





\*\*\*\* STAMP DUTY PAID \*\*\*\*

HIGHWOODS VALE IS AN EXCLUSIVE  
DEVELOPMENT OF JUST 6 PLOTS \*\*\*\*

Abode are delighted to be able to offer  
for sale THE CHAPMAN. This is a well  
proportioned, double fronted detached  
property offering a hall with guest  
cloakroom, high specification kitchen  
diner with utility room and a sitting  
room with doors onto the garden. Three  
good size bedrooms, ensuite shower  
room and a family bathroom. Enclosed  
garden and a drive, solar PV panels, Air  
source heat pump, Underfloor heating.  
CONTACT ABODE 01332 331010 for more  
information.



## INFORMATION

What's included -

### KITCHEN FINISHINGS

British designed and manufactured kitchen  
Premium Bosch and Electrolux appliances\*  
Downlighters to kitchen  
Your choice of kitchen finishes  
Bathroom finishings

Ideal Standard sanitaryware  
Porcelanosa wall tiling to the bathroom, master en suite and cloakroom as standard  
Porcelanosa floor tiling to the bathroom\*, master en suite\* and cloakroom\*  
Flow restrictors to showers  
Vanity units to master en suite  
Interior finishings

Panel grained cottage style doors  
Ovolo moulding skirting and architrave  
Ash/Oak handrail to staircase  
Compact style radiators with TRVs  
Built in wardrobe to master bedroom with sliding doors\*  
Electrical and lighting

Downlight with PIR to front and rear  
Hive Heating & Hot Water Thermostat  
Hive mini hubless thermostat – secondary source  
Electric in-wall toothbrush charger to master en suite\*  
Hagar USB power sockets\*  
Media Plate and TV point installed  
Ring wired doorbell\*  
Outside tap\*  
Exterior finishings

Slabs to rear of plot  
Turf to front  
PV Panels  
PVCu double glazed windows  
Electric vehicle chargers  
Energy-Saving features  
Photo voltaic "solar" panels  
Flow restrictors to showers  
Hive heating and hot water thermostat  
Electrical vehicle (EV) chargers  
Enhanced insulation of walls, roof and ceilings for reduced energy bills and more  
Battery storage\*  
Air Source Heat Pump  
Underfloor heating  
Peace of mind

Two year fixtures and fittings warranty with Cameron Homes  
Ten year NHBC warranty on the structure of your home  
All homes built to the New Homes Quality Code standard  
\*Optional extra

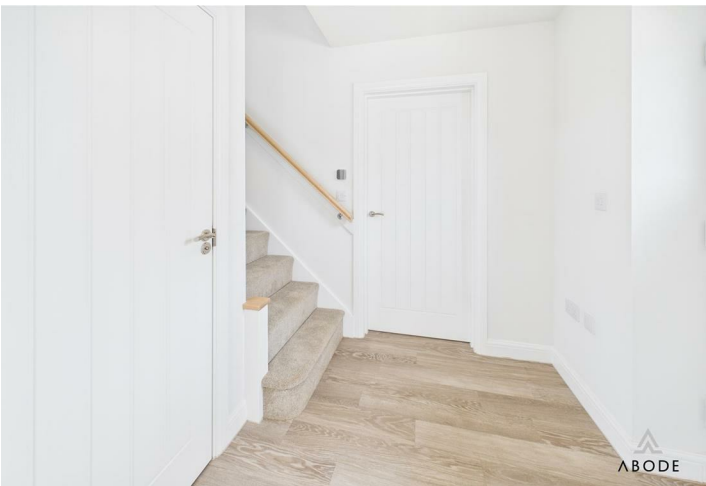
## PLEASE NOTE



\* The photographs and virtual tour are a version of a Chapman from another site.

\* Incentives are subject to T&C's









ABODE



ABODE



ABODE

## Chapman

3 BEDROOM HOME

Plot 53

-  3
-  2
-  1,009 sqft
-  Energy-efficient home
-  2 spaces

### Core characteristics

- Open-plan kitchen and dining area
- Separate living room with French doors onto rear garden
- Utility store off the kitchen with side door access

- Solar PV panels
- En suite to master bedroom
- Air Source Heat Pump
- Underfloor heating

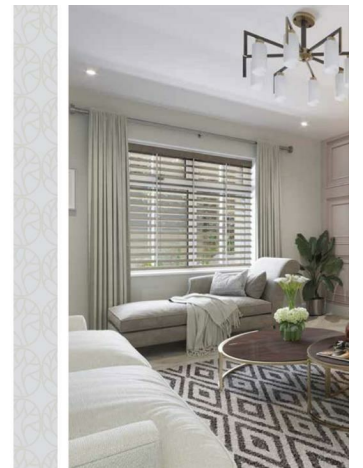


Homes with heart  
and heritage

## Where real life happens

Our homes are designed around people, not plans. Highwoods Vale has a range of homes to suit your lifestyle, from more space for growing families to a cosy place to downsize.

With mindful design and flexible layouts, from open-plan living, second en suites, and ample parking for multiple vehicles, your Cameron home will grow and adapt with you and your family.





Calke Abbey

## Life becomes a great adventure

Beyond the calm of your home, endless opportunities for adventure beckon. With access to both rambling countryside and Staunton Harold Reservoir for fishing and sailing, **the great outdoors is on your doorstep to explore**. Or peruse the local farm shops of nearby Melbourne, visit the National Trust's Calke Abbey and soak up the open-air markets and historical attractions of Ashby-de-la-Zouch. And at the end of a day of exploring, **you can look forward to a cosy evening back at home**.

### Enjoy nearby attractions

- Five minutes to the bustling market town of Melbourne
- Ten minutes to the Priory Health Club with gym, pool and fitness classes
- Six miles to Donington Park Circuit
- Five miles to the local restaurants and historical attractions of Ashby-de-la-Zouch



*Work, rest and play,  
perfectly balanced*

### Great connectivity

- 11 miles to the city of Derby
- Join the A42 and M1 in five miles
- Three miles to East Midlands Airport
- Proximity to HS2 for future high speed rail links



Highwoods Green

## A connected, countryside community

At Highwoods Vale, panoramic views and lush countryside become the back for your everyday life. Perched on a hill five miles north of Ashby-de-la-Zouch, Highwoods Vale has all the charm of a small countryside community with its landscapes, village green, well-respected primary school and choice of two pubs. And when you need to venture further afield, easy access to local transport connections ensures it's an easy commute.

### Top-rated schools

- St Hardulph's Church of England Primary
- Loughborough Grammar School
- Loughborough High School
- Ashby School
- Ivanhoe College
- Castle Donington College
- Chellaston Academy



Melbourne Hill

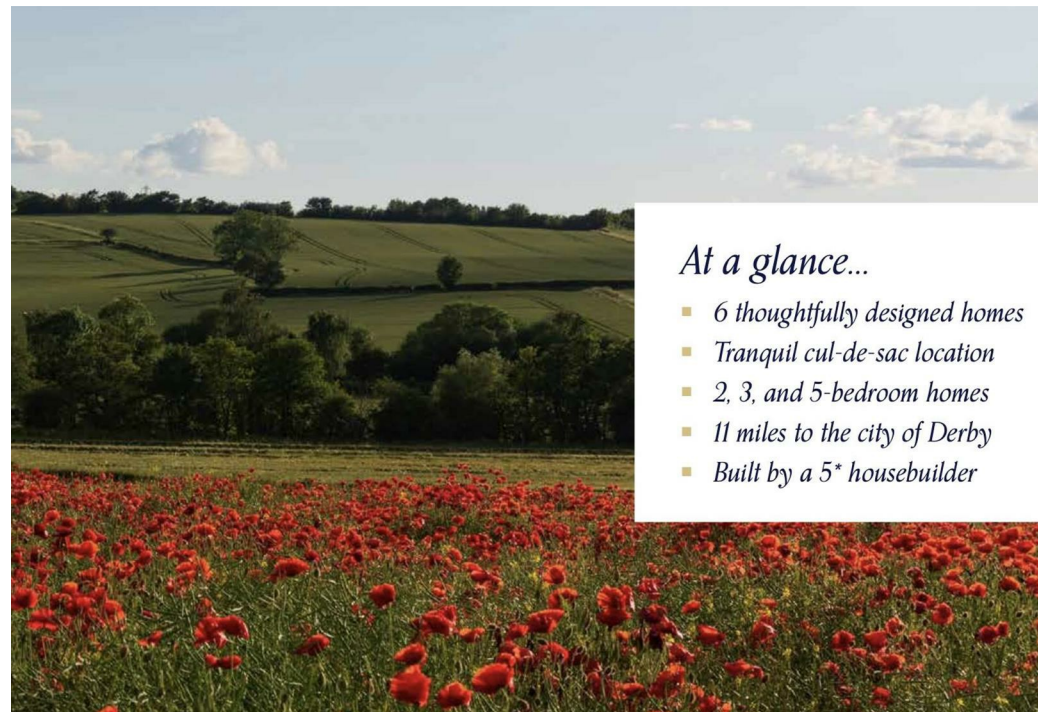


## Flexible living for every lifestyle

Surrounded by open countryside, whether you choose a two, three or five-bedroom home, you'll enjoy a unique sense of space - both inside and out. Carefully **considered site design and floorplans** that give you the freedom to **customise your home**. Whether that's a quiet area to retreat to with a book, a garden where your children can play, or an open-plan kitchen where everyone can gather.



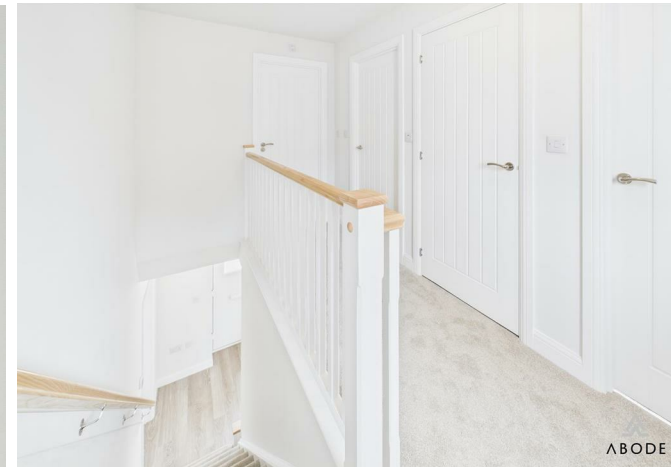
*A quiet and  
characterful cul-de-sac*



### *At a glance...*

- 6 thoughtfully designed homes
- Tranquil cul-de-sac location
- 2, 3, and 5-bedroom homes
- 11 miles to the city of Derby
- Built by a 5\* housebuilder





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Homes with heart and heritage



## Chapman

3 BEDROOM HOME

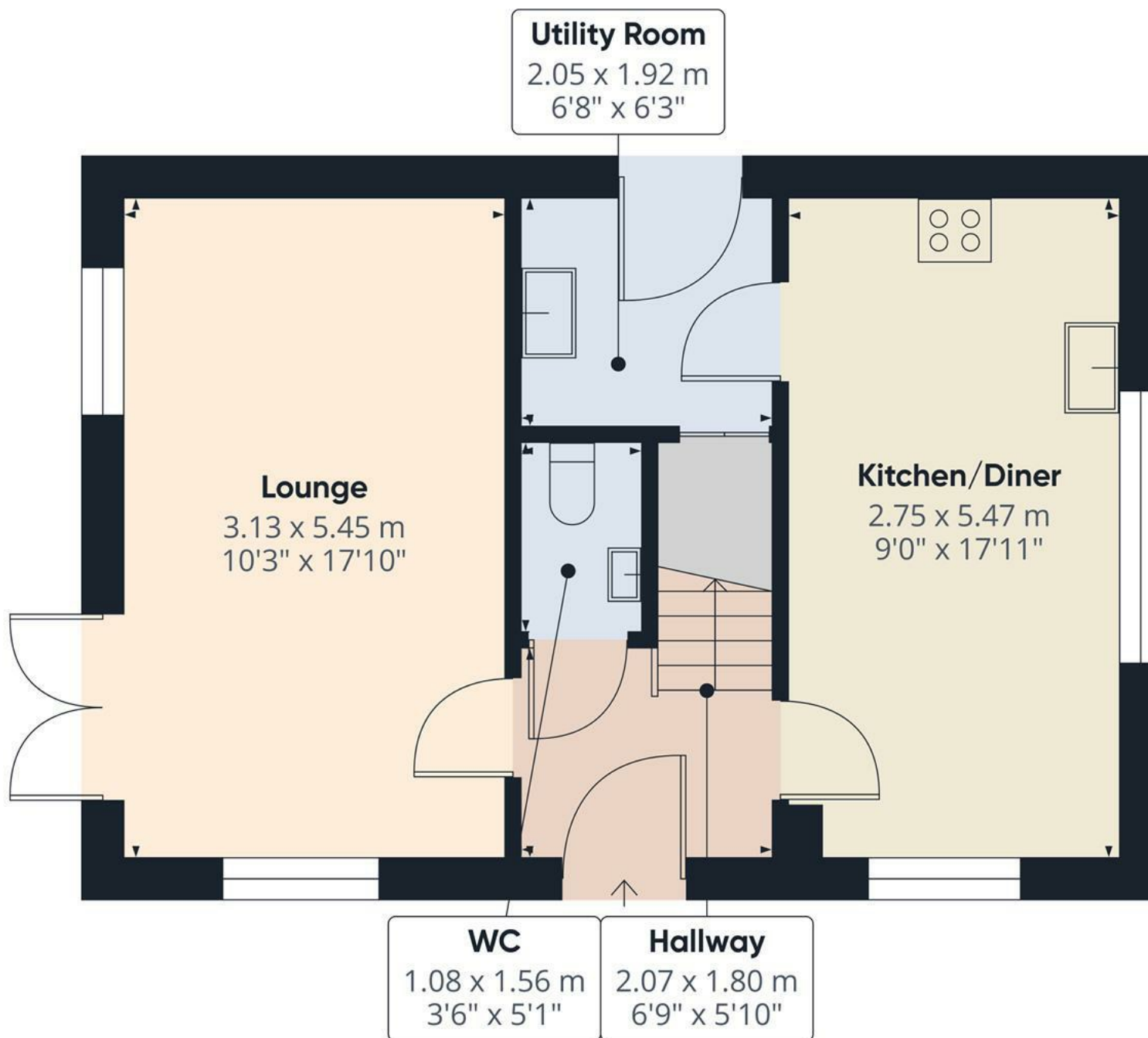
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Floor 0

Approximate total area<sup>(1)</sup>

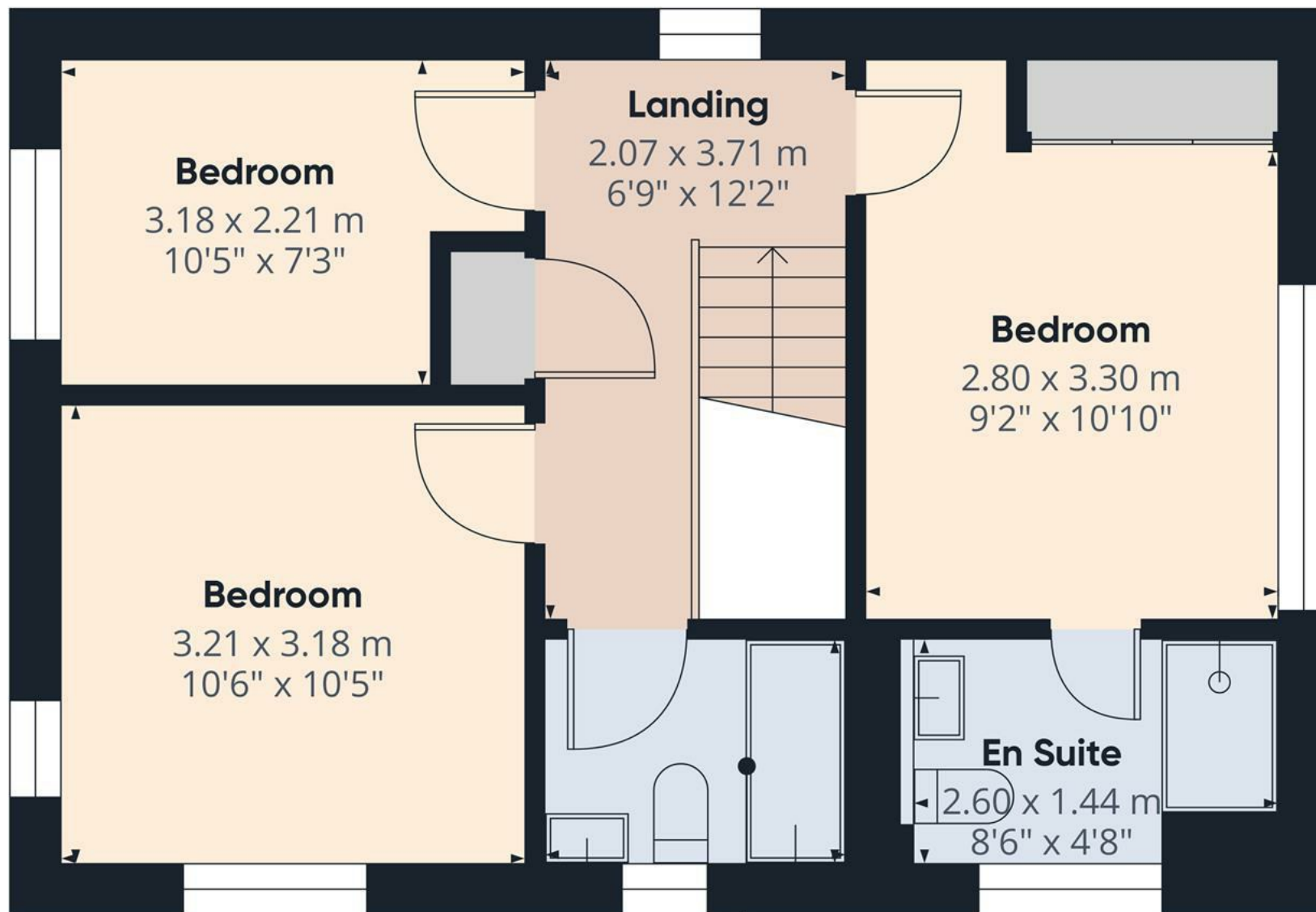
44.5 m<sup>2</sup>

479 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**Bathroom**  
2.06 x 1.68 m  
6'9" x 5'6"

Floor 1

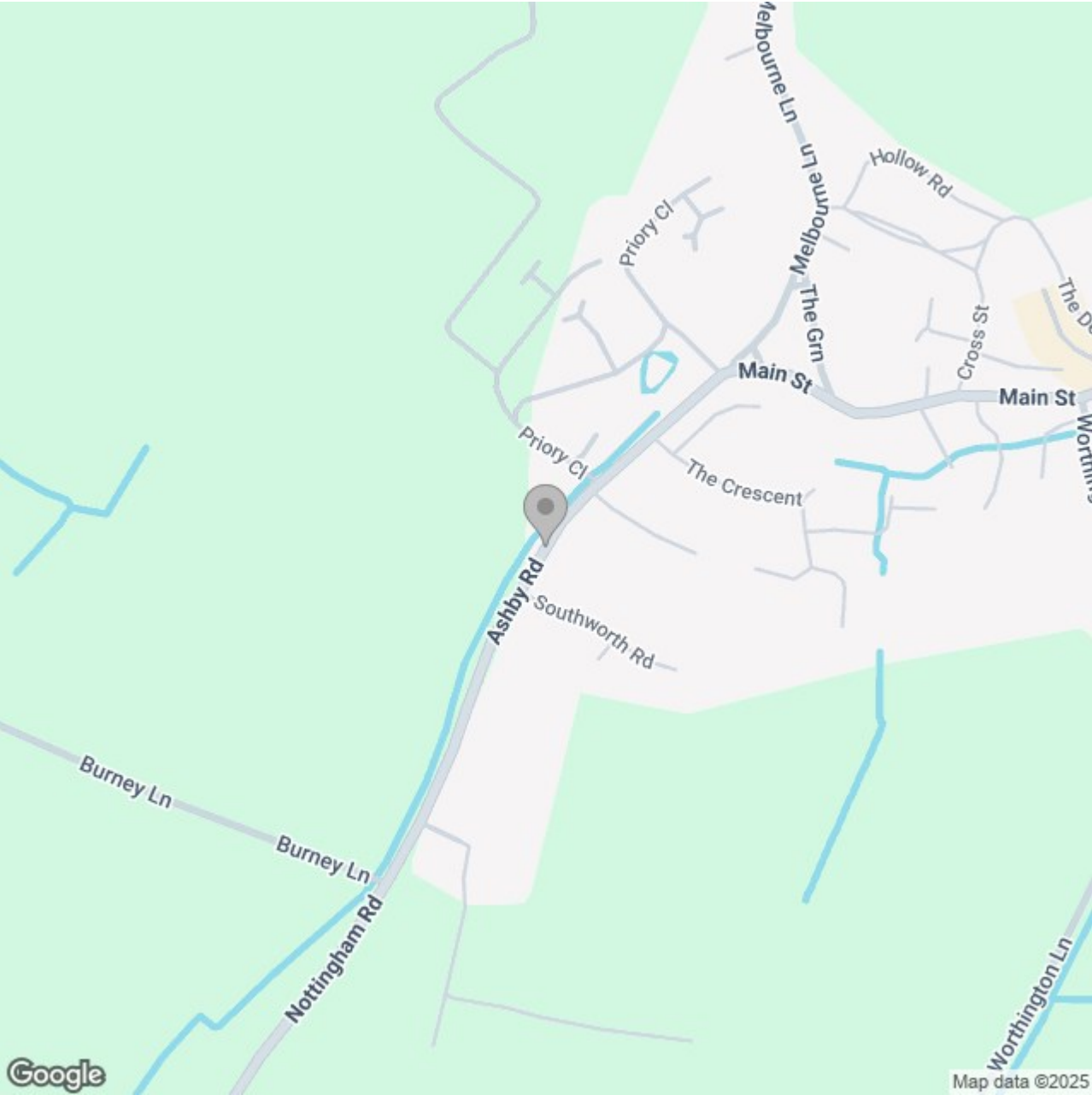
Approximate total area<sup>(1)</sup>

40.3 m<sup>2</sup>  
435 ft<sup>2</sup>

(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC