

OPULENCE

A COLLECTION OF LUXURY HOMES



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LIVING AT OPULENCE

OPULENCE WILL BE THE FIRST STRATA DEVELOPMENT IN LEICESTER, AND WILL BE LOCATED IN THE VILLAGE OF WHETSTONE, 5.9 MILES SOUTH-WEST OF THE CITY CENTRE. THE A426 PROVIDES A DIRECT LINK INTO THE HEART OF LEICESTER MAKING IT AN IDEAL LOCATION FOR COMMUTERS, WHILE REGULAR BUS SERVICES TAKE YOU INTO THE CITY IN LESS THAN HALF AN HOUR.

Whetstone in the parish of Blaby, Leicestershire, has a good selection of local shops, including a Waitrose supermarket. There are a number of good schools in the area, local football and rugby clubs, and plenty of parks, green space and surrounding countryside to explore.

Meanwhile, Leicester is a popular city, bursting with things to see and do. Leicester FC play at the King Power Stadium, 5 miles from the development.

Opulence is in the early stages of development, with the first new homes available to buy off plan. For more information, speak to one of our Customer Experience Managers.





TAKE A VIRTUAL TOUR OF THE OPULENCE DEVELOPMENT.

strata.co.uk/opulencevt





DISCOVER WHETSTONE

WHETSTONE IS 5.9 MILES SOUTH-WEST OF THE CENTRE OF LEICESTER. THE A426 PROVIDES A DIRECT LINK INTO THE HEART OF THE CITY AND THERE ARE MANY OTHER TRANSPORT OPTIONS, INCLUDING TRAINS FROM NARBOROUGH STATION, WHICH IS 1.4 MILES AWAY.

There are a number of schools for you to choose from in the local area, including Leysland High School, 2.3 miles from the development, which Ofsted rated as outstanding in all areas.

Nearby attractions include the National Space Centre, 7.5 miles, and Aylestone Meadows, which is the largest local nature reserve in Leicester and 4.7 miles away.

EDUCATION

St Peter's Church of England Primary School, 0.5 miles away, achieved a good Ofsted rating and provides education for primary aged children. The Hunny Bear Day Nursery is just 0.1 miles from Opulence and was given a good rating by Ofsted.

Leysland High School, 2.3 miles from the development, was rated outstanding in all areas by Ofsted and its pupils are between the ages of 11 and 14.

South Leicestershire College, 2.9 miles, offers full- and part-time courses to school leavers and adult learners. It was rated good by Ofsted and has one of the largest Apprentice Recruitment Services in the East Midlands.

The University of Leicester is 5.4 miles away from Opulence and features in the QS World University Rankings.

HEALTH & FITNESS

Hazelmere Medical Centre, 0.9 miles, and Northfield Medical Centre, 1.2 miles, are both open Monday to Friday and provide GP services to the local area.

Leicester Royal Infirmary is 5.2 miles away from Opulence and is home to the only accident and emergency service in Leicestershire. It also has an Urgent Care Centre and Children's Hospital.

Whetstone Golf Club is only 0.6 miles away and is an 18-hole course complete with clubhouse open to members and non-members. Blaby Golf Centre, 1-mile from the development, has a nine-hole course, adventure golf, pitch and putt, and golf lessons.

There's also a David Lloyd club 2.2 miles away, which has an indoor and outdoor swimming pool, spa facilities and gym. Badminton, tennis and squash courts are also available for hire.

TRANSPORT

Opulence is 1.4 miles from Narborough train station. CrossCountry services run to Leicester and Birmingham New Street. For a wider range of rail services, head to Leicester Station 6.2 miles away, where you can travel to the likes of Nottingham, Sheffield, Stansted Airport and London St Pancras International.

There's also easy access to junction 21 of the M1, 3.9 miles away, which links Whetstone with nearby towns and cities such as Loughborough, Northampton and Nottingham. The A426 provides a direct link into the heart of Leicester city centre.

Arriva operates bus services in the local area, with the 84, 84A and 85 running between Leicester St. Margaret's Bus Station and Lutterworth.

SHOPPING

There are various supermarkets close to Opulence, including Waitrose 1.2 miles away. There's also a Londis convenience store opposite the development on Warwick Road.

Attfield's Farm Shop, 1.8 miles away, stocks freshly baked cakes, fresh meat, fruit and vegetables. Most of the produce is grown on the farm, or has been sourced from the local area.

Fosse Shopping Park is 3.9 miles away, with big name stores such as Gap, River Island and Next Home, as well as a food court.

Head into Leicester city centre just 5.7 miles away, where there is a greater range of stores, including the Highcross Shopping Centre. It includes John Lewis, Boots, H&M and many others. There's also a 12-screen cinema and a number of restaurants with cuisine including Tex Mex, Italian and Chinese.

THINGS TO DO

The National Space Centre is 7.5 miles away, an all-weather attraction that's great for all the family. It's home to the largest planetarium dome in the UK, with highlights including the Spaceflight Induction Module and more than 150 hands-on challenges.

Aylestone Meadows is 4.7 miles away and is the biggest local nature reserve in Leicester, where there's an array of wildlife and a section of the Sustrans National Cycle route 6.

You can also pay a visit to Kings Lock Tearooms on the edge of the meadows, housed inside the last remaining lock-keeper's cottage in Leicester. Enjoy a cream tea while overlooking the Grand Union Canal and River Soar.

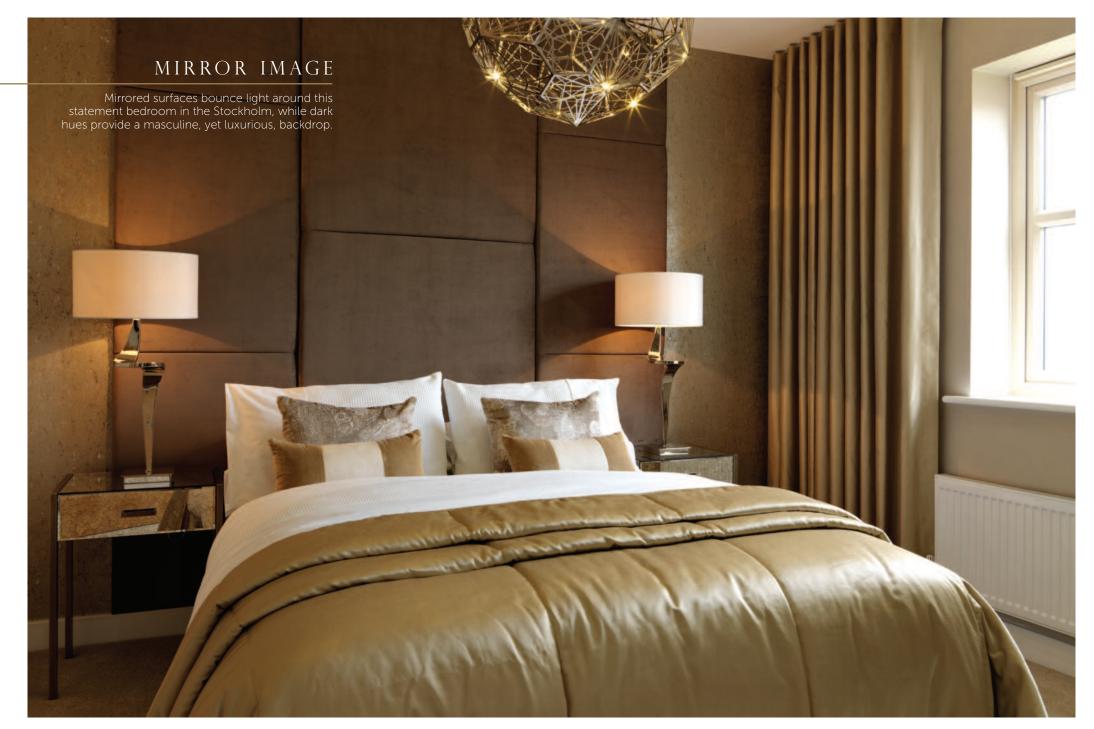
Leicester city centre is 5.7 miles from Opulence, where you'll find attractions such as the New Walk Museum and Art Gallery, and the Abbey Pumping Station. There are also various bars, cafes and restaurants, and Bath House Lane is the place to be for international cuisine.















THE CATANIA

THE CATANIA IS A FOUR BEDROOM HOME OF CLASSIC PROPORTIONS THAT IS IDEAL FOR GROWING FAMILIES, COMPLETE WITH A LARGE LOUNGE AND KITCHEN WITH UTILITY AREA.

As you enter the Catania, there is a spacious hallway with cloakroom and storage cupboard. This leads to an impressive lounge with double aspect windows, and French doors onto the garden.

The open-plan kitchen and dining area is great for entertaining and spending time with family. The utility room has separate access to the garden. Integrated appliances include fridge freezer, dishwasher and washer dryer.

On the first floor, there are four bedrooms set around a central landing. The master bedroom has fitted wardrobes and luxury shower ensuite. There is a family bathroom with Villeroy ϑ Boch suite and three further bedrooms.

The Catania has a separate garage.

GROUND FLOOR





FIRST FLOOR

THE DIMENSIONS

Kitchen/dining (max)	6153mm x 3539mm	20'2" x 11'6"
Lounge	6153mm x 3229mm	20'2" x 10'6"
Utility	1823mm x 1638mm	5'10" x 5'4"
Cloakroom	1762mm x 932mm	5'8" x 3'1"
FIRST FLOOR Master bedroom Ensuite Bedroom 2 Bedroom 3 Bedroom 4 (max) Bathroom (max)	3602mm x 3337mm 1784mm x 1701mm 3278mm x 3338mm 2653mm x 2600mm 2784mm x 2652mm 2360mm x 1663mm	11'9" x 10'9" 5'8" x 5'6" 10'9" x 10'11" 8'8" x 8'6" 9'2" x 8'8" 7'7" x 5'4"

GROUND FLOOR



THE BOLOGNA

THE BOLOGNA IS AN IMPRESSIVE FOUR BEDROOM HOME WITH AN OPEN-PLAN KITCHEN AND DINING AREA, MAKING IT A GREAT PLACE TO SPEND TIME WITH FAMILY AND FRIENDS.

You enter the Bologna through a central entrance hall. There is a cloakroom and storage space under the stairs. The lounge is on this level, where a large central window and two sets of French doors provide access to the garden.

On the other side of the entrance hall is the dining room and kitchen with utility area, with separate entry point to the back garden. Double aspect windows flood the space with light. The home also comes with integrated appliances including dishwasher, fridge freezer and washer dryer.

On the first floor there are four bedrooms and a family bathroom with Villeroy θ Boch suite. The master bedroom has fitted wardrobes and its own shower ensuite.

The Bologna has its own separate garage.





FIRST FLOOR

THE DIMENSIONS

GROUND FLOOR Kitchen/dining (max) Lounge Utility Cloakroom	6153mm x 3539mm 6153mm x 3229mm 1823mm x 1638mm 1762mm x 932mm	20'2" x 11'6" 20'2" x 10'6" 5'10" x 5'4" 5'8" x 3'1"
FIRST FLOOR Master bedroom Ensuite Bedroom 2 Bedroom 3 Bedroom 4 (max) Bathroom (max)	3602mm x 3337mm 1784mm x 1701mm 3278mm x 3338mm 2653mm x 2600mm 2784mm x 2652mm 2360mm x 1663mm	11'9" x 10'9" 5'8" x 5'6" 10'9" x 10'11" 8'8" x 8'6" 9'2" x 8'8" 7'7" x 5'4"



THE STOCKHOLM

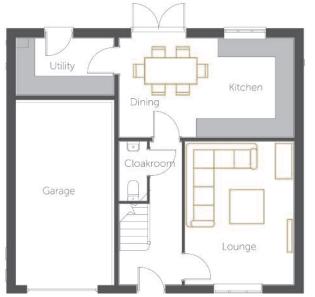
THE STOCKHOLM IS A BEAUTIFULLY PRESENTED DETACHED FAMILY HOME WITH FOUR DOUBLE BEDROOMS, GOOD-SIZED LOUNGE, AND AN INTEGRAL GARAGE.

The open-plan kitchen and dining area along the back of the Stockholm is a great place to entertain friends or spend time together as a family. There are French doors leading onto the garden, which has a further entry point through the utility room. The kitchen and utility has integrated appliances including fridge freezer, dishwasher and washer dryer.

The central hallway has a cloakroom and leads into the bright and airy lounge.

The bedrooms are on the first floor around the central landing. A landing window floods the space with light. The master bedroom has an ensuite with Villeroy & Boch suite, and a dressing area. There are three further good-sized bedrooms and a family bathroom.

The Stockholm has a large integral garage.





GROUND FLOOR

FIRST FLOOR

THE DIMENSIONS

GROUND FLOOR		
Kitchen/dining	5617mm x 3160mm	18'5" x 10'4"
Lounge	4593mm x 3480mm	15'1" x 11'4"
Utility	3107mm x 1783mm	10'2" x 5'8"
Cloakroom (max)	1860mm x 837mm	6'1" x 2'9"
FIRST FLOOR		
Master bedroom	5047mm x 3557mm	16'5" x 11'7"
Ensuite (max)	2010mm x 1699mm	6'7" x 5'6"
Bedroom 2	3383mm x 2923mm	11'1" x 9'6"
Bedroom 3	3198mm x 2929mm	10'5" x 9'6"
Bathroom 4	3557mm x 2680mm	11'7" x 8'8"
Bathroom	2350mm x 1775mm	7'9" x 5'8"



THE COPENHAGEN

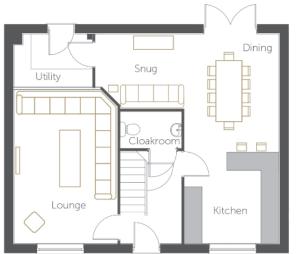
THE COPENHAGEN IS A FOUR BEDROOM DETACHED HOME WITH A SPACIOUS AND PRACTICAL LIVING AREA THAT IS IDEAL FOR A LARGER FAMILY.

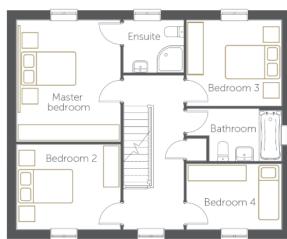
The ground floor of the Copenhagen has a stylish kitchen dining area, complete with breakfast bar and family snug creating a great space for entertaining and spending time together. French doors lead onto the back garden off the dining area. With separate door to the back garden, there is a utility room that includes an integrated washer dryer and fridge freezer.

The lounge is off the central hallway. It has a large front window that fills the room with natural light. There is also a ground floor cloakroom.

On the first floor of the Copenhagen, a central landing leads to four bedrooms and a family bathroom. There is a spacious master bedroom with ensuite, two further double bedrooms and a single bedroom.

The Copenhagen has its own separate garage.





GROUND FLOOR

FIRST FLOOR

THE DIMENSIONS

GROUND FLOOR Kitchen/dining Lounge Snug (max) Utility Cloakroom	6970mm x 3078mm 5093mm x 3377mm 3039mm x 2400mm 2570mm x 1715mm 1199mm x 920mm	22'9" x 10'1" 16'7" x 11'1" 10'0" x 7'9" 8'4" x 5'6" 3'9" x 3'0"
FIRST FLOOR Master bedroom Ensuite Bedroom 2 Bedroom 3 Bathroom 4 Bathroom	4020mm x 3427mm 1960mm x 1700mm 3427mm x 2788mm 3127mm x 2818mm 3127mm x 2138mm 3127mm x 1688mm	13'2" x 11'2" 6'4" x 5'6" 11'2" x 9'1" 10'2" x 9'2" 10'2" x 7'0" 10'2" x 5'6"



THE VALENCIA

THE VALENCIA IS A FIVE BEDROOM FAMILY HOME WITH ENVIABLE LIVING SPACE AND INTEGRAL DOUBLE GARAGE.

The Valencia's double height entrance hall leads to a lounge with a large bay window that lets in plenty of natural light. The kitchen, dining and family area at the back of the home has French doors opening onto the garden.

The utility room has a separate entrance, and includes an integrated fridge freezer and washer dryer.

Upstairs, five bedrooms lead off an open central landing. The master bedroom has two tall windows, dressing area, an ensuite and fitted wardrobes.

A second double bedroom features private ensuite and three further bedrooms occupy the rest of the first floor. The family bathroom has a Villeroy θ Boch suite.

The Valencia has a double integral garage.





GROUND FLOOR

FIRST FLOOR

THE DIMENSIONS

GROUND FLOOR

Kitchen (max)	3838mm x 2897mm	12'7" x 9'6"
Lounge (max)	5026mm x 3750mm	17'1" x 12'4"
Dining/family (max)	6912mm x 3858mm	22'8" x 12'8"
Utility	1963mm x 1862mm	6′5″ x 6′1″
Cloakroom	1800mm x 1363mm	5'11" x 4'6"

FIRST FLOOR

11101 12001		
Master bedroom	4957mm x 4809mm	16'3" x 13'9"
Ensuite (max)	2263mm x 1350mm	7'5" x 4'5"
Bedroom 2 (max)	3755mm x 3284mm	12'4" x 10'9"
Ensuite (max)	1700mm x 1205mm	5'7" x 3'11"
Bedroom 3 (max)	3756mm x 3414mm	12'4" x 11'3"
Bedroom 4 (max)	3641mm x 2870mm	11'11" x 9'5"
Bedroom 5 (max)	3522mm x 2318mm	11'7" x 7'7"
Bathroom	2692mm x 2600mm	8'10" x 8'6"



QUALITY & STYLE







KITCHENS

Every home has a sleek and stylish kitchen with stainless steel sink and mixer tap, Neff single electric oven and extractor fan, stainless steel splashback and Indesit ceramic hob. You can personalise your kitchen with your choice of cupboard doors, handles and worktops. There is also a selection of tiles from leading brand Porcelanosa.

BATHROOMS & ENSUITES

The contemporary bathrooms and ensuites feature sanitaryware by Villeroy & Boch. The cloakrooms, bath suites and shower trays are all in timeless white with fixtures and fittings such as taps in stainless steel.

Family bathrooms have a bath, shower or a shower over the bath with a glass screen. The luxury ensuites have good-sized square or corner shower enclosures and all tiles are from leading brand Porcelanosa.

CENTRAL HEATING & EFFICIENCY

New homes are approximately 65% more energy efficient, according to the Home Builders Federation. Our homes are designed to be as energy efficient as possible with better ventilation and insulation, quality windows, reduced sound transmission, and increased fire and electrical safety. Energy efficient appliances are fitted as standard.

Every home is fitted with gas central heating as standard with an Ideal Logic boiler.

FIXTURES & FITTINGS

Homes are finished to a high standard with oak veneer internal doors throughout. There are two or three television and telephone points, and smoke detectors are fitted as standard.

Rooms are decorated in neutral colours to give you the flexibility to move in straight away or personalise the interior design to suit you.





INSIDE & OUT







GARDEN & EXTERNAL FEATURES

Each home has a statement front door with contemporary handle, door number and knocker. Many have overhead canopies with wall-mounted door lights or ceiling-mounted lights in the porch. UPVC windows in cream or grey have stone-effect finished cills.

The front gardens are landscaped with a tarmac or block paved driveway. Rear gardens are enclosed for privacy and fencing is finished in a dark brown stain. Homes with an integral or separate garage include doors by leading German brand Horman.

SECURITY

All external doors have a multipoint locking system included as standard and locks on all windows. There are viewing holes on front doors for extra security. You can choose to upgrade your home with an advanced security system for added peace of mind.

WARRANTIES

Homes are completed to National House Building Council standard with a 10-year Buildmark warranty. This is the UK's leading insurance cover for new homes.

For the first two years we will take care of issues with the central heating, roof or structure of the property and any other agreed areas such as water services. All kitchen appliances are covered by a two-year manufacturer's warranty.

Once built and ready to move in, you will be invited to a guide and demonstration of your new home. On moving day, you will receive a comprehensive homeowner's handbook and you will be introduced to a dedicated Customer Service Co-ordinator.





"Strata is a modern family business with a fresh approach to home building. Our love of design and quality underpins a desire to create beautiful homes of the highest standard. Our customers are at the heart of everything we do and we strive to deliver an outstanding home buying experience."

ANDREW WEAVER
Chief Executive





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