



THE MALTINGS

MERTON

SPECIFICATIONS & FLOOR PLANS

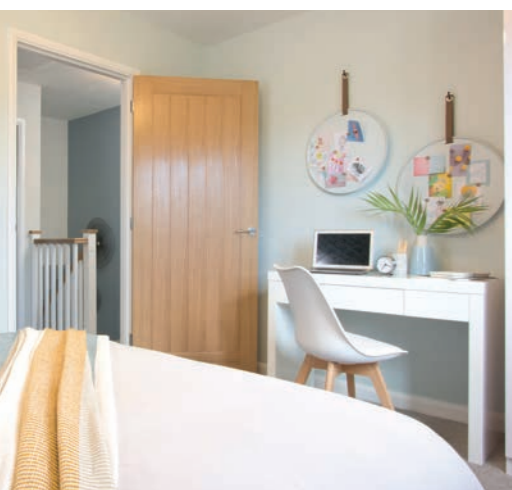


The Maltings

Nestled in the historic village of Merton, The Maltings is a select development of 33 quality homes built to Gilbert & Goode's exacting standards.



The Birch, The Yew, The Sycamore, The Bay,
The Cedar, The Arran and The Rosewood



The Specification

INTERNAL FEATURES

- Fibre broadband connection
- Air-source heating system
- uPVC double glazed windows and doors
- White satinwood 5-panel doors with contemporary chrome door furniture
- White painted newel strings and spindles
- White emulsion walls and smooth white emulsion ceilings
- White satinwood woodwork
- Choice of quality vinyl flooring to entrance hall, cloakroom, kitchen/dining room*

KITCHEN

- Choice of fully fitted quality kitchen with laminate worktops and upstands*
- Inset 1.5 bowl stainless steel sink with chrome mono mixer tap
- Integrated stainless steel single oven
- 4-zoned electric induction hob with stainless steel cooker hood
- Integrated 50/50 fridge freezer
- Plumbing and electrics for a dishwasher (Excludes The Sycamore)
- Coloured glass splashback

BATHROOM

- White sanitaryware with contemporary chrome fittings
- Thermostatic shower with glass screen over bath
- Full height tiling to shower and bath areas with a choice of tiles from the Porcelanosa range*
- Tiled sink splashback with a choice of tiles from the Porcelanosa range*
- Chrome heated towel rail
- Choice of quality vinyl flooring*

ENSUITE (The Cedar and The Arran only)

- White sanitaryware with contemporary chrome fittings
- Chrome two-function thermostatic shower with slide rail in en-suite
- White low-level shower tray with shower enclosure
- Full height tiling to shower with a choice of tiles from the Porcelanosa range*
- Tiled sink splashback with a choice of tiles from the Porcelanosa range*
- Chrome heated towel rail
- Choice of quality vinyl flooring*

*Choices and upgrades are subject to stage of construction. Specifications may change depending on house type and are subject to availability and product supply. Speak to a Sales Executive for more information.

LIGHTING AND ELECTRICAL

- LED downlights in kitchen and bathroom
- LED downlights in ensuite (The Cedar and The Arran only)
- LED downlights in hallway
- Pendant lights in living room, dining room, bedrooms and cloakroom
- Multigrad appliance switch in the kitchen
- Multimedia socket in the living room
- Double plug sockets with additional USB plug sockets in kitchen and bedrooms
- TV points in living room and dining room and bedrooms
- White shaver socket in bathroom

EXTERNAL FEATURES

- Patios and walkways
- Rear garden boundary treatments
- Front and rear external lighting
- External power point
- External water tap
- Landscaped front gardens
- Turf to rear garden
- In curtilage or allocated parking
- Allocated garage (Plot Specific - ask Sales Executive for further details)

PEACE OF MIND

- 10-Year NHBC Warranty
- Mains operated smoke and heat alarms
- Highly efficient timber frame

UPGRADES*

- Premium kitchen Package with a choice of:
 - Premium door package
 - Under wall unit lighting
- Freestanding Hotpoint washing machine
- Freestanding Hotpoint washer/dryer
- Integrated Hotpoint dishwasher
- Choice of quality carpets in bedrooms, landing, stairs and livingroom
- Karndean flooring option in the living room (instead of carpet)
- Karndean flooring in the entrance hall, kitchen/dining and cloakroom
- Karndean flooring in the bathroom
- Karndean flooring in the ensuite (The Cedar and The Arran only).
- Modern style-oak interior doors

The Oak



The Specification

INTERNAL FEATURES

- Fibre broadband connection
- Air-source heating system
- uPVC double glazed windows and doors
- Modern oak-style interior doors
- White painted newel strings and spindles with oak handrails
- White emulsion walls and smooth white emulsion ceilings
- White satinwood woodwork
- Choice of Karndean flooring to entrance hall, cloakroom, kitchen/dining room*

KITCHEN

- Choice of fully fitted quality kitchen with laminate worktops and upstands*
- Inset 1.5 bowl stainless steel sink with chrome mono mixer tap
- Integrated stainless steel single oven
- 5-zoned Bosch electric induction hob with stainless steel cooker hood
- Integrated Bosch eye-level stainless steel double oven
- Integrated 50/50 Bosch fridge freezer
- Integrated Bosch dishwasher
- Freestanding Bosch washing machine in the utility
- Coloured glass splashback

BATHROOM AND EN-SUITE

- White sanitaryware with contemporary chrome fittings
- Thermostatic shower with glass screen over bath in main bathroom
- Chrome two-function thermostatic shower with slide rail in en-suite
- White low-level shower tray with shower enclosure
- Full-height tiling to shower and bath areas with a choice of tiles from the Porcelanosa range*
- Tiled sink splashback with a choice of tiles from the Porcelanosa range*
- Chrome heated towel rail in bathroom and en-suite
- Choice of Karndean flooring*

LIGHTING AND ELECTRICAL

- LED downlights in hallway, kitchen, dining room, utility, bathroom and ensuite
- Pendant lights in living room, bedrooms and cloakroom
- Multigrad appliance switch in the kitchen
- Multimedia socket in the living room
- Double plug sockets with additional USB plug sockets in kitchen and bedrooms
- TV points in living room and bedrooms
- White shaver socket in bathroom and ensuite

EXTERNAL FEATURES

- Patios and walkways
- Rear garden boundary treatments
- Front and rear external lighting
- External power point
- External water tap
- Landscaped front gardens
- Turf to rear garden
- Garage with power and lighting
- In curtilage parking

PEACE OF MIND

- 10-Year NHBC Warranty
- Mains operated smoke and heat alarms
- Highly efficient timber frame

UPGRADES*

- Freestanding Bosch Condenser tumble dryer
- Choice of quality carpets in bedrooms, landing, stairs and living room
- Karndean flooring to living room (instead of carpet)

*Choices and upgrades are subject to stage of construction. Specifications may change depending on house type and are subject to availability and product supply. Speak to a Sales Executive for more information.

The Birch & The Yew

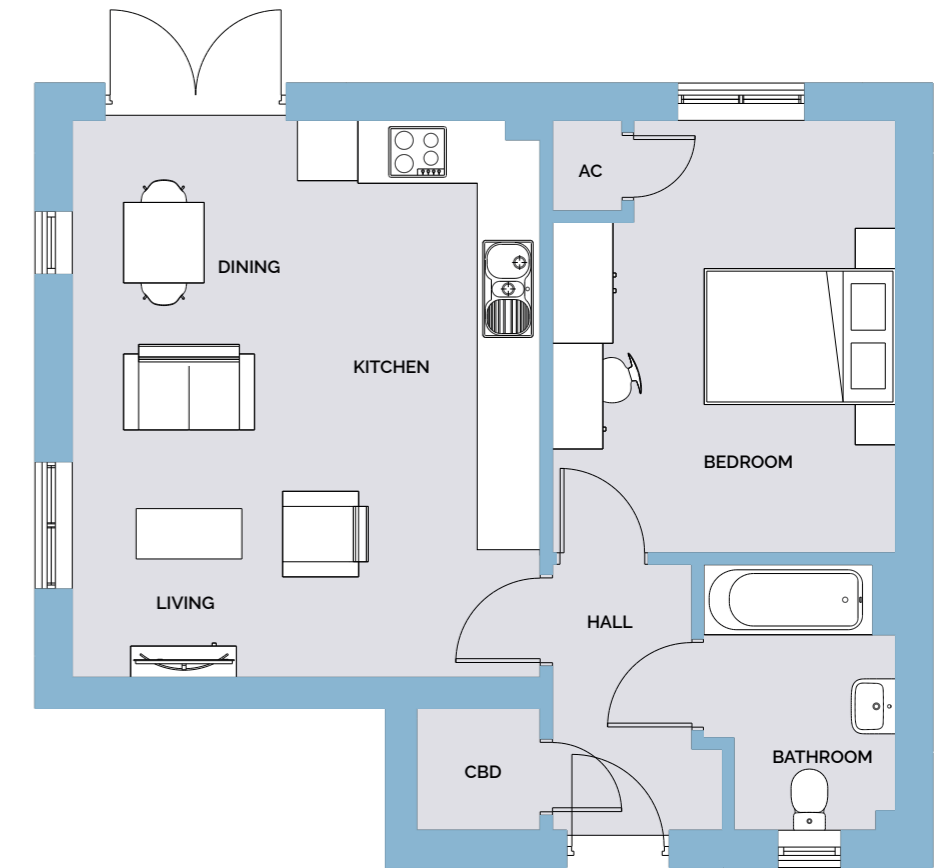
THESE CONTEMPORARY SINGLE BEDROOM APARTMENTS OFFER WELL-DESIGNED ACCOMMODATION, ENJOYING MODERN OPEN PLAN LIVING.

These one-bedroom apartments benefit from a fully fitted kitchen with integrated appliances including single oven, 4-zone electric hob, stainless steel cooker hood and fridge freezer.

The main bathroom features modern ceramic sanitaryware, thermostatic shower and tiles from the popular Porcelanosa bathroom collection.



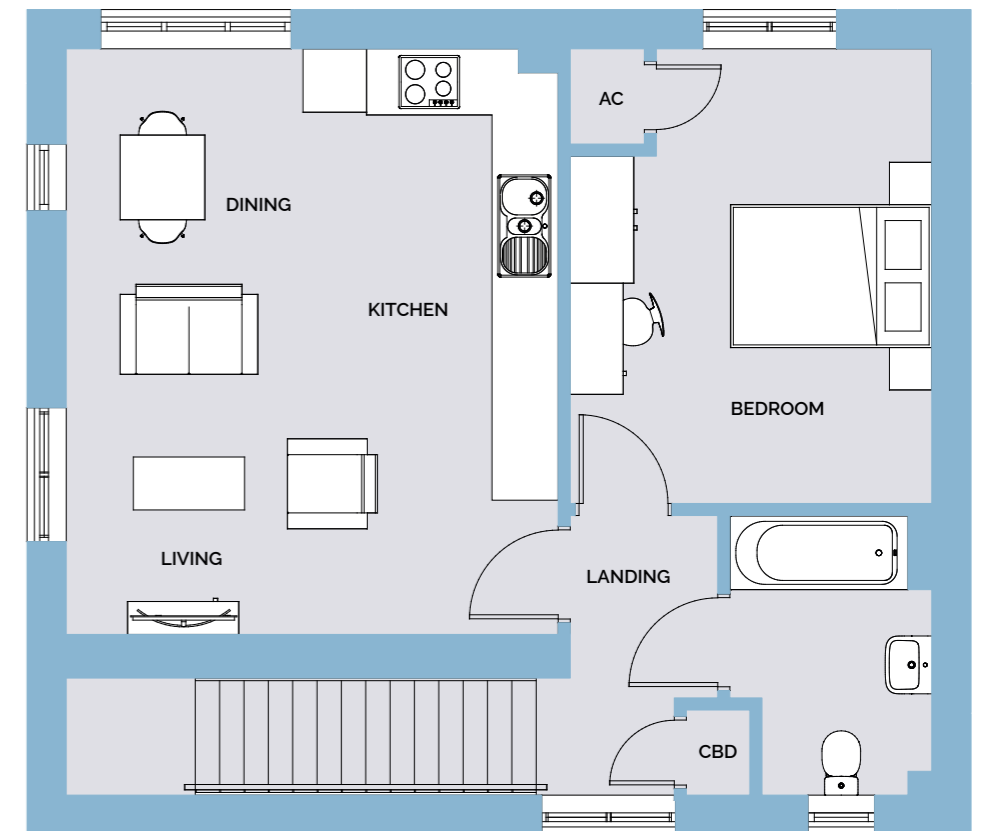
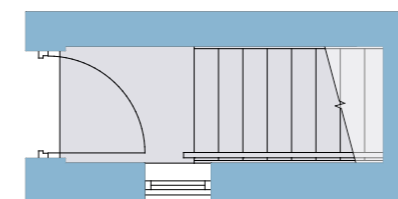
The Birch



GROUND FLOOR

Living Area	5.53m x 4.65m	18' 2" x 15' 3"
Bedroom	4.29m x 3.41m	14' 1" x 11' 2"
Bathroom	2.64m x 1.91m	8' 8" x 6' 3"

The Yew



GROUND FLOOR

FIRST FLOOR

Living Area	5.53m x 4.65m	18' 2" x 15' 3"
Bedroom	4.29m x 3.41m	14' 1" x 11' 2"
Bathroom	2.64m x 1.91m	8' 8" x 6' 3"

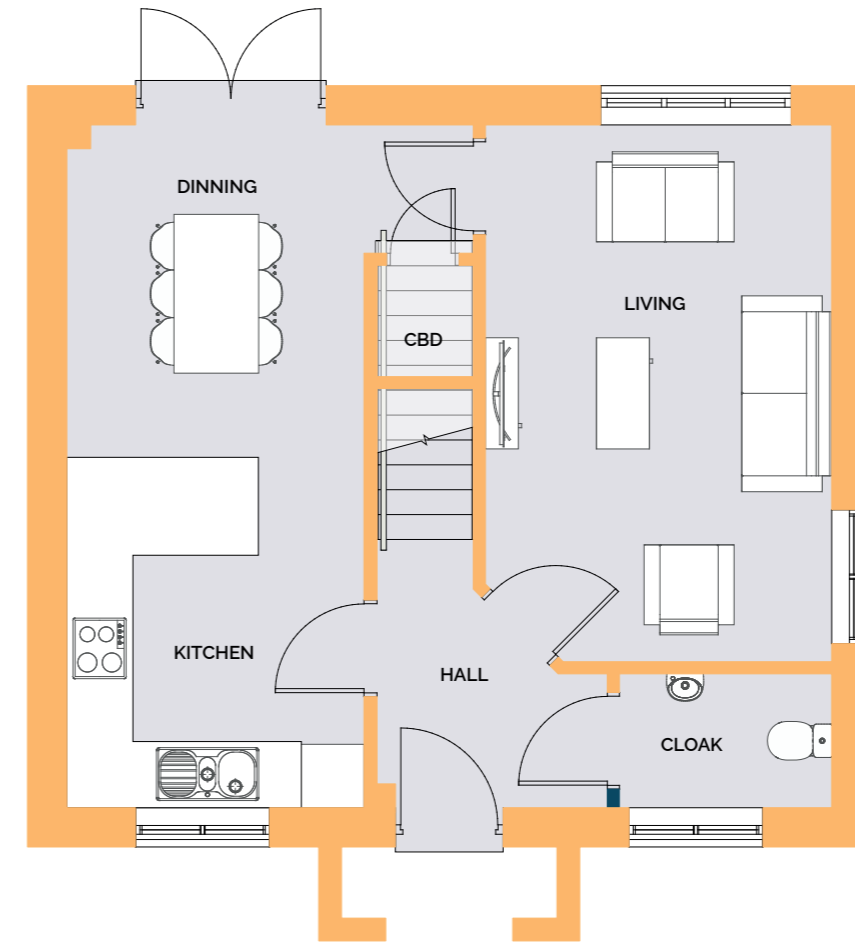
The Cedar

A CHARMING THREE BEDROOM HOME THAT OFFERS AN AIRY KITCHEN/DINER WITH SEPARATE LIVING ROOM. FRENCH DOORS LEAD OUT ONTO THE ENCLOSED REAR GARDEN FROM THE DINING ROOM.

This three bedroom home enjoys a seamless kitchen/dining room, with separate living room. French doors open onto the rear garden from the dining space.

Upstairs the master bedroom benefits from an ensuite shower room.

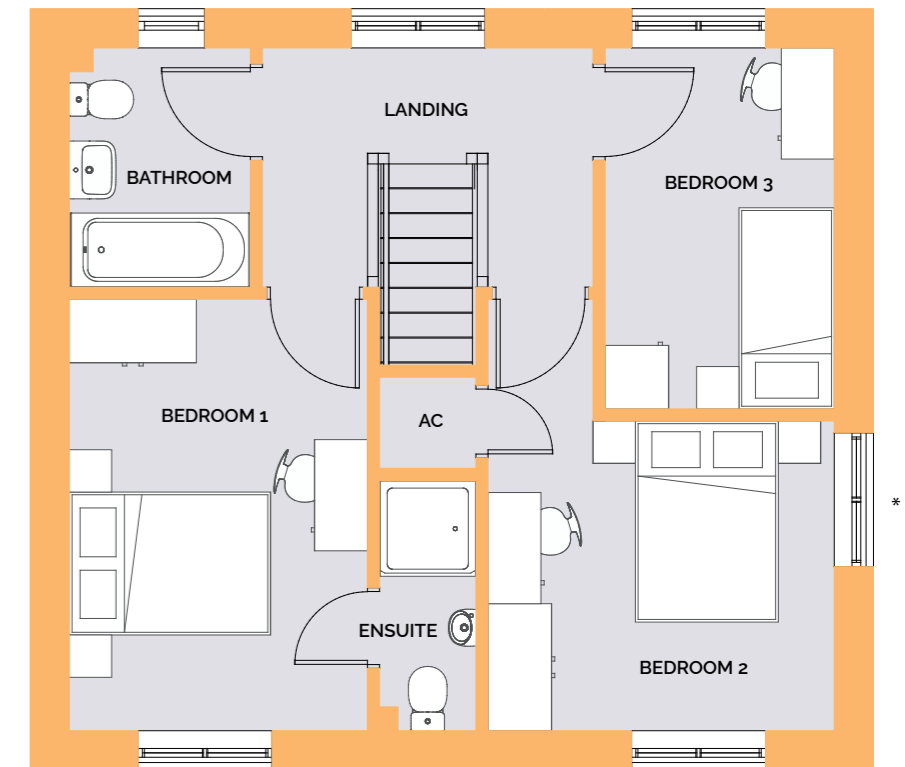
All Bathroom finishes include modern ceramic sanitaryware and tiling from the popular Porcelanosa bathroom collection.



GROUND FLOOR

Kitchen	6.45m x 2.81m	21' 2" x 9' 3"
Living	5.07m x 3.27m	16' 8" x 10' 9"
Cloak	2.00m x 1.27m	6' 7" x 4' 2"

* Window to Plots 3, 4 & 20



FIRST FLOOR

Bedroom 1	4.08m x 2.82m	13' 5" x 9' 3"
Bedroom 2	3.27m x 2.93m	10' 9" x 9' 7"
Bedroom 3	3.41m x 2.16m	11' 2" x 7' 1"
Bathroom	2.26m x 1.71m	7' 5" x 5' 7"

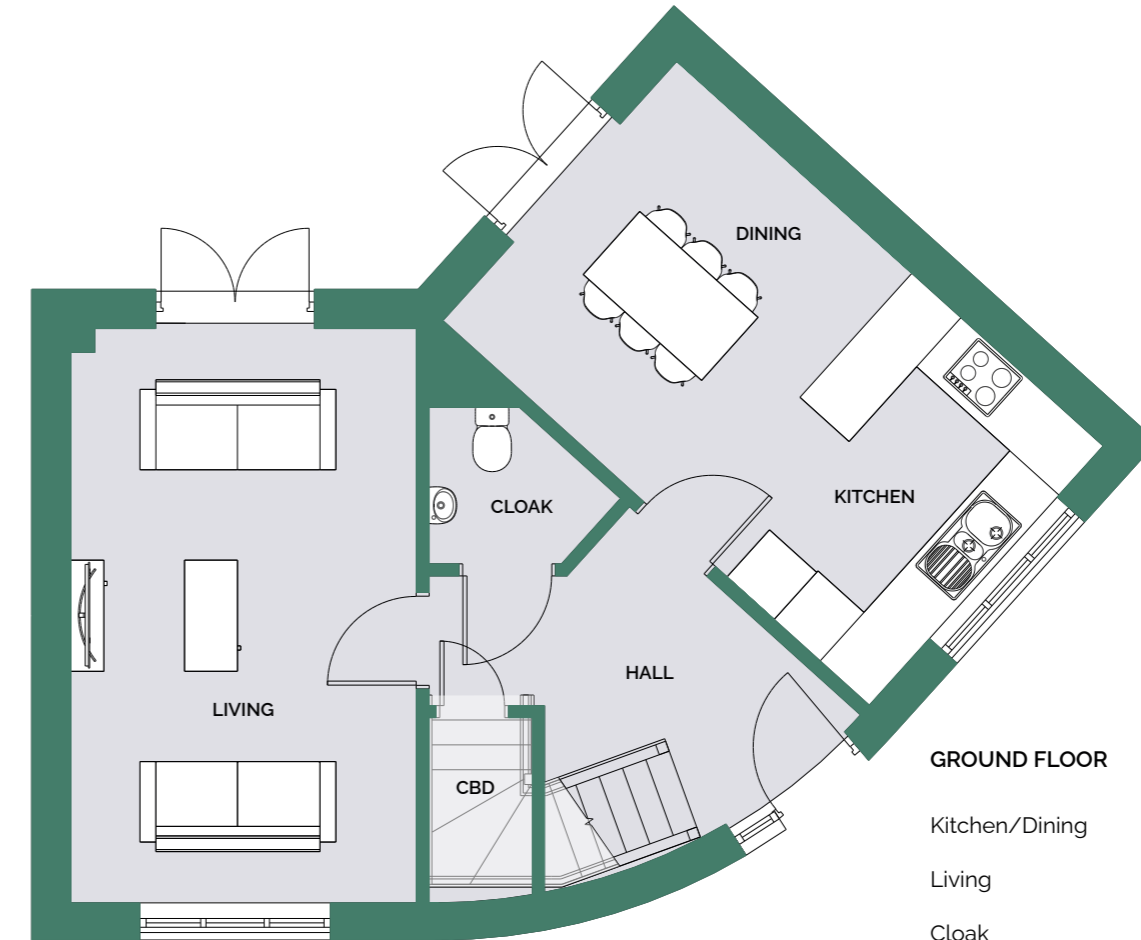
The Arran

A CREATIVELY DESIGNED THREE BEDROOM HOME THAT OFFERS A SPACIOUS KITCHEN/ DINER WITH SEPARATE LIVING ROOM. FRENCH DOORS LEAD OUT FROM THE DINING ROOM ONTO THE ENCLOSED REAR GARDEN.

This three bedroom home offers a distinctive design that makes the very most of its shape. On either side of the homes welcoming hallway are the kitchen/ dining room and full length living room.

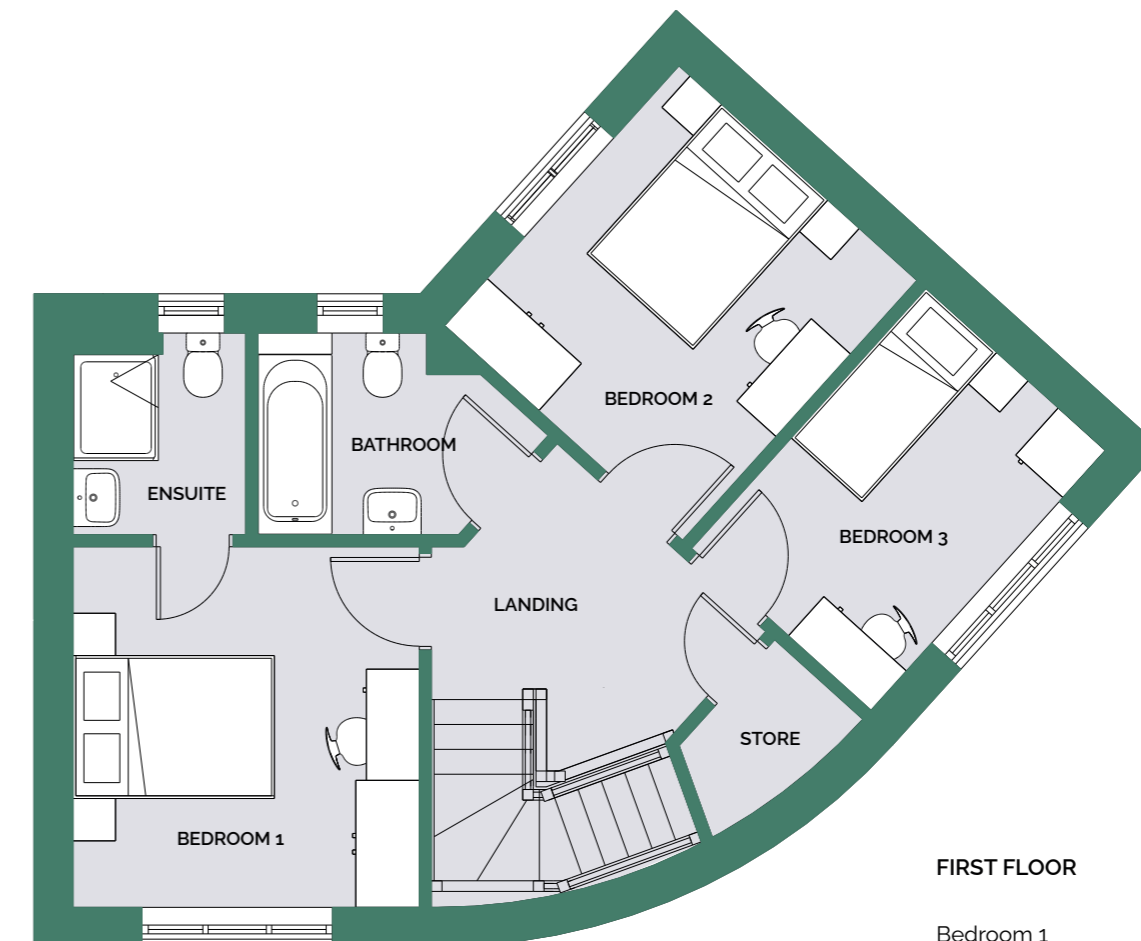
Two sets of French doors lead onto the rear garden from both the dining and living rooms. Upstairs the master bedroom benefits from an ensuite shower room.

All Bathroom finishes include modern ceramic sanitaryware and tiling from the popular Porcelanosa bathroom collection.



GROUND FLOOR

Kitchen/Dining	5.43m x 3.30m	17' 10" x 10' 10"
Living	5.43m x 3.26m	17' 10" x 10' 8"
Cloak	1.48m x 1.81m (max)	4' 10" x 5' 11" (max)



FIRST FLOOR

Bedroom 1	3.41m x 3.27m	11' 2" x 10' 9"
Ensuite	1.90m x 1.63m	6' 3" x 5' 4"
Bedroom 2	3.31m x 3.03m	10' 10" x 9' 11"
Bedroom 3	3.31m x 2.28m	10' 10" x 7' 6"
Bathroom	2.74m x 1.90m (max)	9' 0" x 6' 3" (max)

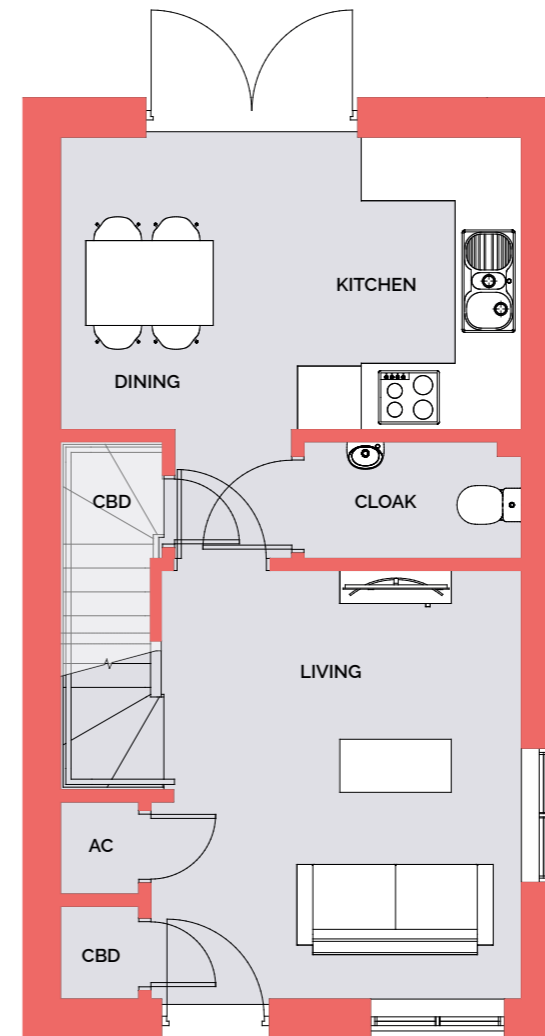
The Sycamore

A STYLISH TWO BEDROOM HOME WITH KITCHEN/DINER AND SEPARATE LIVING ROOM.

This two bedroom home offers a separate living room to kitchen/diner, with French doors leading onto the rear garden.

Upstairs offers a well-balanced layout with two good sized bedrooms and family bathroom.

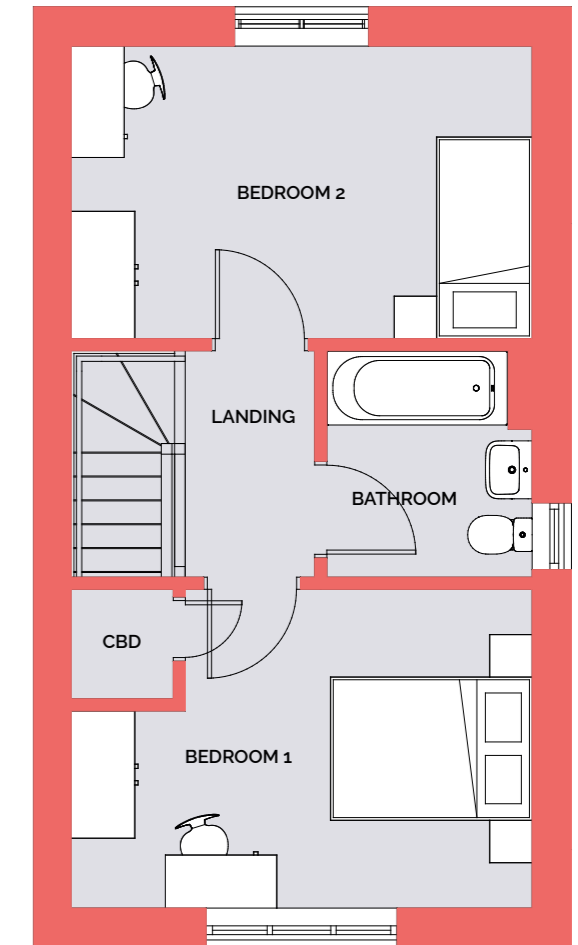
Bathroom finishes include modern ceramic sanitaryware and tiling from the popular Porcelanosa bathroom collection.



GROUND FLOOR

Kitchen/Dining	4.35m x 2.76m	14' 3" x 9' 1"
Living	4.04m x 3.49m	13' 3" x 11' 5"
Cloak	2.05m x 1.10m	6' 9" x 3' 7"

* Window to Plots 26 & 30 only



FIRST FLOOR

Bedroom 1	4.35m x 3.00m	14' 3" x 9' 11"
Bedroom 2	4.35m x 2.76m	14' 3" x 9' 1"
Bathroom	2.13m x 1.94m	7' 0" x 6' 4"

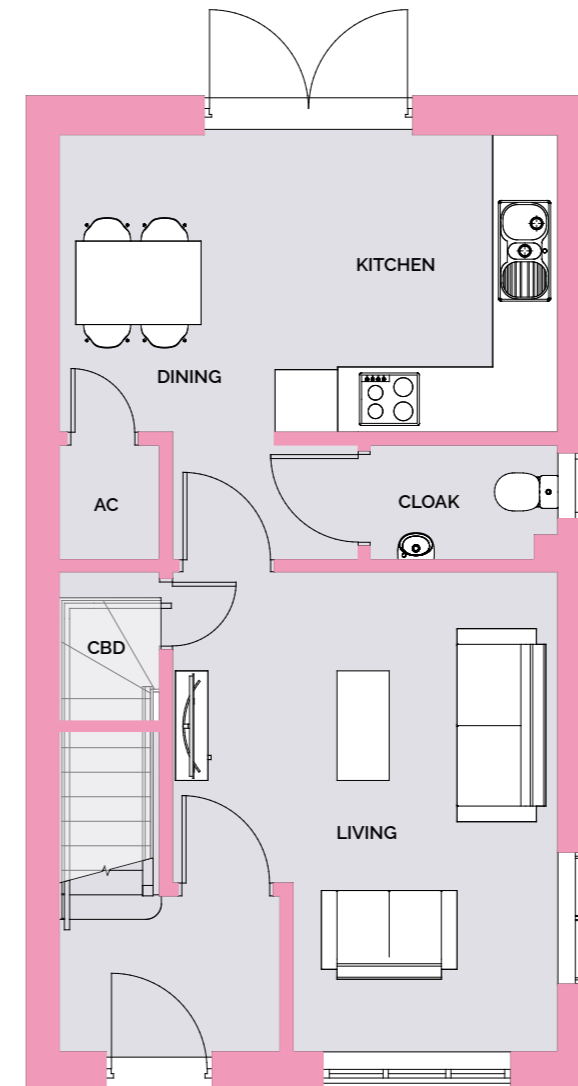
The Rosewood

AS DELIGHTFUL AS ITS NAME THIS THREE BEDROOM HOME OFFERS A LIGHT AND AIRY KITCHEN/DINER WITH SEPARATE LIVING ROOM.

This three bedroom home offers a kitchen/dining room with separate living room. French doors lead onto the rear garden from the kitchen/diner.

Upstairs offers three bedrooms with the master bedroom benefiting from built-in storage.

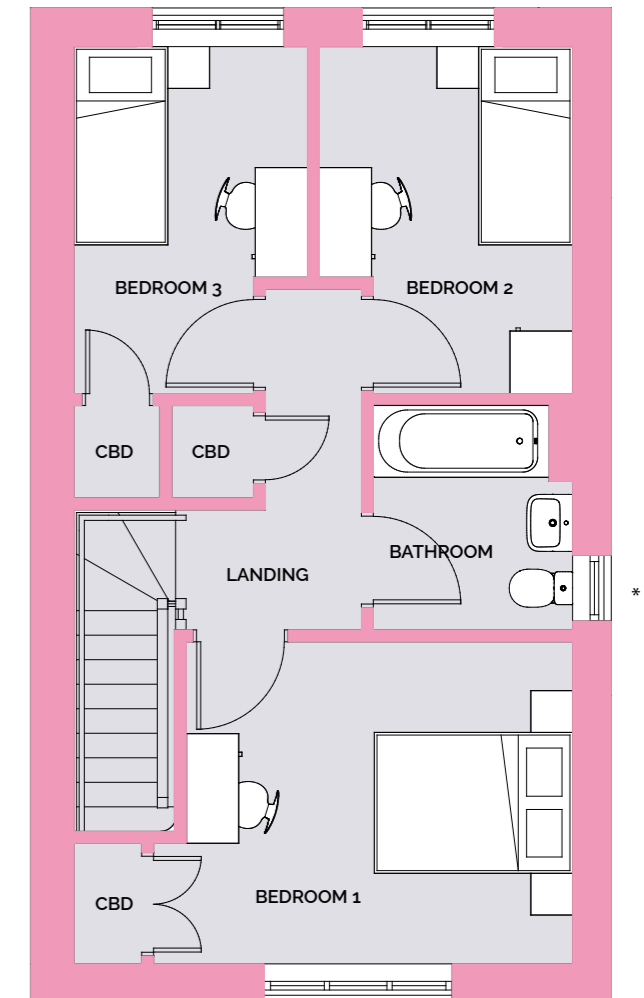
The family bathroom is finished with modern ceramic sanitaryware and tiling from the popular Porcelanosa bathroom collection.



GROUND FLOOR

Kitchen/Dining	4.78m x 2.85m	15' 8" x 9' 4"
Living	4.60m x 3.69m	15' 1" x 12' 1"
Cloak	1.80m x 1.10m	5' 11" x 3' 7"

* Window to Plots 12, 13 & 16 only.



FIRST FLOOR

Bedroom 1	3.70m x 3.09m	12' 2" x 10' 2"
Bedroom 2	3.33m x 2.43m	10' 11" x 8' 0"
Bedroom 3	3.33m x 2.24m	10' 11" x 7' 4"
Bathroom	2.15m x 1.91m	7' 1" x 6' 3"

The Oak

AN IMPRESSIVE FOUR BEDROOM HOME OFFERING SPACIOUS LIVING AREAS AND DEDICATED STUDY.

This four bedroom home offers a spacious kitchen/dining room with breakfast bar and French doors leading onto the rear garden.

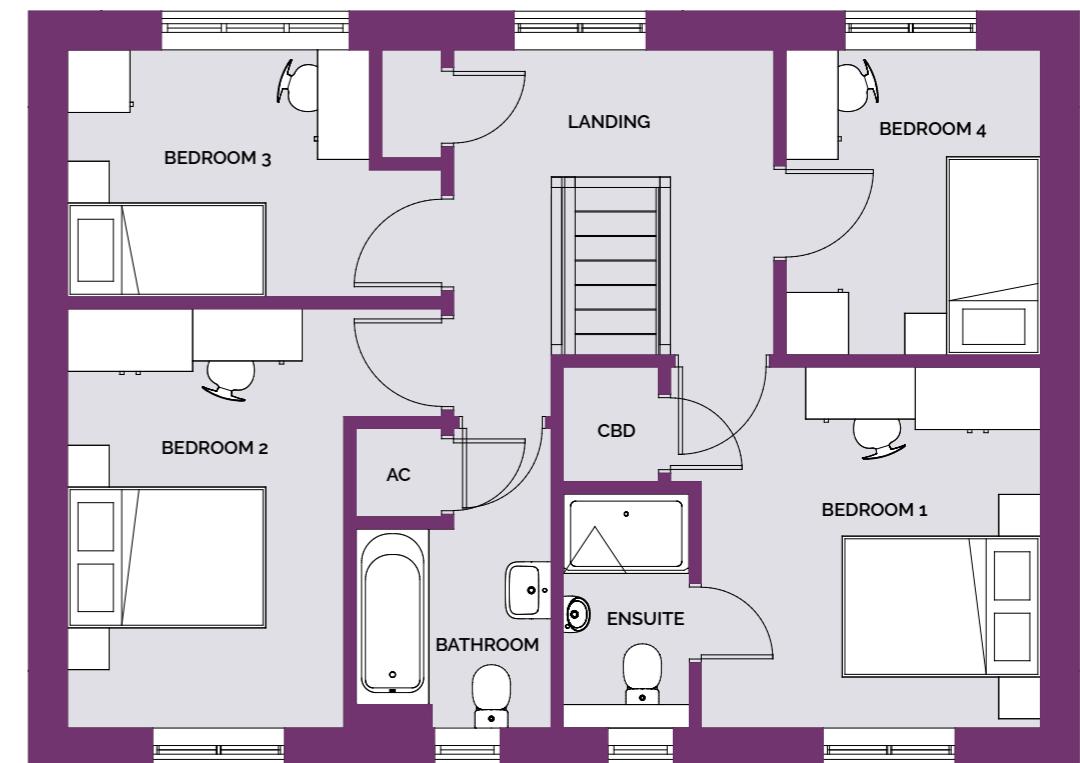
The ground floor also benefits from a separate living room and separate study. The upper floor offers four bedrooms with the master suite benefiting from an ensuite shower room and built-in storage.

The bathrooms are finished with modern ceramic sanitaryware and tiling from the popular Porcelanosa bathroom collection.



GROUND FLOOR

Kitchen/Dining	6.50m x 3.54m	21' 4" x 11' 7"	Cloak	1.99m x 0.95m	6' 6" x 3' 1"
Living	4.17m x 3.54m	13' 8" x 11' 7"	Utility	2.01m x 1.51m	6' 7" x 4' 11"
Study	2.47m x 2.22m	8' 1" x 7' 3"			



FIRST FLOOR

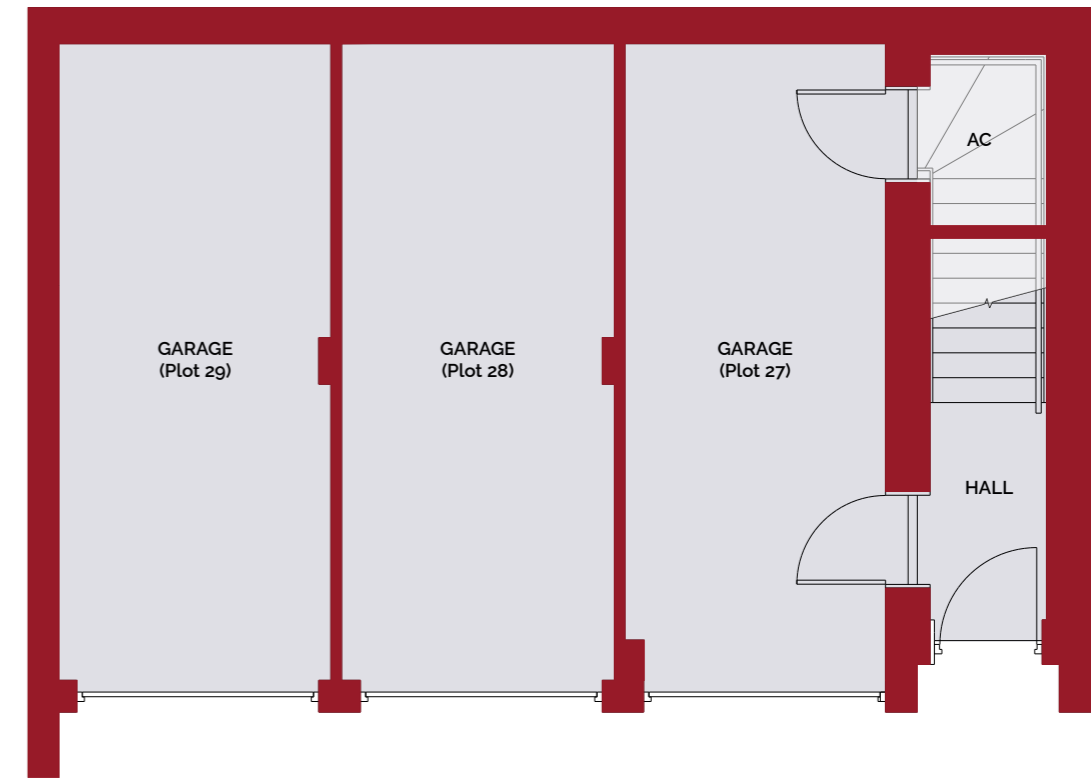
Bedroom 1	3.46m x 3.25m	11' 4" x 10' 8"	Bedroom 4	2.93m x 2.44m	9' 7" x 8' 0"
Ensuite	2.24m x 1.21m	7' 4" x 4' 0"	Bathroom	2.87m x 1.87m	9' 5" x 6' 2"
Bedroom 2	4.02m x 2.65m	13' 2" x 8' 8"			
Bedroom 3	2.90m x 2.37m	9' 6" x 7' 9"			

The Bay

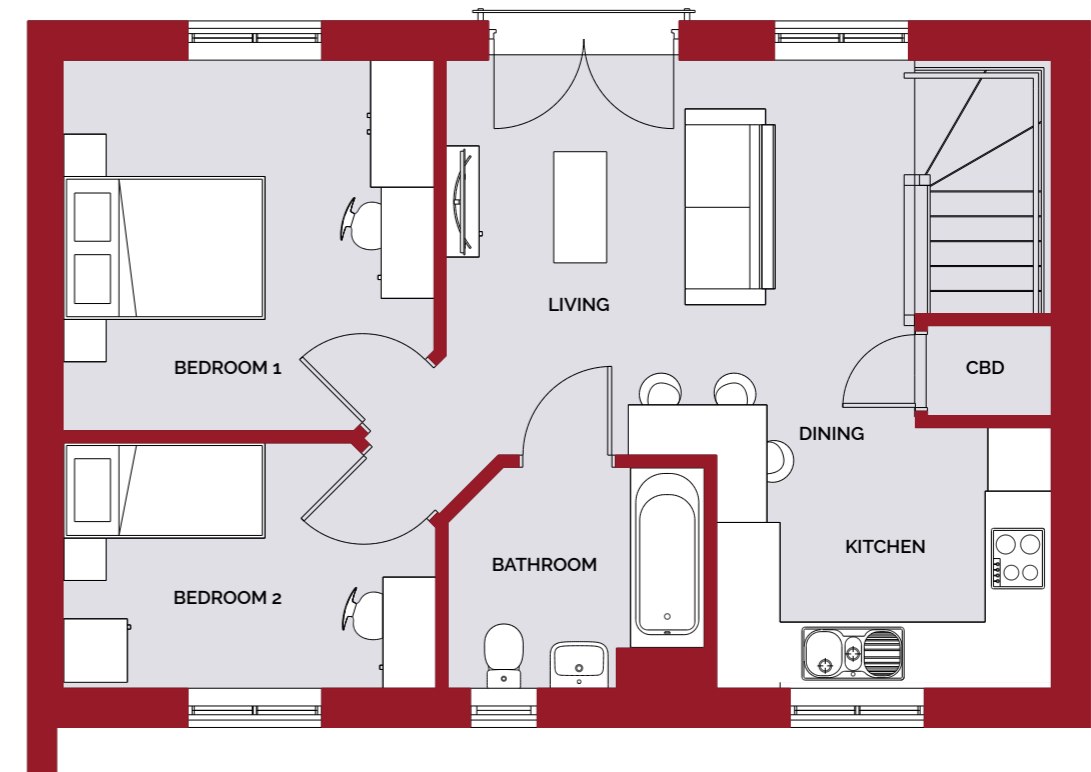
A TWO BEDROOM COACH HOUSE OFFERING A CONNECTED LIVING SPACE WITH MODERN OPEN PLAN DESIGN.

This two-bedroom coach house has an open plan living area that is perfect for socialising. The living space is bright and airy, with a fully fitted kitchen, a sleek dining bar, and French doors that open to a Juliet Balcony.

Along with 2 well-proportioned bedrooms, The Bay provides a bathroom featuring modern ceramic sanitaryware, thermostatic shower and tiles from the popular Porcelanosa bathroom collection.



GROUND FLOOR



FIRST FLOOR

Living Area	4.43m x 3.73m	14' 6" x 12' 3"
Bedroom 1	3.51m x 3.50m	11' 6" x 11' 6"
Bedroom 2	3.52m x 2.32m	11' 6" x 7' 7"
Bathroom	3.16m x 2.46m	10' 4" x 8' 1"



Warranties and Accreditations

NEW BUILDMARK WARRANTY

The National House Building Council (NHBC) Buildmark warranty is your assurance that your new home has been built to the highest technical standards. It is the leading new build warranty in the UK covering 1.5 million homes, providing protection from the moment contracts are exchanged through to 10 years after the sale has been completed.

In addition, in the first two years after your purchase, Gilbert & Goode will carefully review any concerns you may have with your new home so that you have complete peace of mind.

CONSUMER CODE FOR HOME BUILDERS

Gilbert & Goode is also a supporter of the Consumer Code for Home Builders that provides protection for buyers and ensures they are treated fairly and are kept fully informed about their purchase before and after they sign the contract.

ACCREDITATIONS

With a reputation for creating inspiring homes across Devon and Cornwall, Gilbert & Goode is an award-winning developer that has been praised for its green credentials, high standards of construction, and contribution to the built environment.

Amongst its many awards is the 2023 Gold Award in Customer Satisfaction from independent survey company In-house Research. The award is based on customer feedback and recognises housebuilders who achieved a recommendation score of 90% or more.





Gilbert & Goode

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All dimensions indicated are approximate and furniture layout is for illustrative purposes only. Homes may be a 'handed' (mirror image) version of the illustrations.
See individual plot details for more information. Gilbert & Goode reserve the right to make alterations to the specification and elevational treatments without prior notice.