

ROMAN FIELDS

PETERBOROUGH

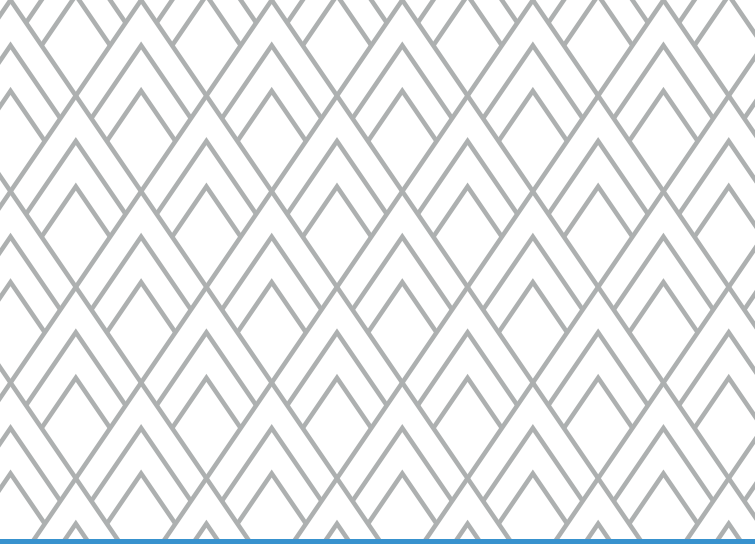
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PLACE TO
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keepmoat.com





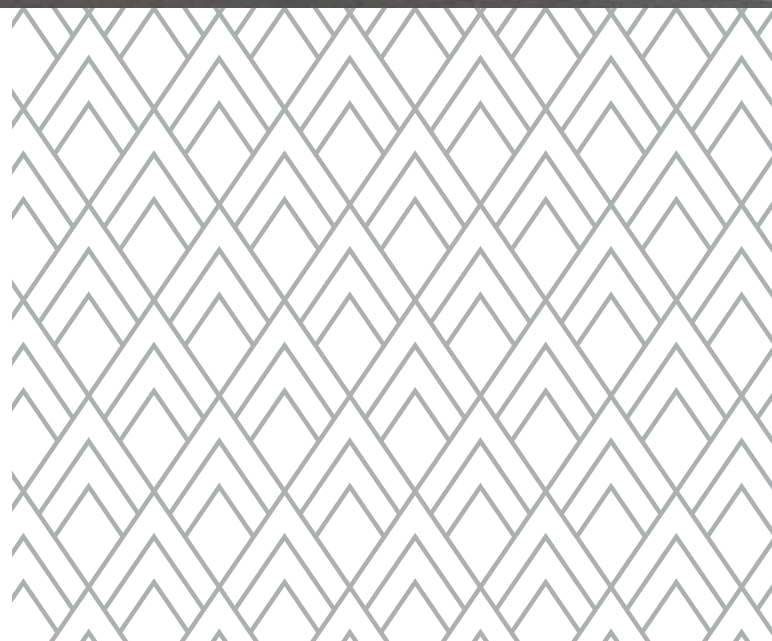
MANOR DRIVE, PETERBOROUGH, PE4 7EB



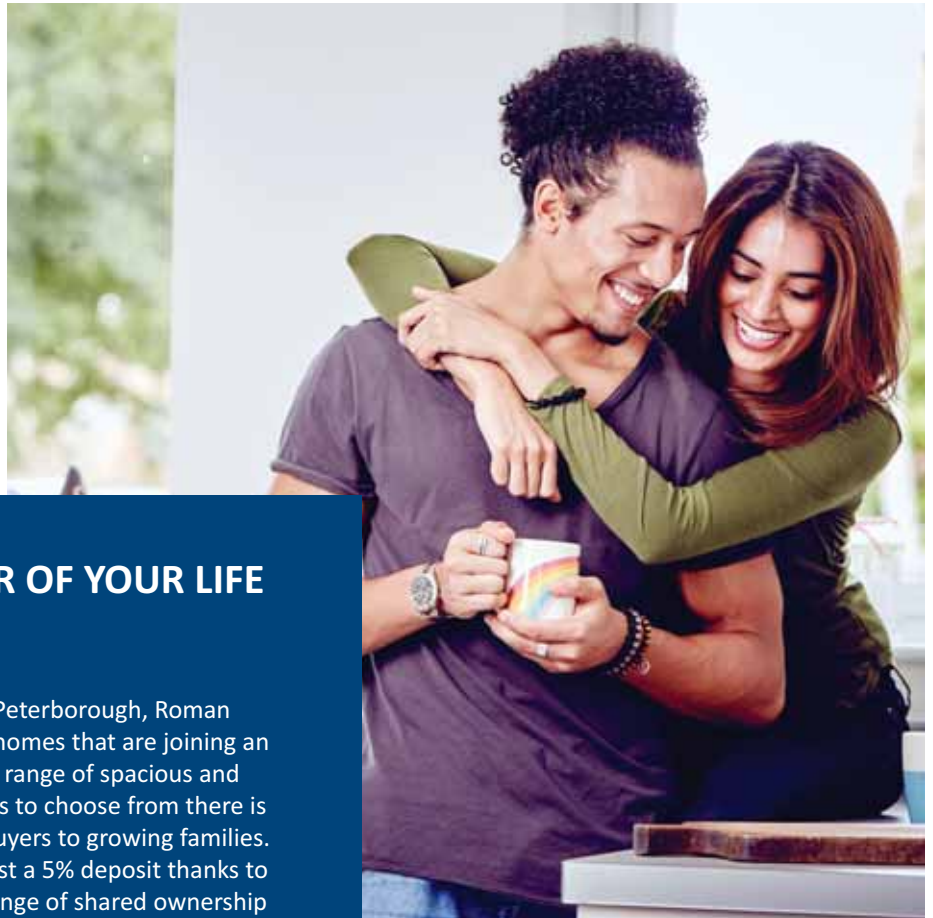
ROMAN FIELDS

PETERBOROUGH

► WELCOME TO
ROMAN FIELDS



- WELCOME
- LOCATION
- TRAVEL LINKS
- SITE PLAN
- MAKE IT YOUR OWN SPECIFICATION
- YOUR BUYING GUIDE
- 30,000 HOMES & COUNTING



MAKE THE NEXT CHAPTER OF YOUR LIFE AN EXCITING ONE

Set in a fantastic location on the edge of Peterborough, Roman Fields offers a superb choice of over 500 homes that are joining an already thriving community. With a wide range of spacious and stunning 2, 3, 4 and 5 bedroom properties to choose from there is something for everyone from first time buyers to growing families. Especially as in addition to buying with just a 5% deposit thanks to the Help to Buy scheme, there is also a range of shared ownership homes available in partnership with Heylo Housing which allows you to part-buy-part-rent through Home Reach. With all this on offer, as well as the promise of a carefully designed and crafted home set close to rolling countryside, there's a lot to look forward to.

Welcome to Roman Fields – where the best in modern living comes to life

Plus, with great offers like Help to Buy moving could be more affordable than you think. Home to sell? Ask us about Easymove and find out how we can help take the hassle out of selling your current home.



Easymove



▶ LIFE IN PETERBOROUGH



WHO SAYS YOU CAN'T HAVE IT ALL?

Roman Fields is in a location that ticks every box. Step out of the door and go in one direction to be greeted by idyllic British countryside, go the other way and everything you need is on your doorstep. This includes local schools like Norwood Primary and Gunthorpe Primary schools as well as the celebrated Voyager Academy.

Around the corner is the A15 Paston Parkway that takes you into prosperous Peterborough. Within five minutes you're in the city centre and enjoy bags full of choice when it comes to shopping. From local traders in the City Market to the Queensgate Shopping Centre to nearby independent boutiques, it's a shopper's paradise. Every bit as impressive are the many cafes, bars and restaurants to discover and try.

Historic Stamford, known as the finest stone town in England, is less than a half hour drive away. Here you can enjoy its many independent stores, gift shops, restaurants and discover its 600 listed buildings. There is also the landscaped parkland of Burghley House within walking distance.

So whether you're a family of thrill seekers or a couple wanting to take it easy, water sports, outdoor experiences, fishing, bird watching and much more, are all a short distance away.



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- ▶ LOCATION
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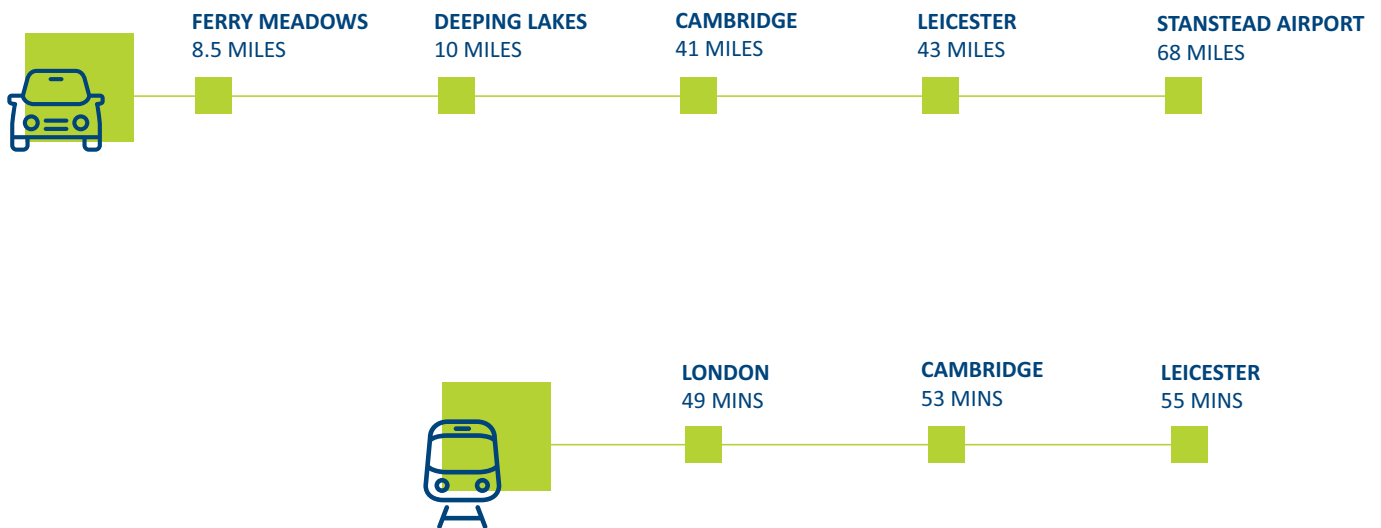
KEY FEATURES

- Close to two primary schools and the celebrated Voyager Academy
- Supermarkets, pubs and amenities on the doorstep
- Peterborough city centre down the road
- Rutland Water Nature Reserve and historic Stamford half an hour drive away

▶ TRAVEL LINKS

ALL ROADS LEAD TO ROMAN FIELDS

Roman Fields makes it easy to travel both near and far. For leisure, both Ferry Meadows and Deeping Lakes are within a 10-mile drive, while for commuting to work, Cambridge is an hour or so down the A1 and Leicester is just over an hour away via the A47. Or, head into Peterborough Station where you can hop onto a train and head across the country with ease, which includes a regular service getting you to London in under an hour and Leeds in an hour and a half. Or, grab your passport and jump on a plane at Stanstead Airport – it's only 68 miles away.



WELCOME
LOCATION

▶ TRAVEL LINKS

SITE PLAN

MAKE IT YOUR OWN

SPECIFICATION

YOUR BUYING GUIDE

30,000 HOMES & COUNTING



► SITE PLAN

- The Hartley**
2 bedroom home
- The Lockton**
2 bedroom home
- The Ashmore**
2 bedroom home
- The Evergreen**
2 bedroom home
- The Ashby**
3 bedroom home
- The Beech**
3 bedroom home
- The Sidbury**
3 bedroom home
- The Bay**
3 bedroom home
- The Coombe**
3 bedroom home
- The Alton**
3 bedroom home
- The Cypress**
3 bedroom home
- The Poplars**
4 bedroom home
- The Elm**
4 bedroom home
- The Pine**
4 bedroom home
- The Hazel**
4 bedroom home
- The Harwood**
4 bedroom home
- The Camborne**
4 bedroom home
- The Mulberry**
5 bedroom home
- Affordable Homes**
- Shared Ownership**



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Please Note: This site plan is only a guide to the above development. It does not bind or imply that the layout will be as indicated. Please see our Home Sales Executive for full specification and plot details at this development.



▶ MAKE IT YOUR OWN



- WELCOME
- LOCATION
- TRAVEL LINKS
- SITE PLAN

▶ **MAKE IT YOUR OWN**

- SPECIFICATION
- YOUR BUYING GUIDE
- 30,000 HOMES & COUNTING



WE NEVER FORGET IT'S YOUR HOME

Inside every Keepmoat home you'll find high standards of finish throughout, smart modern designs and living spaces that are designed with families in mind. Benefitting from a range of optional extras you can move into a new home that truly feels like your own.

When you buy a Keepmoat Home, you can rest assured that it's covered with not one, but two warranties. Our two year Keepmoat Homes Customer Care Warranty, as well as the NHBC 10 Year Building Warranty.

Practical and stylish homes that are perfectly suited to the demands of modern living.



► SPECIFICATION



FINISHING TOUCHES

Our standard specification includes high quality, modern fixtures and fittings with a great choice of kitchen worktops and units.

Once you've reserved your home, we'll invite you back for your options meeting. This is the exciting bit. It's here you can discuss all the ways you can personalise your home.

Be inspired and make your home yours.



WELCOME
LOCATION
TRAVEL LINKS
SITE PLAN
MAKE IT YOUR OWN

► **SPECIFICATION**
YOUR BUYING GUIDE
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GENERAL

- ✓ White sockets and switches.
- ✓ Chrome plated ironmongery to internal doors.
- ✓ Landscaped front garden.
- ✓ External light fitting to front and back.
- ✓ 1.8m close boarded fence.
- ✓ GRP composite front door.
- ✓ UPVC double glazed windows.
- ✓ UPVC double glazed french doors.
- ✓ 2 zone programmable gas central heating system with thermostatic radiator valves. **
- ✓ Pendant light fittings.

DECORATING

- ✓ Almond white matt emulsion painted walls.
- ✓ White gloss paint to interior wood work.

KITCHEN / UTILITY

- ✓ Choice of kitchen units.*
- ✓ Choice of worktop with upstand.*
- ✓ Stainless steel conventional electric oven, gas hob.
- ✓ Stainless steel splashback and integrated extractor hood.
- ✓ Stainless steel single bowl sink.

BATHROOM

- ✓ Fitted white sanitaryware.
- ✓ Choice of wall tiles to bathroom.* Splashback to basin & around bath.**
- ✓ Bristan bath shower mixer tap to the bath.
- ✓ Extractor fan to bathroom.
- ✓ Moisture resistant dome flush light fitting.

EN-SUITE

- ✓ Fitted white sanitaryware.
- ✓ Choice of wall tiles to bathroom.* Splashback to basin & full height to en-suite shower enclosure.**
- ✓ Bristan bath shower mixer tap to the bath.
- ✓ Extractor fan to bathroom.*
- ✓ Moisture resistant dome flush light fitting.

ELECTRICAL

- ✓ TV aerial socket to lounge.
- ✓ Fibre point to cupboard.**

SAFETY & SECURITY

- ✓ Security latches to windows except fire egress.
- ✓ Mains fed smoke detectors to hallway and landing.
- ✓ Carbon Monoxide detector.

Make it your own with our range of optional extras

▶ YOUR BUYING GUIDE



STEP 01

Reservation

Once you've chosen the home for you, your sales executive will guide you through the reservation agreement. You'll need to pay a reservation fee - this could be as little as £99* and makes up part of your deposit. It also means, subject to contracts and meeting the timescales in the agreement, the home is yours at the price agreed.

Now's a good time, if you haven't already, to ask us about how the Government-backed Help to Buy scheme ** can make buying your dream home more affordable. And if you've got a home to sell, our Easymove scheme could make moving easy as we'll arrange an estate agent and even pay their fees.

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TRAVEL LINKS
SITE PLAN
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STEP 02

The Mortgage and Legal Advisor

If you need a mortgage and haven't already arranged one, you'll need to do so quickly. We can give you the details of some reputable independent financial advisers and solicitors if you need a little help. All mortgage lenders will want to value your new home for themselves before they lend you the money – even on our homes which offer fantastic value for money.

When moving house you need a solicitor to carry out the legal work of buying your home – this is called conveyancing. Your solicitor will handle all contracts, provide legal advice and carry out local council searches, work with the Land Registry and transfer the funds to pay for your property.



STEP 03

Exchange of Contracts

Four weeks after reservation (depending on the build stage of your new home) and if all the mortgage and legal documents are in place, we'll exchange contracts†.

At this point you'll need to pay the balance of the deposit and the whole transaction becomes legally binding. Please remember that if your deposit is in an account that you need to give notice of withdrawal, make sure you let the bank know well in advance to avoid having to pay any penalties.

*Reservation fee is regional and development specific and may vary, please check with your Sale Executive.

**Help to buy is available on selected plots and subject to terms and conditions. † If the exchange does not take place on the agreed date we are within our rights to place the property back on the open market.



STEP 04
Build Completion

Usually around four weeks before your home is finished we'll get in touch to let you know of your legal completion date. This is normally within 7 – 14 days of construction ending. Your home will also undergo thorough quality inspections, both internally and externally, to ensure that it meets our quality standards. It will also be subject to several inspections by the National House-Building Council (NHBC).

Around this time we'll invite you to a home demonstration to familiarise yourself with your new home. During the demonstration we'll show you everything from how to work your heating system and appliances to the location of your fuse box.



STEP 05
Legal Completion

You're nearly there. Legal completion is when your lender releases the funds to pay for your home. This is all done through your solicitor.

Through your advisor, you will be notified of the specific completion date, which will take place within a 2 week period after the physical completion of the property. We'll then provide your solicitor with the title deeds of your home and register you as the home owner with the relevant utility companies.



STEP 06
Move in

Your dream Keepmoat home and a great new life awaits... once you've unpacked all the boxes.

Don't forget, we're always on hand to help you every step of the way even after you've moved in. Our regional customer care teams featuring highly trained staff can address any questions or issues that you may have with your new home.

Leading the way in UK homebuilding

We are delighted to have achieved 5-star builder status in the national Home Builders Federation (HBF) awards. We have been independently recognised by our customers for delivering quality in build and excellent customer service.

The Home Builders Federation (HBF) awards 5 stars for customer satisfaction to homebuilders in England and Wales who receive a rating of at least 90% in its National New Homes Customer Satisfaction Survey. This annual survey allows our homeowners the opportunity to rate us on build quality, design, sales and customer care.

We're proud to say that more than 9 out of 10 of our customers would recommend us to their friends.





30,000 HOMES AND COUNTING

There is no substitute for experience, and we have that in abundance. We've already created 30,000 dream homes and counting.

While the number may be impressive, we know that there's only one home that's important - and that's yours.

That's why we treat every home we build like it's our first - lavishing it with care and attention to detail from start to finish.

We never forget that it's your home.

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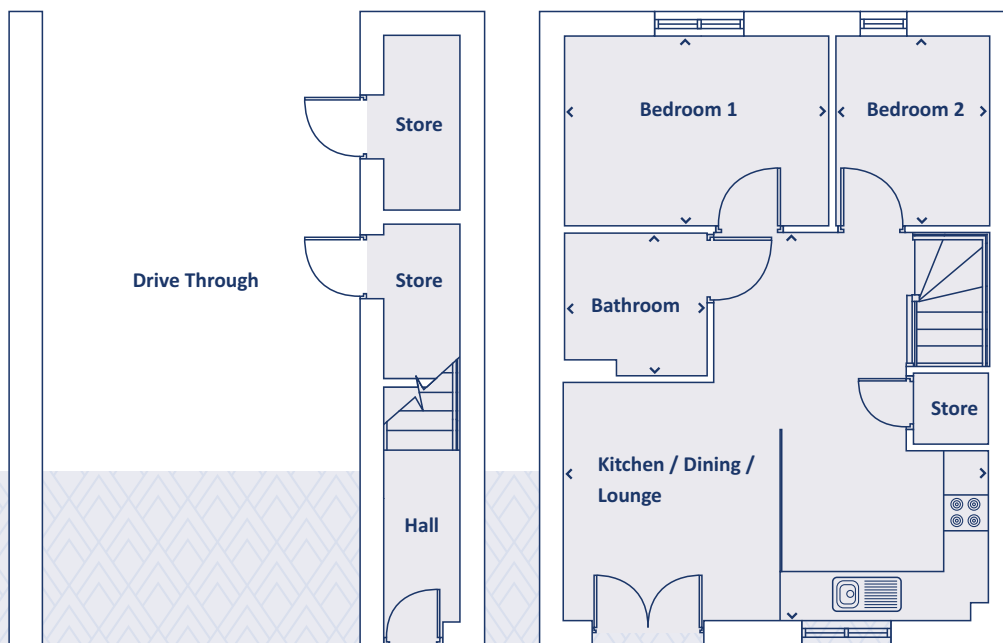
► **30,000 HOMES & COUNTING**

*Start the next
exciting chapter
in your life*



Artists impression, features may vary

THE HARTLEY 2 bedroom home



FIRST FLOOR

Kitchen/Living/Dining	5148 x 5685	16'10" x 18'8"
Bedroom 1	2528 x 3576	8'4" x 11'9"
Bedroom 2	2528 x 2072	8'4" x 6'10"
Bathroom	1923 x 1903	6'3" x 6'2"

Overall 48.12 SQ M 517.96 SQ FT

› Longest measurement taken

PLEASE NOTE:

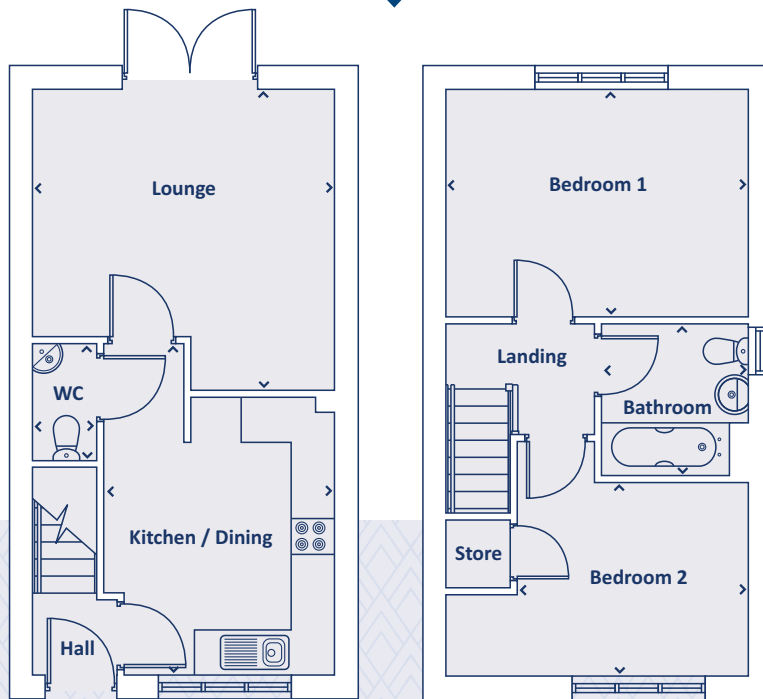
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Artists impression, features may vary

THE LOCKTON 2 bedroom home



GROUND FLOOR

Kitchen / Dining	4410 x 3006	14'5" x 9'10"
Lounge	4003 x 4065	13'2" x 13'4"
WC	892 x 1557	2'11" x 5'1"

FIRST FLOOR

Bedroom 1	4018 x 3022	13'2" x 9'11"
Bedroom 2	4018 x 3116	13'2" x 10'3"
Bathroom	2015 x 1940	6'7" x 6'4"

Overall **63.82 SQ M** **686.95 SQ FT**

› Longest measurement taken

PLEASE NOTE:

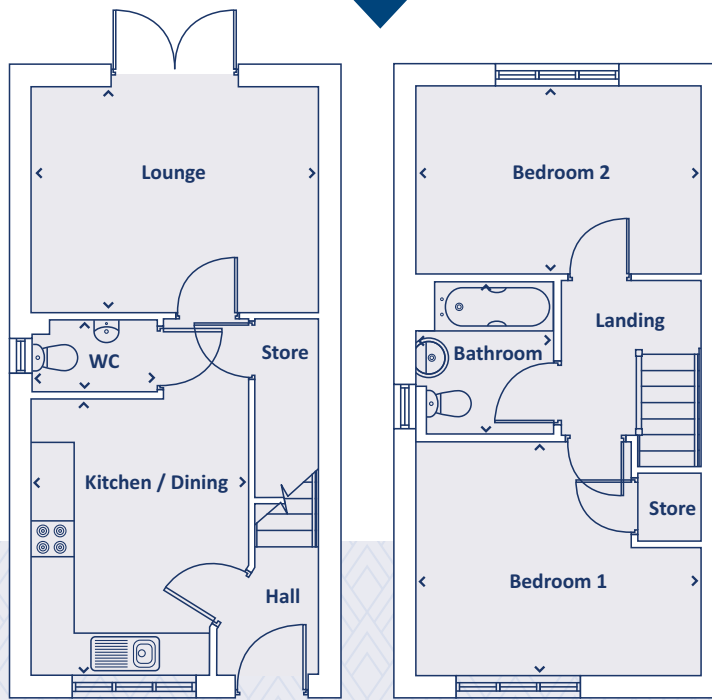
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Artists impression, features may vary

THE ASHMORE 2 bedroom home



GROUND FLOOR

Kitchen / Dining	3017 x 3913	9'10" x 12'10"
Lounge	4075 x 3177	13'4" x 10'5"
WC	1774 x 1010	5'9" x 3'3"

FIRST FLOOR

Bedroom 1	4075 x 3313	13'4" x 10'10"
Bedroom 2	4075 x 2661	13'4" x 8'9"
Bathroom	1963 x 2160	6'5" x 7'1"

Overall **69.10 SQ M** **743.79 SQ FT**

› Longest measurement taken

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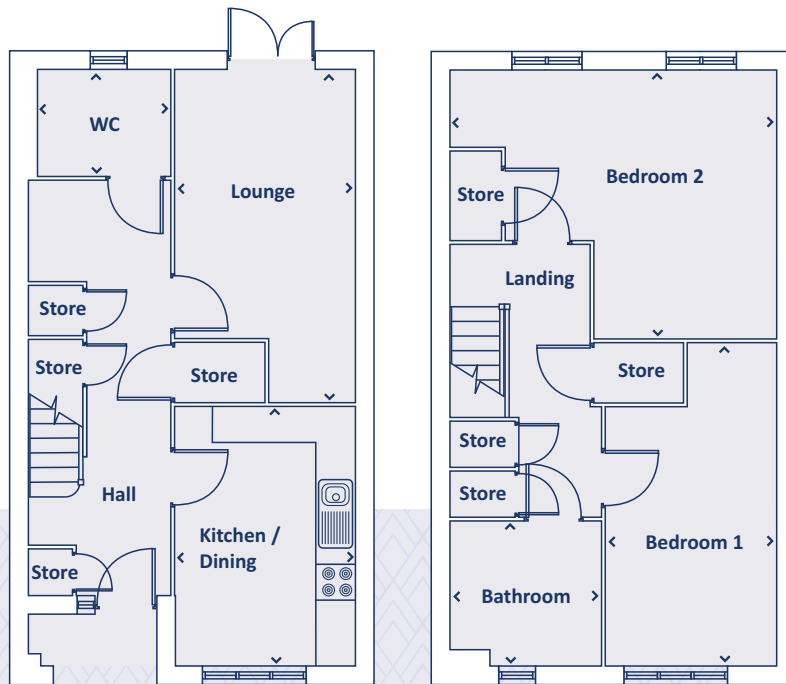
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Artists impression, features may vary

THE EVERGREEN 2 bedroom home

(Wheel chair adaptable dwelling)



GROUND FLOOR

Kitchen / Dining	4385 x 3042	14'4" x 9'11"
Lounge	3069 x 5668	10'1" x 18'7"
WC	2226 x 1793	7'3" x 5'10"

FIRST FLOOR

Bedroom 1	2911 x 5604	9'6" x 18'4"
Bedroom 2	5576 x 4475	18'3" x 14'7"
Bathroom	2539 x 2443	8'4" x 8'0"

Overall 111.69 SQ M 1202.22 SQ FT

› Longest measurement taken

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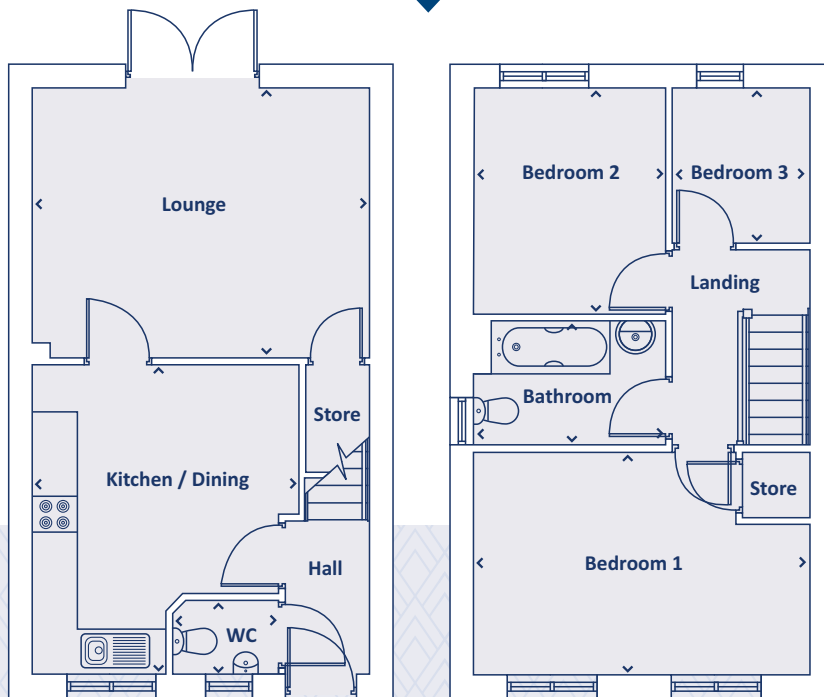
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Artists impression, features may vary

THE ASHBY 3 bedroom home



GROUND FLOOR

Kitchen / Dining	4111 x 3515	13'5" x 11'6"
Lounge	4524 x 3590	14'10" x 11'9"
WC	1422 x 984	4'8" x 3'2"

FIRST FLOOR

Bedroom 1	2953 x 4524	9'8" x 14'10"
Bedroom 2	3000 x 2582	9'10" x 8'6"
Bedroom 3	2060 x 1850	6'9" x 6'1"
Bathroom	2582 x 1655	8'5" x 5'5"

Overall 71.88 SQ M 773.71 SQ FT

› Longest measurement taken

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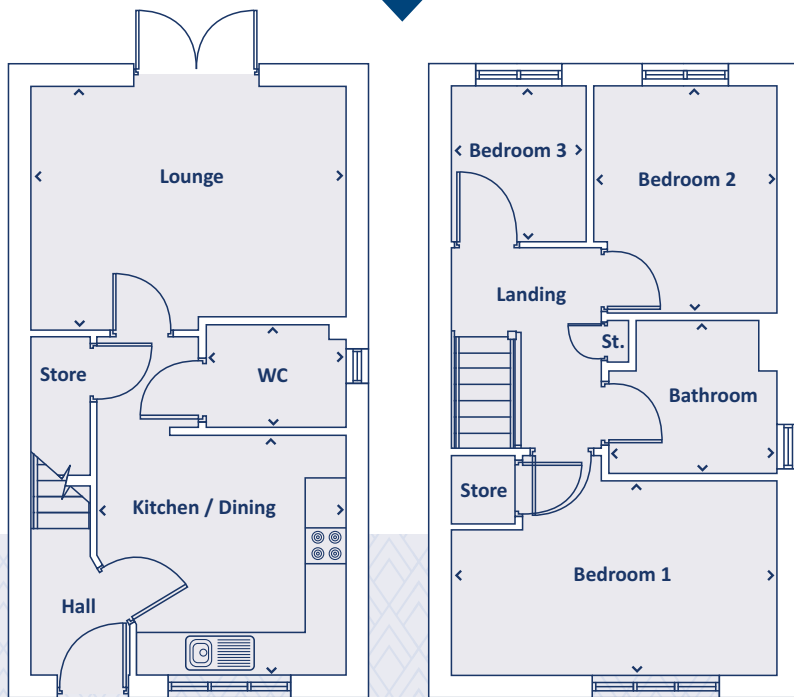
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THE BEECH 3 bedroom home



GROUND FLOOR

Kitchen / Dining	3385 x 3512	11'1" x 11'6"
Lounge	4525 x 3449	14'10" x 11'3"
WC	1450 x 2011	4'9" x 6'7"

FIRST FLOOR

Bedroom 1	4525 x 3120	14'10" x 10'2"
Bedroom 2	3223 x 2561	10'6" x 8'5"
Bedroom 3	1870 x 2209	6'1" x 7'2"
Bathroom	2347 x 2150	7'8" x 7'0"

Overall 76.66 SQ M 825.16 SQ FT

› Longest measurement taken

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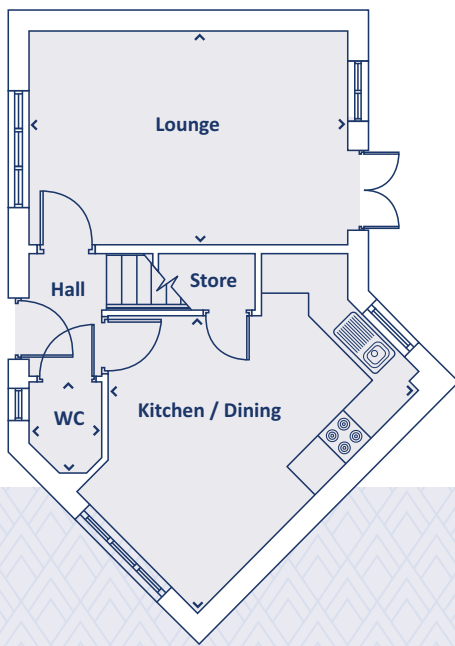
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Artists impression, features may vary

THE SIDBURY 4 bedroom home



GROUND FLOOR

Kitchen / Dining	4756 x 4475	15'7" x 14'8"
Lounge	3243 x 4868	10'7" x 15'11"
WC	1367 x 1105	4'5" x 3'7"

FIRST FLOOR

Bedroom 1	4514 x 3733	14'9" x 12'3"
Bedroom 2	3455 x 4251	11'4" x 13'11"
Bedroom 3	2148 x 2287	7'9" x 7'6"
Bathroom	2540 x 1715	8'4" x 5'7"

Overall 78.48 SQ M 844.75 SQ FT

› Longest measurement taken

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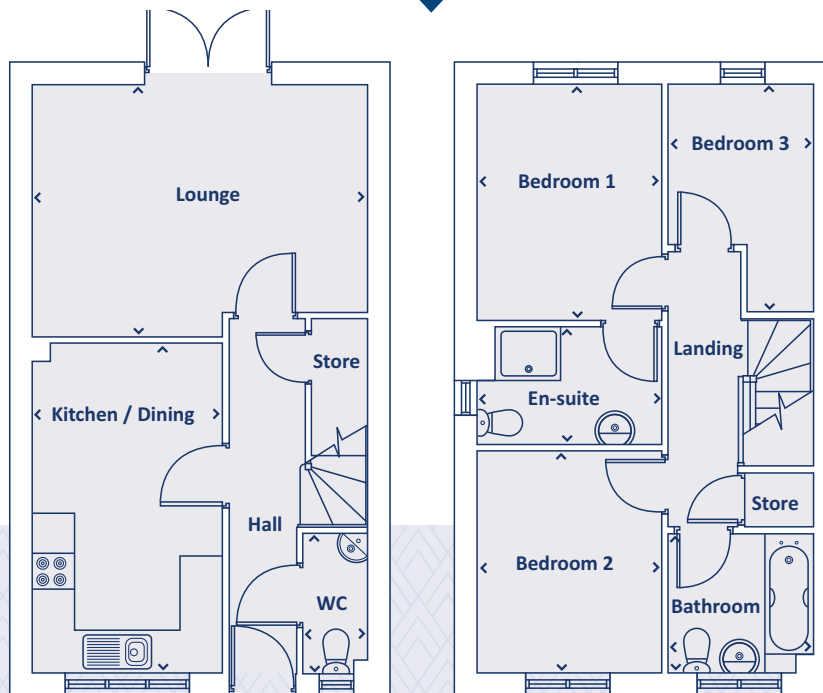
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Artists impression, features may vary

THE BAY 3 bedroom home



GROUND FLOOR

Kitchen / Dining	4619 x 2671	15'1" x 8'9"
Lounge	3533 x 4750	11'7" x 15'7"
WC	917 x 1951	3'0" x 6'5"

› Longest measurement taken

FIRST FLOOR

Bedroom 1	3306 x 2616	10'10" x 8'7"
En-suite	2615 x 1643	8'7" x 5'4"
Bedroom 2	3111 x 2616	10'2" x 8'7"
Bedroom 3	3188 x 2041	10'5" x 6'8"
Bathroom	2025 x 1951	6'7" x 6'4"

Overall 79.34 SQ M 851.01 SQ FT

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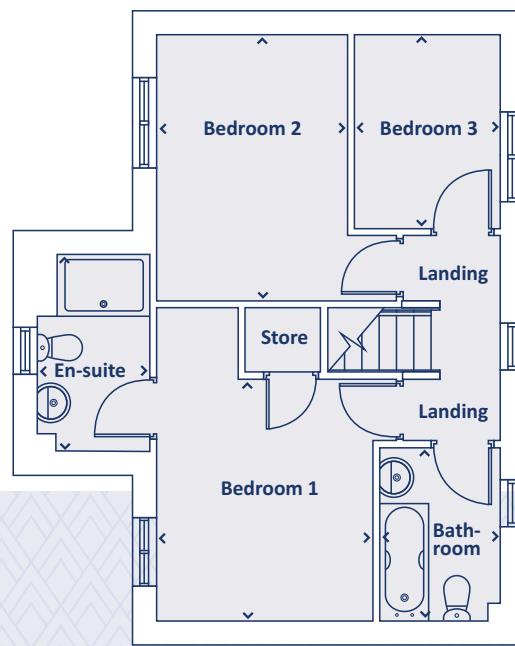
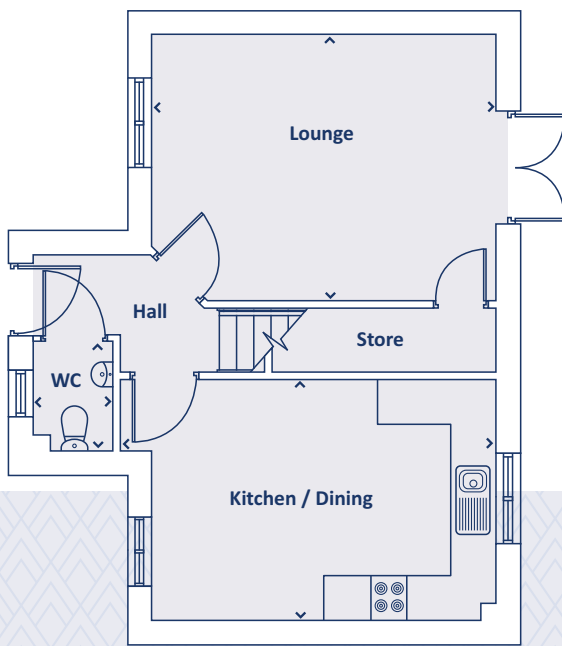
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Artists impression, features may vary

THE COOMBE 3 bedroom home



GROUND FLOOR

Kitchen / Dining	4948 x 3214	16'2" x 10'6"
Lounge	4532 x 3505	14'10" x 11'6"
WC	1464 x 1065	4'9" x 3'6"

› Longest measurement taken

FIRST FLOOR

Bedroom 1	3152 x 4197	10'4" x 13'9"
En-suite	2620 x 1482	8'7" x 4'10"
Bedroom 2	3504 x 3152	11'5" x 10'4"
Bedroom 3	1928 x 2545	6'4" x 8'4"
Bathroom	2303 x 1596	7'6" x 5'2"

Overall 79.90 SQ M 857.88 SQ FT"

PLEASE NOTE:

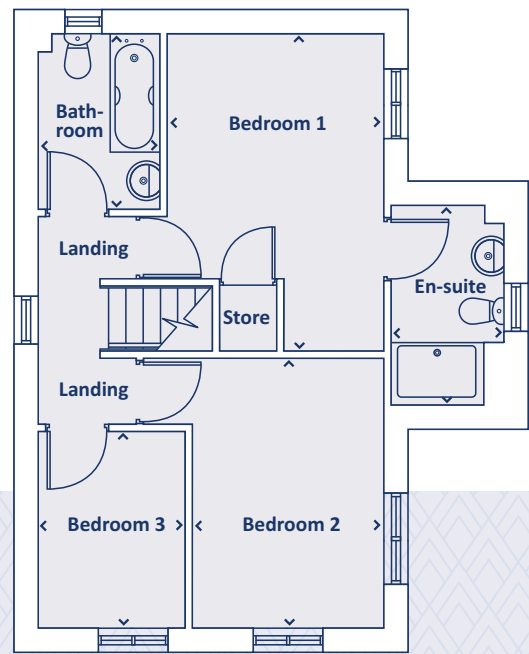
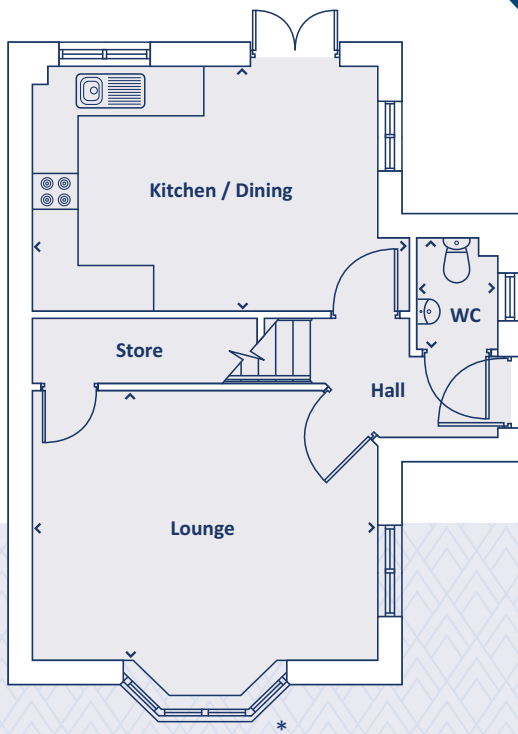
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THE ALTON 3 bedroom home



GROUND FLOOR

Kitchen / Dining	4948 x 3188	16'2" x 10'5"
Lounge	4532 x 3505	14'10" x 11'6"
WC	1464 x 1065	4'9" x 3'5"

FIRST FLOOR

Bedroom 1	3152 x 4197	10'4" x 13'9"
En-suite	2611 x 1471	8'6" x 4'9"
Bedroom 2	3152 x 3504	10'4" x 11'6"
Bedroom 3	1927 x 2544	6'3" x 8'4"
Bathroom	2303 x 1596	7'6" x 5'2"

Overall 80.55 SQ M 867.03 SQ FT

▶ Longest measurement taken
* Bay shape varies per plot

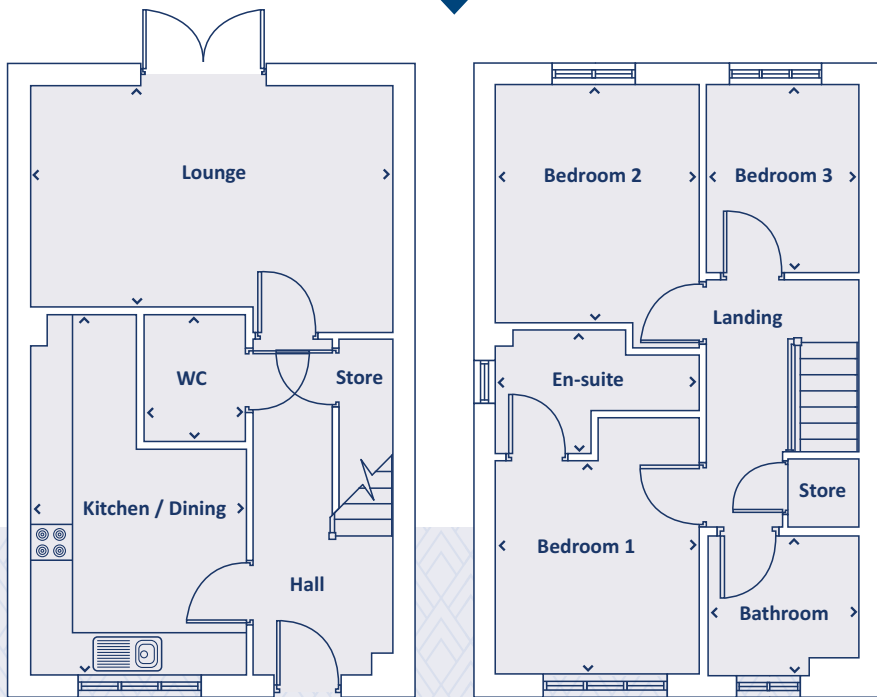
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THE CYPRESS 3 bedroom home



GROUND FLOOR

Kitchen / Dining	5097 x 3100	16'8" x 10'2"
Lounge	5200 x 3501	17'0" x 11'5"
WC	1450 x 1800	4'9" x 5'10"

FIRST FLOOR

Bedroom 1	2923 x 3043	9'7" x 9'11"
En-suite	2905 x 1738	6'10" x 5'8"
Bedroom 2	2923 x 3713	9'7" x 12'11"
Bedroom 3	2657 x 2183	8'8" x 7'2"
Bathroom	2150 x 1969	7'0" x 6'5"

Overall 87.98 SQ M 947.01 SQ FT

> Longest measurement taken

PLEASE NOTE:

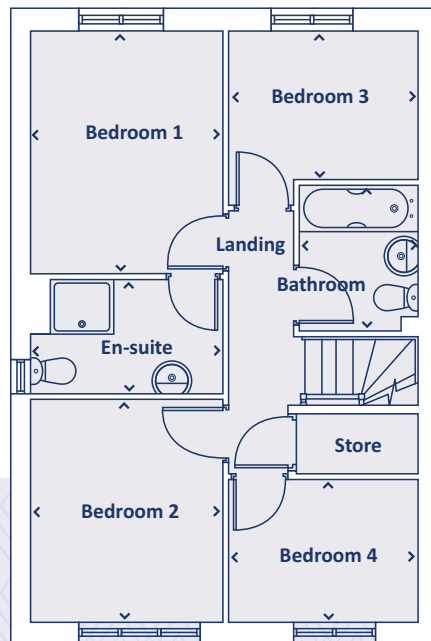
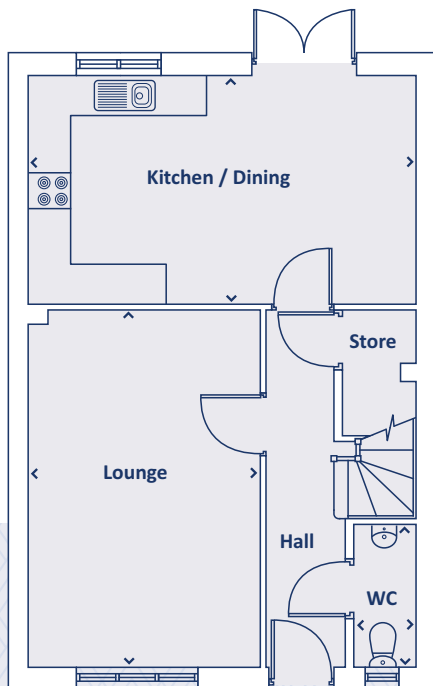
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Artists impression, features may vary

THE POPLARS 4 bedroom home



GROUND FLOOR

Kitchen / Dining	3297 x 5568	10'10" x 18'3"
Lounge	5080 x 3302	16'8" x 10'10"
WC	921 x 2021	3'0" x 6'7"

› Longest measurement taken

FIRST FLOOR

Bedroom 1	3480 x 2772	11'5" x 9'1"
En-suite	1643 x 2772	5'4" x 9'1"
Bedroom 2	3160 x 2272	10'4" x 7'5"
Bedroom 3	2502 x 2728	8'3" x 8'11"
Bedroom 4	2022 x 2728	6'8" x 8'11"
Bathroom	2091 x 1715	6'10" x 5'7"

Overall 95.86 SQ M 1031.83 SQ FT

PLEASE NOTE:

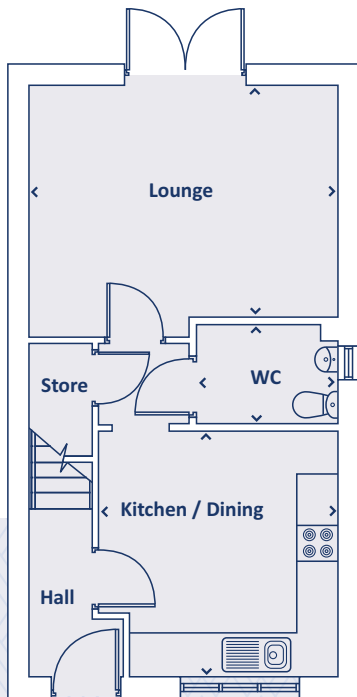
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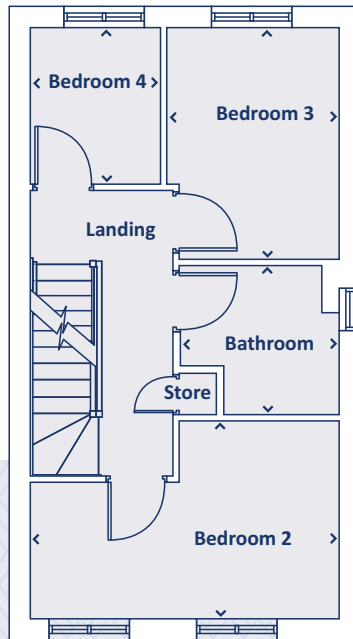
Artists impression, features may vary

THE ELM 4 bedroom home



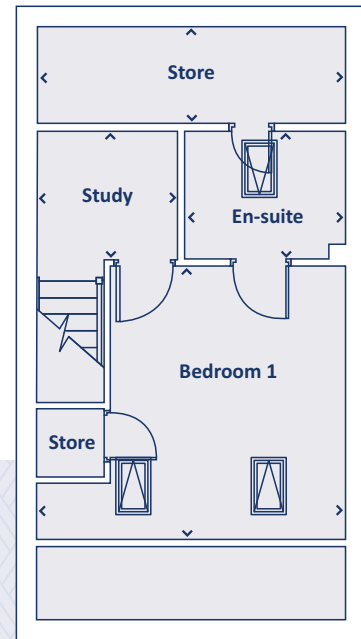
GROUND FLOOR

Kitchen / Dining	3586 x 3493	11'1" x 11'5"
Lounge	4581 x 3700	15'0" x 12'2"
WC	2086 x 1450	6'10" x 4'9"



FIRST FLOOR

Bedroom 2	4581 x 2912	15'0" x 9'7"
Bedroom 3	2562 x 3400	8'5" x 11'2"
Bedroom 4	1926 x 2306	6'4" x 7'7"
Bathroom	2165 x 2358	7'1" x 7'9"



SECOND FLOOR

Bedroom 1	4581 x 4037	15'0" x 13'3"
En-suite	2371 x 1896	7'9" x 6'2"
Study	2099 x 1918	6'11" x 6'4"

Overall 115.79 SQ M 1246.35 SQ FT

› Longest measurement taken

PLEASE NOTE:

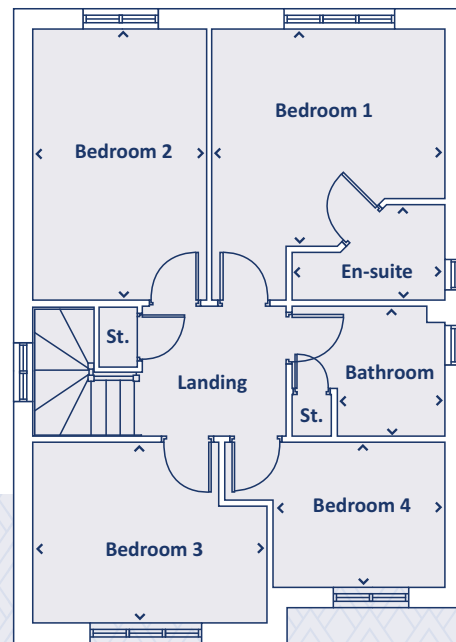
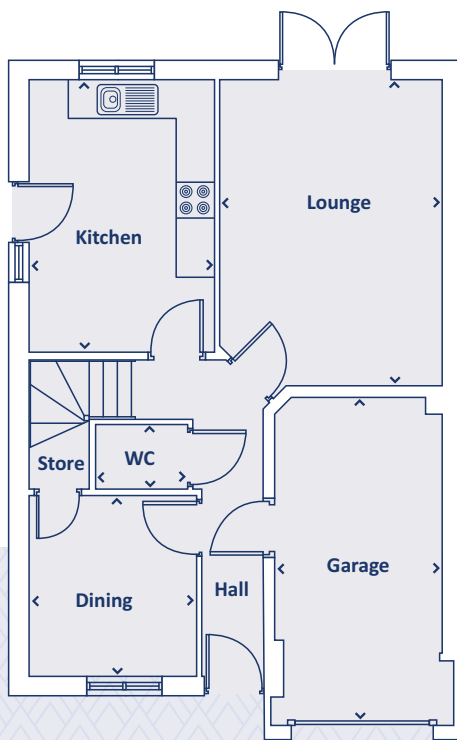
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Artists impression, features may vary

THE PINE 4 bedroom home



GROUND FLOOR

Kitchen	2947 x 4248	9'8" x 13'11"
Dining	2820 x 2661	9'3" x 8'8"
Lounge	3518 x 4801	11'7" x 15'9"
WC	1010 x 1461	3'3" x 4'9"
Garage	2657 x 5140	8'8" x 16'10"

› Longest measurement taken

FIRST FLOOR

Bedroom 1	3705 x 4287	12'2" x 14'1"
En-suite	2436 x 1519	7'11" x 4'11"
Bedroom 2	2759 x 4274	9'1" x 14'0"
Bedroom 3	3720 x 2845	12'2" x 9'4"
Bedroom 4	3505 x 2283	11'6" x 7'6"
Bathroom	2050 x 2436	6'8" x 7'11"

Overall 124.46 SQ M 1339.67 SQ FT

PLEASE NOTE:

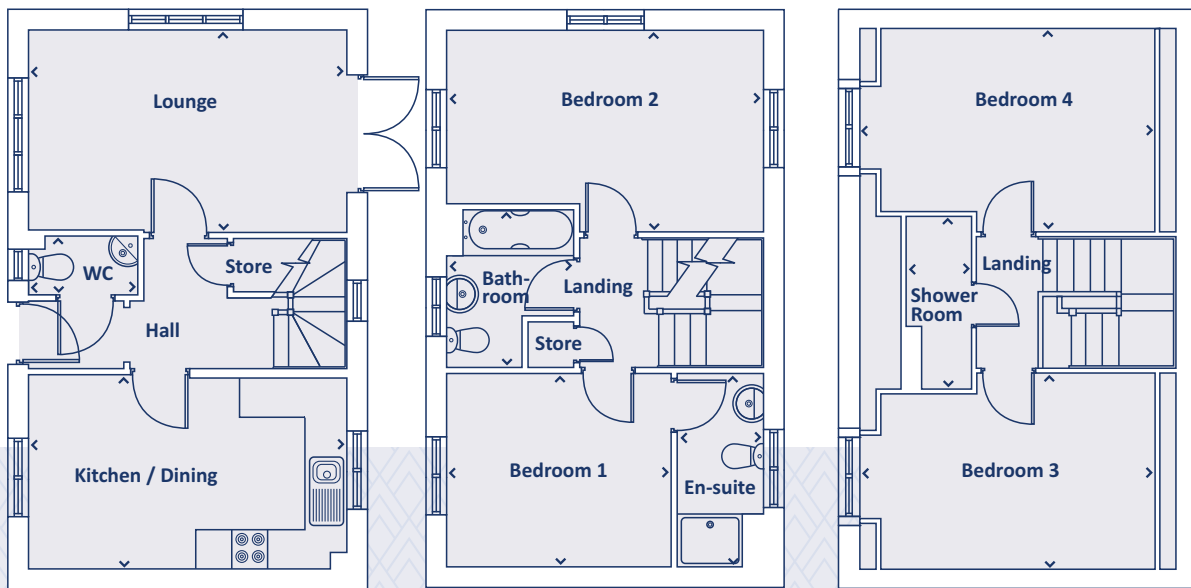
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Artists impression, features may vary

THE HAZEL 4 bedroom home



GROUND FLOOR

Kitchen / Dining	4870 x 2920	16'0" x 9'7"
Lounge	4869 x 3097	16'0" x 10'2"
WC	1671 x 862	5'1" x 3'0"

FIRST FLOOR

Bedroom 1	3450 x 2920	11'4" x 9'7"
En-suite	1326 x 2902	4'4" x 9'6"
Bedroom 2	4870 x 3098	16'0" x 10'2"
Bathroom	2422 x 1951	7'11" x 6'4"

SECOND FLOOR

Bedroom 3	4190 x 2911	13'9" x 9'7"
Bedroom 4	4190 x 3086	13'9" x 10'1"
Shower Room	2620 x 997	8'7" x 3'3"

Overall 116.51 SQ M 1254.10 SQ FT

› Longest measurement taken

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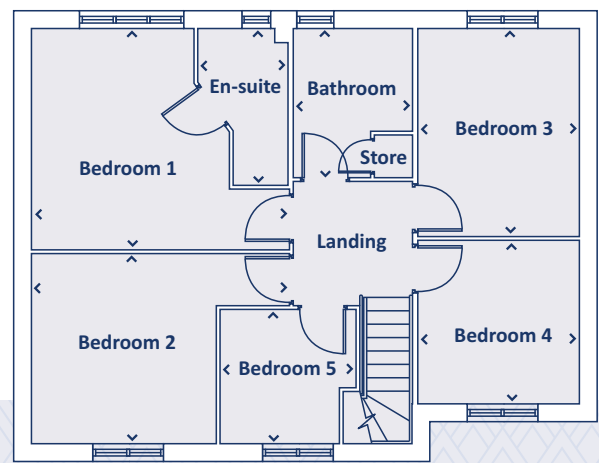
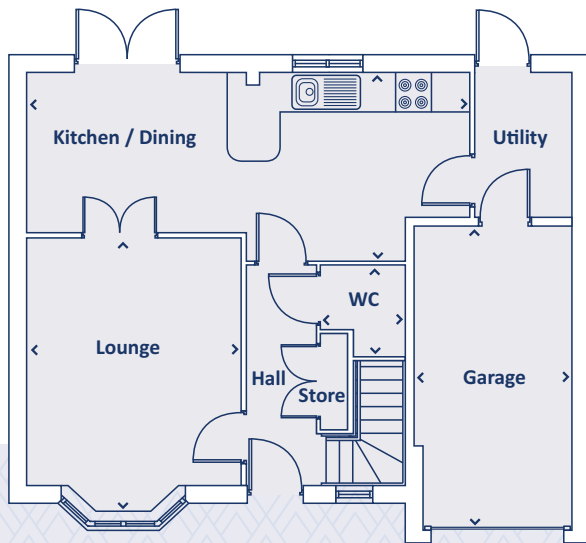
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Artists impression, features may vary

THE MULBERRY 5 bedroom home



GROUND FLOOR

Kitchen / Dining	7518 x 3186	24'8" x 10'5"
Utility	1646 x 2438	5'4" x 8'0"
Lounge	3649 x 4702	11'11" x 15'4"
WC	1419 x 1535	4'7" x 5'1"
Garage	2658 x 5154	8'8" x 16'10"

› Longest measurement taken

FIRST FLOOR

Bedroom 1	4345 x 3722	14'3" x 12'2"
En-suite	1500 x 2628	4'11" x 8'7"
Bedroom 2	4345 x 3193	14'3" x 10'5"
Bedroom 3	2709 x 3496	8'11" x 11'5"
Bedroom 4	2709 x 2742	8'11" x 9'0"
Bedroom 5	2271 x 2246	7'5" x 7'4"
Bathroom	1982 x 2498	6'6" x 8'2"

Overall 131.77 SQ M 1418.36 SQ FT

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ROMAN FIELDS

PETERBOROUGH

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