



# Kings Barton at Monarchs Mead

House specification





Photography from a previous Cala development



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# Desirable in every detail

The finishing touches, unexpected flourishes and innovative features. Designer kitchens with desirable technology built-in, for showing off your culinary flair. Sleek family bathrooms and en suites with high specification sanitaryware, for indulging in some well-deserved pampering.

With every home comfort considered for energy-efficient and low maintenance living, each aspect of your family home is beautifully designed and built to an exacting standard; because when you look for quality, it's the little things that make all the difference.

# Specification

## Kitchen

- Individually designed kitchen
- Laminate work surfaces with matching upstand
- 1 & ½ bowl stainless steel sink with drainer and mixer tap
- Glass splashback to the hob
- Under cupboard lighting
- Bosch single oven
- Bosch 4-burner induction hob
- Bosch stainless steel extractor hood
- Indesit integrated dishwasher
- Indesit integrated fridge freezer
- Indesit integrated washer/dryer
- Amtico flooring in the open plan kitchen area

## Cloakroom, bathroom & en suites

- White Roca sanitaryware
- White gloss wall-hung vanity unit to the basin in the bathroom and bedroom one en suite
- VADO mixer taps
- VADO showers
- Glass shower doors
- Porcelanosa tiling to walls\*
- Amtico flooring
- Shaving point in the bathroom and en suites

## Plumbing & heating

- Gas-fired boiler heating system with radiators
- Chrome ladder style radiators in the cloakroom, bathroom and en suites

## Electrical

- White LED downlights in the open plan kitchen area
- White LED downlights in the hall, dressing room, cloakroom, bathroom and en suites
- Pendant lighting in all of the other rooms
- External lights to the front and rear of the house
- External light to the terrace area (where applicable)
- White electrical fitting in all rooms
- Low level TV/Satellite to living room with link to high level TV point
- Low level TV point to family room and bedroom one
- Phone and data point in the home office location
- Fibre to the home for superfast wireless broadband
- Development-wide communal TV
- Development-wide communal satellite
- Fused spur for the future installation of a wireless alarm system
- Power and lighting in the garage\*
- Fused spur in the garage for the future installation of an electric garage door opener\*
- Electric vehicle charging points

## Internal finishes

- Smooth ceilings finished in white paint
- All walls finished in white paint
- All woodwork finished in white paint (satinwood)
- Timber stairs finished in white paint (satinwood) with a stained dark
- Wardrobe in the bedroom one
- Amtico flooring in the entrance hall
- Carpet in the living room, dining room, stairs, landing and all of the bedrooms

## Doors & windows

- PVCu or timber windows in various colours\*
- PVCu or timber French doors in various colours leading out to the garden\*
- Internal doors with five vertical panels finished in white paint (satinwood)

## External details

- Canopy style garage doors (where applicable)
- Paved paths and patio areas
- Terrace area to some of the homes\*
- Landscaping to the front garden
- Turf to the front and rear garden
- External garden tap
- External lighting to the private roads
- External lighting to the adopted roads

## Environmental details

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise usage
- Double glazed PVCu or timber windows providing a high level of thermal insulation and reduced heat loss
- Dual flush mechanisms to toilets to reduce water use
- Solar thermal panels to all homes\*
- Insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- Low energy lighting throughout
- Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development

## Management services

CALA Homes will appoint a professional managing agent who will provide ongoing management services. Please refer to your Consultant for further details.

\*Please speak to a Sales Consultant for specification detail.



Kings Barton at Monarchs Mead,  
Granadiers Road,  
Winchester, SO22 6GR

For more information 

CALA.CO.UK



Stock photography