

CONTEMPORARY BY NATURE



HOPE HOMES





# Botanics

K I L M A U R S

---

CONTEMPORARY BY NATURE





# ABOUT BOTANICS

## Location

Botanics is in a prime location on the edge of Kilmaurs, close to Kilmarnock. Bounded by open countryside, it is only 2 minutes' walk from Kilmaurs Rail Station. With ongoing links to Kilmarnock, Glasgow, Ayr and beyond, the train from the village to Glasgow Central Station takes around half an hour and departs every 30 minutes- ideal for commuting, shopping and socialising. With the M77 only minutes away, Irvine and Ayr are within easy reach, with Glasgow city centre only a 30 minute drive. Glasgow International and Glasgow Prestwick Airports are equidistant, putting Kilmaurs within 3 hours of London.

## Kilmaurs

Kilmaurs is a conservation village, with a rich and interesting history. The Early Childhood Centre and Primary School are within easy walking distance of Botanics. Secondary pupils usually attend one of 2 highly regarded schools, Stewarton Academy or St Joseph's Academy in nearby Kilmarnock.

A thriving community, Kilmaurs boasts a doctors' surgery, pharmacy, butcher, hair stylists, Post Office, restaurant, pubs, cafes and hot food outlets. Community groups and events abound and include East Ayrshire Community Walking Festival, an annual fun day and an agricultural show. The village has its own bowling green, lawn tennis courts and football clubs. A specialist cycling shop and cycling club make Kilmaurs ideal for enthusiasts.

## Nearby

The new state-of-the-art Stewarton Sports Centre is a few minutes' drive, Dean Castle Country Park offers woodland walks, an adventure playground and there are several golf courses nearby. More restaurants, shops, a cinema and theatre are minutes away by train, bus or car.

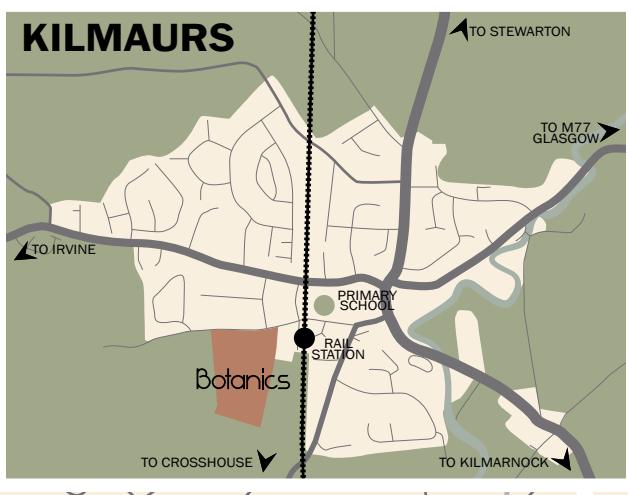




# LOCATION







On an average weekday, there are 35 trains from Kilmaurs Rail Station to Glasgow Central Station, each journey taking around half an hour.

Satnav - KA3 2RT



# HOUSETYPES

At Hope Homes, we believe that a home and its garden should be a living space, designed for relaxing, enjoying and entertaining.

There's no better inspiration for design than nature. Each home at Botanics allows you to take advantage of the surrounding green countryside.

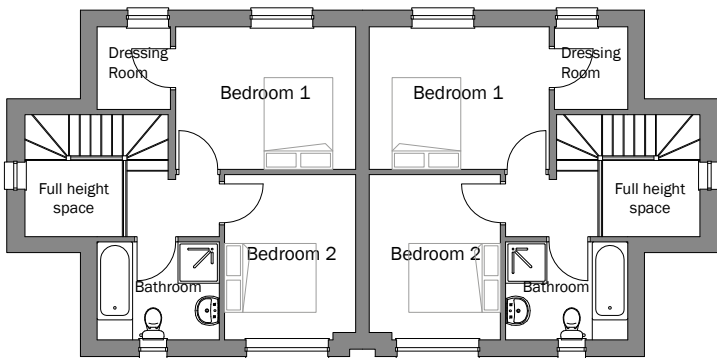
Stylish and contemporary spaces are enhanced by attractive bi-fold doors (or twin sets of sliding doors), allowing you to bring the outdoors in.

**Botanics - contemporary by nature.**



Artist's impression of the Ivy  
4 bedroom detached home.





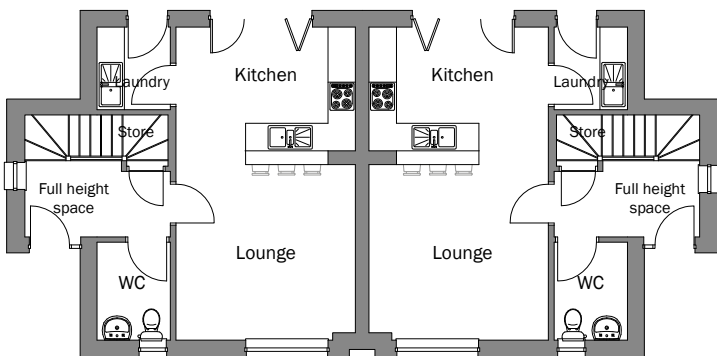
# THE HOLLY

## 2 bedroom semi-detached home

***Galleried landing***  
***Bi-fold doors connecting home and garden***  
***Large master bedroom with dressing room***

### Ground Floor

Lounge/kitchen - 3.92m x 6.83m  
 Laundry - 1.60m x 1.80m  
 Guest toilet - 1.60m x 2.14m



### First floor

Bedroom 1 - 3.93m x 3.11m  
 Dressing room - 1.60m x 1.80m  
 Bedroom 2 - 2.86m x 3.61m  
 Bathroom - 2.67m x 2.14m

**Internal floor area - 86m<sup>2</sup>**







# THE HAWTHORN

## 3 bedroom semi-detached home

**Well-designed family living space**  
**Kitchen with island and separate laundry space**  
**Bi-fold doors connecting home and garden**

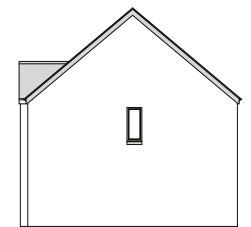
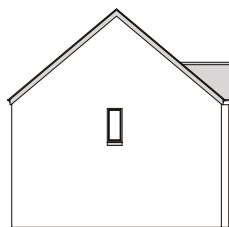
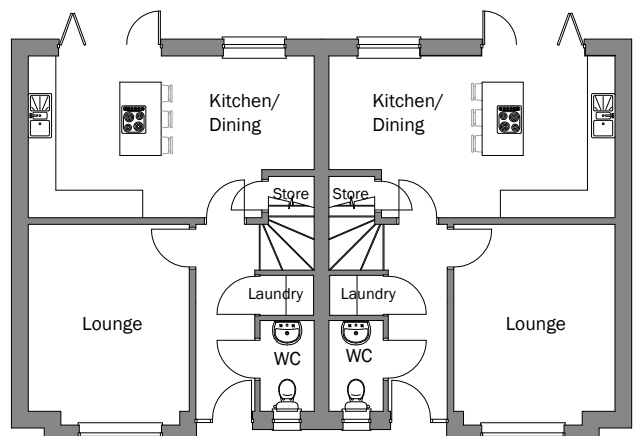
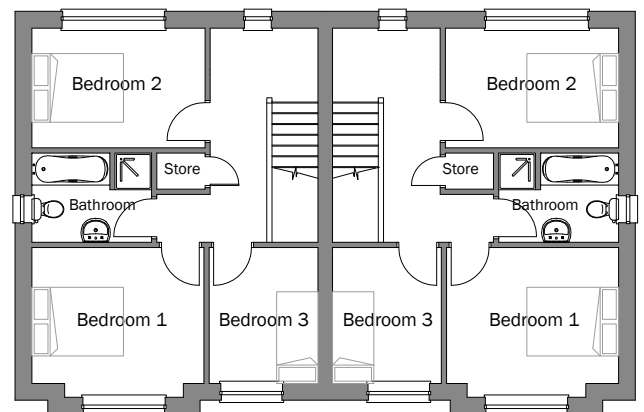
### Ground Floor

Lounge - 3.52m x 4.38m  
 Kitchen/Dining - 6.24m x 3.53m  
 Laundry - 1.17m x 0.87m  
 Guest toilet - 1.18m x 1.98m

### First floor

Bedroom 1 - 3.75m x 3.27m  
 Bedroom 2 - 3.78m x 2.61m  
 Bedroom 3 - 2.37m x 2.97m  
 Bathroom - 2.61m x 1.95m

**Internal floor area - 99m<sup>2</sup>**



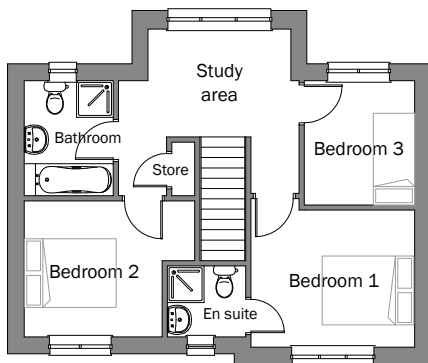




# THE FERN

## Stylish 3 bedroom detached home

***Design-led internal layout***  
***Bi-fold doors connecting home and garden***  
***Master bedroom en suite***



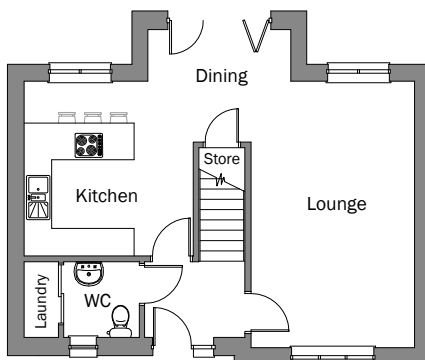
### Ground Floor

Lounge - 3.57m x 5.82m

Kitchen - 3.69m x 3.82m

Dining - 3.12m x 2.46m

Guest toilet/Laundry - 2.52m x 1.65m



### First floor

Bedroom 1 - 3.72m x 2.97m

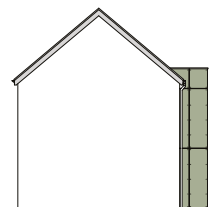
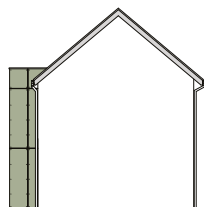
En suite - 1.71m x 1.55m

Bedroom 2 - 3.57m x 2.99m

Bedroom 3 - 2.41m x 2.71m

Bathroom - 1.94m x 2.51m

**Internal floor area - 104m<sup>2</sup>**







# THE IVY

4 bedroom detached home with study

- Galleried landing**
- Flexible family living space**
- Bi-fold doors connecting home and garden**

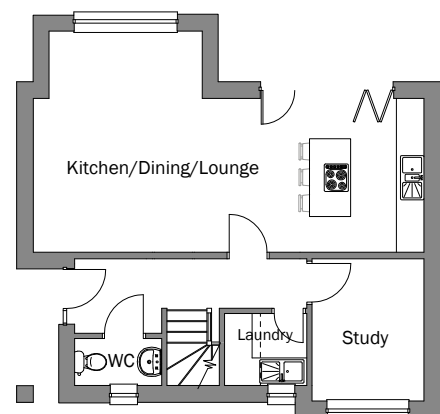
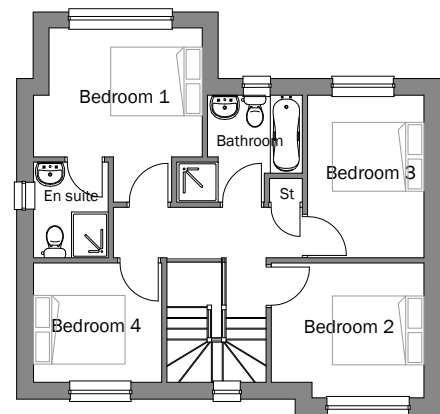
## Ground Floor

- Kitchen/Dining/Lounge - 8.52m x 4.83m
- Study - 2.45m x 3.11m
- Laundry - 1.79m x 1.57m
- Guest toilet - 1.90m x 1.01m

## First floor

- Bedroom 1 - 3.69m x 3.80m
- En suite - 1.63m x 2.09m
- Bedroom 2 - 2.54m x 3.55m
- Bedroom 3 - 3.33m x 2.95m
- Bedroom 4 - 2.80m x 2.61m
- Bathroom - 2.07m x 2.33m

**Internal floor area - 116m<sup>2</sup>**



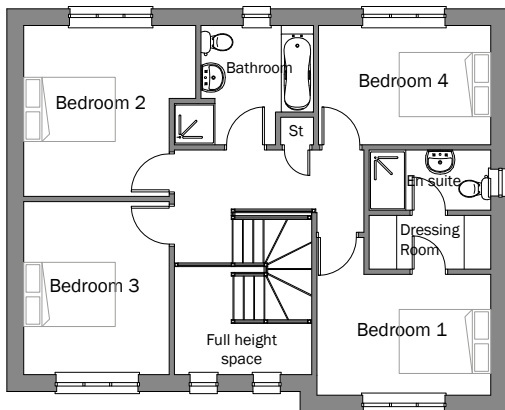




# THE JUNIPER

Prestigious detached home  
with 5 double bedrooms

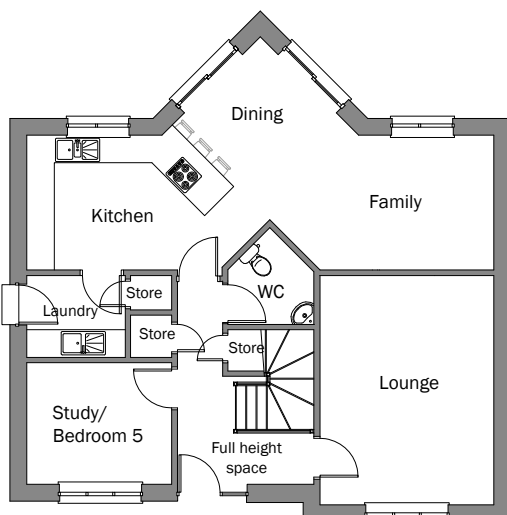
**Large family living area with 2 sets of sliding doors**  
**Spacious separate lounge and lots of storage space**  
**Master bedroom en suite with dressing room**



**Ground Floor**

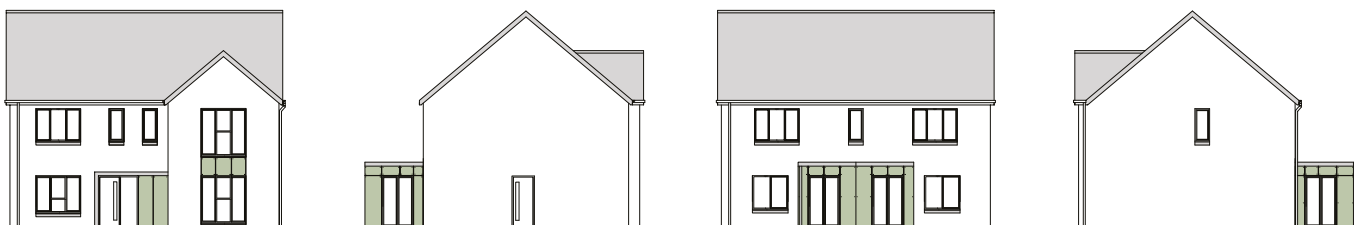
Kitchen/Dining/Family – 10.20m x 2.94m  
Lounge – 3.80m x 5.00m  
Study/Bedroom 5 - 3.16m x 2.65m  
Laundry - 2.15m x 1.79m  
Guest toilet - 1.88m x 2.11m

**First floor**



Bedroom 1 – 3.80m x 3.44m  
Dressing room – 2.65m x 1.17m  
En suite – 2.65m x 1.31m  
Bedroom 2 – 3.76m x 3.73m  
Bedroom 3 – 3.18m x 3.78m  
Bedroom 4 – 3.76m x 2.61m  
Bathroom – 2.45m x 2.60m

**Internal floor area - 164m<sup>2</sup>**





# THE BRAMBLE

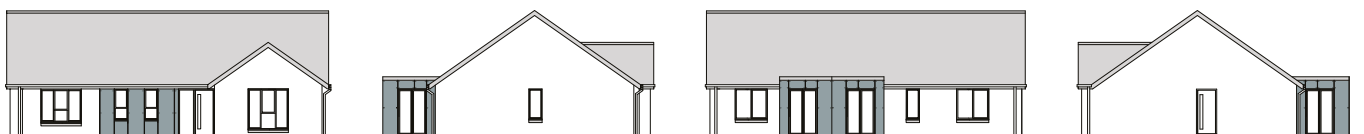
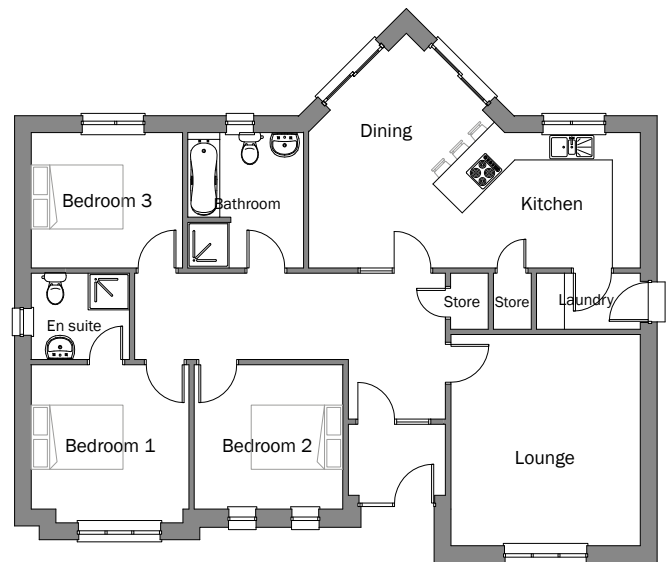
## 3 bedroom detached single storey home

***Stylishly designed prestigious home  
Large family living area with 2 sets of sliding doors  
connecting home and garden  
3 spacious double bedrooms with master bedroom  
en suite***

### Ground Floor

Kitchen/Dining – 7.24m x 2.96m (at narrowest point)  
Lounge – 4.13m x 4.61m  
Laundry – 2.26m x 1.23m  
Bedroom 1 – 3.44m x 3.45m  
En suite – 2.14m x 1.88m  
Bedroom 2 – 3.24m x 3.15m  
Bedroom 3 – 3.30m x 2.96m  
Bathroom – 2.53m x 2.96m

**Internal floor area - 118m<sup>2</sup>**







**We want you to love living in your new home. Check out what previous buyers have said about us at [hopehomes.co.uk/testimonials](https://hopehomes.co.uk/testimonials)**

Artist's impression of the Fern 3 bedroom detached home.



# SPECIFICATION

## KITCHENS

Quality fitted kitchen with choice from a range of finishes.

Stainless steel appliances include gas hob, fan oven, integrated fridge, freezer and dishwasher.

Cooker hood styles vary. Ask a sales adviser.

Premium worktops with upstands and a coloured glass splashback where layout allows.

Stainless steel one and a half bowl sink with designer tap.

Contemporary feature lighting to wall units.

## LAUNDRY ROOMS

All house types have a laundry to accommodate a washing machine.

Some laundries also accommodate an additional appliance space and/or stainless steel sink and taps.

Premium worktops with upstands.

## BATHROOMS, SHOWER ROOMS, EN SUITES AND GUEST TOILETS

Low level shower tray with chrome semi-frameless door and tiled area.

White towel warmer in all bathrooms, shower rooms and en suites.

Ideal Standard Tesi white sanitary ware, with contemporary styling and Aquablade® Technology.

Shaver point in bathroom or en suite.





## HEATING AND HOT WATER

A highly efficient mains gas condensing boiler provides heat and hot water.

Dual zoning, a thermostatic controller and individual thermostatic radiator valves allow a high degree of control over energy use.

All homes are well insulated to help reduce energy use.

Display energy meter.

Ask a sales adviser about renewable energy features.

## THE FINISHING TOUCHES

Contemporary style skirtings and internal doors finished in white.

Choice of chrome door handles.

Quality feature staircases are finished in white.

Cornicing to all ceilings on ground and upper floors.

White or vanilla paint to walls and ceilings.

Electric bell push to front entrance.

Down lighters to ceilings in kitchen, living area, bathroom, shower room, en suite and guest toilet.

Plenty of electrical sockets throughout. One double socket with USB outlets.

TV and telephone points in master bedroom and living area.

Low energy lighting throughout.

## OUTSIDE

Contemporary design exteriors boast dark grey roof tiles and low maintenance pvcu roofline features and rainwater goods.

External walls are white dry dash render, with a dark grey basecourse and coloured feature panels.

Dark grey double glazed pvcu windows enhance each home. Some housetypes have matching sliding doors while most feature powder coated aluminium bi-fold doors to connect with the outdoors.

Front and rear entrances have grey high performance door sets with feature glazed panel. External lighting is provided.

Front gardens are turfed with rear gardens having top soil and slabbed paths, with small terrace.

Driveways are block paved in grey and each home has space for at least two cars.

Some visitor parking is provided within the development.

Each home has an outside tap.

Fencing has been chosen to enhance Botanics. Ask to see a detailed fencing plan.

## GARAGES

Most homes have the option of a single garage, with finishes to match each home, and steel up and over door.

Low energy lighting, two double sockets and a cycle rack are included.

## MORE INFORMATION

The specification at Botanics has been carefully chosen to be contemporary by nature and to enhance connections with the surrounding Ayrshire countryside.

More information can be obtained from our marketing team on 01292 590442 or by speaking to a sales adviser at our sales office, where a warm welcome awaits.

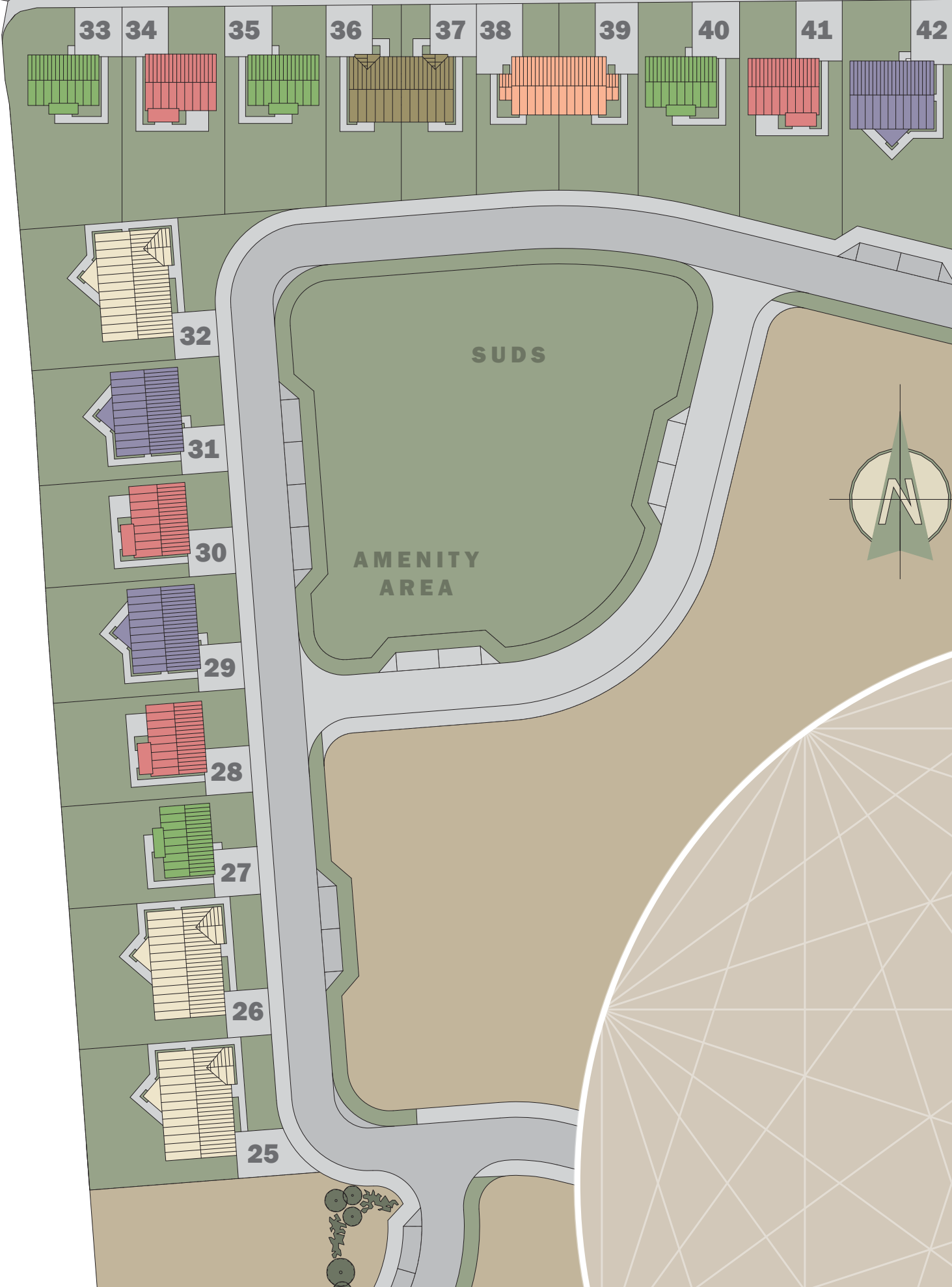
See [hopehomes.co.uk](http://hopehomes.co.uk) for opening times, prices and availability.



# DEVELOPMENT PLAN


NO THROUGH ROAD

CROFTHED ROAD







-  **THE HOLLY**
-  **THE HAWTHORN**
-  **THE FERN**
-  **THE IVY**
-  **THE JUNIPER**
-  **THE BRAMBLE**
-  **FUTURE DEVELOPMENT**

Any common areas, within Botanics as a whole, will be administered by a factor on behalf of the residents. This development plan is for illustrative use only. Ask a sales adviser for details.



HOPE HOMES

Hope Homes have been building new homes for 26 years and have constructed well over 1,200 homes. As a family business, we have built up an enviable reputation for quality and customer service. Hope Homes take great care

in constructing homes that are thoughtfully designed, solidly built and well finished by craftsmen who take pride in their work. To see previous examples of our work, please see [hopehomes.co.uk/gallery](https://hopehomes.co.uk/gallery)





Images are for illustration purposes only and sizes are indicative. Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract and should be treated as a guide only. Interested parties should check with a sales adviser and confirm details with their solicitor, acting on their behalf. Hope Homes reserve the right to amend the specification as necessary, without prior notice.

The homes at Botanics are protected by a 10 year new home structural warranty from Premier Guarantee. Premier Guarantee is recognised by the Council of Mortgage Lenders.

**premier**  
guarantee



HOPE HOMES



[hopehomes.co.uk](http://hopehomes.co.uk)

