

Wooden Flooring Tips for New Builds

Limited choice on 'offer'? Be stubborn!

Buying a home is a milestone for most of us; be it finally getting onto the property ladder, up-grading or down-grading. For the next 25 - 30 years East Kent is a designated growth-area and over 30.000 new homes will be build in and around Ashford alone. Nowadays most new builds come with a choice in floor covering, from 'standard' wall-to-wall carpet to (mostly) Wood-Veneer or if you're lucky even proper Wood-Engineered flooring. Only, most larger developers **restrict the actual choice you have**: they send you to one flooring supplier where you can decide between Oak, Beech or perhaps Maple 3-strip. If you want something else or a better/higher quality you have to prepare yourself for a 'hard struggle'.

Our own experience has taught us that '**stubborn**' new home buyers usual get what they want in the end: i.e. the Natural Wooden Flooring from the company they select themselves and where the difference in price between the 'standard' fixed choice and the final choice isn't (on average) that much. If the developer/builder agrees to it, the alternative choice can be included (and paid for) before the exchange date, resulting in the new home owner not having to pay the VAT on the wooden flooring nor on the installation costs.

Large housing estate: better wait



A word of advice: when buying a new build home on a large housing estate it's better to wait with installing Natural Wooden Flooring until all building works (including the final road surface) is completely finished.

Imagine the 'sanding-effect' on your newly installed floor!

In these situations we advice a cheap (and cheerful) carpet, not too light in colour, until all '**dust has settled**'. Or, if you insist, on a wooden flooring [with an oil finish](#) (instead of a lacquer finish).

Who else wants a robust floor covering that becomes more beautiful over time?



A wide selection of natural wooden flooring: [From Basic Oak to Bespoke](#) can be found in our [secure webshop](#)