



Specification and additions

Where quality comes
as standard

gleeson

Introducing our standard specification



Everything you need to feel at home

More is included from the moment you move in.

We are proud to deliver a high-quality specification in partnership with well-known brands.

Every home features a stylish and practical finish, all while keeping your new home truly affordable.

Kitchens

- Silver range kitchen units, doors and handles from **Symphony Kitchens** ✓
- Choice of worktops with matching upstands supplied from **Symphony Kitchens** ✓
- Stainless steel splashback supplied from **Symphony Kitchens** ✓
- Oven, hob and integrated cooker hood by **Beko** ✓

Bathroom

- Chrome taps from **Methven** ✓
- Standard splashback tiling from **Porcelanosa** ✓
- Standard height tiles to bathroom and en-suites from **Porcelanosa** ✓
- White sanitaryware by **Twyford** ✓

Peace of mind

- Two year **Gleeson warranty** from legal completion date ✓
- A further eight years of cover via your **NHBC Buildmark Warranty** ✓

Exterior

- Boundary fencing ✓
- UPVC double glazed windows ✓
- Composite doors by **Ian Firth Hardware or IG** ✓

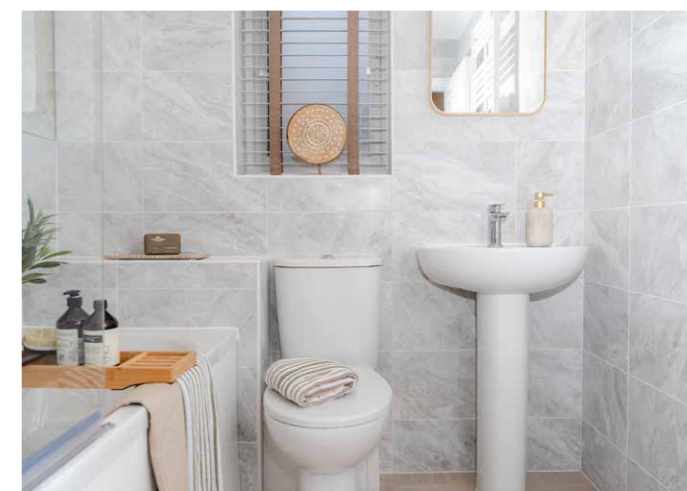
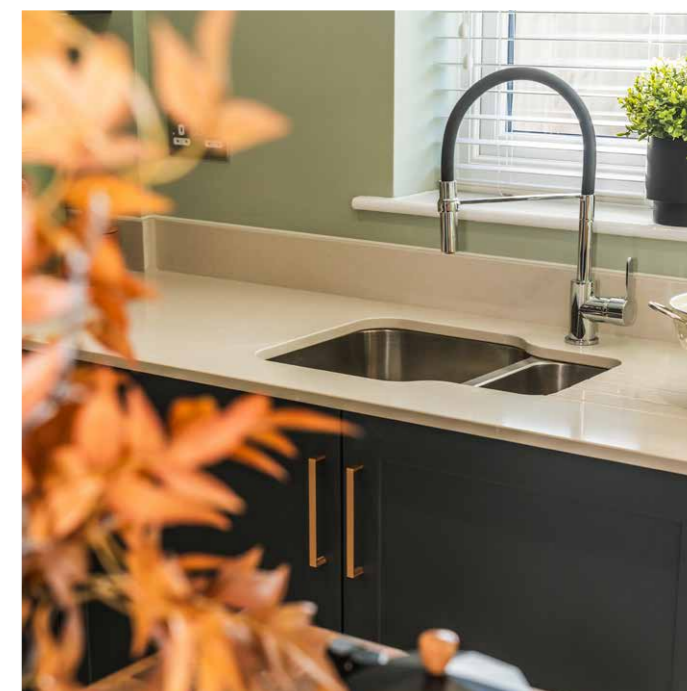
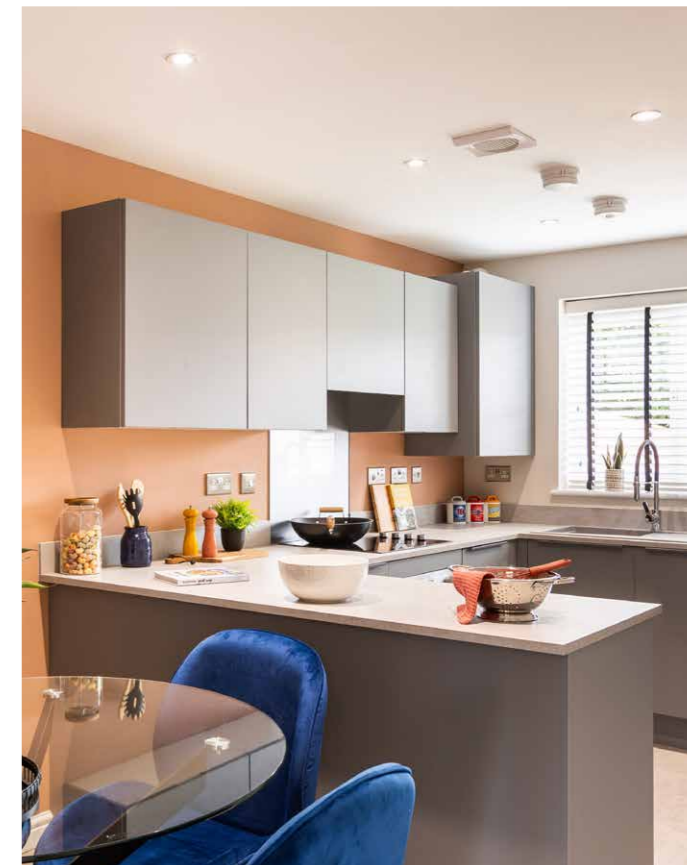
Energy efficiency

- EV car charging point ✓
- Air source heat pumps ✓
- Cavity wall insulation ✓

Finishing touches

- Matt white paint finish to walls and ceilings by **Crown or Dulux** ✓

**More choice,
more you**



Kitchen additions

The kitchen is the heart of the home and is a room where you can really make your space unique. Choose your cupboard doors and worktops and upgrade items such as your hob, cooker hood, tiles and much more to create your perfect space.



Units, appliances and sinks

- A choice of upgraded Kitchen units, doors and handles from **Symphony Kitchens** ✓
- A choice of upgraded worktops with matching upstands supplied from **Symphony Kitchens** ✓
- Boiler housing from **Symphony Kitchens** (where applicable) ✓
- Premium **Silestone** worktops, splashbacks and stainless steel undermount sink ✓
- Integrated appliances from **Beko** ✓
- Induction hob from **Beko** ✓
- Ceramic hob from **Beko** ✓
- Coloured composite single bowl sink and flexi tap from **Leisure Sinks** ✓

Wall tiling

- Replace splashbacks with tiles from either our standard or upgraded range from **Porcelanosa** ✓
 - Glass splashback, in a choice of four colours, from **Symphony Kitchens** ✓
- ## Floor tiling and vinyl
- Ceramic floor planks from **Porcelanosa** ✓
 - Ceramic floor tiles from **Porcelanosa** ✓
 - Vinyl flooring from **IVC** ✓
 - LVT luxury vinyl tile from **Amtico** ✓





Gold and Platinum range cabinets, worktops and handles - 18mm carcass

Harvard

			
Harvard Alby Blue	Harvard Platinum	Bronze Arched Bridge	Antique Copper Bow
			
		Matt Nickel Square	Brushed Rose Gold Square

Langdale

			
Langdale Harbour	Langdale Hessian	Matt Black Cup and D	Chrome Cup and D
			
		Brushed Brass Cup and D	Camden Matt Black

Princeton


			
Princeton Providence Blue	Princeton Sage	Matt Black Cup and D	Chrome Cup and D
			
		Brushed Brass Cup and D	Camden Matt Black

Brooklyn

	
White	Pearl Grey
Handle inclusive in design	

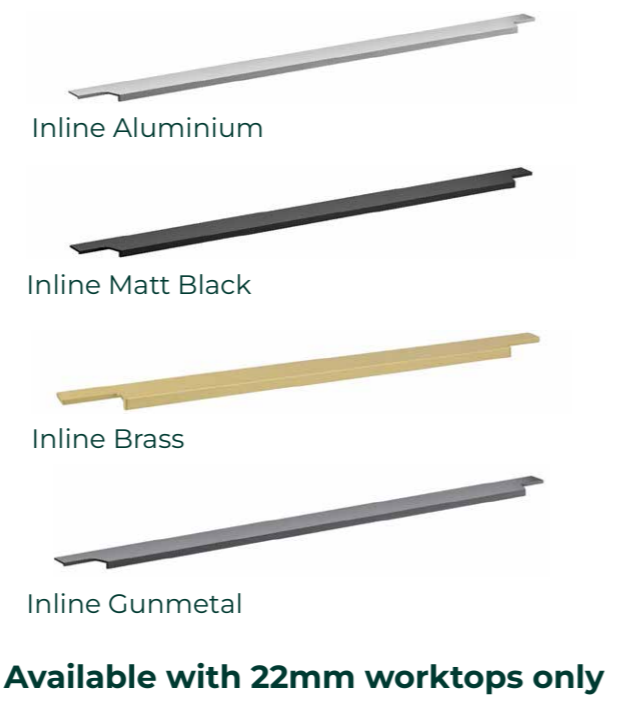


Urban

				
Urban Fern Green	Urban Indigo	Urban Pebble	Brushed Nickel Barrel	Matt Black Bridge
				
			Brushed Rose Gold Square	Antique Copper Bow

Turin

			<p>Upgrade to Platinum for integrated kitchen appliances</p>
Turin Alby Blue	Brushed Rose Gold Square	Antique Copper Bow	
			
	Matt Black Square D	Chrome Chunky Bridge	

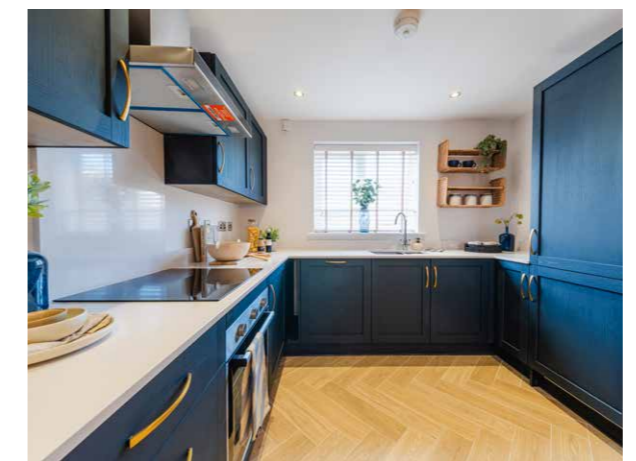
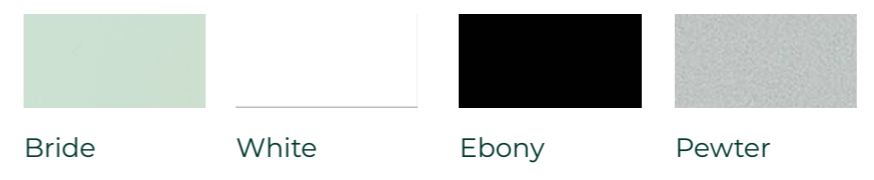


Gold and Platinum worktops:

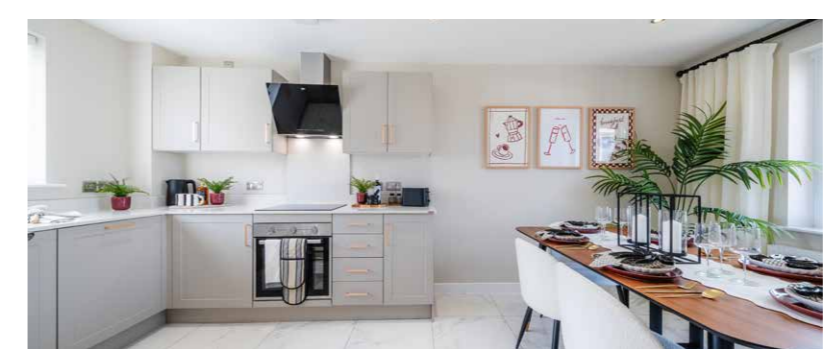
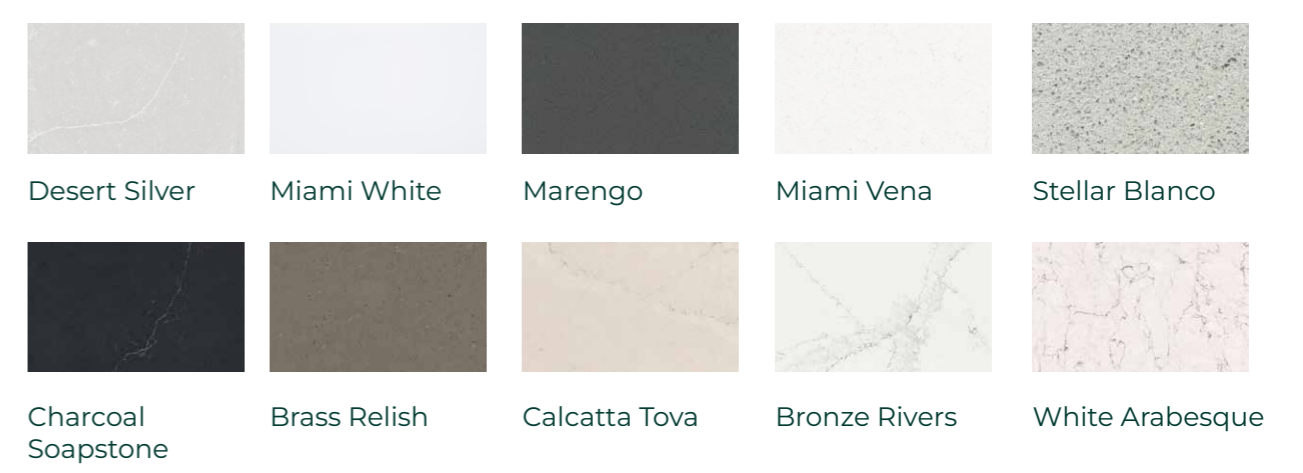


Glass splashback upgrade

Stainless steel provided as standard



Silestone worktops (available on Gold and Platinum kitchens)



Bathroom additions

Our bathroom options allow you to add finishing touches to make your bathroom or en-suite as aesthetic as it is practical.

Taps and showers

Additional low mounted shower head fitted to mixer tap from **Methven** ✓

Wall tiling

Full height tiles from our standard or upgraded range from **Porcelanosa** ✓

Half height tiles from our standard or upgrade range from **Porcelanosa** ✓

Floor tiling and vinyl

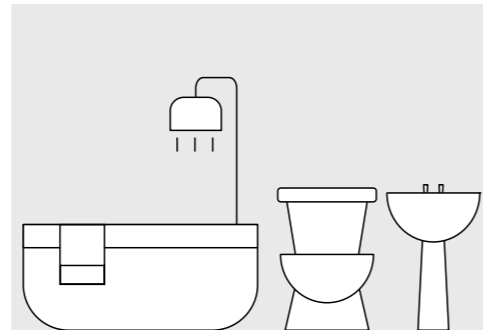
Vinyl flooring from **IVC** ✓

LVT luxury vinyl tile from **Antico** ✓

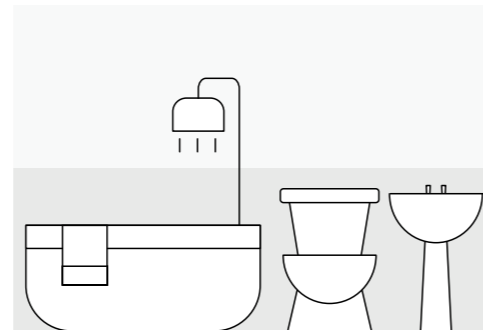
Finishing touches

White towel warmer ✓

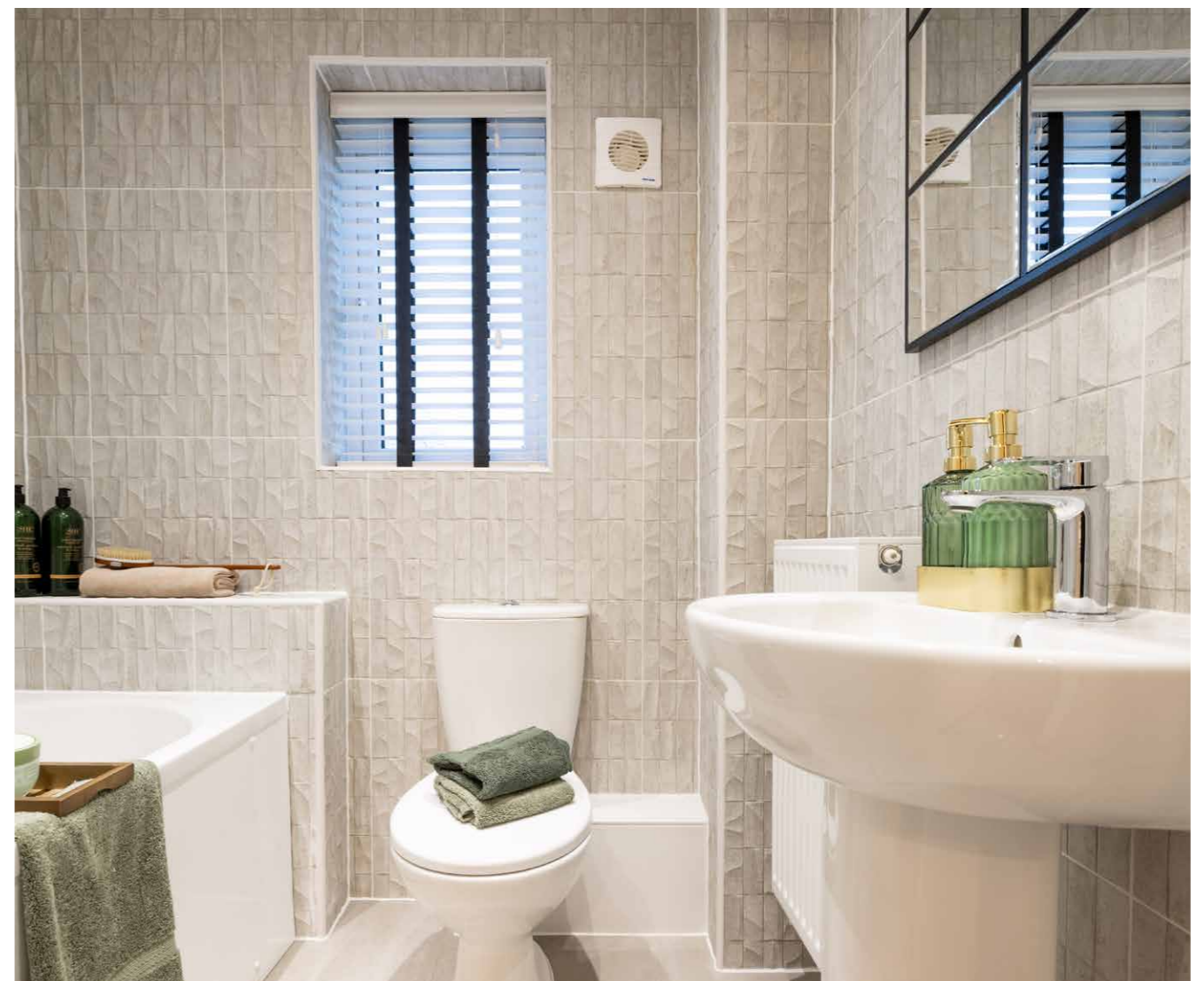
Gleeson homes include bathrooms by **GEBERIT**



Full height tiling

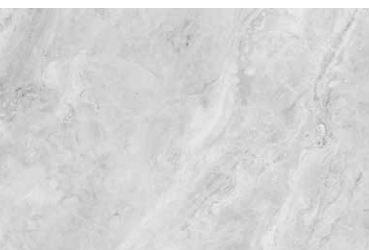


Half height tiling





Standard range wall tiles: 25 x 44.3cm



Indic



Nantes Caliza



Image Silver



Crystal White



Coral Topo



Image White



Shine Niquel



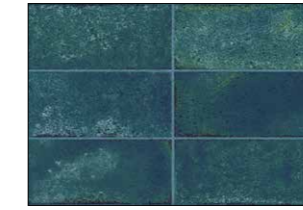
Shine Aluminio

Gleeson homes
include tiling by
PORCELANOSA

Upgraded range wall tiles: 33.3 x 59.2cm



Nantes Acero



Brick Vetri Blue



Brick Vetri Green



Block Butan Bone



Butan Bone



Coral Acero



Mystic Beige



Deco Coral Caliza



Coral Caliza



Marmol Carrara Blanco



Deco Coral Topo



Mosaico Nantes Acero





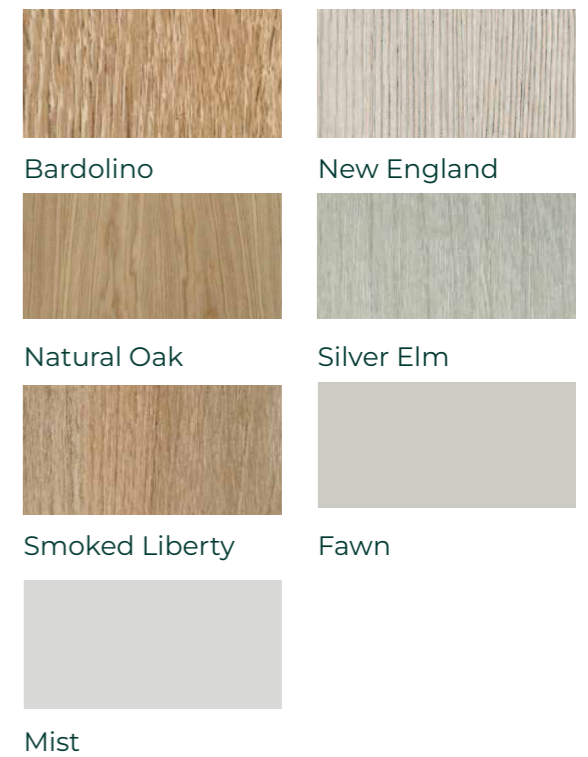
Fitted furniture by
GOODING®

Media units



Create a living space that's both stylish and practical with fitted media walls and living room furniture designed to bring everything together seamlessly. From contemporary media walls that beautifully frame your TV to built-in storage and furniture that keeps everyday living clutter-free, each element is designed to enhance the heart of your home.

For premium painted units, please speak to a Sales Executive.



Worktop	✓
Cabinetry	✓
Door and drawer fronts	✓



Sliding wardrobes

Standard range

Door panel

For use in the door panel choices for all ranges



Silver mirror

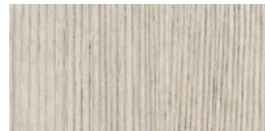
Upgrade range

Framework

These colours can be used for the frameworks in the sliding wardrobes



Bardolino



New England



Smoked Liberty



Natural Oak



Silver Elm



Smoked Oak

Paint effect finishes

Available for both doors and framework



Mist



Indigo



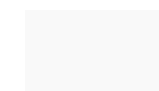
Slate



Charcoal



Fawn



Bianco

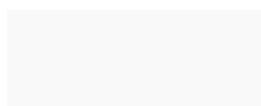


Highland



Hazel

High gloss finishes



High Gloss White



High Gloss Grigio



High Gloss Cashmere

Door panel choices



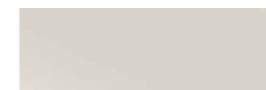
Graphite Mirror



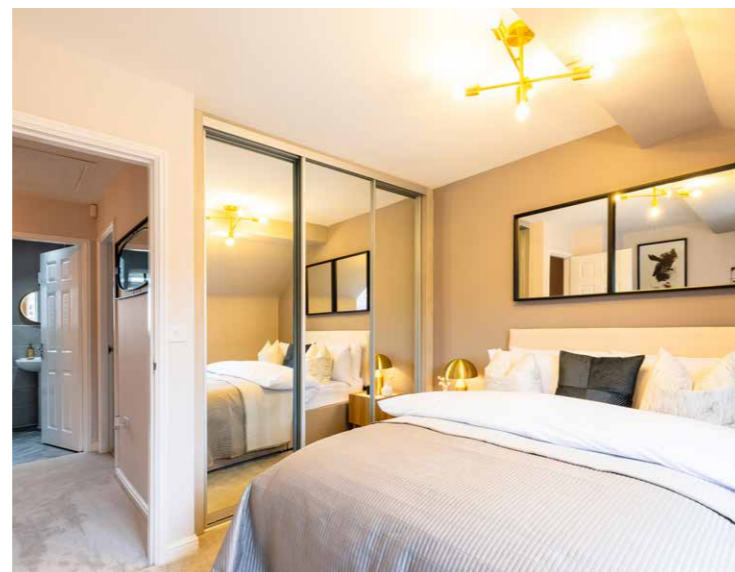
Champignon



Soft White Glass



Oyster



Hinged wardrobes

Standard range

Hinged door designs



Seville



Suffolk



Catalina



Lauren

Framework

These colours can be used for the frameworks in the hinged wardrobes



Bardolino



New England



Smoked Liberty



Natural Oak



Silver Elm

Upgrade range

Paint effect finishes

Available for both doors and framework



Mist



Indigo



Charcoal



Fawn



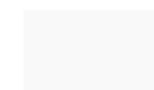
Highland



Hazel

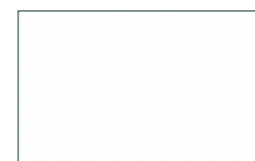


Slate



Bianco

High gloss finishes*



High Gloss White



High Gloss Grigio



High Gloss Cashmere

*Only available in 'Lauren'

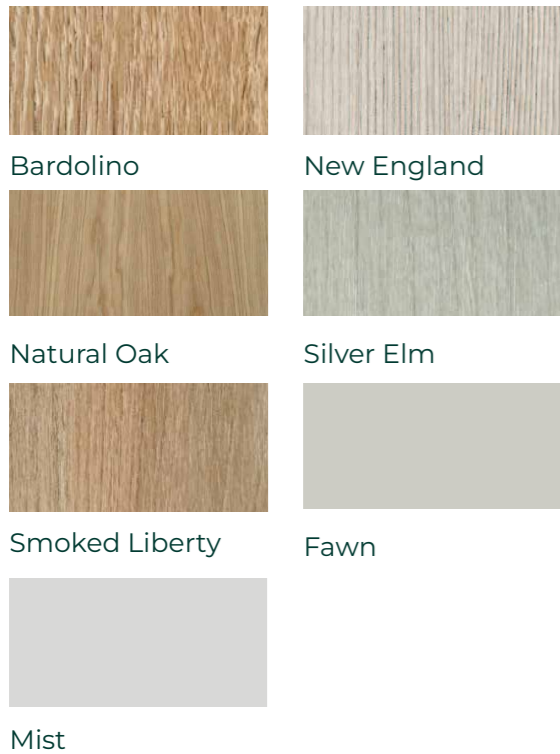


Home offices

Enhance your home office with beautifully designed built-in furniture by Gooding, created to make working from home both comfortable and practical. Choose from a sleek linear layout or a space-maximising L-shaped design, carefully crafted to suit your room and the way you work.

Finishes

For office built-in furniture

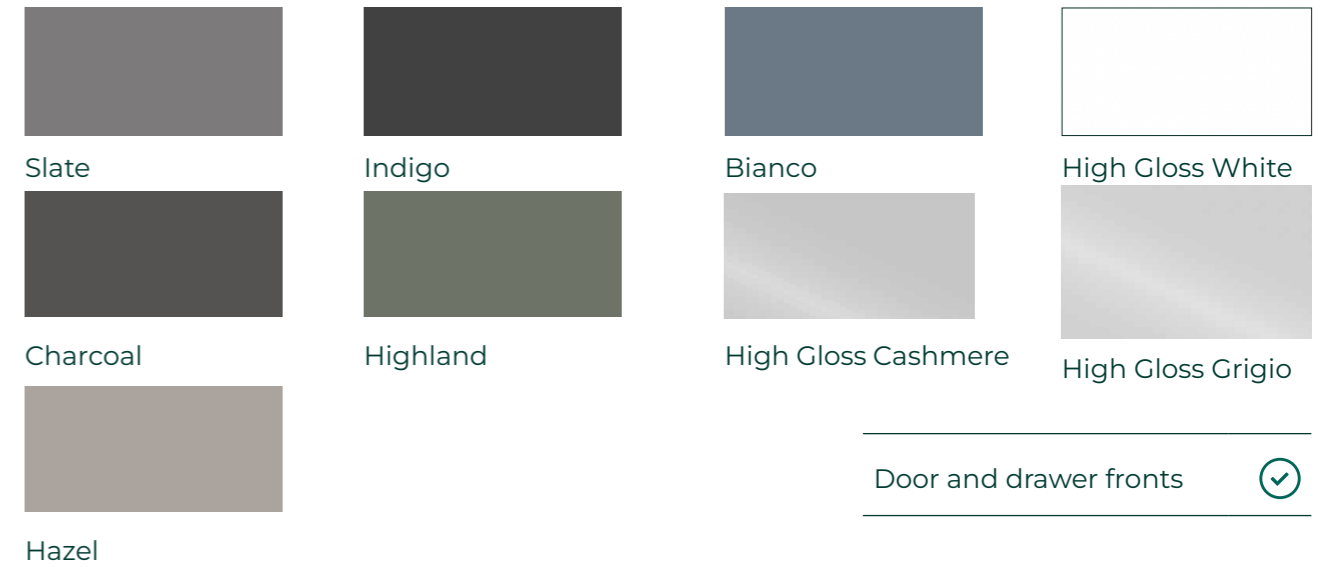


- Worktop
- Cabinetry
- Door and drawer fronts



Finishes

For office built-in furniture



Internals

Internal specification

Classic wardrobe internal of high-level, full width, blanket shelf and hanging

Upgrade one, standard specification plus half double hanging

Upgrade one, with the addition of an off-centre tower unit

Upgrade three, with additional full double hanging



Classic wardrobe internals full width shelf and hanging rail



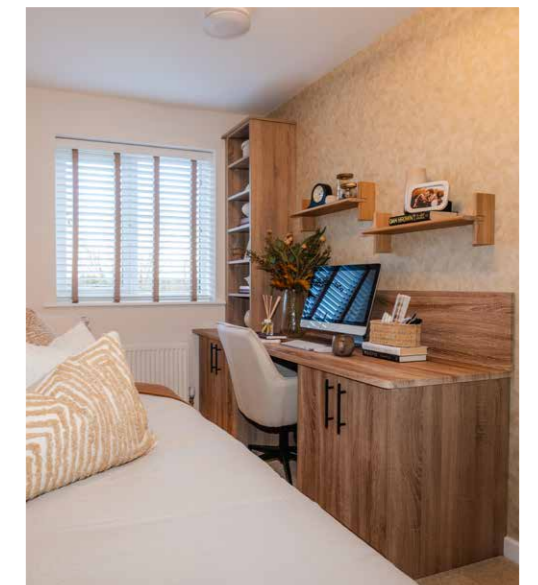
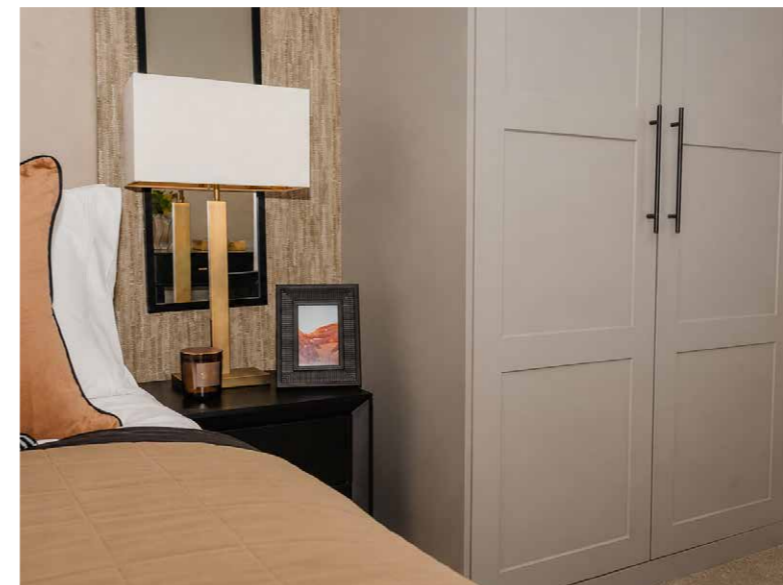
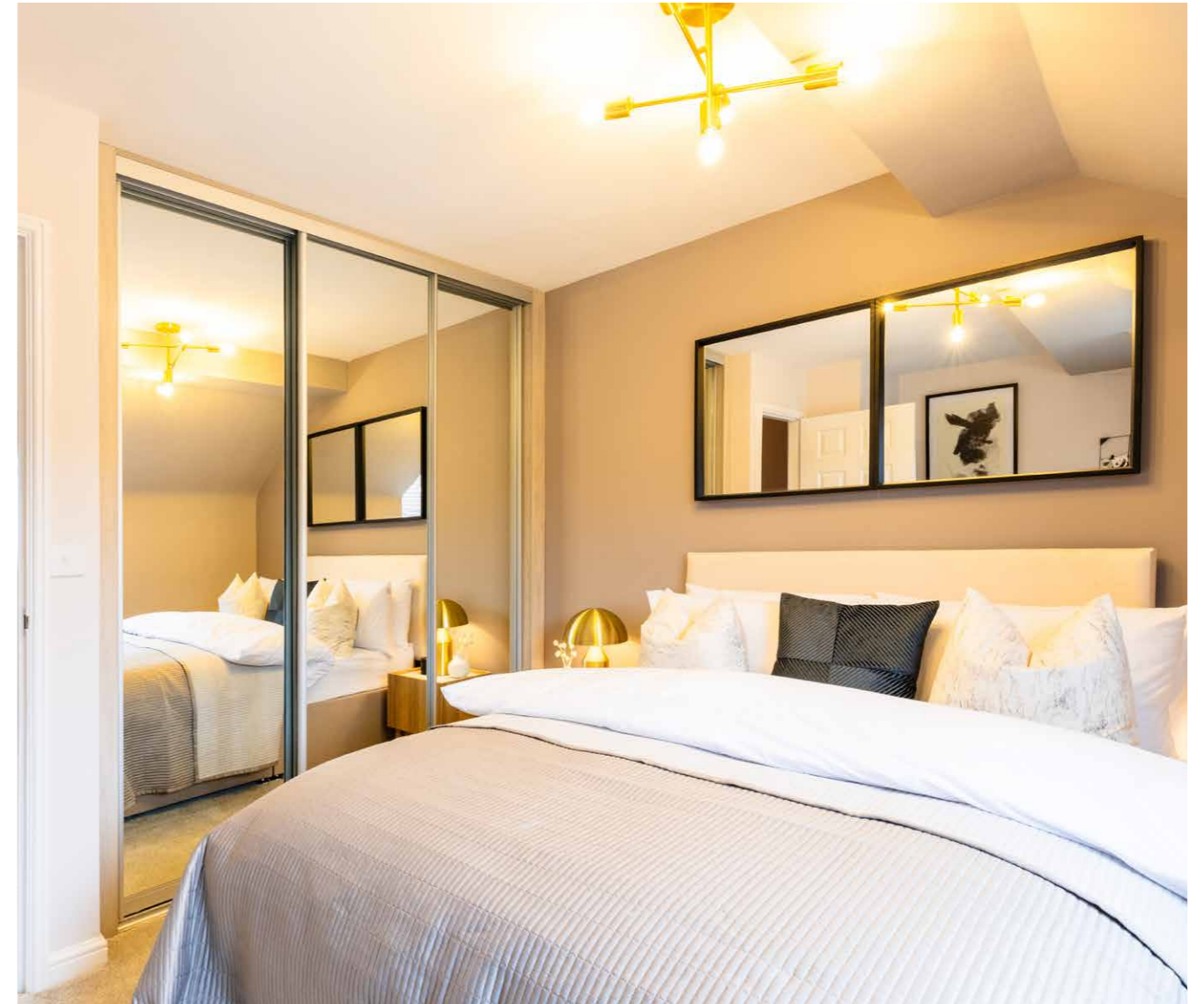
Upgrade one
Standard specification plus half double hanging



Upgrade two
Upgrade one, with the addition of an off-centre tower unit



Upgrade three
Upgrade two, with additional full double hanging



Flooring

Finish your home perfectly with our range of high quality flooring options, available in a variety of styles and colour choices. Choose carpets from our standard or ultimate upgrade ranges, or add ceramic tiles to your kitchen.

Carpets

Carpets from our standard range from **Abingdon** ✓

Carpets from our ultimate range from **Abingdon** ✓

'Hippo' entrance matting to front door only, approximately one metre long in brown or black from **Abingdon** ✓

'Hippo' entrance matting to entire hallway in brown or black from **Abingdon** ✓

*Hippo matting is only available as an option when ordered with carpets/vinyl elsewhere in the home.

Ceramic floor planks

Ceramic floor planks to kitchen from **Porcelanosa** ✓

Ceramic floor planks to utility (if applicable) from **Porcelanosa** ✓

Ceramic floor planks to downstairs WC (only when kitchen tile option also selected) from **Porcelanosa** ✓

Ceramic floor tiles or vinyl floor tiles are not available in homes which have a floor drain. They will be provided with appropriate vinyl flooring as standard. Please speak to your Sales Executive for more information.



Standard range floor tiles



Bottega Acero Bottega Caliza Carrara Blanco Pulido Indic



Atlanta Grey (as parquet flooring) Atlanta Natural (as parquet flooring)



Butan Bone

Upgraded range floor tiles



Smart Tanzania Almond



Smart Minnesota Ash



Smart Tanzania Natural



Smart Tanzania Silver



Standard range carpets



Mother of Pearl Mist Seal



Cloud Wheat Metal Grey



Stone Oatmeal

Upgraded range carpets



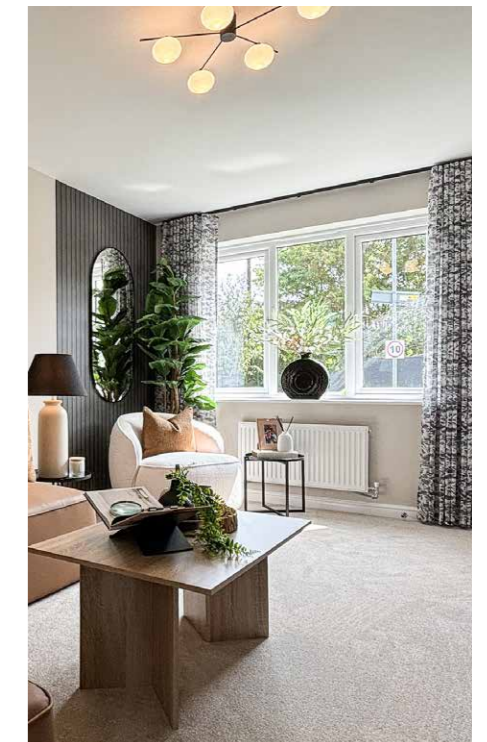
Dovetail Harbour Grey Grey Fox



Lead York Stone Smoke



Granola Vanilla Hazelwood



Standard vinyl flooring



Camargue 528



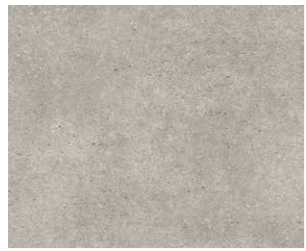
Sorbonne 582



Hatari 791



Morgane 594



Navarra 581



Toledo D 582



Barcelona D 576



Miguel 597



Giuliano 595



Sorbonne 508



Balmani 594



Barcelona D 509



Felice 536



Giuliano 532

Upgraded vinyl flooring



Noble Oak



Nordic Oak



Sun Bleached Oak



Featured Oak



Stanton Stone



Ceramic Flint



Plaza Concrete



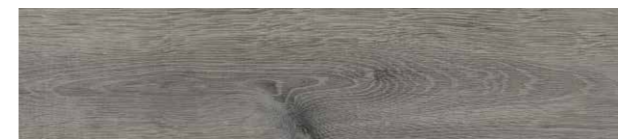
Gallery Concrete



Linear Stone



White Ash



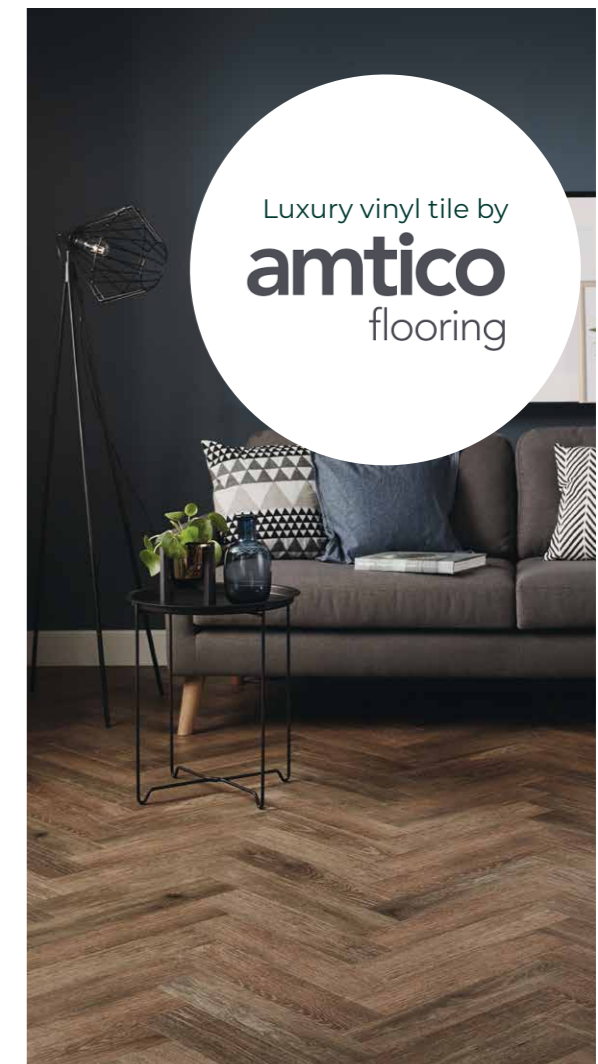
Sash Oak



Haven Oak



Urban Salvaged Timber



Lighting and electrical

Set the mood with stylish lighting and electrical upgrades throughout the interior and exterior of your home.

Indoor

- Energy-efficient downlighters to replace standard light fitting. Available in white or brushed chrome.
- Additional TV aerial point (don't forget, you may need an additional adjacent socket)
- Upgrade ground floor switches and socket plates to brushed chrome
- Upgrade first floor switches and socket plates to brushed chrome
- Upgrade an electrical socket to include USB charging point (brushed chrome or white)
- Additional double socket

Garage

- Power to detached garage - one light point, one switch, one double weather resistant socket**
- Power to attached/integral garage - one light point, one switch, one double weather resistant socket
- External personnel door (if being built without a door)

**Subject to garage location

Outdoor

- Rear security light with PIR (passive infrared sensor) (typically mounted under first floor window)
- External double power socket - typically mounted on the rear external wall
- Door bell kit with chime
- Exterior up/down lighters in brushed chrome to front door (if not included as standard)
- Security alarm option one** - keypad, two PIR, door contact to front door*
- Security alarm option two** - keypad, three PIR, two external door contacts*
- Additional PIR
- Additional external door contact



Garden

Your garden is a natural extension of your home, a space to relax, entertain and make your own. With our range of optional upgrades, you can style your outdoor space just as beautifully as your interiors.

Fencing and turfing to the rear garden may be included on selected plots and developments. However, where not included, both are available as optional extras, helping you create a more private and finished outdoor space.

Upgrades

Rear gate to garden



Turf to rear garden



Outdoor tap



Additional paving slabs*



*Quantity and layout to be agreed



Get personalising

We hope you love personalising your home with our range of options and upgrades. For more interior inspiration, and to see how our customers have styled their homes, why not follow us on social media?





All information correct at time of production, 5 June 2026. All images in this brochure are for illustrative purposes only and may depict upgrades available at an additional cost, subject to build stage and availability. Dimensions and layouts within this brochure are indicative only and not plot specific. Elevations and finishes may vary by plot; please check with your Sales Executive for more information.

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