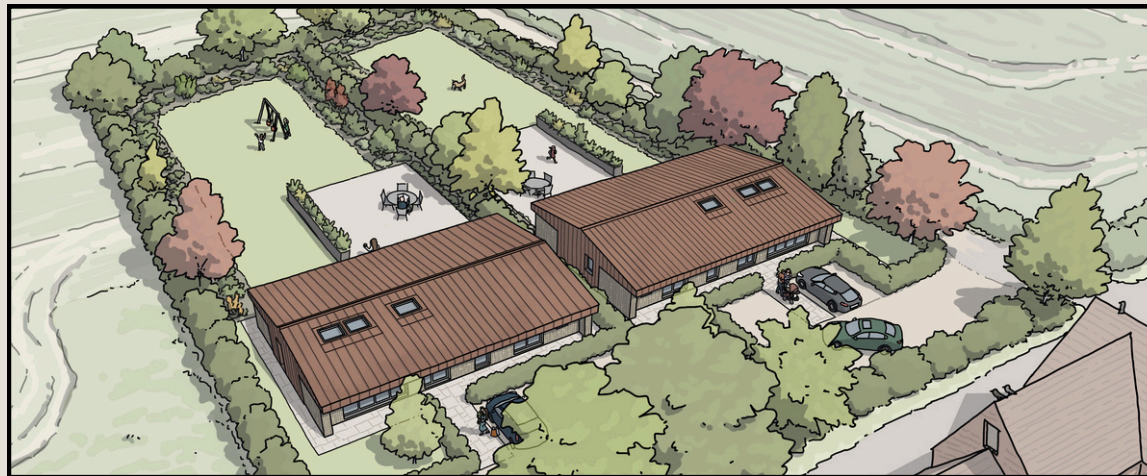
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N.B all CGI is indicative only.

Appletree reserves the right to substitute equivalent products.