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**KING RICHARD'S WHARF**  
Market Bosworth

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## Owl Homes

### About Us

Owl Homes is a privately-owned, forward thinking home builder, specialised in producing sustainable, high quality residential properties across the Midlands.

Committed to the Consumer Code for New Home Builders, our customers are at the heart of what we do. This is why we put passion and careful consideration into the design and construction of every new home we create.

We possess the skills, experience and creative flair to combine traditional values with contemporary trends and practical modern design to produce homes that are a joy to live in.

So, come and see us and discover your next move, we look forward to welcoming you home.



Image is for illustrative purposes only and is not representative of the kitchens available.

## King Richard's Wharf, Market Bosworth

If you're looking for a modern and characterful new home in a historic location offering the very best of town and country, then it's time to make your move to King Richard's Wharf.

Steeped in history, Market Bosworth is widely regarded as one of Leicestershire's most desirable places to live. This medieval town has plenty of character, from its attractive cobbled market square to its many listed buildings with iconic Tudor detailing and thatched roofing, all surrounded by stunning countryside. On the town's western entrance is where you'll find King Richard's Wharf, a contemporary collection of 73 two, three, four and five-bedroom new homes.

Located adjacent to the Ashby-de-la-Zouch Canal, King Richard's Wharf certainly has a home to suit all lifestyles, including some one-of-a-kind designs. Featuring 18 different house types, the homes here have generous rear gardens and private parking. At the centre of King Richard's Wharf is a beautiful crescent of homes, each overlooking a new pond and green space. Extra kerb appeal is created with thoughtful detailing such as brick arch lintels, pitched roofs, decorative chimneys, glazing, corner quoins and regency inspired door surrounds.

Living in Market Bosworth you'll discover there's plenty on your doorstep. From helpful amenities including surgery, pharmacy, hairdressers, dentist and Co-op convenience store to boutique gift shops and a weekly and monthly markets. For fans of the arts, the local Arts Society runs an annual summer festival, or for those with green fingers, the gardening club produces the award-winning Bosworth in Bloom floral displays. Not forgetting any historians, who can visit the famous battlefield where King Richard III was defeated in the final War of the Roses. Or for a more relaxing stroll, Market Bosworth Country Park has 80 acres of parkland with lake, arboretum and wildlife ponds.

Homes at King Richard's Wharf are well-positioned for road, rail and international travel. The neighbouring towns of Tamworth, Hinckley, Coalville and Loughborough are all easily commutable whilst the M1, M69 and M45 are within a 20-minute drive. Nuneaton railway station, just a 15-minute drive, offers connections to Leicester, Birmingham New Street and Stansted Airport. For international adventures, both East Midlands and Birmingham Airports are less than 30 miles away.





## Attractions

For family adventures, Bosworth Lakeside Lodges offers sailing, surfing, kayaking, pedalos and fishing. Or for a more relaxing stroll, Market Bosworth Country Park has 80 acres of parkland with lake, arboretum and wildlife ponds. There's plenty of possibilities for day trips too, you could visit Twycross Zoo, The Battlefield Line Steam Railway, National Space Centre or Mallory Park Racing Circuit. Nearby Leicester, just a half hour's drive, also has ample entertainment options including the Highcross shopping centre, cinemas, bowling, crazy golf and Premier League sports teams.

## Education

An excellent location for young families, Market Bosworth has both primary and secondary schools within the town. St Peter's C of E Primary Academy takes pupils from ages 4-11 and from there children move to the Ofsted 'Outstanding' rated Market Bosworth School. The town is also home to the historic Dixie Grammar School, an independent school which can trace origins back to 1320. For sixth form, higher and further education, Leicestershire has several leading colleges and three world-class universities.

## Eating Out



















Why not stop for a bite to eat in one of Market Bosworth's many restaurants or traditional coaching inns, or pick up a takeaway from the local Indian, Chinese, Turkish or fish and chip shop.

## Sport

It's easy to keep active as the town has a popular sports centre offering football, cricket, triathlon and table tennis while there's also separate rugby and tennis clubs too.



# King Richard's Wharf Development Layout

- |   |  |   |  |
|---|--|---|--|
|  <b>Cole</b><br>2 Bedroom Bungalow<br>Plots 68 & 69          |  <b>Lawrence</b><br>3 Bedroom Home<br>Plots 46, 51, 52 & 63 |  <b>Attwood</b><br>4 Bedroom Home<br>Plots 13, 17, 20, 47, 65 & 73 |  <b>Atkinson</b><br>5 Bedroom Home<br>Plots 2, 5 & 7          |
|  <b>Healey</b><br>3 Bedroom Home<br>Plots 14 & 15            |  <b>Marchant</b><br>3 Bedroom Home<br>Plots 48 & 64         |  <b>Croft</b><br>4 Bedroom Home<br>Plots 21, 24 & 25               |  <b>Crompton Premier</b><br>5 Bedroom Home<br>Plots 3, 9 & 11 |
|  <b>Worsley</b><br>3 Bedroom Home<br>Plots 66 & 72           |  <b>Ford</b><br>3 Bedroom Home<br>Plots 49, 50, 67, 70 & 71 |  <b>Wilson</b><br>5 Bedroom Home<br>Plots 4 & 6                    |  <b>Sheridan</b><br>5 Bedroom Home<br>Plot 1                  |
|  <b>Greenwood</b><br>3 Bedroom Home<br>Plots 16, 26, 44 & 45 |  <b>Ashton</b><br>3 Bedroom Home<br>Plots 18 & 19           |  <b>Crompton</b><br>5 Bedroom Home<br>Plot 10                      |  <b>Bentley</b><br>5 Bedroom Home<br>Plots 8 & 12             |
|   |  |   |  <b>Affordable Rented</b>                                     |
|   |  |   |  <b>Affordable Shared Ownership</b>                           |



Key to plan: BCP - Bin collection point LAP - Local area of play P/S - Pumping station



**Cole** 2 Bedroom Bungalow | Plots 68 & 69



**Ground Floor**

|                       |                           |               |
|-----------------------|---------------------------|---------------|
| <b>Kitchen/Dining</b> | 3.86m x 3.49m             | 12'8" x 11'5" |
| <b>Lounge</b>         | 3.76m x 3.49m             | 12'4" x 11'5" |
| <b>Bedroom 1</b>      | 3.80m (max) x 3.84m (max) | 12'6" x 12'7" |
| <b>Bedroom 2</b>      | 3.80m (max) x 3.55m (max) | 12'6" x 11'8" |
| <b>Bathroom</b>       | 2.42m x 1.90m             | 7'11" x 6'3"  |

A charming two-bedroom bungalow, the Cole is perfect for those seeking a home that's easy to manage. Walking into the bright hallway, you'll find two double bedrooms and a well-appointed family bathroom at the end. A generous guest bedroom overlooks the front garden while the main bedroom has views across the rear garden. A generous lounge can be found on the opposite side of the hallway in addition to a spacious kitchen/diner boasting French doors onto the rear garden, ideal for those with green fingers!

## Healey 3 Bedroom Home | Plots 14 & 15



An attractive, three-bedroom home, the Healey has a characterful design and feature detailing, including rendering to the exterior. A subtle, L-shaped entranceway reveals an extended hallway, cloakroom, open plan kitchen/diner and impressive lounge. Extending the full width of the house, this also offers access to the rear garden through French doors. Upstairs, the Healey has a generous master bedroom with en suite shower room, stylish family bathroom and two guest bedrooms, one of which would make an ideal home office.



### Ground Floor

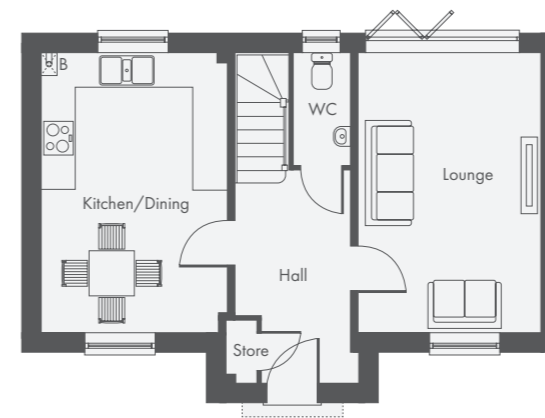
|                |               |               |
|----------------|---------------|---------------|
| Kitchen/Dining | 5.19m x 2.62m | 17'0" x 8'7"  |
| Lounge         | 4.70m x 3.46m | 15'5" x 11'4" |



### First Floor

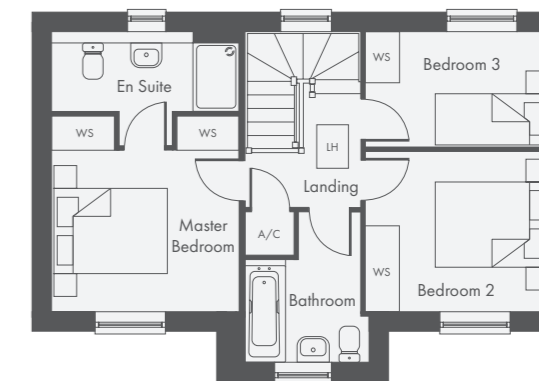
|                |                           |              |
|----------------|---------------------------|--------------|
| Master Bedroom | 4.70m (max) x 2.87m (max) | 15'5" x 9'4" |
| En Suite       | 2.24m x 1.24m             | 7'4" x 4'1"  |
| Bedroom 2      | 3.84m x 2.60m             | 12'7" x 8'6" |
| Bedroom 3      | 2.73m x 2.07m             | 8'11" x 6'9" |
| Bathroom       | 2.60m x 1.88m             | 8'6" x 6'2"  |

## Worsley 3 Bedroom Home | Plots 66 & 72



### Ground Floor

|                       |               |               |
|-----------------------|---------------|---------------|
| <b>Kitchen/Dining</b> | 4.93m x 3.27m | 16'2" x 10'9" |
| <b>Lounge</b>         | 4.93m x 3.21m | 16'2" x 10'6" |



### First Floor

|                       |                     |                |
|-----------------------|---------------------|----------------|
| <b>Master Bedroom</b> | 3.43m x 3.29m       | 11'3" x 10'10" |
| <b>En Suite</b>       | 3.29m x 2.00m (max) | 10'10" x 6'7"  |
| <b>Bedroom 2</b>      | 3.27m x 2.80m       | 10'8" x 9'2"   |
| <b>Bedroom 3</b>      | 3.27m x 2.03m       | 10'8" x 6'8"   |
| <b>Bathroom</b>       | 2.17m x 2.64m (max) | 7'1" x 8'8"    |

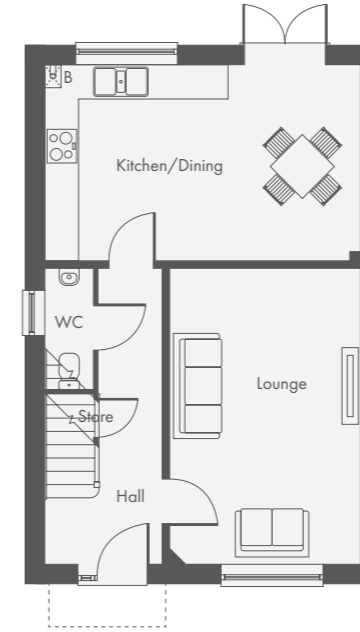
This classic three-bedroom, detached family home offers evenly proportioned and spacious living and dining spaces. A welcoming entranceway leads to a large lounge, which extends the full depth of the house and offers access to the outdoors through a set of bifold doors. On the opposite side of the ground floor, an open plan kitchen/diner offers a superb space for the family to unwind. The first floor has a spacious master bedroom with a substantial en suite, while a family bathroom and two further bedrooms mean plenty of space for children and guests.



**Greenwood** 3 Bedroom Home | Plots 16, 26, 44 & 45

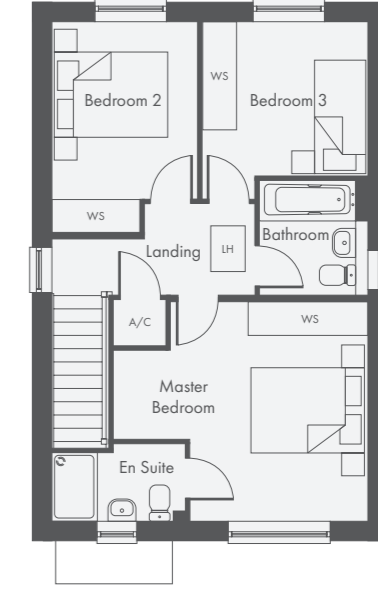


The Greenwood is a three-bedroom home with contemporary yet comfortable living spaces. The ground floor boasts a generous lounge, an open plan kitchen/dining area complete with French doors to the rear garden. On the first floor, you will find an impressive master bedroom featuring an en suite shower room, whilst two further bedrooms and a main bathroom complete the upstairs layout of this lovely home.



**Ground Floor**

|                       |               |               |
|-----------------------|---------------|---------------|
| <b>Kitchen/Dining</b> | 5.57m x 3.44m | 18'3" x 11'3" |
| <b>Lounge</b>         | 5.21m x 3.35m | 17'1" x 12'0" |



**First Floor**

|                       |                     |               |
|-----------------------|---------------------|---------------|
| <b>Master Bedroom</b> | 4.47m (max) x 3.86m | 14'8" x 12'8" |
| <b>En Suite</b>       | 2.35m x 1.35m       | 7'10" x 4'0"  |
| <b>Bedroom 2</b>      | 3.70m x 2.56m       | 12'2" x 8'5"  |
| <b>Bedroom 3</b>      | 2.91m x 3.12m       | 9'6" x 10'3"  |
| <b>Bathroom</b>       | 2.00m x 1.90m       | 6'7" x 6'2"   |

**Key to plan:** B - Boiler WS - Wardrobe Space A/C - Airing Cupboard LH - Loft Hatch

All dimensions are + or - 50mm and floor plans are not shown to scale.

This imagery viewpoint is within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical home of this type. External materials, finishes, landscaping and the position of garages may vary throughout the development. Properties may be built handed (mirror image). Please enquire for further details. Floor plans depict the typical layout of this house. For the exact plot specification, details of external and internal dimensions, please consult your Sales Representative.

**Lawrence** 3 Bedroom Home | Plots 46, 51, 52 & 63

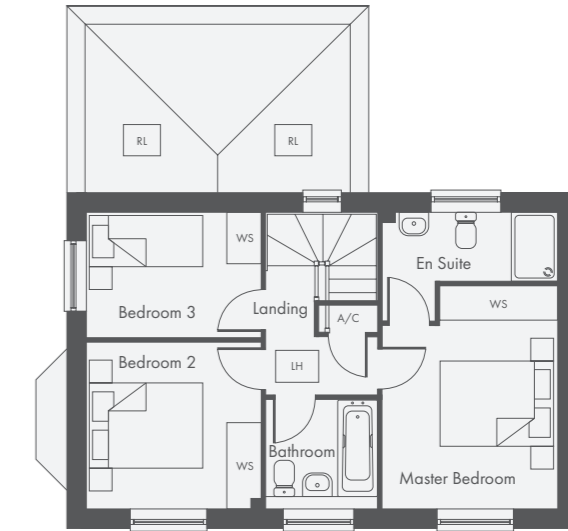


The Lawrence can be found on a sought-after corner plot. With its flexible, open plan layout, the Lawrence offers couples and young families ample opportunities to personalise. The ground floor of this detached three-bedroom home has a substantial kitchen/family room with a beautiful bay window that would make a cosy reading corner or home working station. On the opposite side, you'll find a spacious lounge which could also be used for formal dining. Both rooms offer access to the sizeable rear garden through French doors, creating a courtyard-style setting that would be ideal for BBQ's and outdoor entertaining. On the first floor, the Lawrence has a stylish family bathroom and three double bedrooms, including the main bedroom, which has a generous en suite shower room.



**Ground Floor**

|                      |                                 |               |
|----------------------|---------------------------------|---------------|
| <b>Kitchen</b>       | 4.62m x 2.93m                   | 15'2" x 9'7"  |
| <b>Dining/Family</b> | 5.20m x 3.47m<br>(max into bay) | 17'1" x 11'5" |
| <b>Lounge</b>        | 5.20m x 3.02m                   | 17'1" x 9'11" |



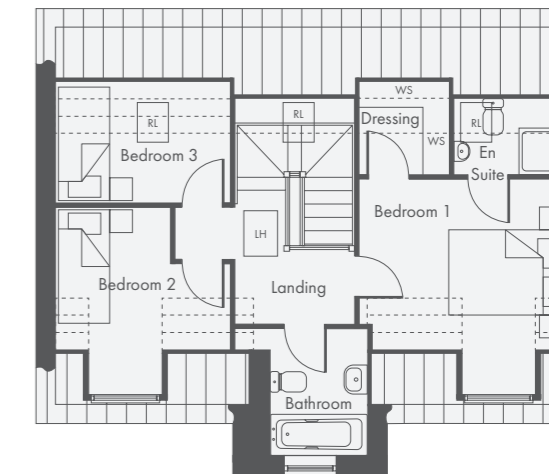
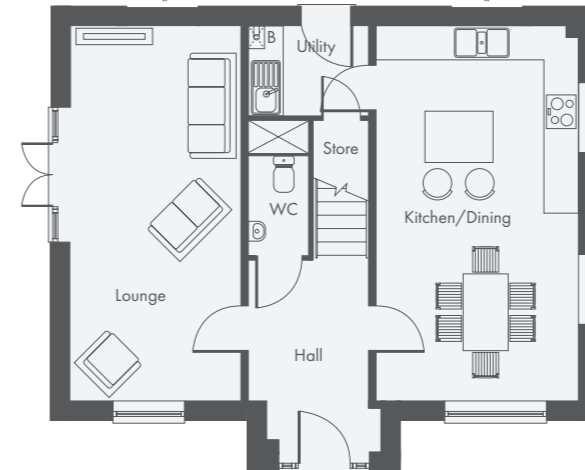
**First Floor**

|                       |                     |                |
|-----------------------|---------------------|----------------|
| <b>Master Bedroom</b> | 3.91m x 3.08m       | 12'10" x 10'1" |
| <b>En Suite</b>       | 3.08m x 1.90m (max) | 10'1" x 6'3"   |
| <b>Bedroom 2</b>      | 3.07m x 2.91m       | 10'1" x 9'7"   |
| <b>Bedroom 3</b>      | 3.07m x 2.19m       | 10'1" x 7'2"   |
| <b>Bathroom</b>       | 1.90m x 1.96m       | 6'3" x 6'5"    |

**Key to plan:** B - Boiler RL - Roof Lights WS - Wardrobe Space A/C - Airing Cupboard LH - Loft Hatch

All dimensions are + or - 50mm and floor plans are not shown to scale.

## Marchant 3 Bedroom Home | Plots 48 & 64



### Ground Floor

|                       |               |               |
|-----------------------|---------------|---------------|
| <b>Kitchen/Dining</b> | 6.60m x 3.55m | 21'8" x 11'8" |
| <b>Utility</b>        | 2.10m x 1.59m | 6'11" x 5'2"  |
| <b>Lounge</b>         | 6.60m x 3.00m | 21'8" x 9'10" |

### First Floor

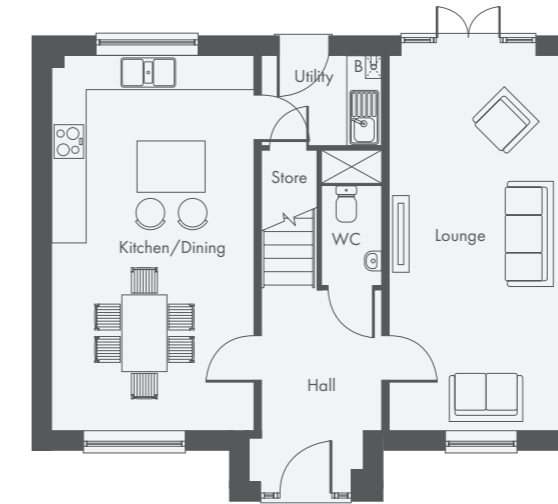
|                       |                                    |                |
|-----------------------|------------------------------------|----------------|
| <b>Master Bedroom</b> | 3.79m x 3.61m<br>(max into dormer) | 12'5" x 11'0"  |
| <b>En Suite</b>       | 1.94m x 1.32m                      | 6'4" x 4'4"    |
| <b>Bedroom 2</b>      | 3.06m x 3.29m<br>(max into dormer) | 10'0" x 10'10" |
| <b>Bedroom 3</b>      | 3.06m x 2.12m                      | 10'0" x 6'11"  |
| <b>Bathroom</b>       | 2.20m x 2.32m (max)                | 7'3" x 7'7"    |

Entering the Marchant, a large hallway leads to an open plan kitchen/diner with adjoining utility room, downstairs cloakroom and a superb lounge, which is flooded with natural light from the French doors, ensuring the garden becomes an extension of the home. The Marchant's first floor has a family bathroom, two single bedrooms and a substantial main bedroom, which has its own en suite shower room and walk-in dressing area.

**Ford** 3 Bedroom Home | Plots 49, 50, 67, 70 & 71

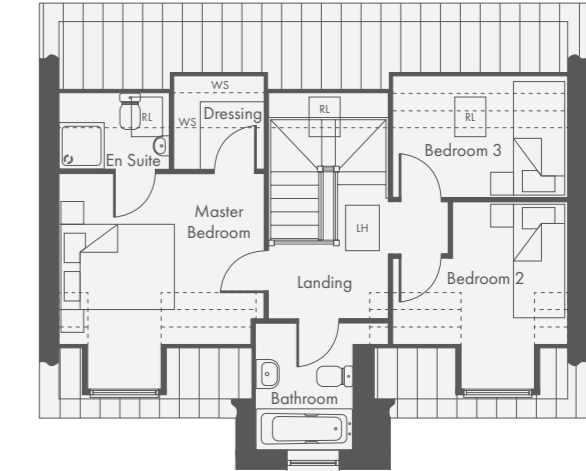


The Ford is a detached, three-bedroom home ideal for families or young professionals. The Ford's ground floor offers a spacious lounge and a modern kitchen/diner which is ideal for socialising, relaxing or entertaining. A utility room adjoins the kitchen and can also be accessed from the garden, meaning muddy feet or paws are easily contained! Upstairs, the Ford has an impressive main bedroom including en suite shower room and walk-in dressing area. Family and friends will feel instantly at home in the two additional bedrooms, both of which have ample room for working from home stations, alongside a contemporary bathroom. The Ford also benefits from a private driveway.



**Ground Floor**

|                       |               |               |
|-----------------------|---------------|---------------|
| <b>Kitchen/Dining</b> | 6.60m x 3.55m | 21'8" x 11'8" |
| <b>Utility</b>        | 2.10m x 1.59m | 6'11" x 5'2"  |
| <b>Lounge</b>         | 6.60m x 3.00m | 21'8" x 9'10" |



**First Floor**

|                       |                                    |                |
|-----------------------|------------------------------------|----------------|
| <b>Master Bedroom</b> | 3.79m x 3.61m<br>(max into dormer) | 12'5" x 11'0"  |
| <b>En Suite</b>       | 1.94m x 1.32m                      | 6'4" x 4'4"    |
| <b>Bedroom 2</b>      | 3.06m x 3.29m<br>(max into dormer) | 10'0" x 10'10" |
| <b>Bedroom 3</b>      | 3.06m x 2.12m                      | 10'0" x 6'11"  |
| <b>Bathroom</b>       | 2.20m x 2.32m (max)                | 7'3" x 7'7"    |

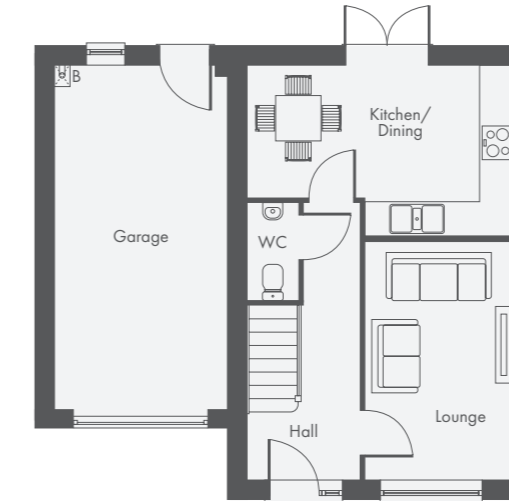
**Key to plan:** B - Boiler   WS - Wardrobe Space   RL - Roof Lights   LH - Loft Hatch

All dimensions are + or - 50mm and floor plans are not shown to scale.

## Ashton 3 Bedroom Home | Plots 18 & 19

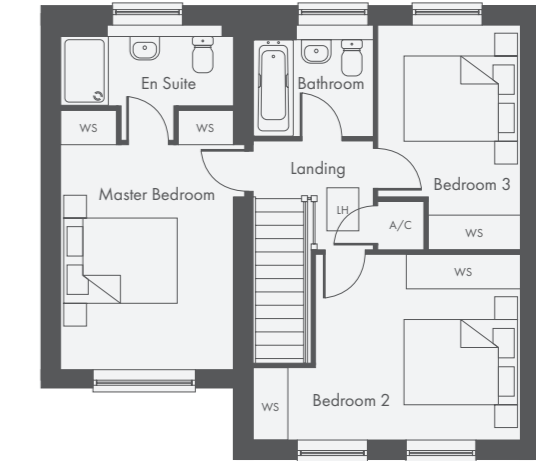


Entering the Ashton's extended hallway, you'll find the ground floor comprises a large lounge, cloakroom and spacious kitchen/diner including French doors leading out to a good-sized rear garden. On the first floor, the Ashton has a fantastic main bedroom with generous en suite shower room, a family bathroom and two further double bedrooms, ensuring plenty of space for visiting family and friends.



### Ground Floor

|                       |                     |               |
|-----------------------|---------------------|---------------|
| <b>Kitchen/Dining</b> | 4.70m x 3.00m (max) | 15'5" x 9'10" |
| <b>Lounge</b>         | 4.18m x 2.62m       | 13'9" x 8'7"  |



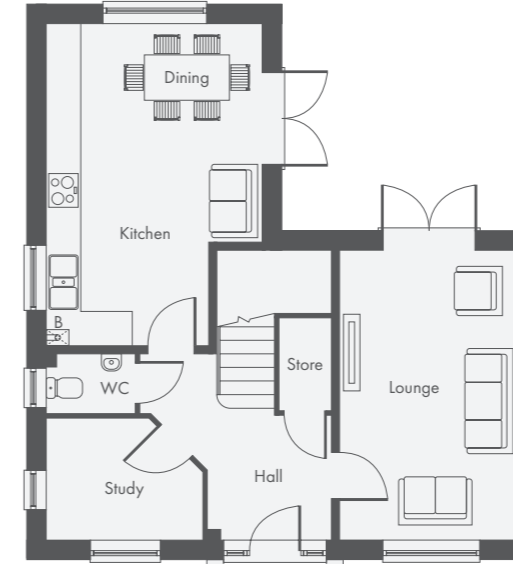
### First Floor

|                       |                     |                |
|-----------------------|---------------------|----------------|
| <b>Master Bedroom</b> | 4.54m (max) x 3.00m | 14'11" x 9'10" |
| <b>En Suite</b>       | 3.00m x 1.81m (max) | 9'10" x 5'11"  |
| <b>Bedroom 2</b>      | 4.75m (max) x 3.26m | 15'7" x 10'8"  |
| <b>Bedroom 3</b>      | 3.95m (max) x 2.51m | 12'11" x 8'3"  |
| <b>Bathroom</b>       | 2.10m x 1.95m       | 6'11" x 6'5"   |

**Attwood** 4 Bedroom Home | Plots 13, 17, 20, 47, 65 & 73



The four-bedroom Attwood is a striking, detached family home with a flexible, L-shaped internal layout. Its ground floor includes a bright and welcoming hallway, the ideal space for a home office/study or formal dining room, cloakroom, kitchen/diner and lounge, both of which have French doors opening out to the rear garden. Upstairs, the master bedroom features built-in wardrobe and en suite shower room while three further bedrooms and a family bathroom are well-suited for children and guests alike.



**Ground Floor**

|                       |                           |               |
|-----------------------|---------------------------|---------------|
| <b>Kitchen/Dining</b> | 5.67m (max) x 3.80m (max) | 18'7" x 12'6" |
| <b>Lounge</b>         | 5.10m x 3.13m             | 16'9" x 10'3" |
| <b>Study</b>          | 2.75m (max) x 2.14m (max) | 9'0" x 7'0"   |



**First Floor**

|                       |                           |                |
|-----------------------|---------------------------|----------------|
| <b>Master Bedroom</b> | 3.91 (max) x 3.80m (max)  | 12'10" x 12'6" |
| <b>En Suite</b>       | 1.91m x 1.39m             | 6'3" x 4'7"    |
| <b>Bedroom 2</b>      | 3.18m x 2.91m             | 10'5" x 9'6"   |
| <b>En Suite 2</b>     | 2.13m x 1.71m (max)       | 7'0" x 5'7"    |
| <b>Bedroom 3</b>      | 2.79m (max) x 2.67m (max) | 9'2" x 8'9"    |
| <b>Bedroom 4</b>      | 3.18m x 2.10m             | 10'5" x 6'11"  |
| <b>Bathroom</b>       | 2.08m x 1.91m             | 6'10" x 6'3"   |

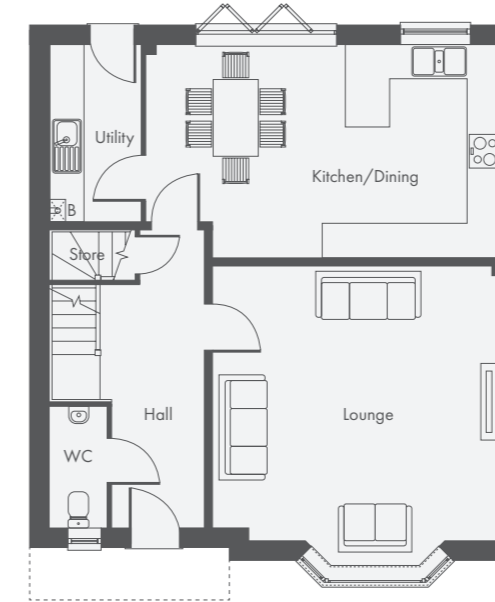
**Key to plan:** B - Boiler BW - Built-in Wardrobe WS - Wardrobe Space A/C - Airing Cupboard CYL - Hot Water Cylinder LH - Loft Hatch

All dimensions are + or - 50mm and floor plans are not shown to scale.

**Croft** 4 Bedroom Home | Plots 21, 24 & 25

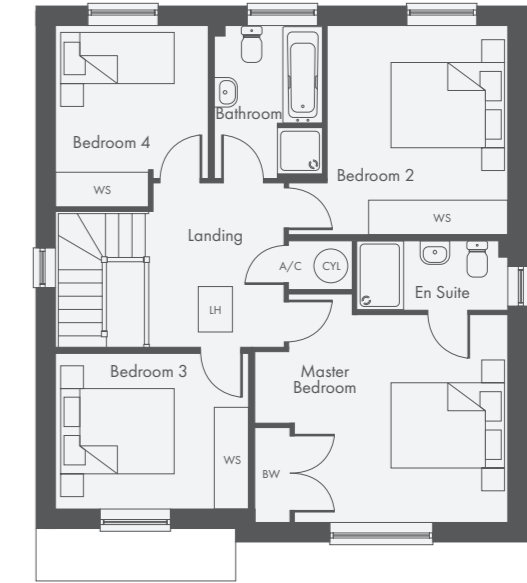


A stunning detached home with four generous bedrooms and spacious living areas, the Croft was designed with modern living in mind. An impressively-sized lounge sits at the front of the property, whilst to the rear, a contemporary open plan kitchen/dining area with bifold doors to the garden provides access to a convenient utility room. Upstairs, there is a sumptuous master bedroom with an en suite shower room, plus three additional bedrooms and a family bathroom with a bath and separate shower.



**Ground Floor**

|                       |                           |               |
|-----------------------|---------------------------|---------------|
| <b>Kitchen/Dining</b> | 6.26m (max) x 3.75m (max) | 20'6" x 12'4" |
| <b>Utility</b>        | 3.12m x 1.60m             | 10'3" x 5'3"  |
| <b>Lounge</b>         | 5.28m (max) x 5.08m       | 17'4" x 16'8" |



**First Floor**

|                       |                         |               |
|-----------------------|-------------------------|---------------|
| <b>Master Bedroom</b> | 4.45 (max) x 4.01 (max) | 14'7" x 13'1" |
| <b>En Suite</b>       | 2.65m x 1.21m           | 8'8" x 4'0"   |
| <b>Bedroom 2</b>      | 3.85m (max) x 3.67m     | 12'8" x 12'0" |
| <b>Bedroom 3</b>      | 3.38m x 2.74m           | 11'1" x 9'0"  |
| <b>Bedroom 4</b>      | 3.18m (max) x 2.67m     | 10'5" x 8'9"  |
| <b>Bathroom</b>       | 2.67m (max) x 1.90m     | 8'9" x 6'3"   |

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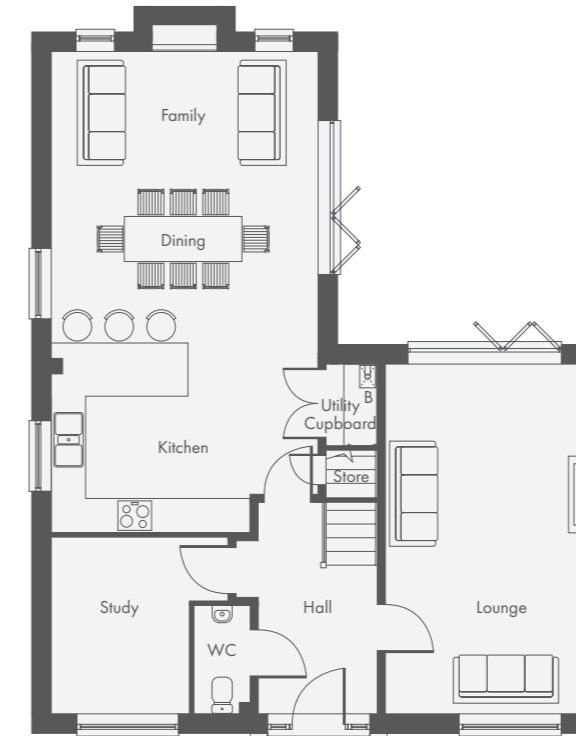
**Key to plan:** B - Boiler    BW - Built-in Wardrobe    WS - Wardrobe Space    A/C - Airing Cupboard    CYL - Hot Water Cylinder    LH - Loft Hatch

All dimensions are + or - 50mm and floor plans are not shown to scale.

## Wilson 5 Bedroom Home | Plot 6



With a characterful, L-shape internal layout, the Wilson is ideal for busy families. A welcoming hallway with useful cloakroom and storage spaces leads to the main living areas, including dedicated home office, generous lounge and an extensive kitchen/dining/family room with a built-in breakfast bar and adjoining utility cupboard. Bifold doors from the kitchen and the lounge create an inviting outdoor space for BBQ's or alfresco dining. The Wilson's first floor comprises a substantial main bedroom with built-in wardrobes and private en suite, four further bedrooms including one with en suite, and a stylish family bathroom, all of which are accessed via a stunning galleried landing. This executive family home also has a standalone double garage.



### Ground Floor

|                              |                           |                |
|------------------------------|---------------------------|----------------|
| <b>Kitchen/Dining/Family</b> | 8.48m (max) x 4.69m (max) | 27'10" x 15'5" |
| <b>Utility Cupboard</b>      | 1.42m x 0.90m             | 4'8" x 2'11"   |
| <b>Lounge</b>                | 6.15m x 3.53m             | 20'2" x 11'7"  |
| <b>Study</b>                 | 3.04m x 3.10 (max)        | 10'0" x 10'2"  |



### First Floor

|                       |                           |               |
|-----------------------|---------------------------|---------------|
| <b>Master Bedroom</b> | 4.69 (max) x 4.04m (max)  | 15'5" x 13'3" |
| <b>En Suite</b>       | 2.39m (max) x 2.50m (max) | 7'10" x 8'3"  |
| <b>Bedroom 2</b>      | 3.48m x 2.89m             | 11'5" x 9'8"  |
| <b>En Suite 2</b>     | 1.83m x 2.01 m (max)      | 6'0" x 6'7"   |
| <b>Bedroom 3</b>      | 3.48m x 2.89m             | 11'5" x 9'6"  |
| <b>Bedroom 4</b>      | 3.07m x 3.57m             | 10'1" x 11'9" |
| <b>Bedroom 5</b>      | 2.99m x 2.55m             | 9'10" x 8'4"  |
| <b>Bathroom</b>       | 3.20m (max) x 1.90m (max) | 10'6" x 6'2"  |

**Key to plan:** B - Boiler BW - Built-in Wardrobe WS - Wardrobe Space A/C - Airing Cupboard CYL - Hot Water Cylinder LH - Loft Hatch

All dimensions are + or - 50mm and floor plans are not shown to scale.



## Wilson 5 Bedroom Home | Plot 4



With a characterful, L-shape internal layout, the Wilson is ideal for busy families. A welcoming hallway with useful cloakroom and storage spaces leads to the main living areas, including dedicated home office, generous lounge and an extensive kitchen/dining/family room with a built-in breakfast bar and adjoining utility cupboard. Bifold doors from the kitchen and the lounge create an inviting outdoor space for BBQ's or alfresco dining. The Wilson's first floor comprises a substantial main bedroom with built-in wardrobes and private en suite, four further bedrooms including one with en suite, and a stylish family bathroom, all of which are accessed via a stunning galleried landing. This executive family home also has a standalone double garage.



### Ground Floor

|                              |                           |                |
|------------------------------|---------------------------|----------------|
| <b>Kitchen/Dining/Family</b> | 8.48m (max) x 4.69m (max) | 27'10" x 15'5" |
| <b>Utility Cupboard</b>      | 1.42m x 0.90m             | 4'8" x 2'11"   |
| <b>Lounge</b>                | 6.15m x 3.53m             | 20'2" x 11'7"  |
| <b>Study</b>                 | 3.04m x 3.10 (max)        | 10'0" x 10'2"  |

### First Floor

|                       |                           |               |
|-----------------------|---------------------------|---------------|
| <b>Master Bedroom</b> | 4.69 (max) x 4.04m (max)  | 15'5" x 13'3" |
| <b>En Suite</b>       | 2.39m (max) x 2.50m (max) | 7'10" x 8'3"  |
| <b>Bedroom 2</b>      | 3.48m x 2.89m             | 11'5" x 9'8"  |
| <b>En Suite 2</b>     | 1.83m x 2.01m (max)       | 6'0" x 6'7"   |
| <b>Bedroom 3</b>      | 3.48m x 2.89m             | 11'5" x 9'6"  |
| <b>Bedroom 4</b>      | 3.07m x 3.57m             | 10'1" x 11'9" |
| <b>Bedroom 5</b>      | 2.99m x 2.55m             | 9'10" x 8'4"  |
| <b>Bathroom</b>       | 3.20m (max) x 1.90m (max) | 10'6" x 6'2"  |

### Garage

|                    |               |               |
|--------------------|---------------|---------------|
| <b>Home Office</b> | 5.91m x 4.04m | 19'5" x 13'3" |
|--------------------|---------------|---------------|

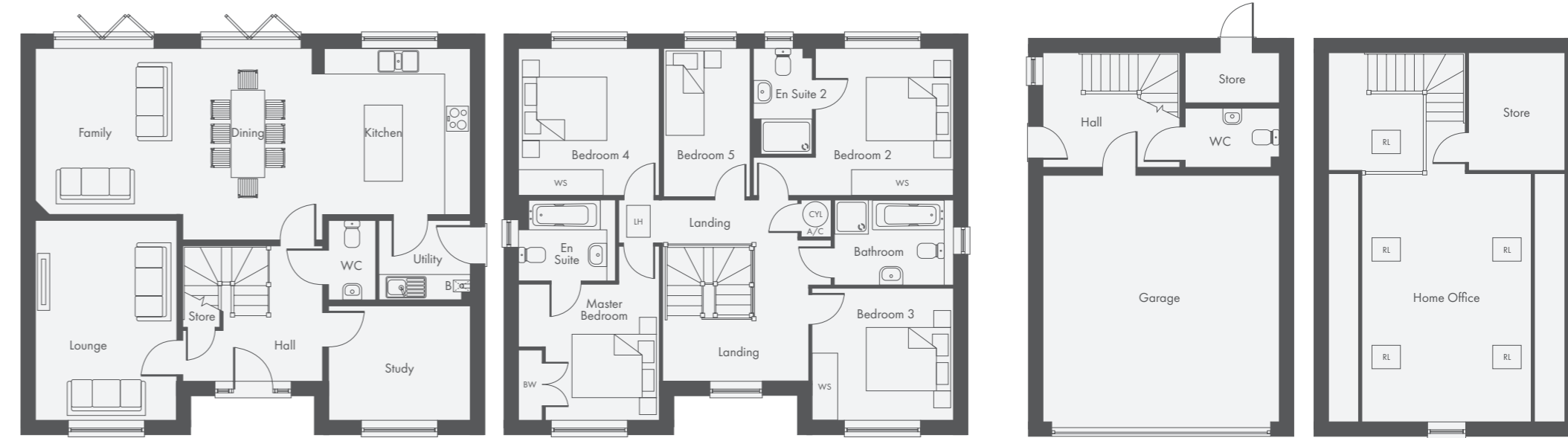
**Key to plan:** B - Boiler BW - Built-in Wardrobe WS - Wardrobe Space A/C - Airing Cupboard CYL - Hot Water Cylinder LH - Loft Hatch

All dimensions are + or - 50mm and floor plans are not shown to scale.

## Crompton Feature 5 Bedroom Home | Plot 10



The five-bedroom Crompton Feature is situated at the heart of the development, this detached family home is the only design of its kind. Walking into the Crompton Feature, an open plan hallway leads to a home office, spacious lounge, downstairs cloakroom and the impressive kitchen/dining/family room. Extending the full width of the house, this space is ideal for entertaining and has bi-fold doors leading onto a generous rear garden. The Crompton Feature's first floor comprises four double bedrooms including two with en suite, an elegant family bathroom and a single bedroom, which would also make an ideal nursery or snug. In addition, the Crompton Feature benefits from a home office over double garage.



### Ground Floor

|                              |                            |                 |
|------------------------------|----------------------------|-----------------|
| <b>Kitchen/Dining/Family</b> | 10.30m (max) x 4.53m (max) | 33'10" x 14'10" |
| <b>Utility</b>               | 2.14m x 1.88m              | 7'0" x 6'2"     |
| <b>Lounge</b>                | 4.73m x 3.34m              | 15'6" x 11'1"   |
| <b>Study</b>                 | 3.34m x 2.70m              | 10'11" x 8'10"  |

### First Floor

|                       |                           |                |
|-----------------------|---------------------------|----------------|
| <b>Master Bedroom</b> | 3.34m (max) x 4.13m (max) | 10'11" x 13'7" |
| <b>En Suite</b>       | 2.29m (max) x 1.90m       | 7'6" x 6'2"    |
| <b>Bedroom 2</b>      | 4.73m (max) x 3.45m       | 15'6" x 11'4"  |
| <b>En Suite 2</b>     | 2.47m x 1.38m             | 8'1" x 4'6"    |
| <b>Bedroom 3</b>      | 3.35m x 3.13m             | 10'11" x 10'3" |
| <b>Bedroom 4</b>      | 3.45m x 3.32m             | 11'3" x 10'10" |
| <b>Bedroom 5</b>      | 3.48m x 2.03m             | 11'5" x 6'7"   |
| <b>Bathroom</b>       | 2.81m (max) x 2.00m       | 9'3" x 6'7"    |

### Garage

|                    |               |               |
|--------------------|---------------|---------------|
| <b>Home Office</b> | 5.91m x 4.04m | 19'5" x 13'3" |
|--------------------|---------------|---------------|

**Key to plan:** B - Boiler BW - Built-in Wardrobe WS - Wardrobe Space A/C - Airing Cupboard CYL - Hot Water Cylinder LH - Loft Hatch

All dimensions are + or - 50mm and floor plans are not shown to scale.

## Atkinson 5 Bedroom Home | Plots 2, 5 & 7



The Atkinson's interiors are impactful. On the ground floor, a spacious hallway leads to a private study or home office, cloakroom and substantial lounge while on the opposite side, double doors open into a stunning kitchen/dining room with built-in breakfast bar. With French doors from the lounge and bi-fold doors from the kitchen/diner leading out to a rear garden, the Atkinson offers superb space for indoor/outdoor entertaining. Upstairs, the Atkinson's vast main bedroom is not to be missed. Featuring ample natural light and a characterful vaulted ceiling, this room also has an elegant en suite with large walk-in shower and a private dressing area, making a truly hotel-style suite. Three further double bedrooms, including one with en suite, family bathroom and single bedroom complete the first floor accommodation. All homes benefit from a double garage, with plots 2 and 7 also featuring an office over garage.



Home Office Garage to plots 2 & 7 only.

### Ground Floor

|                       |               |                |
|-----------------------|---------------|----------------|
| <b>Kitchen/Dining</b> | 8.80m x 4.29m | 28'10" x 14'1" |
| <b>Utility</b>        | 1.78m x 1.89m | 5'10" x 6'2"   |
| <b>Lounge</b>         | 6.75m x 3.80m | 22'2" x 12'6"  |
| <b>Study</b>          | 3.15m x 2.49m | 10'4" x 8'2"   |

### First Floor

|                       |                           |               |
|-----------------------|---------------------------|---------------|
| <b>Master Bedroom</b> | 4.56 x 4.11m (max)        | 15'0" x 13'6" |
| <b>En Suite</b>       | 2.39m x 1.84m (max)       | 7'10" x 6'0"  |
| <b>Bedroom 2</b>      | 4.35m (max) x 3.49m (max) | 14'3" x 11'5" |
| <b>En Suite 2</b>     | 2.21m x 1.43m             | 7'3" x 4'8"   |
| <b>Bedroom 3</b>      | 4.29m x 2.87m             | 14'1" x 9'5"  |
| <b>Bedroom 4</b>      | 3.86m x 3.09m             | 12'8" x 10'2" |
| <b>Bedroom 5</b>      | 3.01m x 1.98m             | 9'10" x 6'6"  |
| <b>Bathroom</b>       | 2.21m x 1.72m             | 7'3" x 5'8"   |

### Garage

|                    |                                |
|--------------------|--------------------------------|
| <b>Home Office</b> | 5.91m x 4.04m<br>19'5" x 13'3" |
|--------------------|--------------------------------|

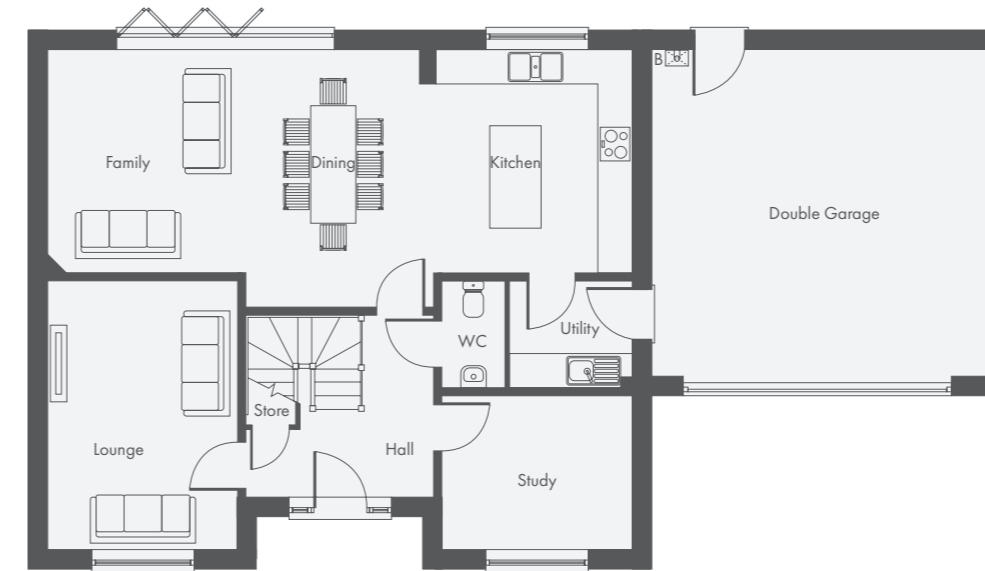
**Key to plan:** B - Boiler WS - Wardrobe Space RL - Roof Lights A/C - Airing Cupboard CYL - Hot Water Cylinder LH - Loft Hatch

All dimensions are + or - 50mm and floor plans are not shown to scale.

## Crompton Premier 5 Bedroom Home | Plots 3, 9 & 11

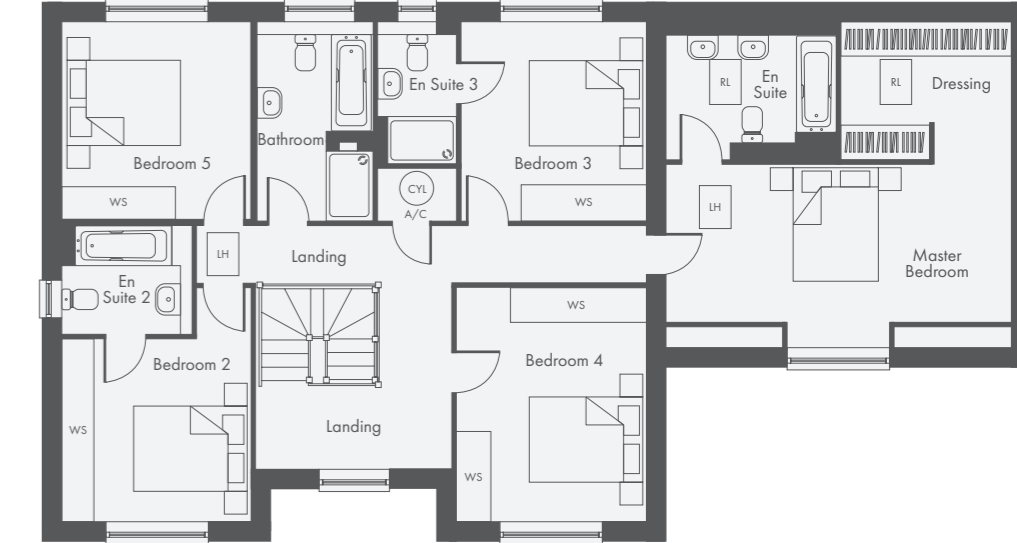


The living space of this five-bedroom home is ideally suited for active families and those who enjoy entertaining. Walking through the Crompton Premier recessed front door, you'll find a bright hallway and cloakroom, dedicated home office or snug, and separate lounge but what helps the Crompton Premier stand out is its superb kitchen/diner/family room. Extending the full width of the house, it offers access to the rear garden through bifold doors and has ample space for dinner parties, movie nights or relaxing as a family. The Crompton Premier first floor is equally spacious. The spectacular main bedroom offers a complete retreat and features a private dressing area alongside sizeable en suite with dual sinks. A classic family bathroom and four double bedrooms, including two with en suite, mean teenagers and visitors can enjoy their own private sanctuaries.



### Ground Floor

|                              |                      |                 |
|------------------------------|----------------------|-----------------|
| <b>Kitchen/Dining/Family</b> | 10.30m x 4.53m (max) | 33'10" x 14'10" |
| <b>Utility</b>               | 2.15m x 1.88m        | 7'1" x 6'2"     |
| <b>Lounge</b>                | 4.73m x 3.34m        | 15'6" x 10'11"  |
| <b>Study</b>                 | 3.34m x 2.70m        | 10'11" x 8'10"  |



### First Floor

|                       |                           |                |
|-----------------------|---------------------------|----------------|
| <b>Master Bedroom</b> | 6.05m (max) x 3.53m       | 19'10" x 11'7" |
| <b>En Suite</b>       | 2.42m (max) x 2.97m (max) | 7'11" x 9'9"   |
| <b>Bedroom 2</b>      | 4.13m (max) x 3.34m       | 13'7" x 10'11" |
| <b>En Suite 2</b>     | 2.29m (max) x 1.90m       | 7'6" x 6'3"    |
| <b>Bedroom 3</b>      | 3.48m x 3.26m             | 11'5" x 10'8"  |
| <b>En Suite 3</b>     | 2.47m x 1.38m             | 8'1" x 4'6"    |
| <b>Bedroom 4</b>      | 4.11m x 3.35m             | 13'6" x 11'0"  |
| <b>Bedroom 5</b>      | 3.45m x 3.35m             | 11'4" x 11'0"  |
| <b>Bathroom</b>       | 3.48m x 1.97m             | 11'5" x 6'6"   |

**Key to plan:** B - Boiler WS - Wardrobe Space RL - Roof Lights A/C - Airing Cupboard CYL - Hot Water Cylinder LH - Loft Hatch

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## Sheridan 5 Bedroom Home | Plot 1



A spectacular home and truly exemplifies modern family living. Occupying a sought-after corner plot, this five-bedroom, detached home has an integral double garage and is packed with thoughtful details including hidden storage spaces and two personnel doors. On the ground floor you'll find a generous lounge, private home office, downstairs cloakroom, utility room, and a striking kitchen/dining/family room. This sociable space has a breakfast bar, cosy corner ideal for watching a film or home working and bi-fold doors leading onto the rear garden. On the first floor, the Sheridan's galleried landing leads to five double bedrooms, including two with large en suite shower rooms, and a stylish family bathroom. The main bedroom is simply stunning and includes an impressive walk-in dressing area.



### Ground Floor

|                              |                           |               |
|------------------------------|---------------------------|---------------|
| <b>Kitchen/Dining/Family</b> | 10.88m x 4.35m (max)      | 35'8" x 14'3" |
| <b>Utility</b>               | 2.75m (max) x 2.18m (max) | 9'0" x 7'2"   |
| <b>Lounge</b>                | 5.35m (max) x 4.00m (max) | 17'8" x 13'1" |
| <b>Study</b>                 | 2.90m x 2.75m             | 9'6" x 9'0"   |



### First Floor

|                       |                           |                |
|-----------------------|---------------------------|----------------|
| <b>Master Bedroom</b> | 8.70m (max) x 5.70m (max) | 28'7" x 18'8"  |
| <b>En Suite</b>       | 2.61m x 2.03m (max)       | 8'7" x 6'8"    |
| <b>Bedroom 2</b>      | 4.33m (max) x 3.92m (max) | 14'2" x 12'10" |
| <b>En Suite 2</b>     | 2.61m x 1.58m (max)       | 8'7" x 5'2"    |
| <b>Bedroom 3</b>      | 4.91m (max) x 4.06m (max) | 16'1" x 13'4"  |
| <b>Bedroom 4</b>      | 4.40m (max) x 4.06m (max) | 14'5" x 13'4"  |
| <b>Bedroom 5</b>      | 3.74m (max) x 3.30m       | 12'3" x 10'11" |
| <b>Bathroom</b>       | 3.19m (max) x 2.61m (max) | 10'6" x 8'7"   |

**Key to plan:** B - Boiler WS - Wardrobe Space A/C - Airing Cupboard CYL - Hot Water Cylinder LH - Loft Hatch

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## Bentley 5 Bedroom Home | Plots 8 & 12

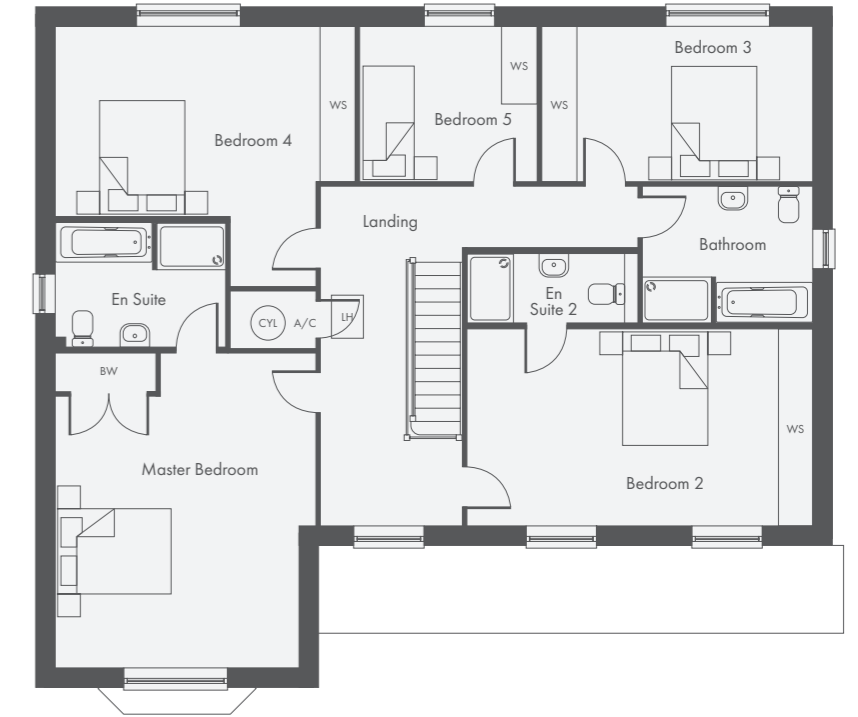


The Bentley's ground floor has a welcoming hallway and spacious lounge but its most eye-catching feature is an open plan kitchen/dining/family room and adjoining utility/cloakroom that extends the full width of the home. This naturally bright space complete with bifold doors onto the rear garden, is an ideal place to socialise, relax with family or hone your culinary skills! On the first floor, you'll find plenty of space for children and guests with a family bathroom and three double bedrooms, including one with en suite. A further single bedroom could also be used as a nursery, home office or arts and crafts room. The Bentley's large main bedroom boasts built-in wardrobes and a stylish en suite including bath and shower.



### Ground Floor

|                              |                           |                |
|------------------------------|---------------------------|----------------|
| <b>Kitchen/Dining/Family</b> | 11.29m x 3.92m            | 37'0" x 12'10" |
| <b>Utility</b>               | 2.51m x 1.91m             | 8'3" x 6'5"    |
| <b>Lounge</b>                | 7.67m (max) x 4.49m (max) | 25'1" x 14'9"  |



### First Floor

|                       |                           |                |
|-----------------------|---------------------------|----------------|
| <b>Master Bedroom</b> | 5.53 x 4.59m (max)        | 18'2" x 15'1"  |
| <b>En Suite</b>       | 2.99m x 2.17m             | 9'10" x 7'1"   |
| <b>Bedroom 2</b>      | 6.08m x 3.46m             | 19'11" x 11'4" |
| <b>En Suite 2</b>     | 2.99m x 1.20m             | 9'10" x 3'11"  |
| <b>Bedroom 3</b>      | 4.75m x 2.73m             | 15'7" x 8'11"  |
| <b>Bedroom 4</b>      | 4.58m (max) x 5.26m (max) | 15'0" x 17'4"  |
| <b>Bedroom 5</b>      | 3.08m x 2.72m             | 10'1" x 8'11"  |
| <b>Bathroom</b>       | 2.99m x 2.39m             | 9'10" x 7'10"  |

**Key to plan:** B - Boiler BW - Built-in Wardrobe WS - Wardrobe Space A/C - Airing Cupboard CYL - Hot Water Cylinder LH - Loft Hatch

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## Specification

### Kitchens

- ◆ Thoughtfully designed kitchens with square edge worktops;
- ◆ Samsung integrated appliances to include;
- ◆ Integrated fridge freezer;
- ◆ 60 cm induction hob to 2 and 3 bedroom homes;
- ◆ 80 cm induction hob to 4 and 5 bedroom homes;
- ◆ Single oven to 2 and 3 bedroom homes;
- ◆ 2 x Single ovens to 4 and 5 bedroom homes;
- ◆ Chimney Hood;
- ◆ Integrated dishwasher to 4 and 5 bedroom homes.

### Bathrooms, En Suites and Cloakrooms

- ◆ White contemporary sanitaryware with polished chrome brassware by Bristan;
- ◆ Shaver socket to Master en suite and family bathroom.

### Bedrooms

- ◆ Built-in wardrobes to Master Bedroom on 4 and 5 bedroom homes excluding homes with a dressing area;
- ◆ Dressing areas to be fitted with shelf and chrome hanging rail;
- ◆ Slimline TV point to the Master Bedroom.

### Electrical & Lighting

- ◆ LED downlights to kitchen;
- ◆ External socket next to driveway for selected plots.

### Security & Peace of Mind

- ◆ 10 years NHBC warranty;
- ◆ Smoke and heat detectors;
- ◆ Carbon Monoxide alarm.

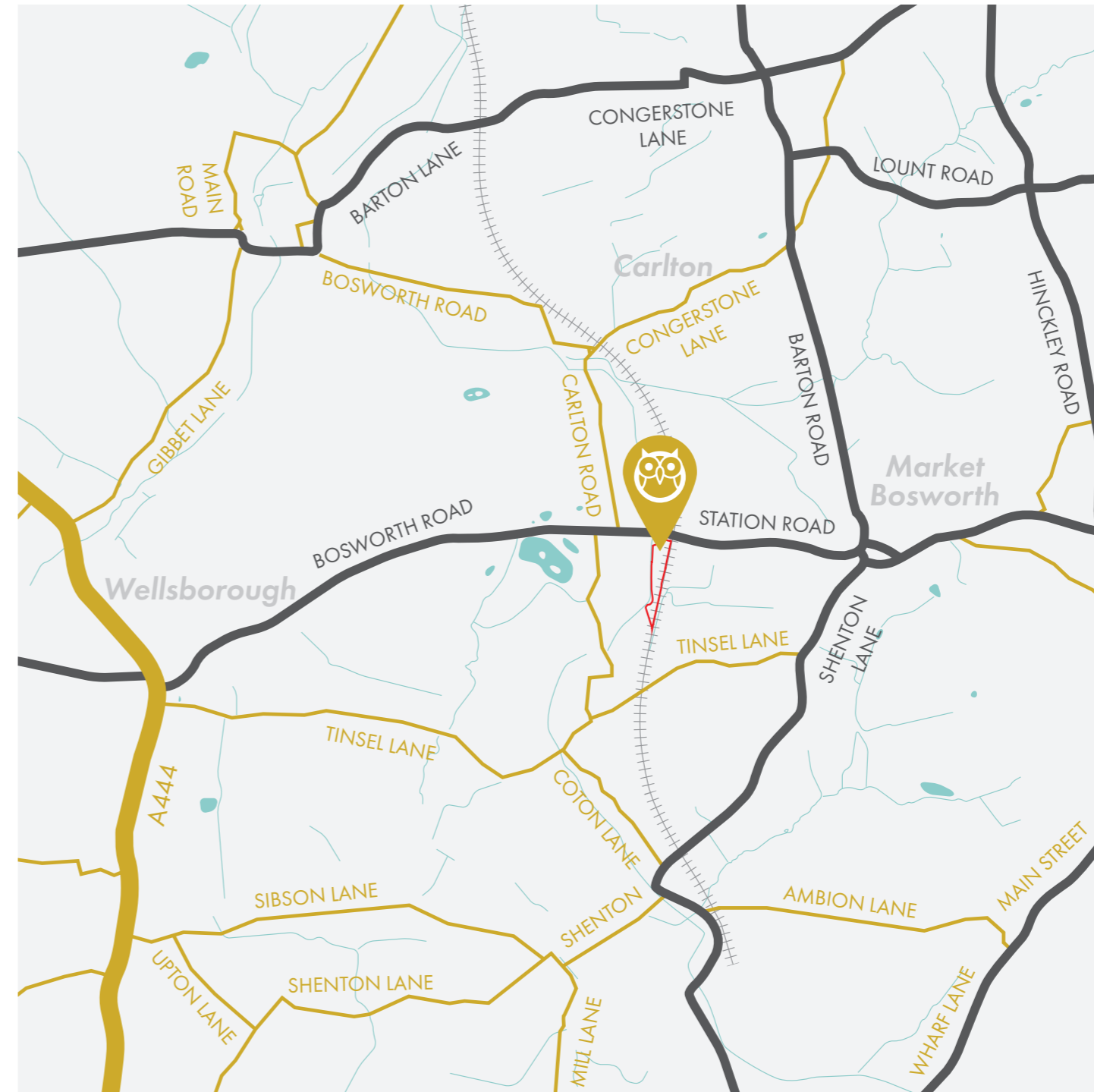
### External Details

- ◆ Turfed rear gardens;
- ◆ External tap;
- ◆ External light to front;
- ◆ Light wiring point only to rear.

### Additional Information

For those customers who purchase early on in the construction process, there is also the opportunity to personalise your Owl Home with a choice of finishes and upgrades; all of which will help make your home ready for your desired taste, from the day you move in.





## How to find us King Richard's Wharf

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