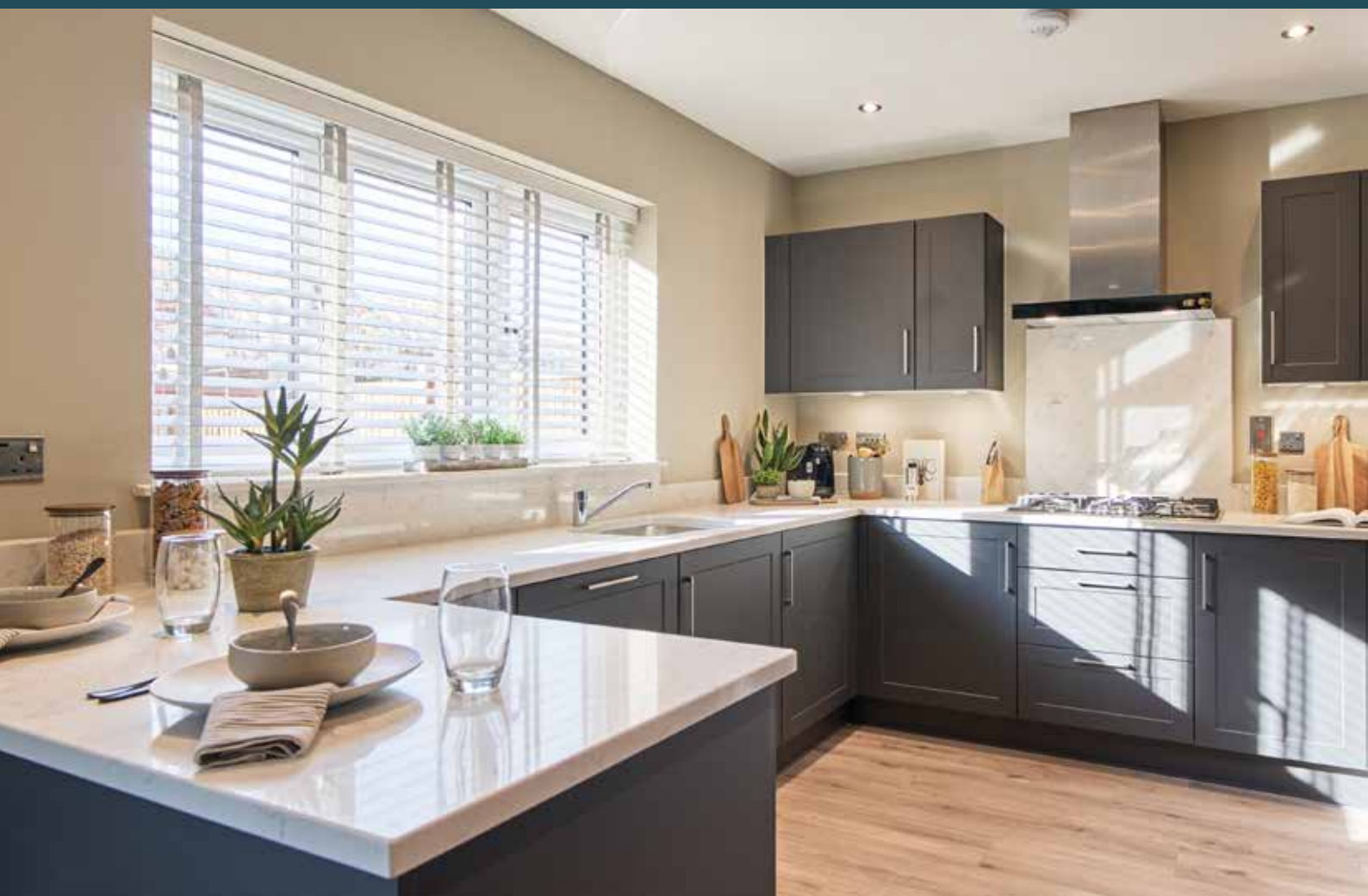




CHARLES CHURCH



# Select Options

Personalising your new home

Version 10.1

# Styled by you, ready to move into.

At Charles Church, we understand everyone has their own sense of style and wants to create a home unique to them; that's why the Charles Church Select Options range was created.

Reasons to choose your Select Options now:

- ⑤ Everything will be styled just the way you want it, before you move in
- ⑤ It's all professionally installed by the Charles Church build team during the build process
- ⑤ All your Select Options are covered within your 2-year Charles Church Homes guarantee
- ⑤ Retro-fitting anything after you've moved in will never result in the same seamless finish
- ⑤ Employing trades in your home after you've moved in means mess, hassle and cost
- ⑤ If you choose to upgrade items from our standard spec, you only pay the difference, not the full cost of the upgrade.

Add your own personal style.



# Explore

---



## 06 Your kitchen

Upgrade to designer-style cabinetry, high-spec appliances, stunning quartz or porcelain worksurfaces, granite sinks and colour-coordinated taps. Not forgetting tiling and flooring too!

## 34 Your bathroom

Upgrade existing showers and add new ones too — how about an app-controlled shower you can switch on before you get in? You'll love our towel rails and tiling options too.



## 42 Your living space

From made-to-measure wardrobes and home office furniture, to designer radiators and integrated lighting... all the things that bring your new home together.

## 62 Your outdoors

Select Options upgrades and additions extend beyond the back door; there's lots to enhance your garden and garage so you can enjoy your outdoor space as soon as you move in.





# How it works

This Select Options brochure is an introduction to our extensive choice of products, covering everything from kitchens and bathrooms to flooring, lighting and even the garage and garden.





There's a whole host of stylish and practical things for you to choose what works for you.

## A few pointers

So what's the difference between an 'add-on' and an 'upgrade'?

### Add-on

An item that isn't fitted as standard to your new Charles Church home, so you can choose to add it through Select Options.

### Upgrade

An item that is fitted as standard, but you'd like us to install a different/higher specification version of it.

## And what are the Select Options ranges?

Depending on the product, our range spans across Standard, Silver, Gold, Platinum, and Diamond - catering to every individual's unique style and preferences. Each option is colour-coordinated in the brochure, with physical samples on site reflecting this

Standard Silver Gold Platinum Diamond



## More inspiration?

Jump on to Instagram [#charleschurchlife](#) and scroll through the gorgeous real-life photos posted by new Charles Church homeowners. It's a great way to get styling ideas before you choose your Select Options!

## Appointment prep

It's a good idea to jot down all your favourite things ready for your Select Options appointment.

On the day, you can admire a whole host of samples and swatches for kitchen doors, worktops, carpets, tiles and more.

Be ready with any questions to ask your sales executive too.

## Timing is everything...

It's all about timing with Select Options. The earlier you can make your choices the better, as there's usually a knock-on effect on electrics and plumbing in one way or another.

As a guide, all choices need to have been made by the time your roof is on, but don't worry, your sales executive will explain all this to you.



# Your kitchen

Where it all happens, the hub of family life and the heart of your new home. Now's the chance to get this room exactly how you want it.





## Showstopping taps

Like to drill down on the detail? Then take a closer look at our kitchen mixer taps that come in a gorgeous range of designer finishes.

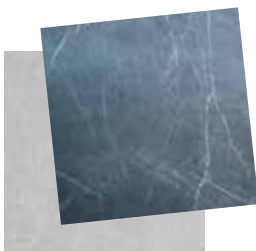
See page 19



## Gorgeous granite

Upgrade to one of our gorgeous granite sinks and you could have the whole family fighting over the washing up! It's a great way to add a touch of class, colour and texture to your kitchen.

See page 18



## Top of the tops

What's at the top of everyone's dream kitchen list? It has to be a premium worksurface with the virtually invisible sink. Upgrade your laminate worktops to a choice of quartz or wonderful porcelain worksurfaces.

Read more on page 14

## Live the dream

A brand new home means your kitchen is a blank canvas, just waiting for you to add your own sense of style. It's time to create the kitchen you've always dreamed of.



## On-trend cabinetry

Whatever kind of look you want for your kitchen, it all starts with the cabinetry itself. Our design team have pulled together a Pinterest-worthy collection to excite and inspire you.

For our take on the hottest trends  
see page 8 – 13



## Cook like a pro

From induction hobs to touch-control, multifunction pyrolytic ovens and high-tech wireless control hoods, you'll switch your home cooking skills up a notch or two with our top brand integrated appliances. Check out our integrated dishwashers and fridge freezers too, all seamlessly built in for that look of luxury.

From page 22

**AEG**  **Electrolux**



# Cabinetry

Complete your new dream home by creating your kitchen in your own unique style\*.

## SK100

The most exciting design decision for your new home has to be the kitchen. You'll see all the style and colour options during your Select Options appointment, but in the meantime, here's a flavour of what might be on offer:

### Painted shaker

Always a favourite and a timeless classic, our range includes both bold and neutral colours in paint effect to shake up the shaker look.



### Handleless

If you like the totally seamless, minimalist look then this is the style for you. Available in a choice of modern shades and textures including matt and gloss.



### Matt slab

Simple and understated, in a selection of neutrals and on-trend finishes, our matt slab doors give you a perfect backdrop on which to build your style.



### Woodgrains

Add depth and character to your kitchen with one of our contemporary woodgrain finishes. The natural warmth of wood creates a whole new look.



## Need some kitchen style inspiration?

Browse the following pages for ideas, or take a peek on instagram at what our homeowners have done in their new Charles Church home at [#charleschurchlife](#).



Love this  
cabinetry?

Just ask your  
sales executive.

## Cabinetry extras

### Task lighting

#### SK103

Add quadrant  
stainless steel task  
lighting (per light).

### Additional base unit

#### SK102

Add base unit in lieu of  
appliance space.

### Boiler housing

#### SK101

Add housing for  
combination  
boiler in utility only.

#### SK104

Add housing for  
combination  
boiler in kitchen only.

\*Available on certain developments only. Utility room upgrades only available where a Utility room is featured in the house type layout. All appliance options are dependent on kitchen layout. Colours and shades of appliances may vary subject to manufacturers specification. Please see sales executive for exact details.

# Urban cool

A rich, dark colour like this indigo blue gives the much-loved shaker style an edgy feel that would be right at home in a city apartment.

Contrasting quartz worksurfaces, undermounted sink, wood effect luxury vinyl flooring and high-spec appliances complete the urban look.



Shaker door

Ask your sales executive



Integrated dishwasher

See page 30



Electrolux Oven

See page 23



Stainless Steel Sink

See page 19



LVT Flooring

See page 46







# Gloss appeal

Scandi-style sophistication meets sparkling shine in a gloss handleless kitchen.

There's no fresher feeling than a bright, white kitchen. Combined with white quartz, the handleless gloss doors and worksurfaces blend almost seamlessly with monochrome clean lines.

Teamed with high-spec stainless steel and black glass appliances, an undermounted sink and chrome finish wall sockets, the result is the ultimate minimalist look.



Handleless gloss door

Ask your sales executive



AEG Induction hob

See page 27



AEG Bluetooth Hood

See page 27



Porcelain Worktop

See page 16



Stainless Steel Sink

See page 19



Integrated  
dishwasher  
hidden inside

# Neutral zone

See your kitchen in a whole new light with pale and neutral shaker style doors. These create an understated, calming effect, just perfect for a busy kitchen.

It's not just the cabinetry that defines your kitchen's style — wall tiling and flooring make a big impact too.



AEG Integrated  
fridge freezer  
See page 31



Shaker door  
Ask your sales  
executive



Electrolux  
induction hob  
See page 24



Electrolux Hood  
See page 24



Electrolux  
Oven  
See page 24

# Matt is back

So tactile, matt textures are a firm favourite for modern interiors, not least of all in the kitchen.

A hint of colour works well with matt finishes, and brings out warmth and personality in a kitchen. It makes it easy to build on the look with colour-coordinated accents and accessories too.

Keep walls, worksurfaces and flooring plain and simple, and let the little details do the talking. A striking vase, a style-statement window blind or floor rug will draw everything together.



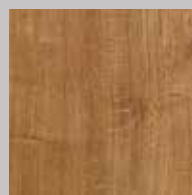
Shaker door  
Ask your sales executive



AEG Induction hob  
See page 27



AEG Bluetooth Hood  
See page 27



LVT flooring  
See page 46



Stainless Steel Sink  
See page 19



Integrated dishwasher  
hidden inside





# The wonder of quartz

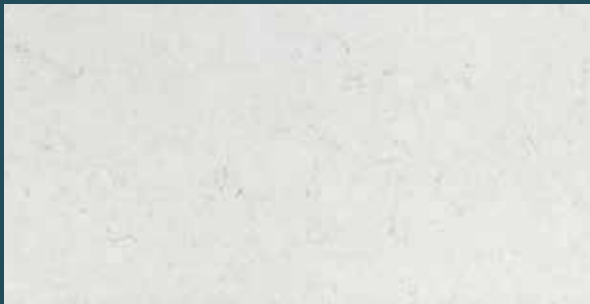
Transform the heart of your home; discover the elegance and durability of Quartz worktops.

This upgrade is a daily source of pride, especially during your morning coffee routine.

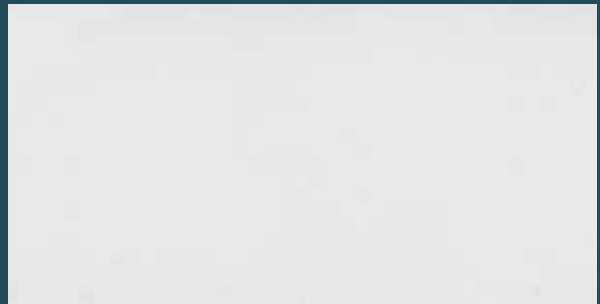
These sleek countertops aren't just nice to look at; they're also super smooth, cool to the touch, and incredibly tough. Built to handle the chaos of family life, they'll stay stunning for years. Surprisingly, they're not entirely stone—they're about 94% quartz, with

around 6% resin and pigment. This mix makes them even stronger than natural stone, thanks to a bit of resin magic. The material is treated, pressed, and polished to achieve a brilliant and consistent finish with almost zero pores, adding to its hygiene factor. So, not only do they look good, but they're also practical and built to last.

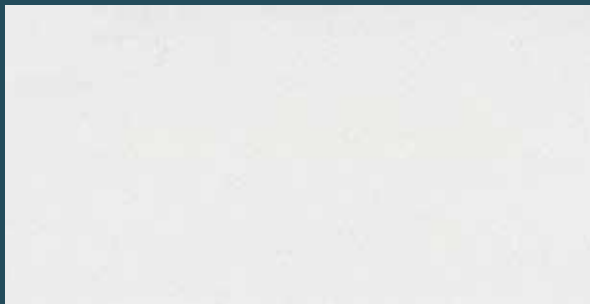
Choose from striking finishes, hand-picked by our in-house team to complement our cabinetry designs and colours perfectly.



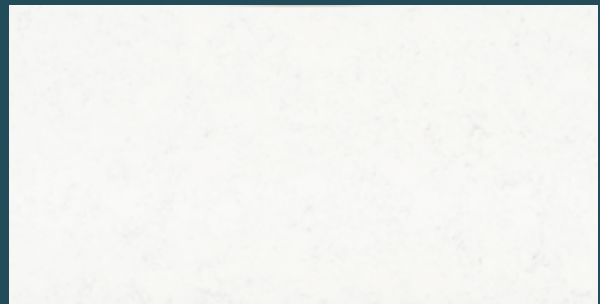
Volcano Light SK200\_VOL



New Yarra SK200\_YAR



Aspro SK200\_ASP



Attico SK200\_ATT

# Quartz worksurfaces

Upgrade from laminate to stunning 20mm quartz worksurfaces in your kitchen and utility room.

## Kitchen

### SK200

Choose any of the 4 quartz colours opposite for your kitchen.

This upgrade includes:

1 + 2 + 3 + 4

## Utility room

### SK201

Choose any of the 4 quartz colours opposite for your utility room.

This upgrade\* includes:

1 + 2

### Add more quartz to your kitchen

SK203 Add splashback to hob

SK202 Add window sill and riser

SK205 Add a 300mm overhang breakfast bar, on suitable house types only. Check with your sales executive.

SK206 Add a waterfall end to a peninsular or kitchen island.

### SK204

If space allows, you may want to add a single bowl Rangemaster Atlantic undermounted sink to your utility room. See page 19

## Colour choice

Make sure to add the colour coding  
i.e. WP for White Pearl



## Choose your look

Upstands not your thing?  
Select wall tiling instead.

See page 20



1

### Worktop

A double chamfered profile to all edges & 5 drainer grooves

2

### Upstand

20mm thick, 100mm high quartz upstands

3

### Sink

Rangemaster 1.5 bowl undermounted sink

4

### Tap

Single lever monobloc tap

# Timeless porcelain

The difference a porcelain worksurface makes to your kitchen is so much more than just a finishing touch; it's the ultimate statement.

Italian craftsmanship at its best and a testament to enduring quality and style, porcelain is unparalleled in versatility for your home worksurfaces.

Porcelain seamlessly fuses functionality with stunning design; creating a hygienic, cool-to-touch surface that resists daily wear and tear.

Scratch-resistant, heat-resistant, and impervious to harsh chemicals, it stands resilient in the face of time. Turn your kitchen into a haven of both form and function with a reliable workhorse that allows you to cherish moments with loved ones in a space you adore.

Choose from striking finishes, hand-picked by our in-house team to complement our cabinetry designs and colours perfectly.



Calacatta Gold SK250\_CAG



Pietra Grey SK250\_PGR



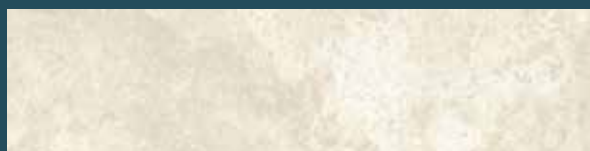
St Laurent SK250\_STL



Lincoln SK250\_LIN



Dubai Gold SK250\_DGO



Mediterranea SK250\_MED



Gris Catalan SK250\_GCA



Beige Catalan SK250\_BCA



# Porcelain worksurfaces

Upgrade from laminate to stunning 20mm porcelain worksurfaces in your kitchen and utility room.

## Kitchen

### SK250

Choose any of the 8 porcelain colours opposite for your kitchen.

This upgrade includes:

1 + 2 + 3 + 4

## Utility room

### SK251

Choose any of the 8 porcelain colours opposite for your utility room.

This upgrade\* includes:

1 + 2

### Add more porcelain to your kitchen

SK253 Add splashback to hob

SK252 Add window sill and riser

SK255 Add a 300mm overhang breakfast bar, on suitable house types only. Check with your sales executive.

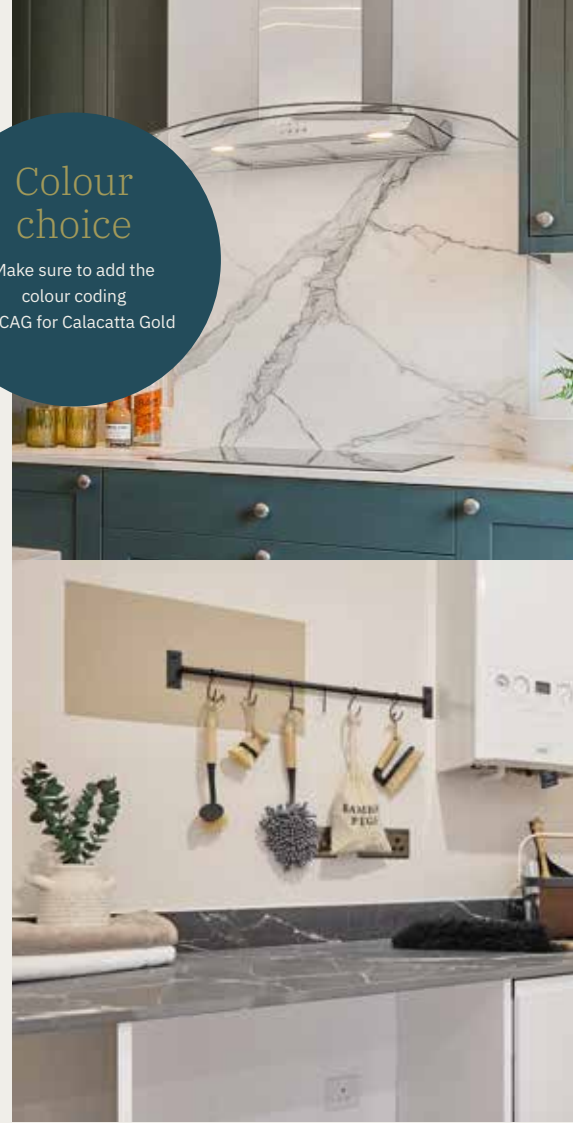
SK256 Add a waterfall end to a peninsular or kitchen island.

### SK204

If space allows, you may want to add a single bowl Rangemaster Atlantic undermounted sink to your utility room. See page 19

## Colour choice

Make sure to add the colour coding i.e. CAG for Calacatta Gold



## Choose your look

Upstands not your thing? Select wall tiling instead.

See page 20



1

### Worktop

A double chamfered profile to all edges & 5 drainer grooves

2

### Upstand

20mm thick, 100mm high porcelain upstands

3

### Sink

Rangemaster 1.5 bowl undermounted sink

4

### Tap

Single lever monobloc tap

## Sink & taps

We all spend far less time at the kitchen sink nowadays, but that's no reason for it not to look fabulous.

### Elements Topaz granite sink

Made from a super-tough composite material 80% quartz mixed with acrylic, these sinks look and feel like stone, with the added benefit of improved scratch, biological and UV resistance. Available in 4 stunning colours to complement our laminate\* worktops range, they come in single bowl and 1.5 bowl options, with a sleek drainer design.

This upgrade includes a Leisure AquaTech mixer tap in the finish of your choice.



Arctic White **SK302\_ARC**

### Elements 1.5 bowl

**SK302\*\***

Upgrade an existing 1.5 bowl sink to the Elements 1.5 bowl model.

### Elements single bowl

**SK303**

Add a single bowl Elements sink (utility room only).

\* Elements igneous granite sinks are designed for installation with laminate worktops and cannot be selected together with quartz and porcelain worksurfaces.

\*\* See images for specific codes for colour variations.



Charcoal **SK302\_CHAR**



Concrete **SK302\_CON**



Pebble **SK302\_PEB**

## Undermounted sinks

If you're after that cool, minimalist look of a 'barely there' sink then you'll love our Rangemaster Atlantic undermounted 1.5 bowl sink that's included as part of our quartz and porcelain worksurface upgrade.

Elements Topaz sinks include a choice of Leisure colour coordinated taps.

### Get the look

Undermounted sinks are for quartz and porcelain worksurfaces.

See page 14



If you're a fan of stainless steel in the kitchen, we've got the following upgrade options to choose from:



### Rangemaster Atlantic single bowl

#### SK204

You can also add a single bowl Rangemaster Atlantic undermounted sink to your utility room, if you are upgrading to quartz (SK201) or porcelain (SK251) worksurfaces there too. They're not suitable for installation in laminate worktops.



### Leisure Aria 1.0b sink

#### SK300

Subject to space availability in your new home, for the height of practicality, opt to add a single bowl sink and Leisure AquaTech mixer tap to your utility room.

All our stainless steel sinks are designed to be fitted into a laminate worktop.



### Leisure Aria 1.5b sink

#### SK310

Upgrade your standard single bowl sink to a bowl and half option (kitchen layout dictates compatibility). Please speak to your sales executive.



### Rangemaster Atlantic 1.5b sink

#### SK311

Upgrade your standard single bowl sink to a bowl and half option (kitchen layout dictates compatibility). They're not suitable for installation in laminate worktops.



Bronze

SK304\_BRZ

Chrome

SK304\_CHR

Matt Black

SK304\_BLK

### Leisure AquaTech taps

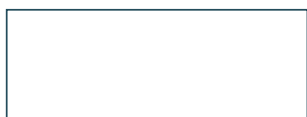
#### SK304

These Leisure AquaTech mixer taps are included as part of the package with our Elements igneous sink upgrade, but you can still choose to upgrade the tap only on your existing stainless steel sink, to add an extra touch of style.

## Kitchen & utility tiling

Add your personal sense of style with our huge collection of ceramic wall tiles.

Our upgrade tiles are offered in a greater choice of formats:



400mm x 150mm



300mm x 100mm



245mm x 75mm

You'll get to see our full range of upgrade tiles in your Select Options appointment.

### Kitchen wall tiling



SK402

Add kitchen wall tiles above worktops up to the underside of your wall units from the Gold range of ceramic tiling.

### Kitchen wall tiling



SK403

Add kitchen wall tiles above worktops up to the underside of your wall units from our Platinum range of wall tiles.

### Utility room wall tiling



SK404

Add utility room wall tiles above worktops from our Gold range of wall tiles.

### Utility room wall tiling



SK405

Add utility room wall tiles above worktops from our Platinum range of wall tiles.

### Glass splashback

SK500

As an alternative to tiling, upgrade to a coloured glass splashback behind your hob.

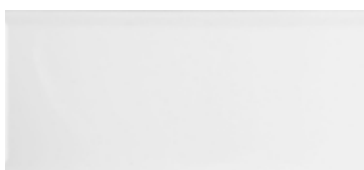






All kitchen tiling is laid in a staggered 'brick bond' design, as shown here.

Our ceramic wall tile collection has been hand-picked to ensure we have a comprehensive choice of styles to suit everyone's taste and decor. Here's just a few of our top picks:



### White bevelled brick tiles

A firm favourite that's always on trend, our glazed white 'subway effect' bevelled brick tiles create a clean, fresh and contemporary backdrop to your kitchen or utility room.



### Rustic brick tiles

Combining a high gloss glaze with an inkjet pattern, these stunning tiles give a natural variation in colour and texture for a hand crafted look that's at home in the most modern of kitchen settings.



### Heritage style slim tiles

Available in a stunning colour palette to complement our kitchens, our heritage slim brick tiles give a real feel of a nostalgic era, when every tile was individually made by hand.

Please note: The colour samples shown in this brochure are representative only. For more precise information on the material colours, please see your sales executive. All images and reference numbers in this brochure are correct at the time of going to print. They may be subject to change without prior notice. Products may differ from those described or illustrated. Charles Church reserve the right to alter specification without prior notice. Availability of all items is subject to stage of construction. Subject to/dependent on site specific planning permission/restrictions.

## Appliance packages

Upgrade your whole cooking experience in your new home with one of our tailormade packages from premium appliance brands Electrolux and AEG.



### Energy explained

Energy ratings for cooking appliances are designed to help you understand how energy efficient products are in comparison to one another.

The system used for rating products is changing. Washing machines, washer dryers, dishwashers, fridges and freezers are already using the new rating scale A-G introduced in March 2021, but at the moment, cooking appliances are still using the A+++ – D scale.

Scan the code above to read more on the [www.energylabel.org.uk](http://www.energylabel.org.uk) website.



Scan the code above to read more on the [www.energylabel.org.uk](http://www.energylabel.org.uk) website.

A+++ is the most energy efficient and D the least efficient.

## Package 1

SK600

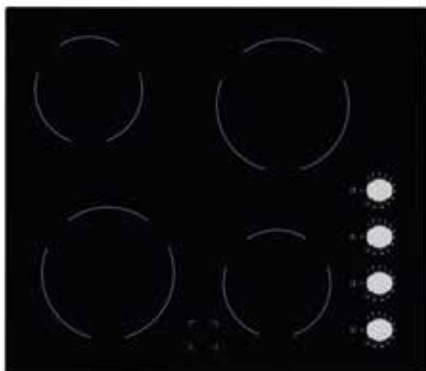
A 3-in-one all-electric package combining a multifunction oven, ceramic hob and chimney hood.



### Electrolux single electric multifunction fan oven

**KOFGH40TX**

- 600 SurroundCook® oven, for everything from crisp roast chicken to delicate meringues are cooked evenly no need to turn dishes while cooking.
- Multifunction combines Ultrafan® fan cooking with other cooking functions, meaning you can choose the best setting to suit your cooking needs
- Fan controlled defrosting
- Turbo grilling - combines grill and fan for a spit roast effect
- XL Baking Tray enables you to cook more at once
- Retractable oven controls with LED display
- Cool door - with 2 panes of glass for added safety while you cook
- Anti-fingerprint stainless steel
- AquaClean makes cleaning easier, evaporates water at the bottom of the oven to loosen stubborn grease & residue



### Electrolux ceramic hob

**EHF6140ISK**

4 zone ceramic hob in black with rotary control knobs.



### Electrolux stainless steel & glass chimney hood

**LFC316X**

Stainless steel 3 speed chimney hood with LED lights.

Energy performance labelling is correct at the time of going to press. Please be aware that there may be changes to the legislation governing appliance energy performance labels, which is beyond the control of Charles Church Homes. Customers should satisfy themselves that they have the correct information when choosing an appliance.\* Only available with compatible hoods. All images and reference numbers in this brochure are correct at the time of going to print. They may be subject to change without prior notice. Products may differ from those described or illustrated. Charles Church reserve the right to alter specification without prior notice. Availability of all items is subject to stage of construction. Subject to/dependent on site specific planning permission/restrictions. Please consult your sales executive for more information.



## Package 3

SK602

With a touch controlled hob and pyrolytic oven this is a sleek choice.



Pyrolytic self cleaning  
+assisted  
cooking



### Electrolux single electric pyrolytic multifunction fan oven

EOF6P46X

- 8 oven functions
- Pyrolytic self-cleaning function built-in, to save you time and effort
- Combines Ultrafan® fan cooking with other cooking functions, so you can choose the best setting to suit your cooking needs
- Extra large oven cavity
- Ultrafan® cooking ensures there is no transfer of flavours, so you can cook sweet and savoury together
- Fan controlled defrosting: Suitable for delicate items such as cream cakes, this light defrost circulates room temperature air around the food slowly, defrosting it hygienically in less than half the time!
- Turbo grilling - combines grill and fan for a spit roast effect
- Anti-fingerprint stainless steel



### Electrolux ceramic hob

EHF6241FOK

Electrolux ceramic hob in black, with 4 zones including one double zone and touch controls.\*\*



### Electrolux stainless steel & glass chimney hood

LFL336A

Stainless steel and glass chimney hood with LED lighting and 3 fan speed settings.

Energy performance labelling is correct at the time of going to press. Please be aware that there may be changes to the legislation governing appliance energy performance labels, which is beyond the control of Charles Church Homes. Customers should satisfy themselves that they have the correct information when choosing an appliance. \*Only available to upgrade a standard gas hob \*\* Under current regulations cooking hobs are not given energy efficiency ratings. All images and reference numbers in this brochure are correct at the time of going to print. They may be subject to change without prior notice. Products may differ from those described or illustrated. Charles Church reserve the right to alter specification without prior notice. Availability of all items is subject to stage of construction. Subject to/dependent on site specific planning permission/restrictions.



# AEG

## Package 4

SK603

A high-spec all-electric cooking trio from luxury brand, AEG.



### AEG single electric multifunction Aqua Clean fan oven

**BEK335061M**

- 10 cooking functions including turbo grilling & pizza setting
- ISOFRONT® PLUS cool oven door
- LCD touch screen controls for ultimate accuracy
- HotAir convection system circulates air evenly for more efficient cooking
- Fast Heat Up setting – 40% quicker to heat up than conventional models
- Anti-fingerprint stainless steel
- Child lock for added safety



### AEG ceramic hob

**HK624010FB**

4 zone ceramic hob in black with touch screen controls. Includes child lock and digital display.



### AEG stainless steel chimney hood

**DKB4650M**

Stainless steel chimney hood with electronic variable 3 speed push button control, washable aluminum grease filters and recirculation or extraction options.



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# AEG

## Package 5

SK604

Our ultimate luxury package from AEG, with the latest technology featuring an induction hob and pyrolytic oven.

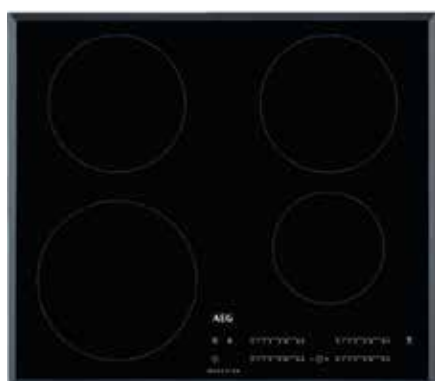


Pyrolytic  
self cleaning  
+assisted  
cooking

### AEG single electric pyrolytic multifunction fan oven

**BPK556260M**

- Built in steambake
- Isofront® Plus quadruple glazed door
- Fan controlled defrosting
- Base heat finishing
- Food probe
- Child lock for added safety
- Effortless cleaning with the pyrolytic cleaning function
- Hot Air convection system ensures even cooking
- Self cleaning



### AEG induction hob

**IKB64401FB**

4 zone with 15 stage digital power level display, booster function and Automax function. Includes auto safety switch off and child control lock.



Hob & hood connected  
by Bluetooth



### AEG integrated stainless steel chimney hood

**DKB5660HM**

- LED lighting and 3+ intensive speed settings.
- Hob to hood (H2H) wireless control compatible



Energy performance labelling is correct at the time of going to press. Please be aware that there may be changes to the legislation governing appliance energy performance labels, which is beyond the control of Charles Church Homes. Customers should satisfy themselves that they have the correct information when choosing an appliance. \*Only available to upgrade a standard gas hob \*\* Under current regulations cooking hobs are not given energy efficiency ratings. All images and reference numbers in this brochure are correct at the time of going to print. They may be subject to change without prior notice. Products may differ from those described or illustrated. Charles Church reserve the right to alter specification without prior notice. Availability of all items is subject to stage of construction. Subject to/dependent on site specific planning permission/restrictions.



## Integrated appliances

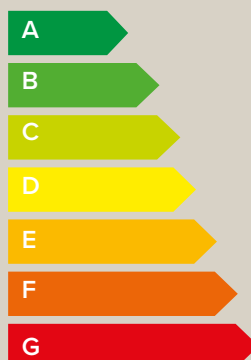
You'll love how much neater your kitchen looks with all your appliances seamlessly tucked away.



### New energy ratings

The appliance energy label scale has been reset due to many products being so energy efficient they exceeded the A rating, into A++ and A+++. The new revised scale A to G gives manufacturers room to keep improving, to keep innovating their way up the scale with more efficient products.

For example, anything rated A+ in the old system, is now rated F. So our E and F-rated appliances are still right up there when it comes to energy efficiency!



Scan the code above to read more at [www.energylabel.org.uk](http://www.energylabel.org.uk) website.

A is the most energy efficient and G the least efficient.



# Laundry

## Electrolux



### Electrolux washing machine

**SK713 / E772F402BI**

**Water Consumption 52L**

Fully integrated washing machine with matching feature door and plumbing connection, 7kg wash load, 1200rpm spin speed, 14 programmes, Rapid wash, digital display.

## Electrolux



### Electrolux washer/dryer

**SK714 / EWD746PCBI**

**Water Consumption 52L**

Fully integrated washing machine with matching feature door and plumbing connection, 7kg washing capacity, 1600rpm spin speed, 15 programmes and digital display.

## AEG



### AEG 'Prosteam' washing machine

**SK701 / L7FE7261BI**

**Water Consumption 41L**

Fully integrated washing machine with matching feature door, 7kg wash load, 1200rpm spin speed, ProSteam® (reduces the need for ironing), ProSense® technology (optimises cycles), SoftPlus (optimises softener use), quiet operation, Large LCD display. wool plus, delicate, cottons, synthetics and pre-wash programmes.

## AEG



### AEG washer/dryer

**SK703 / L7WE7631BI**

**Water Consumption 41L**

Fully integrated 'DualSense' washer/dryer with matching feature door, 7kg wash load, 4kg wash load, 1600 rpm spin speed, ProSteam® (reduces the need for ironing), ProSense® technology (optimises cycles), 14 programmes, inc non-stop 60min.

Energy performance labelling is correct at the time of going to press. Please be aware that there may be changes to the legislation governing appliance energy performance labels, which is beyond the control of Charles Church Homes. Customers should satisfy themselves that they have the correct information when choosing an appliance.\* Only available with compatible hoods. All images and reference numbers in this brochure are correct at the time of going to print. They may be subject to change without prior notice. Products may differ from those described or illustrated. Charles Church reserve the right to alter specification without prior notice. Availability of all items is subject to stage of construction. Subject to/dependent on site specific planning permission/restrictions. Please consult your sales executive for more information.

## Integrated dishwashers

### Electrolux



#### Electrolux dishwasher

SK715 / KEAF7200L

**Water Consumption 9.9L**

Full size integrated dishwasher with matching feature door and plumbing connection, 5 programmes, 3 temperatures, AirDry technology opens the door providing a breath of fresh air after each cycle. Quiet operation and 3 hour delayed start.

#### Electrolux slimline dishwasher

SK716 / KEAF2100L

**Water Consumption 9.9L**

Slimline integrated dishwasher with matching feature door and plumbing connection, 6 programmes, 3 temperatures, height adjustable upper basket. AirDry technology opens the door providing a breath of fresh air after each cycle. Quiet operation and 3 hour delayed start.

### AEG



#### AEG dishwasher

SK711 / FSK32610Z

**Water Consumption 9.9L**

- Fast & efficient, with 30min programme option
- 5 programmes
- 13 place settings capacity
- 3 temperatures
- AirDry technology – up to 3x better drying performance. Door opens 10cm automatically and circulates air inside for a final, natural drying phase.
- Quiet operation
- Thermo Efficient Technology
- Aqua control
- Plumbed in and ready to use

Got  
your own  
dishwasher?

SK712

No problem, we can pre-install  
the plumbing for you.

Just ask for  
details.

## Undercounter fridge/freezer

### Electrolux



#### Electrolux undercounter larder fridge

SK717 / LXB3AE82R

Undercounter larder fridge with matching feature door, Optispace design provides storage options including vegetable drawer and removable safety glass shelves.

### Electrolux



#### Electrolux undercounter larder freezer

SK718 / LYB3NE82R

Undercounter larder freezer with matching feature door, No frost technology, Optispace design provides storage options, electronic controls giving ability to adjust settings as required.

# Integrated refrigerators

## Electrolux



### Electrolux No Frost fridge-freezer

**K720 / LNT6NE18S1**

- Fully integrated 70/30 fridge-freezer with matching feature door
- Coldsense brings temperature down 40% faster than standard models
- Safety glass shelving
- Internal electronic controls with LED indicators
- Drawers with humidity control
- Energy efficient internal lighting to fridge Freezer
- 3x transparent freezer drawers

## **AEG**



### AEG 6000 TwinTech® No Frost fridge-freezer

**K708 / OSC6N181ES**

- Fully integrated 70/30 fridge-freezer with matching feature door
- 6000 TwinTech® No Frost technology – never needs defrosting
- Food kept up to 60% juicier & more hydrated
- Fan circulated DynamicAir temperature control to fridge
- Safety glass shelving
- Electronic touch controls for temperature with LED indicators
- FlexiShelf split shelving for maximum storage flexibility
- Energy efficient internal lighting to fridge
- Frostmatic – activates maximum freezing power to quick freeze

\*Available on certain developments only. Utility room upgrades only available where a Utility room is featured in the house type layout. All appliance options are dependent on kitchen layout. Colours and shades of appliances may vary subject to manufacturers specification. Please see sales executive for exact details.

Please be aware that in line with EU Law (Regulation (EU) 2017/1369) the energy labels categories for washers, dishwashers and refrigeration products will be adjusted to reintroduce the simpler A to G scale. The energy efficiency class label of your product may change but this will not effect the efficiency of your product. Charles Church Homes endeavour's to provide the correct information in this brochure at all times but would advise you enquire with your sales executive for the correct information at the time of purchase. Energy performance labelling is correct at the time of going to press. Please be aware that there may be changes to the legislation governing appliance energy performance labels, which is beyond the control of Charles Church Homes. Customers should satisfy themselves that they have the correct information when choosing an appliance. All appliance options are dependent on kitchen layout. Colours and shades of appliances may vary subject to manufacturers specification. Please see sales executive for exact details. Subject to/dependent on site specific planning permission/restrictions.

## Integrated wine cabinets



### Caple sense undercounter single zone wine cabinet

**SB213 / WI6135GM**

**46 wine bottle capacity**

- 595mm wide
- 1 piece stainless steel door
- 2 zone 5°C - 18°C
- Touch control
- White LED lighting
- Vibration free
- Recessed plint adjustable to fit 100-150mm high plinth
- Black cabinet interior and exterior
- Black handle
- Two humidity control water tanks



### Caple classic undercounter single zone wine cabinet

**SB214 / WI6142**

**52 wine bottle capacity**

- 595mm wide
- 1 piece stainless steel door
- 1 zone 5°C - 18°C
- Touch control
- White LED lighting
- Vibration free
- Recessed plint adjustable to fit 100-150mm high plinth
- Black cabinet interior and exterior
- Stainless steel square handle
- Humidity control water tank



### Caple sense undercounter single zone wine cabinet

**SB215 / WI3125GM**

**19 wine bottle capacity**

- 295mm wide
- 1 piece gunmetal door
- 1 zone 5°C - 18°C
- Touch control
- White LED lighting
- Vibration free
- Recessed plint adjustable to fit 100-150mm high plinth
- Black cabinet interior and exterior
- Black square handle
- Humidity control water tank





## Caple classic undercounter single zone wine cabinet

**SB216 / WI3125**

**19 wine bottle capacity**

- 295mm wide
- 1 piece stainless steel door
- 1 zone 5°C - 18°C
- Touch control
- White LED lighting
- Vibration free
- Recessed plinth adjustable to fit 100-150mm high plinth
- Black cabinet interior and exterior
- Stainless steel square handle
- Humidity control water tank



## Caple classic undercounter single zone wine cabinet

**SB217 / WI159**

**8 wine bottle capacity**

- 145mm wide
- 1 piece stainless steel door
- 1 zone 5°C - 18°C
- Touch control
- White LED lighting
- Vibration free
- Recessed plinth adjustable to fit 100-150mm high plinth
- Black cabinet interior and exterior
- Stainless steel square handle

Your wine cabinet may replace a base unit in the kitchen and includes the fitting of the required fused spur. See Sales Advisor for further details. All appliance options are dependent on kitchen layout. Colours and shades of appliances may vary subject to manufacturers specification. Please see Sales Advisor for exact details. Subject to/dependent on site specific planning permission/restrictions.



## Bottle Capacity

All our wine cooler capacities  
are based on Bordeaux style  
bottles.





## Shaver point

SL008

Add a shaver point in  
brushed steel, polished  
chrome or black nickel.  
(see page 59)

# Your bathroom

Whether it's the family bathroom, your personal en-suite or the downstairs cloakroom, you'll want to reflect your own sense of style in even the smallest rooms.

## Warm & cosy

Step out of your shower or bath and be welcomed by a snugly warm towel. Why not enjoy the height of luxury in your new Charles Church home?

**See page 37**



## Shower power

It's no wonder showering is overtaking bathing in popularity nowadays. A quick, invigorating shower fits with our busier lifestyles and saves energy and water too. We've got some great showering options for you to add or upgrade in your family bathroom or en-suite.

**See page 39**



## Wall-to-wall style

While we're building your new home, it's the perfect time to upgrade your tiling, so it's all professionally done ready for when you move in. You can go for our luxurious Select Options range, or increase the area tiled with our standard range — the choice is yours.

**See page 36**

# Bathroom tiling

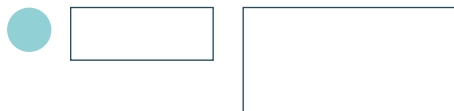
Create your own spa-like sanctuary with luxury tiling in your bathroom or en-suite. Go for floor-to-ceiling for full-on glamour.

Standard tile sizes:



450 x 250 mm

Select Options range tile sizes:



400 x 150 mm

600 x 300 mm



300 x 300 mm

400 x 150 mm

600 x 300 mm



245 x 75 mm

300 x 100 mm

\* Platinum range tiles aren't suitable for wet areas

Create  
a stunning  
edge

SB408

Add chrome trims to the  
edges and corners  
of wall tiles.



All bathroom tiling is laid  
in a horizontal stack design  
as shown here.

## Bathroom & ensuite

Standard tile layout

**SB410**

Standard range

**SB411**

Gold range

Half-height tiling

**SB401**

Standard range

**SB412**

Silver range

**SB413**

Gold range

Full-height tiling

**SB403**

Standard range

**SB414**

Silver range

**SB415**

Gold range

## Cloakroom

Half-height tiling

**SB405**

Standard range

**SB416**

Silver range

**SB417**

Gold range

**SB418**

Platinum range

Full-height tiling

**SB407**

Standard range

**SB419**

Silver range

**SB420**

Gold range

**SB421**

Platinum range

## Decor tiling

If decor tiles are selected they  
will be installed as per below;

Bathroom

Wall adjacent to bath only

En suite

Wall with shower valve only

Cloakroom

Wall perpendicular to sink only

## Shower over bath tiling

Must be the same tiles as main  
bathroom tiles;

**SB422**

Standard range

**SB423**

Silver range

**SB424**

Gold range



## Colour coordinated

All our coloured radiators come with colour-matched valves.

# Towel rail radiators

Warm cosy towels on hand when you need them. Available in a range of colours to suit your new home.

## Anthracite Pisa towel radiators

**SB504** - Upgrade an existing radiator to Pisa Anthracite (gas central heating)

**SB505** - Upgrade an existing radiator to Pisa Plus Anthracite (ASHP)

## Black Pisa towel radiators

**SB500** - Upgrade an existing radiator to Pisa Black (gas central heating)

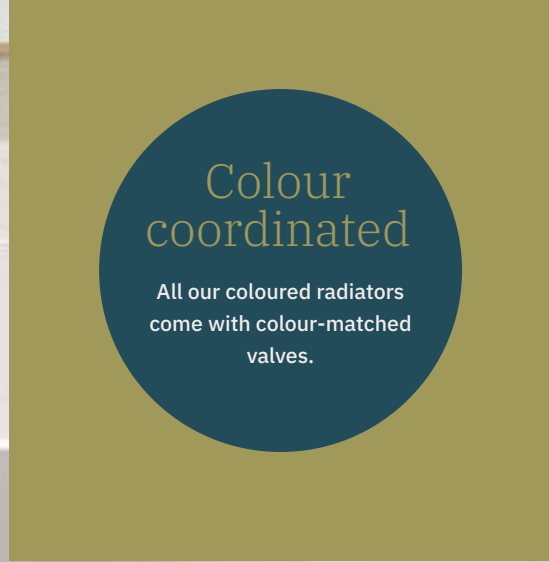
**SB501** - Upgrade an existing radiator to Pisa Plus Black (ASHP)

## Chrome Pisa towel radiators

**SB502** - Upgrade an existing radiator to Pisa Chrome (gas central heating)

**SB503** - Upgrade an existing radiator to Pisa Plus Chrome (ASHP)

Please note: SB501, SB503 and SB505 are part of the Pisa Plus range and only compatible with Air Source Heat Pumps, sized in line with building regulation requirements. The colour samples shown in this brochure are representative only. For more precise information on the material colours, please see your sales advisor. All images and reference numbers in this brochure are correct at the time of going to print. They may be subject to change without prior notice. Products may differ from those described or illustrated. Charles Church reserves the right to alter specification without prior notice. Availability of all items is subject to stage of construction. Subject to/dependent on site specific planning permission/restrictions.



## Showering

Our preference for a shower vs a bath has been a long-held debate for decades. While the speed and convenience of showering has soared in popularity, a lot of us Brits still love a long, relaxing soak! In a Charles Church home, you get the choice of both.

### What comes as standard in my Charles Church home?

Every Charles Church home with an en suite is fitted with a separate shower, usually a thermostatic mixer. House types without an en suite are fitted with a hair rinse facility over the bath as standard. Your sales executive will confirm what's included with your new home - please ask for your development's full specification details.

With Select Options, you can:



Add a shower over the bath in your main bathroom, this includes the shower screen.



Upgrade the mixer shower in your en suite/s to a different model

### \*Tiling options

See page 36 or talk to your sales executive.

Where you have chosen to add a shower, you must also add the shower over bath tiling option.



# Electric showers

If you're thinking of fitting a shower over the bath in your main bathroom, the time to do it is now, before you move in. That way, all the plumbing and wiring is neatly done by our professional tradespeople as part of the overall build of your new home, not as an afterthought. You can choose from the following models, from leading brand Mira:



## Mira Azora 9.8kW

SB620 - Upgrade / SB621 - Add

- Hi-tech styling with frosted glass
- Thermostatic temperature control
- Mira Sensi-flo™ built-in safety technology
- Mira Clearscale™ technology cuts limescale by 50%
- Push button on/off for easy control
- Phased shutdown safety feature
- 4-spray, multi-function rub-clean showerhead

## Mira Azora Dual 9.8kW

SB622 - Upgrade / SB623 - Add

- Hi-tech styling with frosted glass
- Features 2 showerheads for ultimate convenience — 200mm overhead and 90mm handset
- Thermostatic temperature control
- Mira Sensi-flo™ built-in safety technology
- Mira Clearscale™ technology cuts limescale by 50%
- Push button on/off for easy control
- Phased shutdown safety feature
- 4-spray, multi-function rub-clean showerhead



# Mixer showers

For a sleeker, more minimalist look, mixer showers win hands down over other shower types.

With a Mira mixer valve professionally built in behind your tiling and installed to run off your boiler, the result is high performance with a seamless finish. Retro-fitting to this quality after you've moved in is hard to achieve, so subject to your build stage, we would highly recommend any shower upgrades or additions are made as part of the build process. You can choose from the following models, from leading brand Mira.

## Mira Activate digital 'smart shower'

SB624 - Upgrade / SB625 - Add

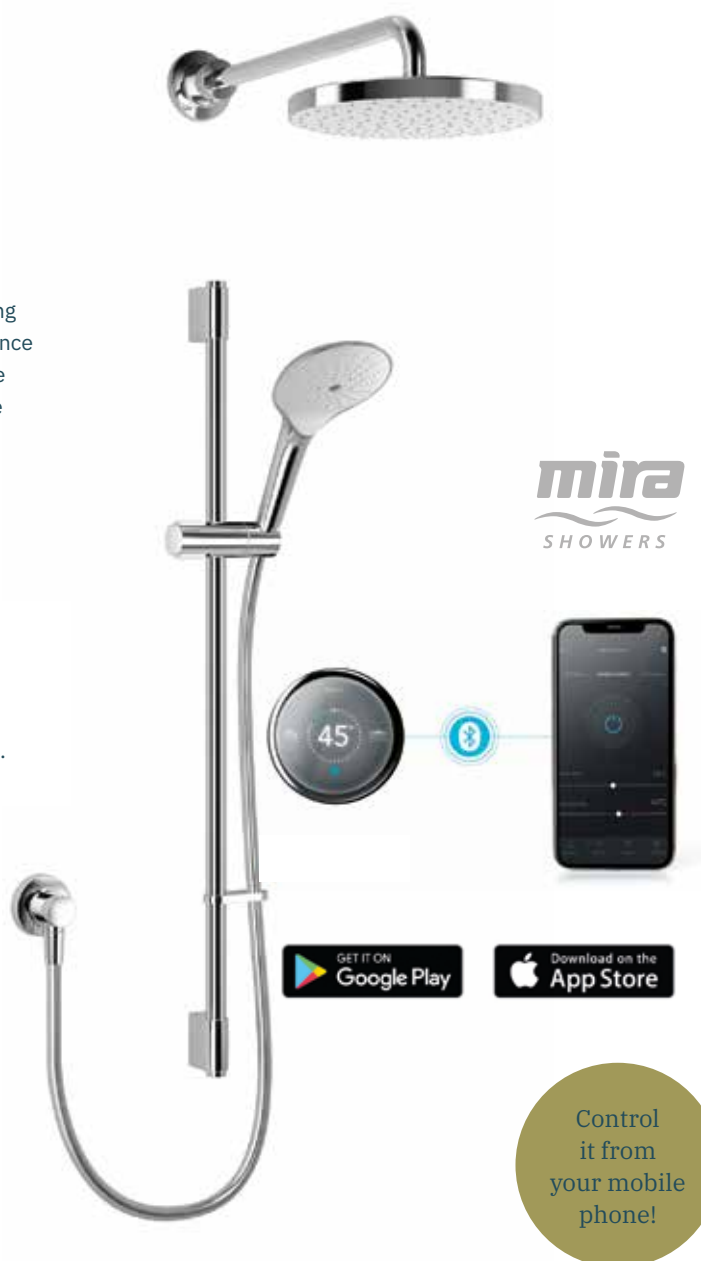
The Mira Activate digital is a thermostatic mixer shower that offers the very latest in showering technology for your new Charles Church home.

Imagine if your shower was always ready, waiting and perfect. Every time. A shower that you could control with your phone, from the comfort of your bed. This is your shower like you've never known it before.

- ✓ An intuitive digital controller offers in-shower control at your fingertips, with a crystal-clear modern display showing live temperature and flow rate.
- ✓ Choose between the award-winning Switch handset or luxurious 250mm deluge head – and discover spa-level luxury right at home.
- ✓ The Mira Showers App connects to your Mira Activate – giving you the ability to control your shower remotely, quickly access help and support, and even track your water usage.

In addition, it's packed with all the usual advanced technology and safety features you would expect from Mira.

- Flawless design with sensational performance
- Precise, thermostatic temperature control
- Simple, start/stop push-button
- Water-saving eco mode
- Maximum temperature stop – keeps water temperature safe
- 4-spray Red Dot design award-winning 'Switch' handset



### Saturate

Fully drenching spray



### Stimulate

Concentrate energising spray



### Soothe

Soft spray for sensitive skin



### Soak

Fine soaking water spray

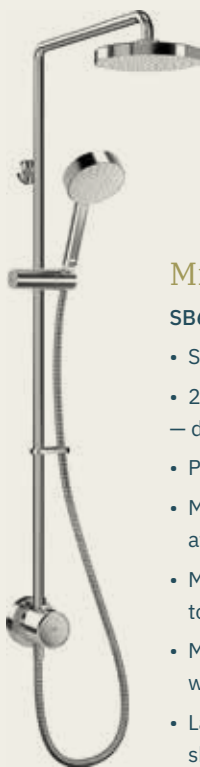




## \*Tiling options

See page 36  
or talk to your sales advisor.

Where you have chosen to add  
a shower, you must also add the  
shower over bath tiling option.



### Mira Minimal ERD

**SB626 - Upgrade / SB627 - Add**

- Streamlined, minimalist design
- 2 showerheads for ultimate convenience — deluge head & flexible handset
- Precise, thermostatic temperature control
- Magni-flo™ technology — more flow, even at low water pressures
- Mira CoolShield™ technology keeps all touchpoints cool
- Maximum temperature stop — keeps water temperature safe
- Large 11cm single spray, rub-clean showerhead



### Mira Minimal EV

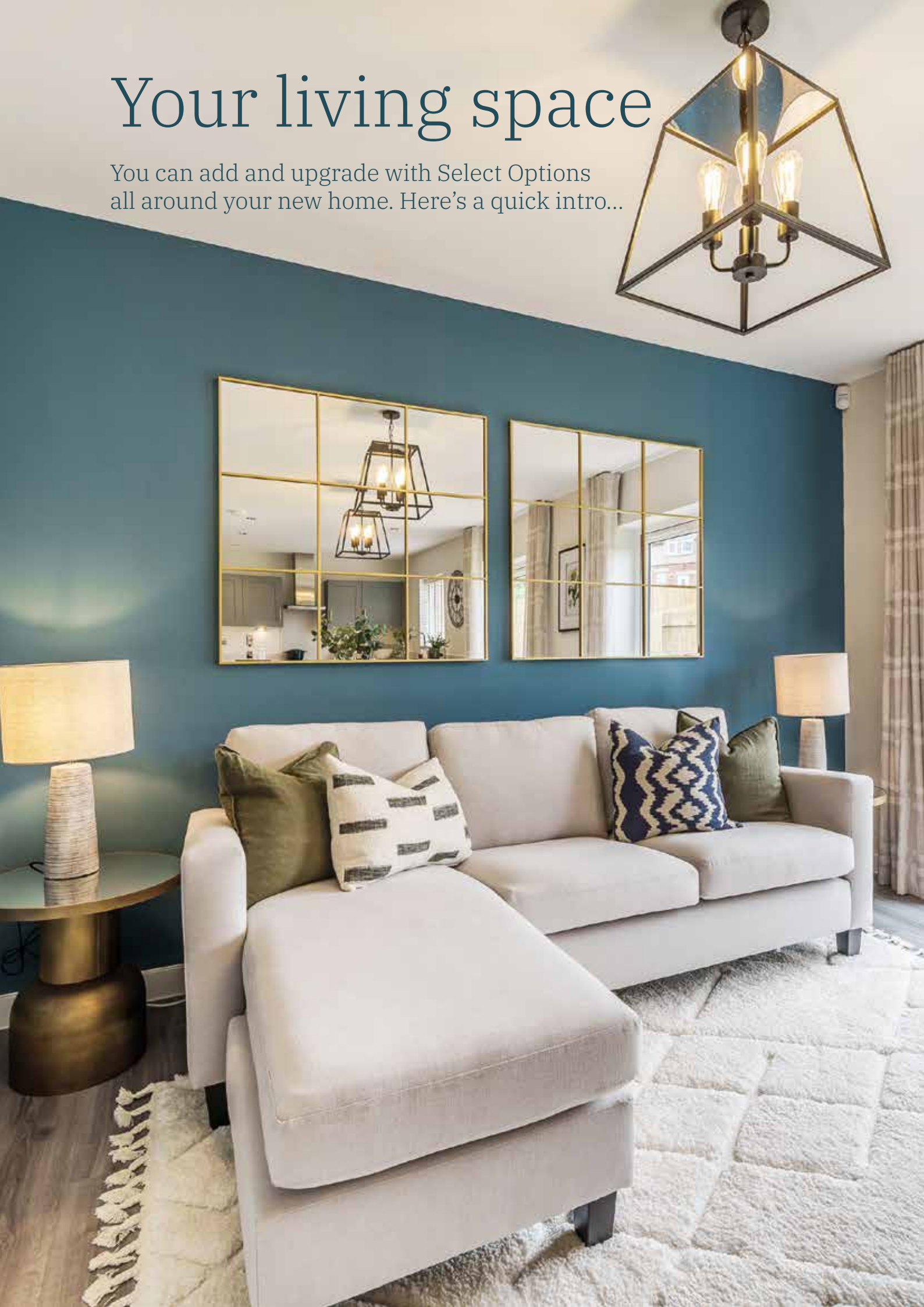
**SB628 - Upgrade / SB629 - Add**

- Streamlined, minimalist design
- Precise, thermostatic temperature control
- Magni-flo™ technology — more flow, even at low water pressures
- Mira CoolShield™ technology keeps all touchpoints cool
- Maximum temperature stop — keeps water temperature safe
- Large 11cm single spray, rub-clean showerhead

Shower shown in main image is Mira Mode featuring a Switch handset which is included with the Mira Mode only. PLEASE NOTE: It is not possible to include two electric showers in one property. All images and reference numbers in this brochure are correct at the time of going to print. They may be subject to change without prior notice. Products may differ from those described or illustrated. Charles Church reserve the right to alter specification without prior notice. Availability of all items is subject to stage of construction. Subject to/dependent on site specific planning permission/restrictions. NOTE: On standard specification in homes with an en-suite there may be no shower above the bath.

# Your living space

You can add and upgrade with Select Options all around your new home. Here's a quick intro...





## Smart heating

Imagine the luxury and convenience of controlling your heating from your mobile phone, wherever you are – at work, at the supermarket, or even just from the comfort of your sofa!

See page 60



## Storage stories

Make a pact with yourself to get organised and stay organised in your new home! Our made-to-measure wardrobes and home office furniture make it easy.

See page 50–55

## Flooring

One of the most obvious things to get sorted professionally before you move in is your flooring, to avoid all the upheaval of furniture moving – again! Choose from a fabulous range of carpets and vinyl, including the latest in LVT (luxury vinyl tiles).

See pages 44 – 49



## Socket & lighting upgrades

Nothing is standard with Select Options, and that includes sockets and lighting too. Take a look at our stylish options.

See page 58

## Radiating style

Fancy your heating with a bit more pizzazz? Take a look at our vertical designer radiators, available in a choice of colours to suit your decor.

See page 56



## Do you WFH?

There's no need to be perched on the sofa or overtaking the kitchen when you work from home. Let us create a smart, tailor-made workspace for you.

See page 50









# Soft pile carpets

We want to make sure you get the very best start with your Charles Church home, so you can just move in and get on with enjoying it.

## Advanced technology

Made using specially developed high-quality polypropylene fibres – this range of carpets feel soft and luxurious and are completely practical. Their stain resistant properties mean that spills or stains literally ‘sit’ on the surface waiting for you to clean or simply blot away using household kitchen roll.


You can even use household bleach for those really stubborn stains, without marking your carpet, so you can enjoy your new home in the confidence that your beautiful new carpet can take all of life’s strains without any of the stains.


Our selection of carpets comes complete with gripper rods to the perimeter of the rooms and up the stairs, a heavy domestic underlay throughout and the flooring in the doorways is joined using either brass coloured or silver coloured aluminium door thresholds.





## Stain resistant carpets

Modern life makes greater demands on the carpets in your home. Today’s busy lifestyles need a carpet that not only looks good – but performs under the most arduous conditions; Select Options introduce the Regency Carefree stain resistant carpet range which is manufactured with this in mind.

**SF400**   
Carpets from Silver range to any room. Refer to Charles Church Flooring Book 1

**SF401**   
Carpets from Gold range to any room. Refer to Charles Church Flooring Book 2

**SF403**   
Carpets from Platinum range to any room. Refer to Charles Church Flooring Book 3

**SF402**   
Carpets from Diamond range to any room. Refer to Charles Church Flooring Book 4

- ④ Deep pile Saxony carpets
- ④ Practical Twist pile carpets
- ④ Elegant & stylish ranges
- ④ Contemporary colour palettes
- ④ Stain resistant
- ④ 100% bleach cleanable
- ④ Guaranteed stain free for 10 years



## Tufstep entrance matting

Fitted to the front door of your home. Heavy Ribbed. Available in colours: Beige, Anthracite, Blue or Green. (As seen in the Sales Centre Entrance).

**SF500**  
Tufstep entrance matting

## Check out our flooring

View our carpet range on our flooring website:  
[www.charleschurchflooring.co.uk](http://www.charleschurchflooring.co.uk)

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# Vinyl flooring

Smart, low maintenance and hardwearing, our vinyl flooring options are the perfect solution for high traffic areas and busy kitchens.

## Vinyl

Vinyl Flooring fully fitted to the room of your choice in a selection of colours and patterns. Your sales executive will be able to tell you the exact cost and availability of Vinyls for your new home, including slip resistant Cushioned Vinyl, Very Heavy Domestic Quality and in a variety of semi plains and patterns.

SF200

Vinyl flooring from Silver range to any room  
Refer to Charles Church Flooring Book 5



## Check out our flooring

View our vinyl and premium LVT range on our flooring website:

[www.charleschurchflooring.co.uk](http://www.charleschurchflooring.co.uk)

## Luxury vinyl tiles (LVT)

In stunning wood and truly realistic stone effects, and with the choice of textured embossing, our range of easy maintenance luxury vinyl flooring allows you to see and feel the grains, grooves and knots, just like the real thing.

A simple mop or brush keeps the floor looking as good as new, together with great sound and heat insulation properties. Luxury vinyl offers you all of the benefits of real stone or wood flooring, as well as the practicality you need.

SF300

Luxury vinyl tile from Gold range to bathroom.

SF301

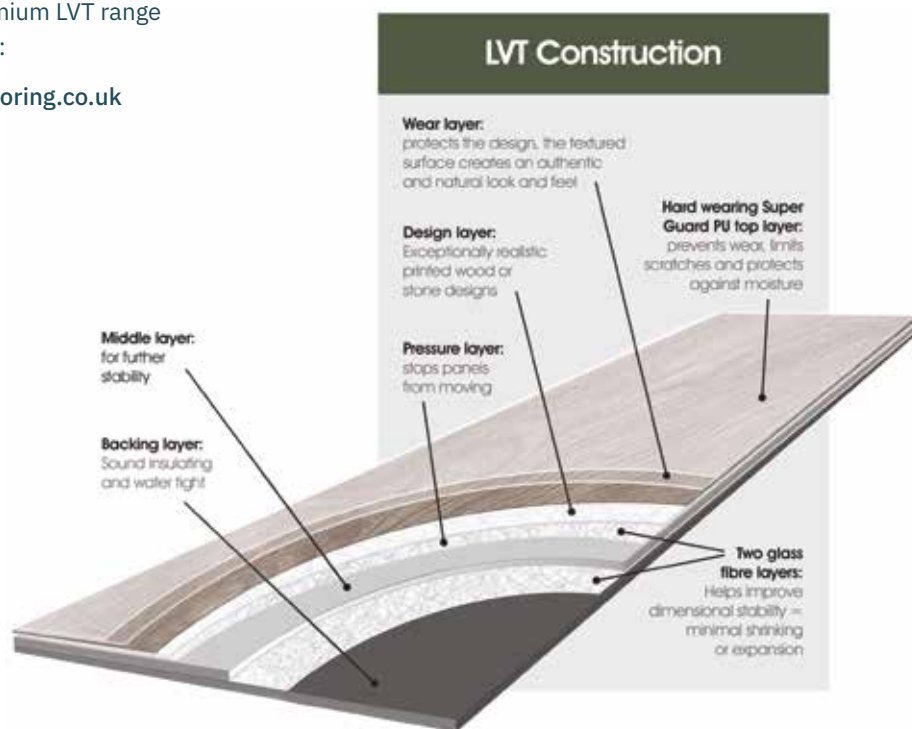
Luxury vinyl tile from Gold range to any other room.

SF302

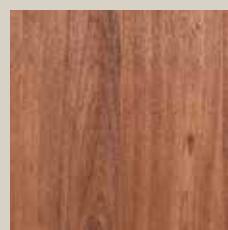
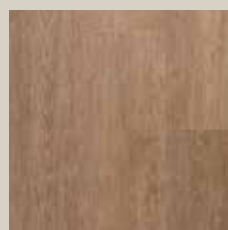
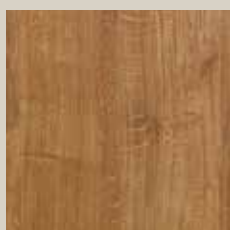
Herringbone luxury vinyl tile from Gold range to bathroom.

SF303

Herringbone luxury vinyl tile from Gold range to any other room.



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# Porcelain flooring

The height of style and practicality, porcelain floor tiling will keep your new Charles Church home looking good for years to come.

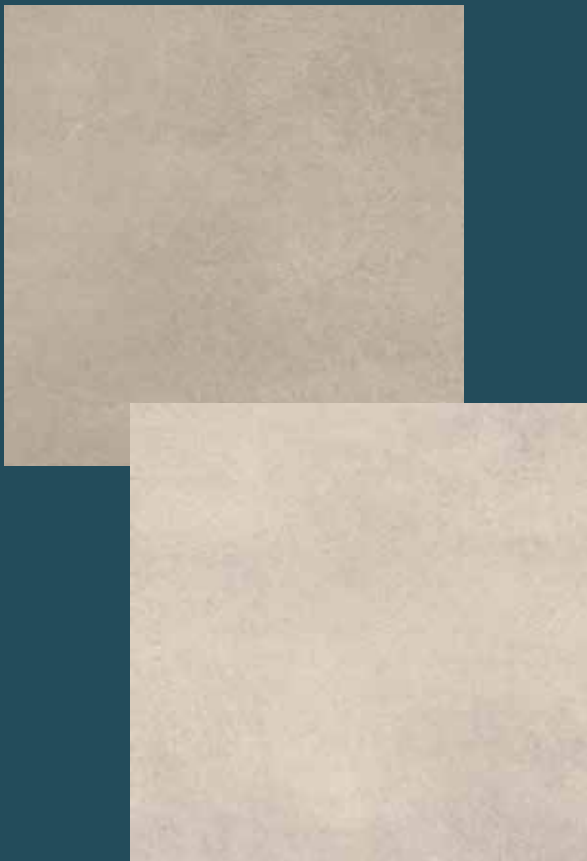
Choose porcelain tiling for your downstairs and you'll never look back. There are so many great colours and designs in our Select Options range. Your tiles will be laid by professionals as one of the last build stages, so it's all beautifully done and ready for you to move in.

Why choose porcelain flooring? It's incredibly hard-wearing and slip-resistant, making it ideal for kitchens, entrance halls and cloakrooms. Running from room to room looks stunning and it's so hygienic and easy to clean too.

SF601



Add porcelain floor tiling from Silver range to ground floor rooms.



SF602



Add porcelain floor tiling from Gold range to ground floor rooms.



From elegant European-style neutrals to amazingly realistic timber effect tiles, the Select Options range has all the latest looks for your new Charles Church home.





# Home office

Planning to work from home? Then take a look at our great range of fitted furniture, specially designed to suit you and your new home.

## GOODING<sup>®</sup>

Our Home Study range is designed for optimal installation in each particular room.

Depending on the room size the home office will run along one wall, or will be of an 'L' shape type layout along two walls.

In either case the wall storage will comprise a combination of open cabinets; cabinets with doors and the floor based storage will comprise a combination of units with drawers and doors.

Both options are available with a flat fronted contemporary door style or a single panel inset more traditional 'Shaker' style installation, in a range of finishes.

Socket upgrades and Ethernet cabling extensions (see pages 59 and 61 respectively) can be added to work in conjunction with a home office.

Please see your sales executive who will be able to provide more information on this exciting new range.



### Traditional Home Study (above)

SL100  
Straight run

SL101  
L-Shape

### Contemporary Home Study (right)

SL102  
Straight run

SL103  
L-Shape



GOODING<sup>®</sup>

## Sliding wardrobes

Luxurious, stylish and super space-efficient, built-in bedroom storage never looked so good.

### Direct from the specialists

A privately-run business, the Gooding family have been gracing new homes with their furniture for over 50 years. Manufactured here in the UK. They use their own team of professional installers to fit each and every wardrobe with care and pride. All Gooding wardrobes are individually made to measure, making the very best use of the space and layout in every bedroom.

Having wardrobes ready and waiting for when you move in isn't just the smart thing to do, it's totally practical too. Choose from internal fitment options to tailor your wardrobe to suit you (supplied as shown opposite), then just pop your clothes straight in on moving day! No wall-scraping lugging of old wardrobes up the stairs, or spending hours on flat-pack.



### Evolution Multi Panel

Make a statement with your choice of mirror, glass and solid multi panels on each door.

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## Evolution Plus

The ultimate designer backdrop for your bedroom, choose from a wide range of mirrored, glass or paint-effect panels from a palette of on-trend finishes. All feature enhanced, smooth-gliding soft-close door guides, behind which you'll find tailormade internal fittings that offer the ultimate in wardrobe organisation.

We've used a trio of indigo doors in a matching frame here to create an almost invisible effect. You can see the full range of options in your Finishing Touches appointment.

### Door sizes

<b>SL201 A</b>	2 Door	0 - 1500mm
<b>SL201 B</b>	2 Door	1501 - 2000mm
<b>SL201 C</b>	3 Door	2001 - 3000mm
<b>SL201 D</b>	4 Door	3001 - 4000mm



GOODING<sup>®</sup>

## Mirrored sliding wardrobes

Super-organised and light reflecting, these are practical, modern and stylish, giving the illusion of more space in the bedroom.

### The Essentia Range

Mirrored smooth-sliding wardrobes with a choice of framework finishes and internal fitments, in 2, 3 and 4-door options.

#### Door sizes

SL200 A 2 Door 0 - 1500mm

SL200 B 2 Door 1501 - 2000mm

SL200 C 3 Door 2001 - 3000mm

SL200 D 4 Door 3001 - 4000mm

### Gooding wardrobes

All Gooding wardrobes include tower unit, full height & double hanging as shown.



All images and reference numbers in this brochure are correct at the time of going to print. They may be subject to change without prior notice. Products may differ from those described or illustrated. Charles Church reserve the right to alter specification without prior notice. Availability of all items is subject to stage of construction. Subject to/dependent on site specific planning permission/restrictions. Please note: The colour samples shown in this brochure are representative only. For more precise information on the material colours, please see your sales executive. \*Internal hanging includes tower unit, high level blanket shelf, half double hanging and half single hanging. On certain developments only both sliding and hinged wardrobes can be enhanced by adding co-ordinated furniture, including dressing tables, bedside cabinets, and tallboy units. Please see your sales executive for more information.

## Hinged wardrobes

For those that prefer a more traditional wardrobe style, these are made to measure to fit your bedroom perfectly, all ready for when you move in.

Choose from traditional designs in wood or on-trend paint effect finishes, or sleek flat panelled doors for a more modern look, including woodgrains and high gloss options.

Designed with 2-8 door configurations to maximise your space, all Gooding hinged wardrobes are fitted with your choice of door style, framework finish and internal fitments.

Choose from a standard flat top wardrobe or an angled option for rooms with sloped ceilings and customise with a choice of woodgrains, on-trend painted or high gloss door options.

### Door sizes

#### Straight top wardrobes

SL300 A-G is Silver range

SL301 A-G is Gold range

- A 2 Door 800 - 1200mm
- B 3 Door 1201 - 1500mm
- C 4 Door 1501 - 2000mm

#### Angle top wardrobes

SL302 A-G is Silver range

SL303 A-G is Gold range

- D 5 Door 2001 - 2500mm
- E 6 Door 2501 - 3000mm
- G 8 Door 3001 - 4000mm

Let's talk options

Your sales executive will talk you through the various options during your Select Options appointment.



Amber



Catalina



Kasey



Lauren  
(standard & high gloss)



Robyn

## Fixtures & fittings

It's the little details that everyone will notice, including you.



### Merlo radiator SL800

The stylish rectangular panels of the Merlo emphasise the simplicity of the design.

These striking radiators come in anthracite or white finishes, as singles or doubles, all incorporating a sleek and stylish, eyecatching design to complete any room.

Note: The size of radiator specified for your home is dependent on the BTU rating required to meet the required heat output based the particular room it's in. Also, the radiator might not be compatible with ASHP, dependent on the heating design and required output.

### Colour options



White **SL800\_WHT**



Anthracite **SL800\_ANT**

\* Please note this option may reduce the heating efficiency within the room. Heating calculations will dictate if option can be accommodated. Precise size of the required designer radiator is dependent on housetype. In certain housetypes, rooms may not accommodate the required size of a designer radiator. Please consult sales executive for details specific to your housetype. All images and reference numbers in this brochure are correct at the time of going to print. They may be subject to change without prior notice. Products may differ from those described or illustrated. Charles Church reserve the right to alter specification without prior notice. Availability of all items is subject to stage of construction. Subject to/dependent on site specific planning permission/restrictions.





## Access doors

### SO106

Add a personnel door to access the garage from inside your home (dependent on housetype and stage of construction). The style of door may vary from site to site. Ask your sales executive for more information.



## Lighting

Modern downlighters can make such a difference compared to a central hanging pendant light.



**SL904**  
Add a single ceiling pendant light inside a cupboard.



**SL902**  
PSM-11BA  
Low energy LED downlighters in brushed aluminium.



**SL903**  
PSM-16CH  
Low energy LED downlighters in polished chrome.



**SL908**  
PSM-17WH  
Low energy LED downlighters in white.

Bright, focused task lighting illuminates in just the right places.



Under cabinet  
task lighting

**SK103**  
Add task lighting in kitchen



Want fast charging sockets?

SL010  
USB A&C fast charging socket with overcharging protection

## Sockets & switches

For that extra touch of luxury, why not upgrade your sockets and switches from standard white to chrome or brushed steel? Go for downstairs only or throughout the whole of your new Charles Church home.



### Upgrade your electrical outlets to chrome/black nickel or brushed steel

#### 2 bed house

- SM202 Downstairs only
- SM203 Full house

#### 3 bed house

- SM204 Downstairs only
- SM205 Full house

#### 4 bed house

- SM206 Downstairs only
- SM207 Full house

#### 5+ bed house

- SM208 Downstairs only
- SM209 Full house

#### Apartment

- SM210 Whole apartment

### Upgrade your double electrical socket with USB A&C

#### SL003

Upgrade standard double socket in white

#### SL004\*

Upgrade standard double socket in brushed steel, polished chrome or black nickel

#### SL005

Add double socket in white

#### SL006\*

Add double socket in brushed steel, polished chrome or black nickel

### Shaver point

#### SL008\*

Add a shaver point in brushed steel, polished chrome or black nickel

#### SL007

Add a shaver point in white

### TV point

#### SL002\*

Add a TV point in brushed steel, polished chrome or black nickel

#### SL000

Add extra white TV point

\*Colour options: Brushed steel: BST, Chrome: CHR, Black Nickel: BNC  
NB: The number of switches contained in a grid switch may vary depending on house type or development.

## Digital technology

Make sure you're ready and connected with the latest digital technology in your new Charles Church home.



### Heating controls

Control the central heating in your home from your mobile phone or PC using the Centro app which is free to download and free of subscription fees. The standard thermostatic faceplate will be upgraded to the new Wi-Fi faceplate, your property may require two faceplates and this is dependent upon the site/house type specific heating design. This is a simple clip-off/clip-on replacement with no alteration to the main heating system. Upgrade existing Heating Controls with Wi-Fi upgrade pack. Please see sales executive for correct version for your new home.



#### SL900\*

Where housetype includes one existing thermostatic face plate.

#### SL901\*

Where housetype includes two existing thermostatic face plates.

\*Upgrade required dependent on housetype purchased

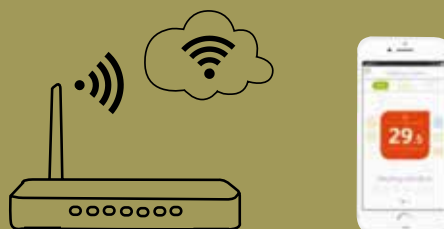


### Satellite TV sockets

Twin Type F Satellite outlets at rear of TV position within the lounge, in a Euro module faceplate, twin cable to be installed between the TV and the loft space. Cabling concealed within cavity, where possible. Cable end to be terminated in an externally mounted weatherproof electrical box.

**(Satellite dish, digital box and subscription not included)**

SL009 White




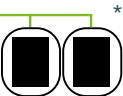


Please note this option is only compatible with 2.4GHz wireless routers. Please check to ensure your router meets this requirement.



# Ethernet cabling extensions

Improve the internet speed and reliability on your devices through wired connections to your router.

No. of ports	Lounge port	Connected to	White	Brushed Steel	Black Nickel	Chrome
Single port connect to single port			SL910_WHT	SL910_BST	SL910_BNC	SL910_CHR
Two gang port connected to two single ports			SL911_WHT	SL911_BST	SL911_BNC	SL911_CHR

\* Two single ethernet ports in one location within the property will be replaced with a two gang port



Perfect for home offices.



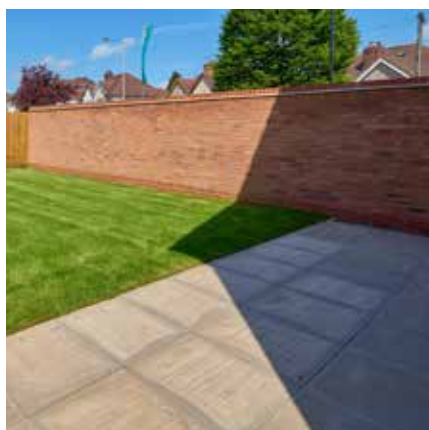






# Your outdoors

We want you to enjoy your outdoor space as much as you enjoy being indoors in your new Charles Church home.



## Paving the way

Love to dine al fresco? Let's make it possible from day one with a beautiful patio professionally laid for you and ready to enjoy.

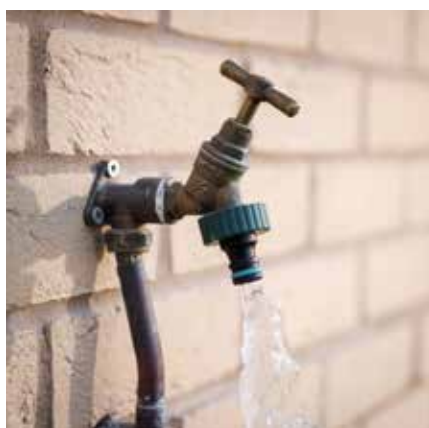
See page 64



## Light it up

Whether it's to enable you to enjoy your garden into the evening, or for added security, it's a great idea to get outdoor lighting installed as one of your Select Options.

See page 66



## Water on tap

Your lawn and flowerbeds will be glad you had an outside tap fitted — and so will you. Keep everyone happy from the day you move in.

See page 64



## Green with envy

A lush green lawn is an ideal backdrop for sunny days in the garden. Have it professionally laid before you move in.

See page 64

## Outdoor features & fixtures

Even if you're not the gardening type (yet), you'll appreciate some of these practical garden must-haves to get your outdoor space ready for when you move in.

### Single external socket

#### SO103

Add single electrical external socket (including internally mounted switched fused spur isolation switch).



### Paving

#### Buff Riven

SO102 Paving flags per m2

#### Grey

SO101 Paving flags per m2



### Garden tap

#### SO104

Add tap to garden, fitted adjacent to kitchen or utility room complete with isolator valve.

### Turf

#### SO100

A professionally-laid lawn in your back garden, ready for when you move in.





## Built-in car charging

Do you own an electric car or are you planning to sometime soon?

If so, it makes a lot of sense and is a lot less hassle to have a charger fitted as part of the build rather than to have one retro fitted later. Our untethered 7kW charger\* is ideal for overnight charging.

## EV charging point

SO107

Note: When selecting SO100 it is recommended that the external tap item SO104 is installed.

\*For illustrative purposes only. Product types and specifications are subject to change and may vary from region to region.

## Lighting & security

External lighting is not only welcoming to come home to, it's practical and adds another level of security to your new home.



### Stainless steel lantern

**SL907 / PSM-4612LU**

Add stainless steel external lantern with PIR sensor, switched internally.



### External light

**SL906 / PSM-204LU**

Add contemporary "up and down" external light.



### External LED security lamp

**SL905 / PSM-FL30PIR-BLK**

Add external LED security lamp with PIR sensor, switched internally.



## Packages

### Light & security package

**SM200**

Light & security package with alarm, outdoor contemporary up-and-down light, external security light & door bell.

### Light & security package

**SM201**

Light & security package alarm, outdoor stainless steel lantern with PIR external light, external security light & door bell.





Add  
lighting to  
your garage

SO105

Add power and lighting  
to garage.



CHARLES CHURCH

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The earlier you reserve, the greater the choice. We'll always try and accommodate the Select Options you want; however, it's worth remembering that the earlier you reserve your home in the build stage, the more options you'll have available.

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