



Luxury Homes

THE PADDOCK

UFFINGTON ROAD, STAMFORD

ALLISON



DESIGNED WITH PASSION.
BUILT WITH PRIDE.

THE PADDOCK



FIND PEACE AND TRANQUILITY IN AN ALLISON LUXURY HOME...

The Paddock is an exclusive development of just 4 homes on the outskirts of Stamford accessed by a private road, with the gardens of plots 2 and 3 running down to the meandering banks of the River Gwash to the rear.

SPECIFICATIONS

INTERNAL

GENERAL	PLOT 1	PLOTS 2&3	PLOT 4
Ceiling plain finish	■	■	■
Walls matt emulsion finish (one colour throughout, Hessian)	■	■	■
Doors Shaker style oak veneer	■	■	■
Ironmongery Serozetta Cinco lever furniture (Chrome or Satin)	■	■	■
120mm softwood pencil round skirting painted white	■	■	■
70mm softwood pencil round architrave painted white	■	■	■
Staircase, softwood with stop chamfered oak newels		■	■
Balusters all white painted, oak handrails and newel caps		■	■
Dressing area to master bedroom		■	
Wardrobe to master bedroom	■		■
Wardrobe to bedroom 2	■		
KITCHEN			
Fitted kitchen units, chosen from ranges displayed in site sales office to design available	■	■	■
Choice of 42mm Maia worktops from display with upstands	■	■	■
Integrated single slide and hide oven, induction hob and curved glass extractor hood	■	■	■
Glass splash back to hob	■	■	■
Integrated fridge freezer split 50/50	■	■	■
Integrated dishwasher	■	■	■
Tiled floor to kitchen area	■	■	■
One and half bowl sink and mixer taps	■	■	■
UTILITY			
Fitted units, chosen from ranges displayed in site sales office to design available	■	■	■
Choice of 42mm worktops from display with upstands	■	■	■
Washing machine space where shown	■	■	■
Tumble dryer space where shown	■	■	■
CLOAKROOM (where available)			
W.C. and cistern, wash basin and taps		■	■
Tiled panel full height behind basin and tiled floor		■	■
BATHROOM			
W.C and cistern	■	■	■
Basin and pedestal complete with mixer taps	■	■	■
1700mm bath with bath filler	■	■	■
Shower over bath with screen	■		■
Separate glass panelled shower cubical with thermostatic shower		■	
Shaver point	■	■	■
Extract fan	■	■	■
Half tiled walls	■	■	■
Fully tiled around baths with shower over	■		■
Chrome heated towel rail	■	■	■
EN SUITE	■	■	■
W.C and cistern	■	■	■
Basin and pedestal complete with mixer taps	■	■	■
Glass panelled shower cubical with thermostatic shower	■	■	■
1700mm bath with bath filler (master bedroom)		■	
Shaver point	■	■	■
Extract fan	■	■	■
Half tiled walls	■	■	■

INTERNAL continued...

HEATING AND HOT WATER	PLOT 1	PLOTS 2&3	PLOT 4
Wall mounted boiler	■	■	■
Prefinished radiator	■	■	■
Thermostatic Radiator valves to all habitable (Except where room thermostats fitted)	■	■	■
ELECTRICAL			
Brushed steel switched and sockets	■	■	■
Smoke alarm (to current legislation to hall and landing if applicable)	■	■	■
TELEPHONE POINTS TO:			
Lounge	■	■	■
Study		■	
Bedroom 1	■	■	■
Bedroom 2	■	■	■
TV POINTS TO:			
Lounge	■	■	■
Family room		■	
Bedroom 1	■	■	■
Bedroom 2	■	■	■
LED recessed downlights to kitchen	■	■	■
LED recessed downlights to utility	■	■	■
LED recessed downlights to bathroom	■	■	■
LED recessed downlights to en suite	■	■	■

EXTERNAL

GENERAL	PLOT 1	PLOTS 2&3	PLOT 4
Stone facing as per schedule	■	■	■
Feature timber boarding as per schedule		■	
Roof tiles as per schedule	■	■	■
PVCu windows, fascia and soffit	■	■	■
PATHS AND DRIVEWAYS (Refer to footpath plan)			
Buff riven paths to properties	■	■	■
EXTERNAL DOORS			
Front doors insulated GRP	■	■	■
Rear doors white PVCu		■	■
French doors white PVCu	■	■	■
Chrome effect door furniture	■	■	■
Chrome effect door bell	■	■	■
GARDENS			
Fencing as per development fencing plan	■	■	■
Front garden turfed with planting as per the landscaping plan	■	■	■
Rear garden turfed	■	■	■
External tap	■	■	■
EXTERNAL LIGHTING			
Front door outside light	■	■	■
Rear door outside light	■	■	■
French door outside light	■	■	■

SITE MAP



THE PADDOCK



A PLACE OF YOUR OWN IN 'THE BEST PLACE TO LIVE IN BRITAIN'



In 2013 Stamford was named as 'The Best Place to Live in Britain' by the Sunday Times. It was described as the 'Cotswolds without the cars'.

Situated just one mile from the A1, giving excellent road connections, the town is only 14 miles from Peterborough with regular trains to London Kings Cross taking from 50 minutes. There are hourly trains to Peterborough from the Stamford train station.

There is excellent state and private schooling locally and Stamford has a wealth of high end independent and national retailers in the town centre as well as supermarkets including Waitrose.

The area is well served for leisure pursuits with ample golf courses nearby as well as the historic Burghley House Estate. Rutland Water provides cycling, fishing, walking and a nature reserve and is only seven miles away.

The town has been featured in many period dramas including Middlemarch and Pride and Prejudice. In 1967 Stamford became the first conservation town in England.

THE PADDOCK

CONNEMARA

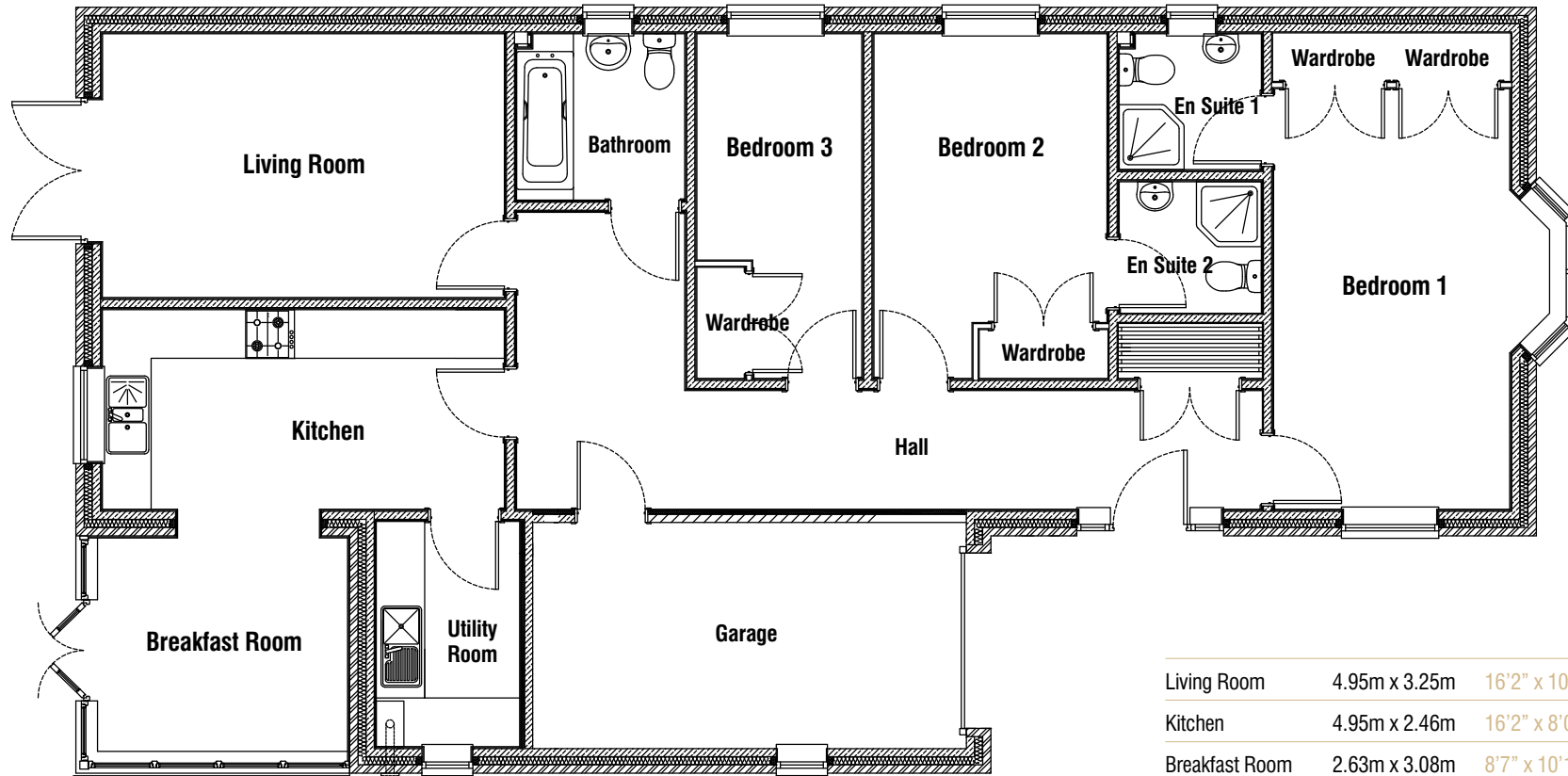
3 bedroom home - Plot 1



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CONNEMARA

3 bedroom home - Plot 1



Living Room	4.95m x 3.25m	16'2" x 10'7"
Kitchen	4.95m x 2.46m	16'2" x 8'0"
Breakfast Room	2.63m x 3.08m	8'7" x 10'1"
Bathroom	2.07m x 1.89m	6'9" x 6'2"
Bedroom 1	2.91m x 5.87m	9'6" x 19'3"
Bedroom 2	2.87m x 4.25m	9'4" x 13'11"
Bedroom 3	2.03m x 4.25m	6'7" x 13'11"

All measurements shown are approximate maximum room dimensions.

ERISKAY

4 bedroom home - Plot 4

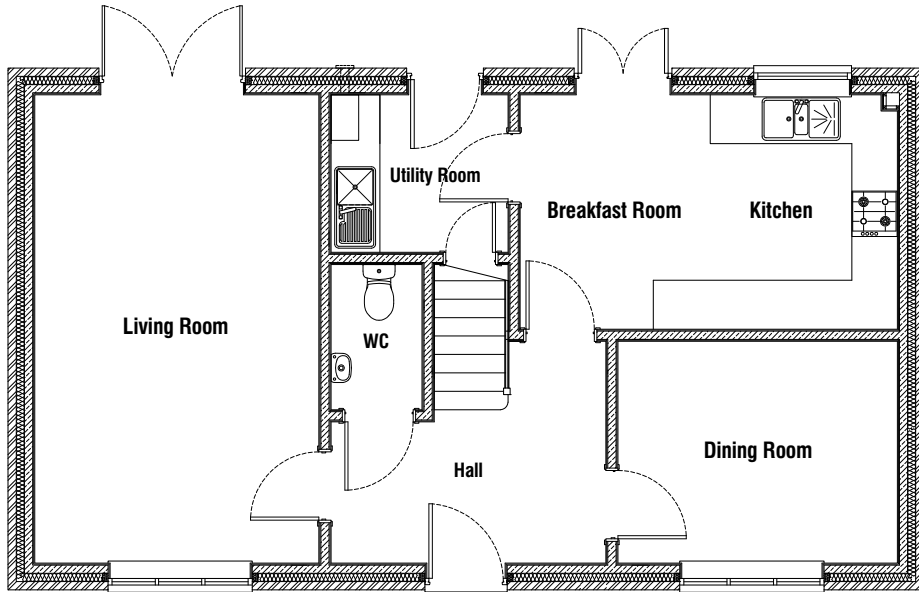


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ERISKAY

4 bedroom home - Plot 4

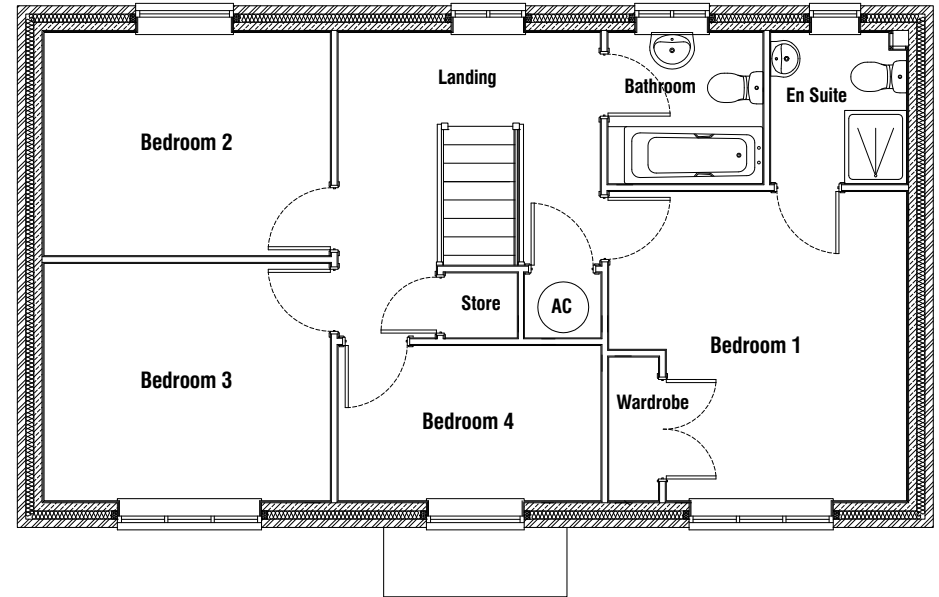
Ground floor



Ground floor

Living Room	5.75m x 3.49m	18'10" x 11'5"
Dining Room	3.43m x 2.72m	11'3" x 8'11"
Kitchen/Breakfast	4.63m x 2.88m	15'2" x 9'5"

First floor



First floor

Bedroom 1	3.80m x 3.66m	12'5" x 12'0"
Bedroom 2	2.74m x 3.51m	8'11" x 11'6"
Bedroom 3	2.91m x 3.51m	9'6" x 11'6"
Bedroom 4	1.91m x 3.22m	6'3" x 10'6"
Bathroom	1.80m x 1.86m	5'10" x 6'1"

All measurements shown are approximate maximum room dimensions.

MORGAN

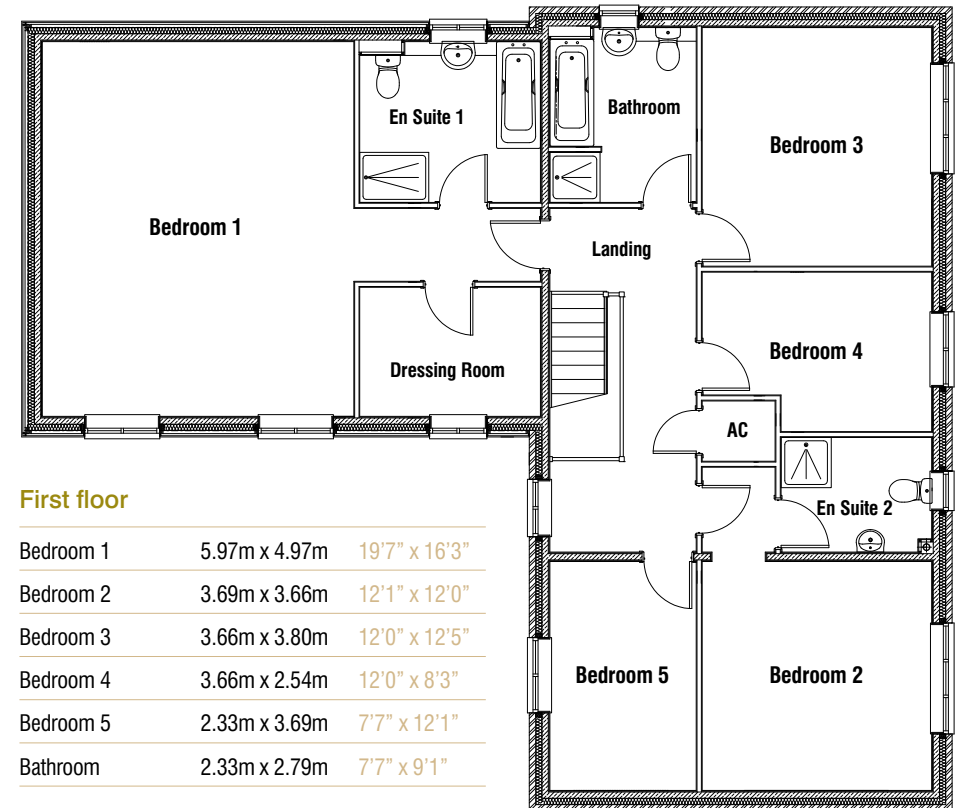
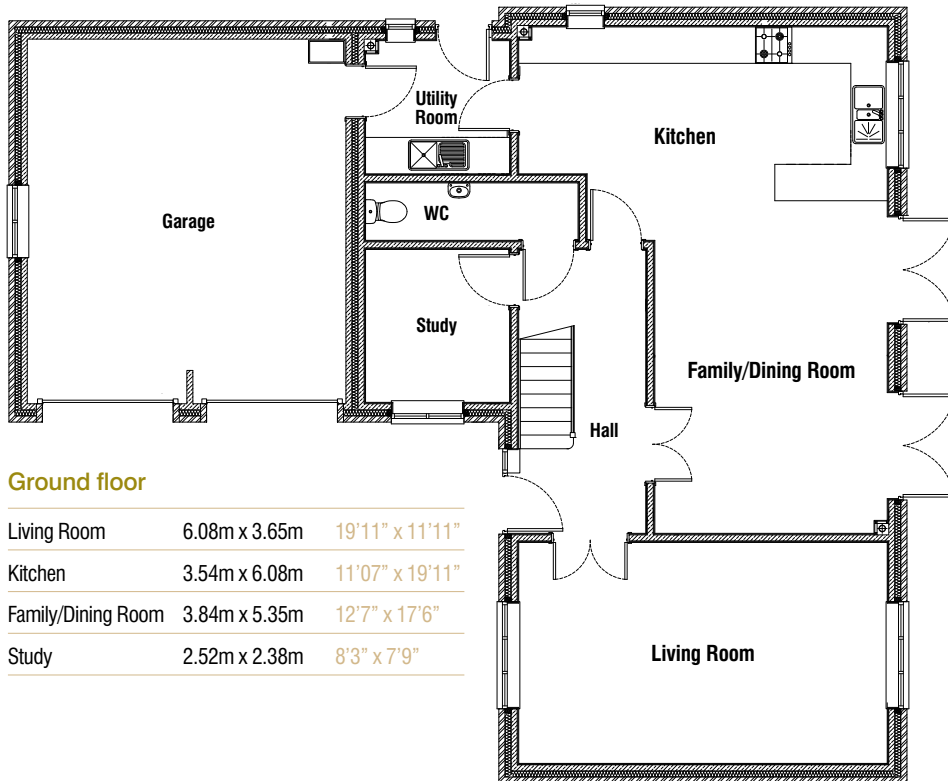
5 bedroom home - Plot 2 and 3



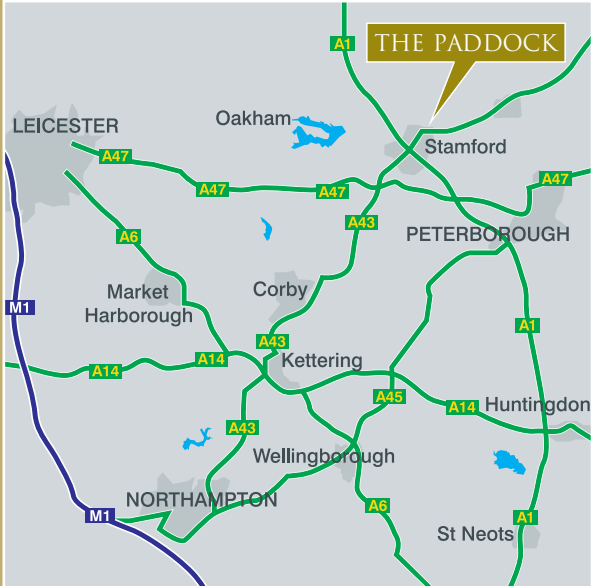
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MORGAN

5 bedroom home - Plot 2 and 3



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For more information contact Allison Luxury Homes on 01778 391555



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