

Grasslands

WILLESBOROUGH | KENT

HOME OPTIONS BROCHURE

TOLMAN HOMES

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YOUR CHOICE OF INTERIOR FINISHES

The opportunity to personalise your home depends on when you reserve with us. As we move through the build process, we work to key deadlines for finalising specifications. If certain stages have already been completed when you reserve, some decisions - like paint colours, flooring, or kitchen finishes - may already be made to keep everything on track. Below is an outline of the three types of home options journeys you might experience, along with the key reservation deadlines for each.

If you reserve in time, you'll be invited to a Home Options Meeting, where you'll view samples tailored to your stage in the build process. At this meeting, we'll guide you through your available choices and confirm the deadlines for making final selections.



Full Options

If you reserve with us before your plots deadline, you'll be given the opportunity to make every choice laid out in this brochure.



Paint & Flooring Options

If you reserve with us before your plots deadline, you'll be given the opportunity to select your paint colours, and flooring



Flooring Options

If you reserve with us before your plots deadline, you'll be given the opportunity to select your flooring

If you reserve after the options deadline, your home will be finished to our standard specification.

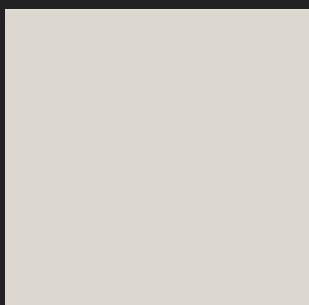
While you won't be able to make personal choices at that stage, this brochure - along with your Home Specification Form - outlines all the details of the finishes and features that will be included.

BUILT IN WARDROBE UPGRADES ARE AVAILABLE AT ANY POINT OF THE BUILD JOURNEY, EVEN IF THE HOME IS READY TO MOVE INTO WHEN YOU VIEW.

YOUR HOME AS STANDARD

If you choose not to make any design changes - or if your reservation was made after the customisation deadline - your home will be finished with our carefully selected standard paint and flooring combination.

WALL



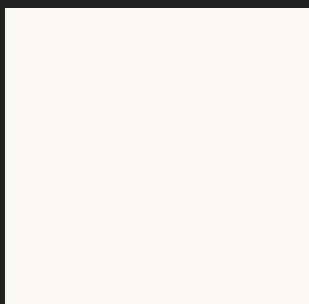
FLOOR



Hallway

Wall colour: Farrow & Ball, Ammonite

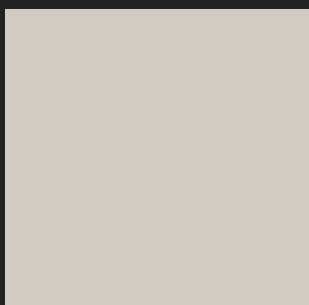
Flooring: Oneflor, Soft Oak Greige Planks



Kitchen & Utility (where applicable)

Wall colour: Farrow & Ball, All White

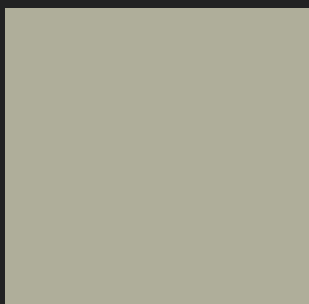
Flooring: Oneflor, Soft Oak Greige Planks



Lounge (if separate)

Wall colour: Farrow & Ball, Cornforth White

Flooring: Cormar Carpet Co, Soft Alabaster

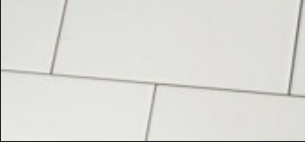
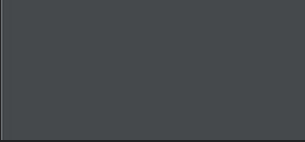


Study (where applicable)

Wall colour: Farrow & Ball, French Gray

Flooring: Oneflor, Soft Oak Greige Planks

WALL



FLOOR



W/C

Wall colour: Farrow & Ball, Railings

Tiles: Metro, White Matt

Flooring: Oneflor, Soft Oak Greige Planks

Landing

Wall colour: Farrow & Ball, Ammonite

Flooring: Cormar Carpet Co, Soft Alabaster

Bedrooms

Wall colour: Farrow & Ball, Ammonite

Flooring: Cormar Carpet Co, Soft Alabaster

En Suite

Wall colour: Farrow & Ball, All White

Flooring: Rovic Tiles, Allure range, White

Bathroom

Wall colour: Farrow & Ball, All White

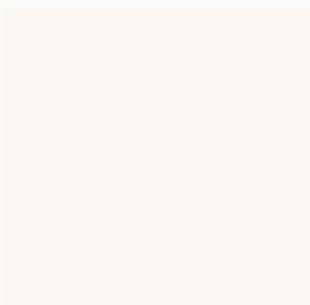
Flooring: Rovic Tiles, Allure range, White

WALL COLOUR OPTIONS

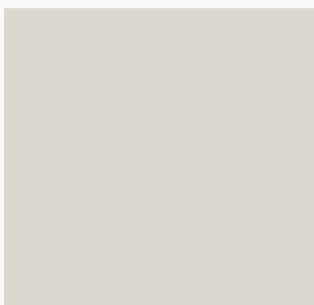


All walls in our homes are finished in a durable matt emulsion, colour-matched to your choice from the Farrow & Ball palette.

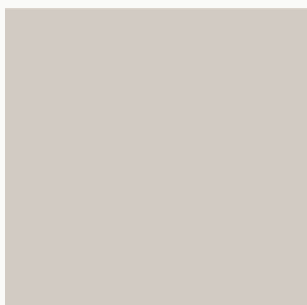
ALL WHITE



AMMONITE



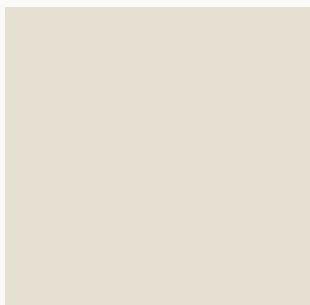
CORNFORTH WHITE



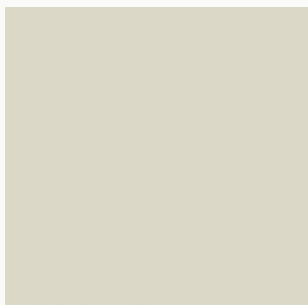
PEIGNOIR



SLIPPER SATIN



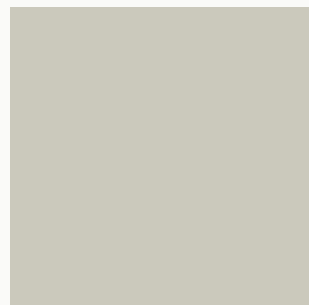
SHADED WHITE



VERT DE TERRE



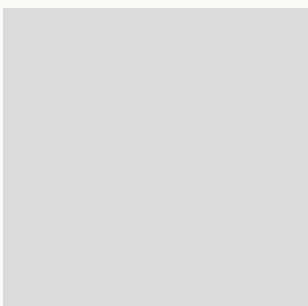
SHADOW WHITE



FRENCH GRAY



BLACKENED



DE NIMES



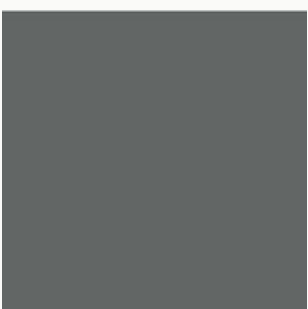
LIGHT BLUE



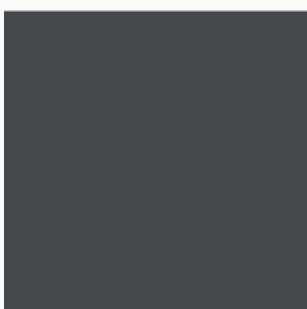
LAMP ROOM GRAY



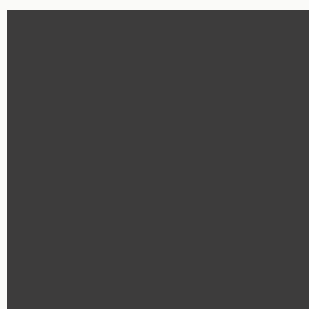
DOWN PIPE



RAILINGS



PITCH BLACK



FLOORING OPTIONS

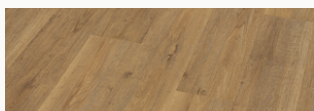
ONE
FLOR
EUROPE

As standard, every home will be fitted with HOME 30 by One Flor – a high-performance LVT that's waterproof, easy to maintain, and built to handle the demands of busy family life. Choose from a curated selection of natural colours below, inspired by the tones and textures of wood, stone, and concrete.

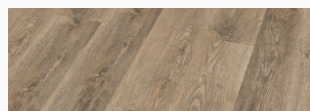
NOBLE OAK GREIGE



ROYAL OAK NATURAL



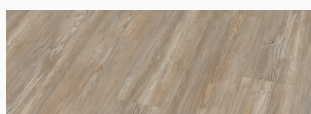
AUTHENTIC OAK
NATURAL



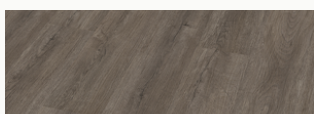
PURE OAK GREY



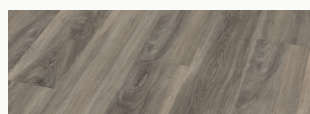
PRESTIGE OAK
NATURAL



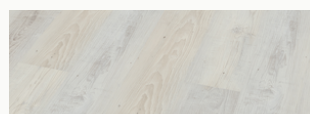
MANOR OAK
NATURAL DARK



DOCKSIDE OAK
NATURAL LIGHT



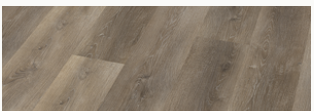
SEA OAK WHITE



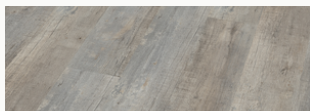
TRADITIONAL OAK
GREIGE



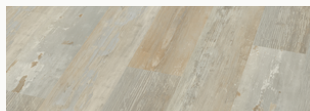
TRADITIONAL OAK
NATURAL LIGHT



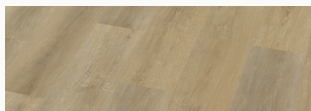
WORN OAK GREIGE



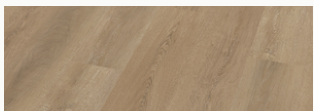
PAINTED WOOD
NATURAL



SAWCUT OAK NATURAL



SAWCUT OAK DARK



SOFT OAK NATURAL



SOFT OAK GREIGE



FRENCH OAK NATURAL



GERMAN OAK NATURAL



TYROL OAK HONEY



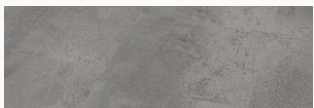
TYROL OAK NATURAL



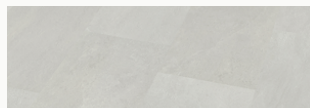
OXYDE RUST



OXYDE GREY



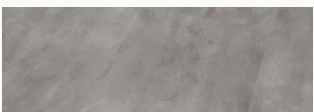
WAYSTONE PEARL



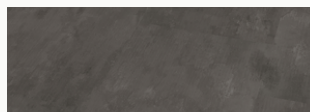
WAYSTONE GREY



ORIGIN CONCRETE
NATURAL



ORIGIN CONCRETE
DARK GREY



Every bedroom, stair and landing is fitted with Apollo Elite – a heavyweight, stain-resistant carpet that offers comfort and durability, backed by a 10-year Stain and Wear Guarantee.

PEANUT



PALE ANGORA



SKYLINE STEEL



SOFT ALABASTER



CAMPSIE CLIFF



DOLOMITE STONE



HELMSLEY HAZELNUT



CHIMNEY STONE



CADET GREY



GREY PARTRIDGE



ROMAN STONE



PRETZEL



CONISTON SLATE



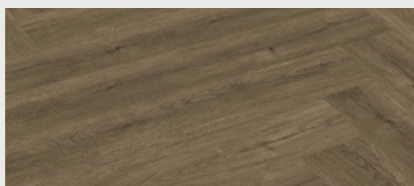
CHARENTE BEIGE



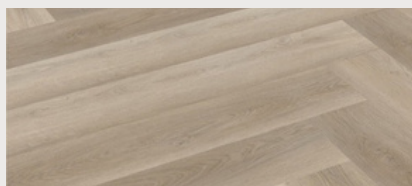
Upgrade your standard plank-style fitting of One Flor's HOME 30 flooring to a timeless herringbone layout.

UPGRADE OPTION

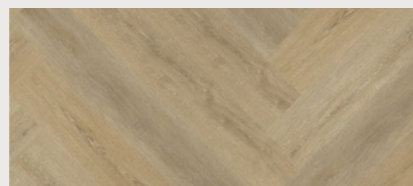
MANOR NATURAL OAK DARK



SAWCUT OAK NATURAL



SOFT OAK GREIGE



The Willow

£1,350

The Chesnut

£844

The Oak

£1,080

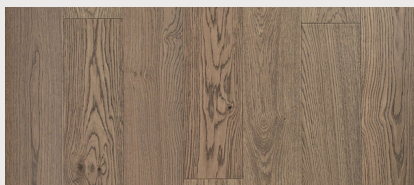


WOOD FLOORING

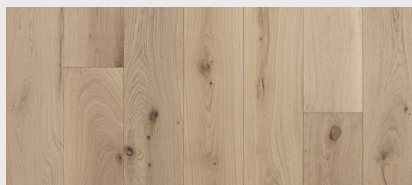
Upgrade to the V4 Deco Plank range – a premium engineered oak wood flooring by V4 Wood Flooring.

UPGRADE OPTION

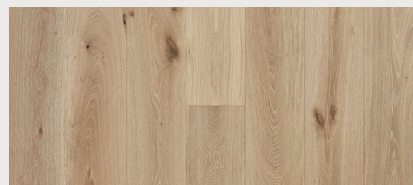
FROZEN UMBER



SHORE DRIFT OAK



NORDIC BEACH



The Willow

£2,025

The Chesnut

£1,249

The Oak

£1,755

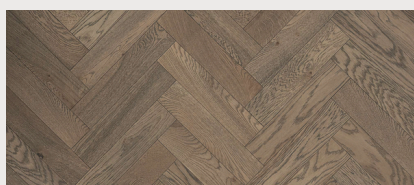


WOOD FLOORING

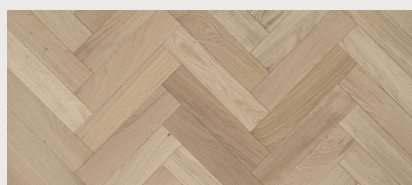
Upgrade to the V4 Deco Parquet Herringbone range – a premium engineered oak wood flooring by V4 Wood Flooring.

UPGRADE OPTION

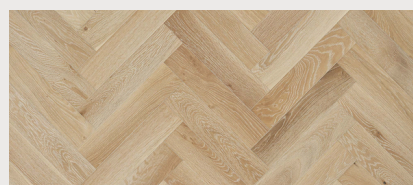
FROZEN UMBER



SHORE DRIFT OAK



NORDIC BEACH



The Willow

£4,563

The Chesnut

£2,990

The Oak

£4,420

TILING OPTIONS



As standard, bathrooms are finished with tiles from Rovic Tiles' Allure range – a versatile collection offering a sleek, modern look. Available in 60x60cm or 30x60cm sizes, with a choice of layout, these tiles provide a clean and contemporary finish.

WHITE



GREY



ANTHRACITE



SAND



TAUPE

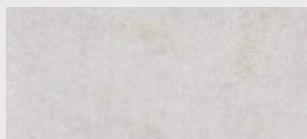


UPGRADE OPTION

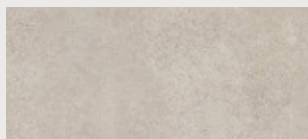


Upgrade to Rovic Tiles' Paleo range, available in 60x60cm or 30x60cm sizes, with a choice of layout.

WHITE



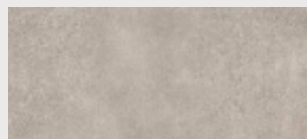
CLAY



ANTHRACITE



GREY



The Willow

WC	Ensuite	Bathroom
£45	£303	£286

The Chesnut

WC	Ensuite	Bathroom
£45	£185	£301

The Oak

WC	Ensuite	Bathroom
£45	£185	£301

UPGRADE OPTION



Upgrade to Rovic Tiles' Santorini range- a marble effect ceramic tile with matt finish. Available in 60x60cm or 30x60cm sizes, with a choice of layout.



The Willow

WC	Ensuite	Bathroom
£83	£606	£572

The Chesnut

WC	Ensuite	Bathroom
£83	£369	£602

The Oak

WC	Ensuite	Bathroom
£83	£369	£602

KITCHEN OPTIONS



All Kitchens are supplied and fitted by Roma Interiors, an Ashford based Kitchen Designer.

Doors:

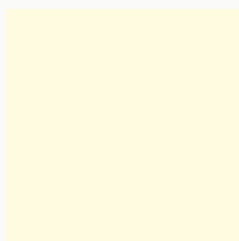


KENSINGTON (SHAKER WITH BEVELED EDGE & V-GROOVE)

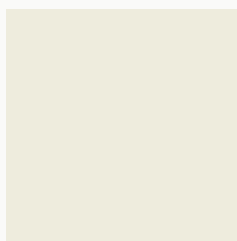
PORCELAIN



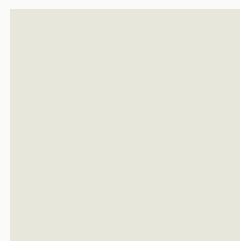
IVORY



MUSSEL



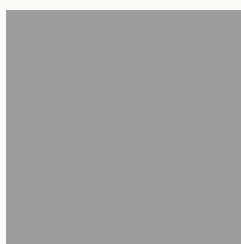
LIGHT GREY



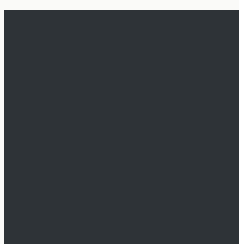
CASHMERE



DUST GREY



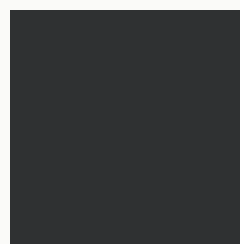
INDIGO



HERITAGE GREEN



GRAPHITE



Handles:

HAMPTON RANGE



GHAK032DN



GHAK032MBL



GHAK032BSB



GHAK032BRO



GHAK032PN



GHAC096DN



GHAC096MBL



GHAC096BSB



GHAC096BRO



GHAK032PN

TRAFALGAR RANGE



GTRK038PN



GTRK038BRO



GTRK038AP



GTRK064PN



GTRK064BRO



GTRK064AP



GTRK096PN



GTRK096BRO



GTRK096AP

MILANO RANGE



GMID160MBL



GMID160BN



GMID160CP



GJAD160AP



GJAD160AP



GJAD160BSB

Worktops:

40MM LAMINATE WORKTOP

SONOMA OAK



NATURAL HALIFAX OAK



SAND ORLEANS OAK



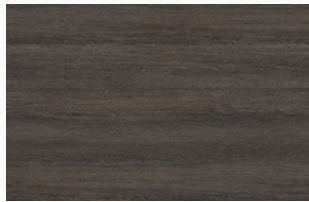
GREY NEBRAKA OAK



ODEON OAK BLACK



NATURAL SANGHA WENGÉ



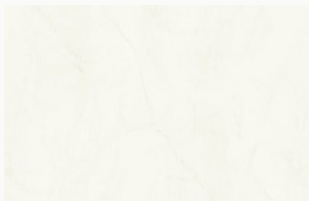
CHICAGO CONCRETE



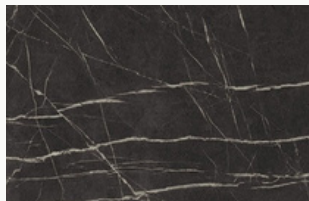
WHITE SPARKLE GRAIN



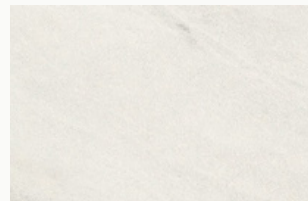
INDIA WHITE



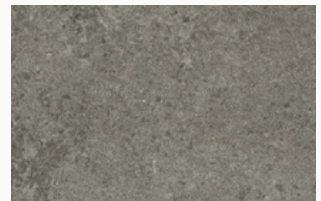
BLACK PIETRA GRIGIO



WHITE LEVANTO MARBLE



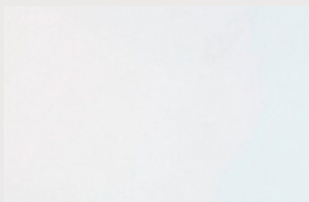
CRICK



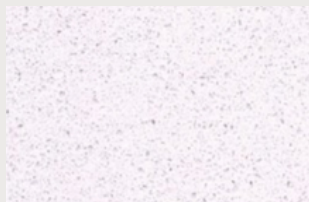
UPGRADE OPTION

30MM QUARTZ WORKTOP

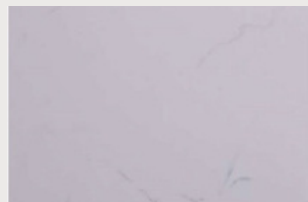
Q202



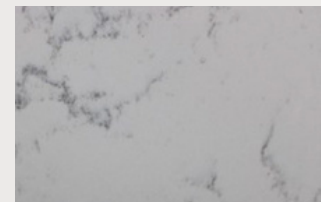
Q217



Q201



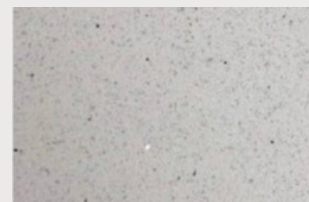
Q219



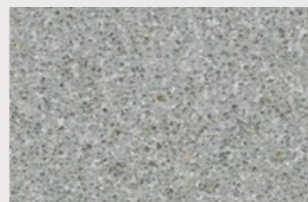
Q216



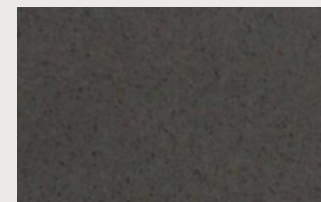
Q209



Q210



Q212



The Willow

£3,215

The Chesnut

£3,414

The Oak

£3,230

APPLIANCE OPTIONS

Every home comes fitted with top-of-the-range, integrated kitchen appliances – all built in as standard.

Cooking appliances:



Each home features an Elica extractor fan positioned above a Bosch induction hob, along with a seamlessly integrated Bosch double oven.

ELICA 80CM
EXTRACTOR



BOSCH DOUBLE
OVEN



BOSCH 80CM
INDUCTION HOB



Tailor your kitchen with appliance upgrades to better suit your cooking style.

UPGRADE OPTIONS

2X BOSCH SINGLE OVENS



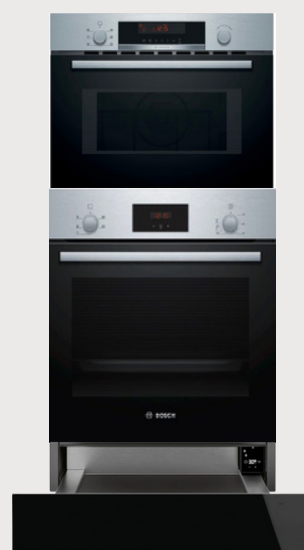
£250

BOSCH SINGLE OVEN &
COMBI OVEN



£500

BOSCH SINGLE OVEN,
BOSCH COMBI OVEN &
BOSCH WARMING DRAWER



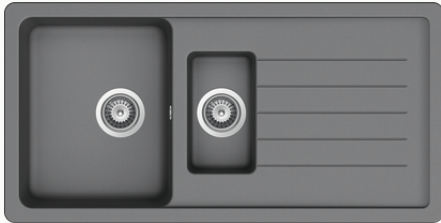
£750

Kitchen sink and tap:

SCHOCK

Schock invented the granite sink in quartz composite and remain a world leader in kitchen sinks and taps. That's why we choose to fit them as standard in every home.

SCHOCK PINEDO D-150



SCHOCK KAVUS STAINLESS STEEL KITCHEN TAP



ALPINA



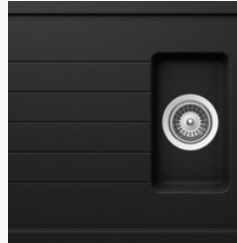
CROMA



ASPHALT



NERO



ONYX



UPGRADE OPTION

Quooker®

Save time and energy with the tap that does it all.

The Quooker system consists of a boiling water-tap on the worktop linked to a small tank in the kitchen cabinet. The tank acts like a vacuum flask connected to the water mains.

Alongside the boiling water-tank you can have cold water filter. This is an extra tank that is installed next to the boiling water tank in your kitchen cabinet.

QUOOKER PRO 3 FLEX
(TAP & BOILING WATER TANK)



£1,250

QUOOKER COLD WATER FILTER
(COMPATIBLE WITH QUOOKER TAP ONLY)



£350

Fridge/freezer appliances:



Each home features an Integrated Bosch 70/30 fridge as standard

BOSCH 70/30
FRIDGE/FREEZER



Tailor your kitchen with
appliance upgrades to better
suit your needs.

UPGRADE OPTIONS

BOSCH 50/50
FRIDGE/FREEZER



£250

HOOVER 30CM WINE
COOLER



£500

HOOVER 60CM WINE
COOLER



£750

Cleaning appliances:



CANDY

Reliable, integrated appliances for everyday cleaning come as standard, with select plots including a washing machine where there is no utility.

HOOVER WASHING
MACHINE



(Only included in homes
without a utility)

CANDY 60CM
DISHWASHER



UPGRADE OPTION



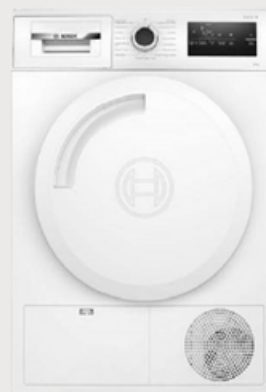
For plots that include a utility space, you have the option to include a Bosch washing machine and tumble dryer.

BOSCH WASHING MACHINE



£800

BOSCH TUMBLE DRYER



£800

Cabinet accessories:

Our kitchens come fitted with standard internal shelving in all base and wall cabinets, offering practical storage space. Drawers are supplied empty, with the exception of a cutlery insert in the top drawer for everyday essentials.

UPGRADE OPTIONS

PULL OUT BIN (2X 38L)



£550

LE MANS CORNER MECHANISM



£750

TOLMAN HOMES

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