

the
GROVE

AT TERLINGHAM GARDENS



KEY



The Rosewood

2 bedroom bungalow



The Fern

2 bedroom home

FEBRUARY 2026. THE SITE PLAN IS NOT TO SCALE.



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Homes

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STANDARD SPECIFICATION

KITCHEN/DINING/LIVING AREA

Soft close shaker style fitted Kitchen

Stone worktop, hob splash back, upstands & window cill in Kitchen

Integrated fridge/freezer

Integrated dishwasher

Integrated Bosch single oven, induction hob & extractor

Polished chrome Kitchen sink mixer tap by Methven

Stainless steel inset single bowl Kitchen sink

Integrated washer dryer

Amtico LVT flooring to Kitchen/Dining/Living Area

BATHROOM, EN-SUITE AND CLOAKROOM

Contemporary white Roca sanitaryware

Polished chrome Methven tapware

Stone resin shower tray & Roman Haven glass shower screens

Ceramic tiling by Porcelanosa

Amtico LVT flooring to Bathroom & En-suites

ELECTRICS

Shaver/Toothbrush charger point to Bathroom & Bedroom 1 En-suite

USB/C double charger points to Living Room, Kitchen/Dining Area & Bedroom 1

White sockets and switches throughout

Electric vehicle charging point by Ohme

LED downlighters to Cloakroom, Bathroom & En-suites.
Pendant light fittings in other areas

TV/media point consisting of double sockets & ethernet port to Living Room

Fibre connectivity

HEATING & HOT WATER

Air source heat pump providing both heating & hot water

Two-zone heating providing independent heating control for ground & first floor*

Underfloor heating on ground floor

Radiators on first floor

Electrically heated towel rails to main Bathroom & En-suites

INTERIOR - DECORATION, JOINERY AND DOORS

Cottage style internal doors

Polished chrome door furniture

Matt white internal walls & ceilings throughout

EXTERIOR

Buff Riven patio & paths

Landscaped front garden and turfed rear garden

External tap to rear garden

Individually designed slate house plaque

Double glazed UPVC windows

SECURITY & PEACE OF MIND

10-year New Homes warranty

2-year Pentland Homes warranty

Mains supplied smoke & heat detectors

LED security light with PIR control

Front entrance door with multi-point locking system

*Where applicable

Optional upgrades are available, please speak to one of our Sales Consultants.

Intending purchasers must satisfy themselves by inspection or otherwise of items included. The specification may be subject to change due to availability of materials and changing products. Information correct at time of going to press. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making reservation.

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