



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	✓

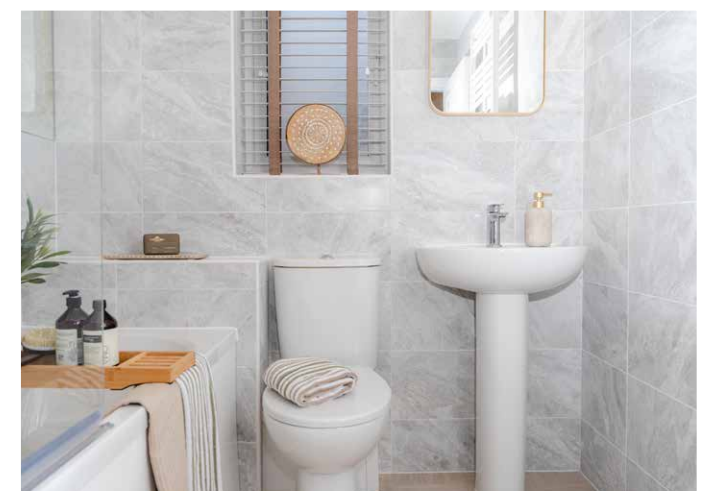
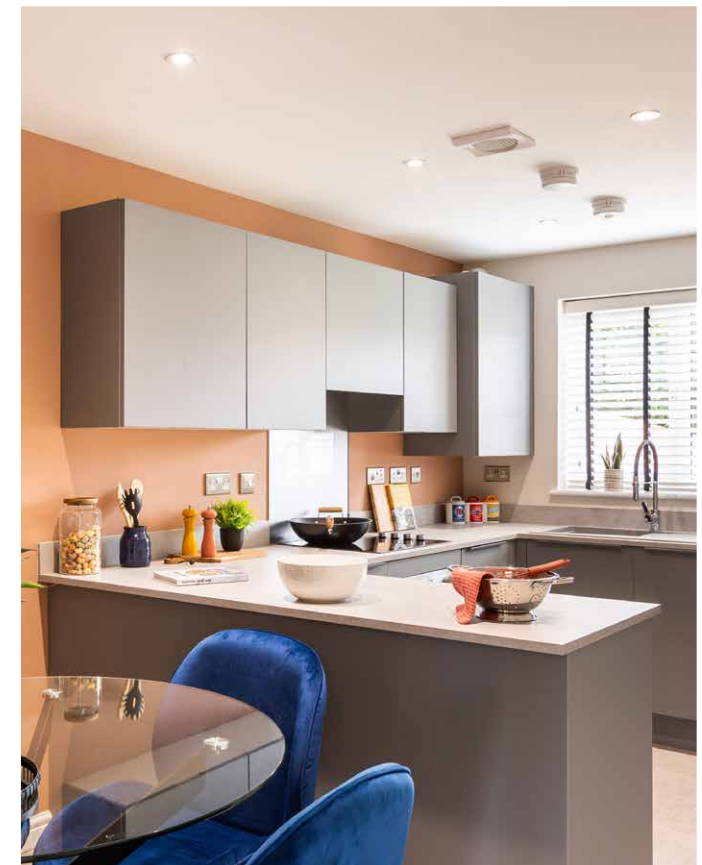
*Subject to development

Finishing touches

Matt white paint finish to walls and ceilings by Crown or Dulux	✓
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More choice, more you

One of the benefits of buying a new Gleeson home is the ability to add your own personal touch. Alongside our carefully selected standard specification, we offer a range of additional choices and upgrades, including bathroom tiles, wardrobes, flooring and carpets, helping you create a home that's ready to enjoy from day one.



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

Urban

Urban Fern Green

Urban Indigo

Urban Pebble

Brushed Nickel Barrel

Matt Black Bridge

Brushed Rose Gold Square

Antique Copper Bow

Turin

Turin Alby Blue

Brushed Rose Gold Square

Antique Copper Bow

Matt Black Square D

Chrome Chunky Bridge

Upgrade to Platinum
for integrated kitchen
appliances

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

Inline Icon

Matt Smooth Pebble

Matt Smooth Alby Blue

Inline Form

Matt Smooth Fern Green

Matt Smooth Indigo

Inline Aluminium

Inline Matt Black

Inline Brass

Inline Gunmetal

Available with 22mm worktops only

Gold and Platinum worktops:

Chalet Oak

Grey Terazzo

Silver Oak

Coastal Shale

Arctic Marble

Nero Bronzo

Iceberg Marble

Volcanic Ash

Tectonica

Marble Sirocco

Lava Stone

Dark Ash

Farmhouse Oak

Empire Marble



Glass splashback upgrade

Stainless steel provided as standard

Bride

White

Ebony

Pewter



Silestone worktops (available on Gold and Platinum kitchens)

Desert Silver

Miami White

Marengo

Miami Vena

Stellar Blanco

Charcoal Soapstone

Brass Relish

Calcatta Tova

Bronze Rivers

White Arabesque



Silestone worktops by

COSENTINO

Bathroom additions

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

Gleeson homes
include bathrooms by

**GEBERIT**

Taps and showers

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

Wall tiling

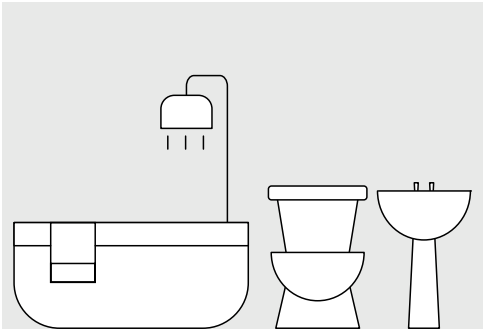
- Full height tiles from our standard or upgraded range from **Porcelanosa**
- ✓
- Half height tiles from our standard or upgrade range from **Porcelanosa**
- ✓

Floor tiling and vinyl

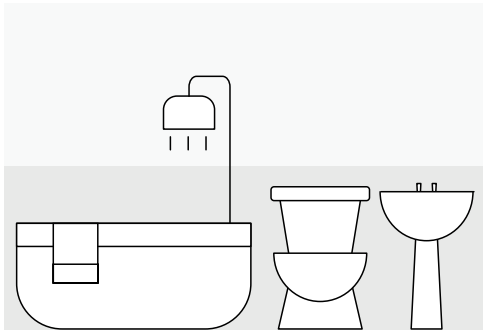
- Vinyl flooring from **IVC**
- ✓
- LVT luxury vinyl tile from **Amtico**
- ✓

Finishing touches

- White towel warmer
- ✓



Full height tiling

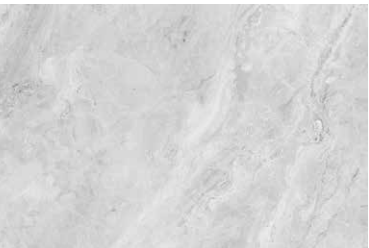


Half height tiling

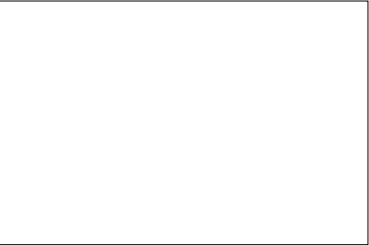




Standard range wall tiles: 25 x 44.3cm



Indic



Crystal White



Shine Niquel



Nantes Caliza



Coral Topo



Shine Aluminio



Image Silver



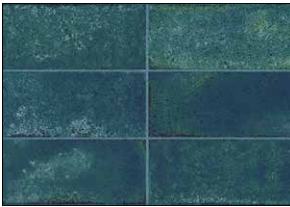
Image White

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®



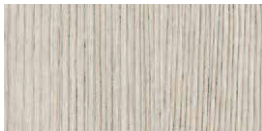
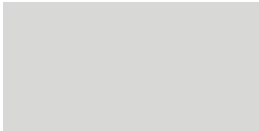
Media unit additions



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	✓

	
Bardolino	New England
	
Natural Oak	Silver Elm
	
Smoked Liberty	Fawn
	
Mist	

Sliding wardrobe additions

Door panel

For use in the door panel choices for all ranges



Silver mirror

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



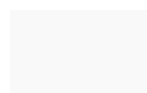
Slate



Charcoal



Fawn



Bianco

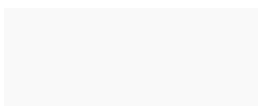


Highland



Hazel

High gloss finishes



High Gloss White



High Gloss Grigio



High Gloss Cashmere

Door panel choices



Graphite Mirror



Champignon



Soft White Glass



Oyster



Hinged wardrobe additions

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

Paint effect finishes

Available for both doors and framework



Mist



Indigo



Charcoal



Fawn



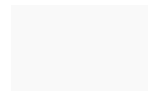
Highland



Hazel

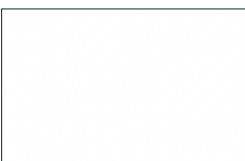


Slate



Bianco

High gloss finishes*



High Gloss White



High Gloss Grigio



High Gloss Cashmere

*Only available in 'Lauren'



Home office additions

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



Bardolino



New England



Natural Oak



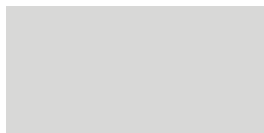
Silver Elm



Smoked Liberty



Fawn



Mist

Worktop	✓
Cabinetry	✓
Door and drawer fronts	✓



Finishes

For office built-in furniture



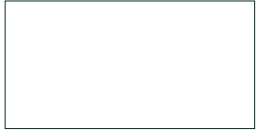
Slate



Indigo



Bianco



High Gloss White



Charcoal



Highland



High Gloss Cashmere



High Gloss Grigio



Hazel

Door and drawer fronts

✓



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



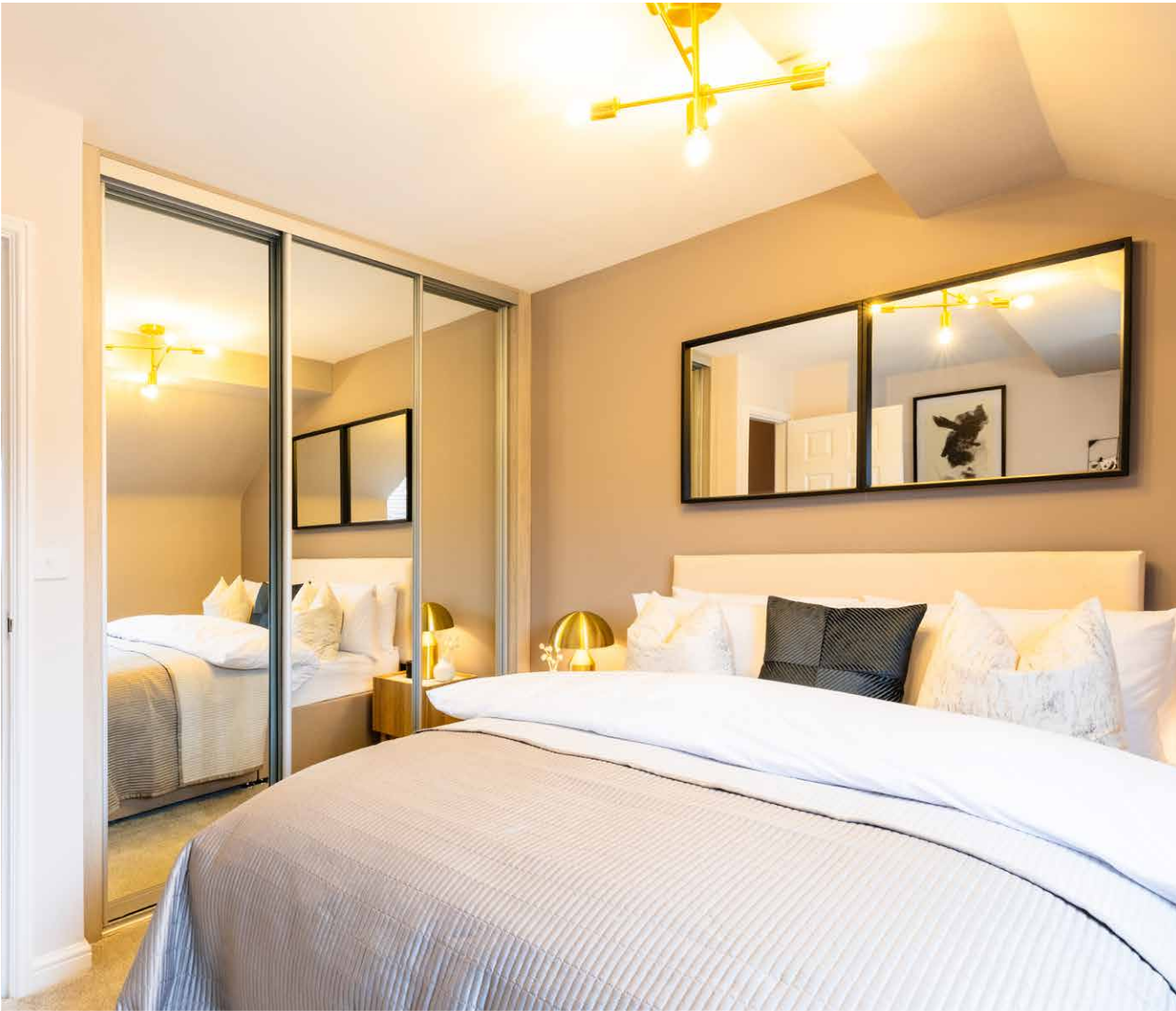
Upgrade one
Standard specification plus half double hanging



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



Upgrade three
Upgrade two, with additional full double hanging



Flooring additions

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 upgrade 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.



Upgraded 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



Upgraded range carpets



Mother of Pearl



Mist



Seal



Cloud



Wheat



Metal Grey



Stone



Oatmeal



Ultimate upgraded range carpets



Dovetail



Harbour Grey



Grey Fox



Lead



York Stone



Smoke



Granola



Vanilla



Hazelwood

Upgraded range 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

Ultimate 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 additions

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 additions

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?

 @gleesonhomesuk

 @gleesonhomes

 @gleeson.homes





All information correct at time of production, 26 August 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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