

# A GREENER SPECIFICATION

Each home at Church Farm has been thoughtfully created to stand the test of time whilst giving every owner the latest technology to maximise comfort.

## Kitchen

- Fitted kitchen with choice of door and worksurface\*\*
- Silestone work surfaces
- Induction 5 zone hob
- Integrated double oven
- Wall mounted extractor hood
- Integrated dishwasher
- Integrated fridge/freezer
- Floor tiling to the kitchen/dining/family area and utility
- Space and plumbing for a washing machine in the utility
- Space and power for a condenser tumble drier in the utility

## Electric & Heating

- Recessed LED downlighters in kitchens and wet rooms
- Satin chrome wall switches and sockets
- TV, network and telephone points to kitchen/dining room, living room, study and all bedrooms
- Sky point in the living room and master bedroom

- USB charging points to kitchen and master bedroom
- Underfloor heating to the ground floor with radiator heating to the first floor powered by an air source heat pump

## Bathroom & En suite

- White Geberit sanitary ware with chrome fittings and heated chrome towel rail to bathroom and en suite^
- Minoli wall and floor tiles\*\*
- Half height tiling around the bath and other sanitary ware, full height tiling to shower cubicle
- Minoli splashback in the cloakroom\*\*
- Thermostatic shower in the cubicle
- Shower handset in cradle over the bath taps in the bathroom
- Chrome shaver socket

## External Features

- Landscaping to the front of homes where applicable
- Paving and turfing to rear gardens
- Outside water tap
- External power socket to rear

- Outside dusk to dawn sensor lighting to the front and rear or side^
- Garages with power and light^
- Wiring for single electric vehicle charging point^
- In roof solar PV panels

## Energy Efficiency

- Energy efficient air source heat pump central heating
- Dual flush mechanism to W/C reducing water wastage
- Low energy lighting fitted throughout

## Security & Peace of Mind

- Mains operated self-contained smoke alarm to hallway and landing
- Multi point locking system to front entrance door with chrome furniture
- Fused spur for burglar alarm

## Warranty

- Protected by a 10-year NHBC Buildmark Warranty

# available as an upgrade subject to build stage

\*\* choice available subject to build stage

^ dependent on plot

We like to think that you can recognise a Pye home from the moment we start building. You will see the consideration for the community we're joining, the care we put into the construction and the attention to detail in the finish of the homes.

We look forward to providing supportive guidance through your buying journey and we take pride in the after care.

**Made for life.**

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off Church Road, Radley, OX14 3QF

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**PYE**  
homes  
BLENHEIM

  
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