

TILIA PARK

RUGBY

 **Ashberry**
Homes





It's the start of something new.

Welcome to Ashberry Homes, a developer of homes built to exceptional standards in carefully chosen locations; a developer that places individuality and excellence at the heart of house-building.

At Ashberry Homes, we believe that in order to create homes that are loved, they must be built with expertise, confidence and the utmost care. Our teams of skilled craftsmen work to the highest of standards, ensuring the needs of the homebuyer are always the inspiration behind our designs. What's more, our Personal Touch selection of optional finishes and upgrades allows you to make your new home as unique as you are.

This pride in our workmanship extends to the environment, with sustainable features built in to every Ashberry home to help preserve precious natural resources, while at the same time ensuring lower energy running costs for you.

From the moment you visit our sales office to the moment you step into your new Ashberry home we will be there to offer advice and guidance. Our friendly and professional team will help ensure your homebuying journey is a happy one, supporting you throughout the decisions and choices you make. And once you move in we will still be there if you need us, with a comprehensive programme of aftercare you can rely on.

Ashberry Homes' abides by The Consumer Code, which is an independent industry code developed to make the home buying process fairer and more transparent for purchasers.

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk





Enjoy life in a
historic and
picturesque setting.



The village of Cawston sits on the outskirts of the historic market town of Rugby in Warwickshire, a vibrant melting pot of culture, sport and leisure.

The town is most famous for inventing the sport of rugby and the internationally renowned Rugby School, which is open to visitors. There is always something to do in and around Rugby, from the rich choice of restaurants, bars and many pubs, to sports and fitness, walks and water sports.

The picturesque town centre has a range of high street shops and hosts a thriving market several times a week. An out of town retail park is home to department stores, designer stores, homeware and electrical stores.

For a spot of culture Rugby Football Museum and the William Web Ellis Museum take visitors through the story of the birth of the international sport and its founder, William Web Ellis.

Rugby is the second biggest town in Shakespeare's county, and is around 27 miles away from the playwright's home town of Stratford upon Avon. Coombe Country Park is nearby with beautiful gardens, woodlands and lakeside walks.

Draycote Water reservoir and nature reserve, just a 2 mile walk away, offers scenic walks, picnic areas, café and a Sailing Club.

Royal Leamington Spa, Kenilworth and Warwick are all less than 30 minutes by car and the city of Leicester is just 40 minutes away, offering a multicultural feast of shopping, food and entertainment.

A transportation hub, Rugby has direct trains to London, Birmingham and its international airport, Liverpool, Manchester, Glasgow and Edinburgh. It is centrally located with the M1, J18 and M6, J1 nearby, making it perfect for commuters.

All information is intended for general guidance only. Any mention of retail and leisure facilities or other amenities does not imply any mutual endorsement. References to schools and other educational establishments are included only to illustrate their proximity to the development and should not be regarded as a guarantee of eligibility or admission. Travel times are approximate and by car unless otherwise stated. Sources the aa.com and Google. All images in this brochure are for illustrative purposes only.

Love your home,
not somebody else's.



SPECIFICATION

- Doubled glazed windows
- uPVC French Doors to rear private garden (where applicable)
- Gas fired central heating
- Carbon monoxide detector
- Mains operated smoke and heat detectors
- Power and light to garage within plot curtilage
- External light to front and rear
- Turf and landscaping to front garden
- Quality modern kitchens
- Stainless steel Zanussi appliances
- Plumbing for dishwasher and washing machine (where applicable)
- Roca sanitaryware
- Ceramic floor tiling to the kitchen, utility, downstairs cloakroom and hallway (where applicable)
- Wall tiling to bathroom and en suite
- Mixer taps to bath
- White emulsion to walls and ceiling
- Internal woodwork painted in almond white
- BT point to living room, bedroom 1 and study (where applicable)
- TV point to living room and bedroom 1 - Silver specification
- TV point to living room, bedroom 1 and kitchen - Gold specification
- Site built wardrobe to bedroom 1 - Gold specification
- Fully integrated fridge freezer, dishwasher and washer dryer - Gold+ specification
- TV point to living room, all bedrooms and kitchen - Gold+ specification
- Site built wardrobe to bedrooms 1 & 2 - Gold+ specification
- Turf to rear garden - Gold+ specification
- 10 year NHBC warranty





PERSONAL TOUCH

It's the little things that make your house your home

Our Personal Touch selection of optional finishes and fittings allows you to decide whether you want to upgrade the quality fittings we offer as standard, or even choose to include additional items so that you can make your new home as individual as you are.

And, most importantly of all, because we recognise that you want to move in to your ideal home from day one, we will ensure that all your chosen features are expertly fitted and finished by the time you move in.

KITCHENS:

- Upgraded kitchen doors and/or units
- Composite kitchen worktop
- Enhanced selection of sinks and taps
- Wine cooler
- Integrated fridge/freezer
- Induction hob
- Integrated microwave
- Integrated washer/dryer
- Under cupboard lighting

FLOORING:

- Carpeting
- Laminate flooring
- Luxury vinyl flooring
- Underfloor heating

CERAMIC TILING:

- Additional choice of tiling
- Tiling to additional areas
- Floor tiling
- Chrome tile trims

WARDROBES:

- A choice of fitted wardrobes

FIRE:

- Fire surround
- Electric fire

BATHROOM:

- Wall mounted vanity unit
- Shower over bath with shower screen and extra standard specific tiling
- Selection of shower fittings
- Chrome heated towel rail
- Bathroom accessories

ELECTRICAL:

- Additional TV or BT point
- Additional double electrical sockets in white or chrome
- Chrome sockets and switches to full home or downstairs
- External socket
- TV aerial
- White or chrome downlighters
- Decorative light fittings
- Burglar alarm

GARDENS:

- Turfed rear garden
- Landscaping
- Extended patio area
- Decorative external lighting
- Outside tap



Although we make every effort to ensure that as many Ashberry Personal Touch choices as possible are available to you, not every development offers all the range shown above. Therefore we recommend that you consult our Sales Advisor.



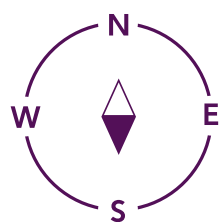
TILIA PARK

The beautiful development of three, four and five bedroom homes at Tilia Park in sought-after Cawston has been carefully designed to offer an impeccably high standard of living.

Thoughtfully created to nurture a sense of community, the properties are nestled in the rich countryside close to a thriving town.



Space for everyone in a house that deserves
to be called home.



Key to plan s/s Sub station, b/s Bin store, bcp Bin collection point, P.O.S. Public open space, v Visitor parking

The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. For details of individual properties and availability please refer to our Sales Advisor.

■ **The Roslinton**
3 BEDROOM HOME
plots 96, 97, 142, 143, 163,
164, 173, 174, 213 & 214

■ **The Dunham**
4 BEDROOM HOME
plots 93, 129, 130, 131, 160,
170, 171, 183, 189, 191, 196,
197, 245, 246 & 249

■ **The Laurieston**
4 BEDROOM HOME
plots 95, 165, 180, 182, 215,
218, 220 & 221

■ **The Sherwood**
4 BEDROOM HOME
plots 98, 141, 145, 223,
244 & 247

■ **The Telford**
4 BEDROOM HOME
plots 94, 126, 128, 132, 144, 161,
162, 172, 178, 181, 188, 195, 224,
226 & 248

■ **The Wykeham**
4 BEDROOM HOME
plots 169, 219, 222 & 225

■ **The Allextion**
5 BEDROOM HOME
plots 166, 176, 177 & 190

■ **The Brignall**
5 BEDROOM HOME
plots 89, 92, 99, 140, 146, 167,
168, 175, 186, 192, 194, 217, 242
& 250

■ **The Clumber**
5 BEDROOM HOME
plots 90, 91, 127, 179, 184, 185,
187, 193, 216, 240, 241 & 243

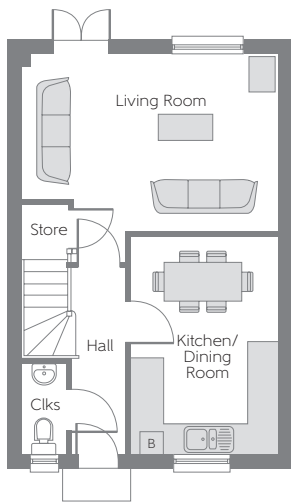
■ Affordable Homes



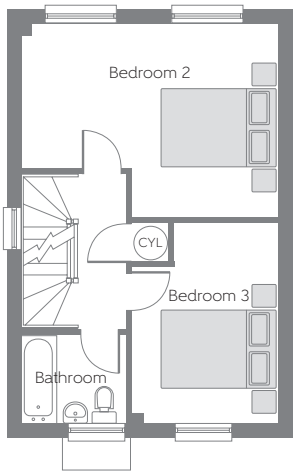


The Roslinton

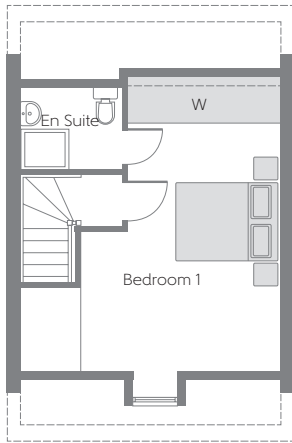
THREE BEDROOM HOME



Ground Floor



First Floor



Second Floor

Kitchen/ Dining Room	4.170m x 2.820m	13'8" x 9'3"
Living Room	4.950m x 3.950m (max)	16'3" x 13'6" (max)

Bedroom 1	5.640m x 4.950m (incl. ward) (max)	18'6" x 16'3" (incl. ward) (max)
Bedroom 2	4.950m x 3.720m	16'3" x 12'3"
Bedroom 3	3.850m x 2.830m	12'8" x 9'3"

B Boiler **CYL** Hot Water Cylinder **Clks** Cloakroom **W** Fitted Wardrobe - - - - Reduced Head Height

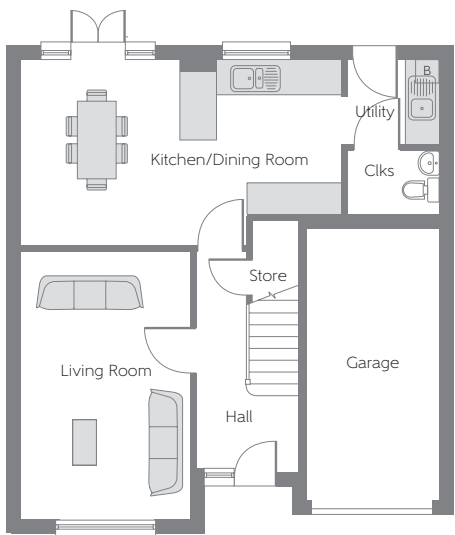
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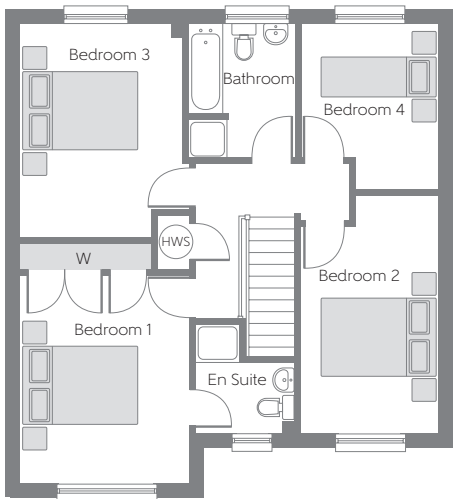


The Dunham

FOUR BEDROOM HOME



Ground Floor



First Floor

Kitchen/ Dining Room	6.070m x 3.480m (max)	19'11" x 11'5" (max)
Living Room	5.300m x 3.150m	17'5" x 10'4" (max)

Bedroom 1	3.920m x 3.150m (excl. ward.)	12'10" x 10'4" (excl. ward.)
Bedroom 2	4.500m x 2.610m (max)	14'9" x 8'7" (max)
Bedroom 3	4.020m x 3.030m (max)	13'2" x 9'11" (max)
Bedroom 4	3.120m x 2.590m (max)	10'3" x 8'6" (max)

 Boiler  Hot Water Storage  Cloakroom  Fitted Wardrobe

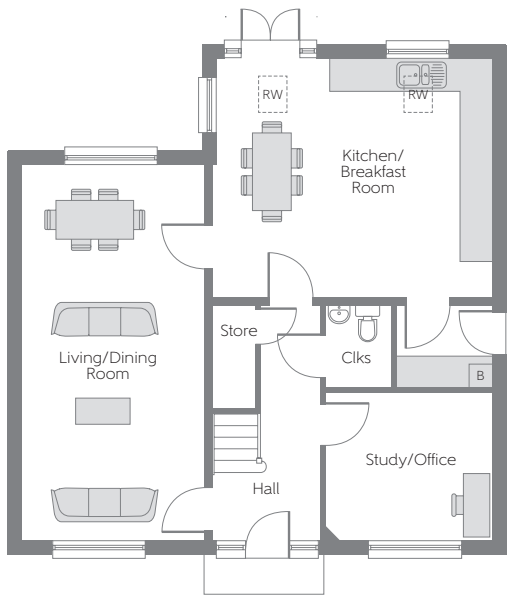
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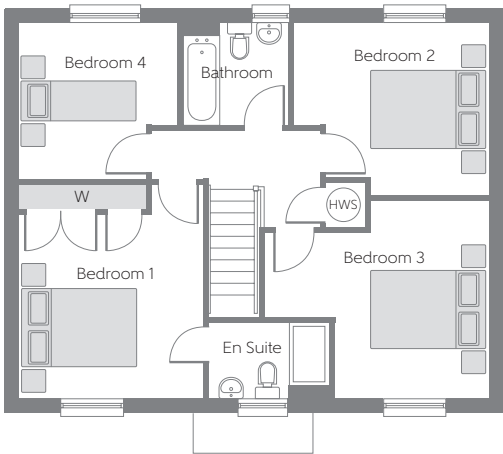


The Laurieston

FOUR BEDROOM HOME



Ground Floor



First Floor

Kitchen/Breakfast Room	5.300m x 4.490m	17'5" x 14'9"
Living/Dining Room	7.100m x 3.450m	23'4" x 11'4"
Study	3.160m x 2.800m	10'4" x 9'2"

Bedroom 1	4.050m x 3.600m (max)	13'4" x 11'10" (max)
Bedroom 2	3.690m x 3.270m	12'1" x 10'9"
Bedroom 3	4.250m x 3.730m (max)	13'11" x 12'3" (max)
Bedroom 4	3.000m x 2.950m (max)	9'10" x 9'8" (max)

B Boiler	HWS Hot Water Storage	W Fitted Wardrobe	RW Roof Window	Clks Cloakroom
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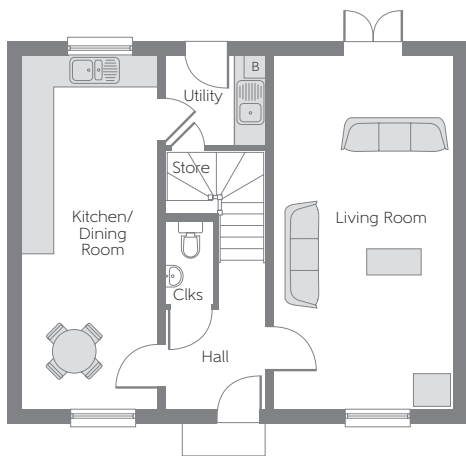
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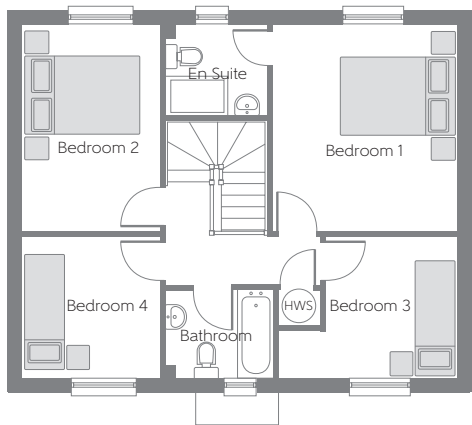


The Sherwood

FOUR BEDROOM HOME



Ground Floor



First Floor

Kitchen/Dining Room	6.800m x 2.590m	22'4" x 8'6"
Living Room	6.800m x 3.500m	22'4" x 11'6"

Bedroom 1	3.970m x 3.560m	13'0" x 11'8"
Bedroom 2	3.970m x 2.640m	13'0" x 8'8"
Bedroom 3	3.440m x 2.720m (max)	11'3" x 8'11" (max)
Bedroom 4	2.730m x 2.640m	9'0" x 8'8"

B Boiler **HWS** Hot Water Storage **W** Fitted Wardrobe **Clks** Cloakroom

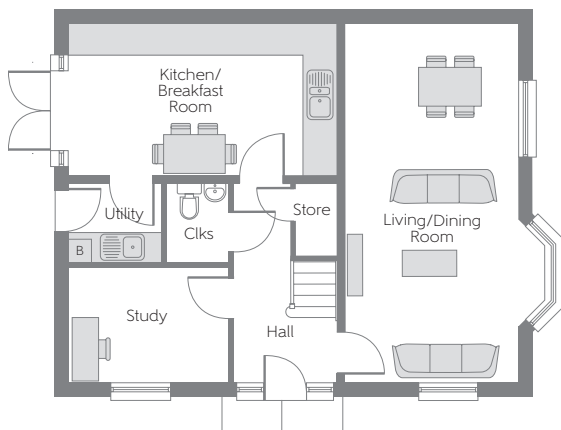
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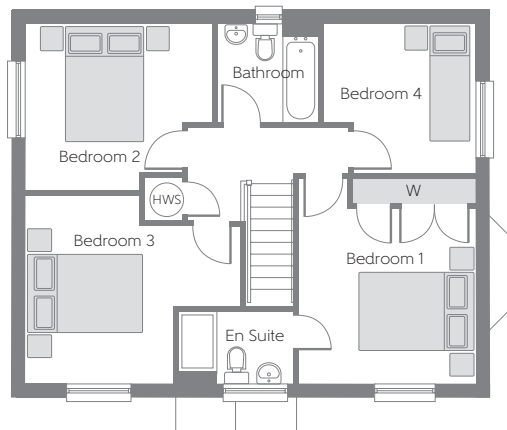


The Telford

FOUR BEDROOM HOME



Ground Floor



First Floor

Kitchen/Breakfast Room	5.300m x 3.000m	17'5" x 9'10"
Living/Dining Room	7.100m x 3.450m	23'4" x 11'4"
Study	3.160m x 2.280m	10'4" x 7'6"

Bedroom 1	4.050m x 3.500m (max)	13'4" x 11'6" (max)
Bedroom 2	3.690m x 3.270m (max)	12'1" x 10'9" (max)
Bedroom 3	4.250m x 3.730m (max)	13'11" x 12'3" (max)
Bedroom 4	3.000m x 2.950m (max)	9'10" x 9'8" (max)

B Boiler
 HWS Hot Water Storage
 W Fitted Wardrobe
 Clks Cloakroom

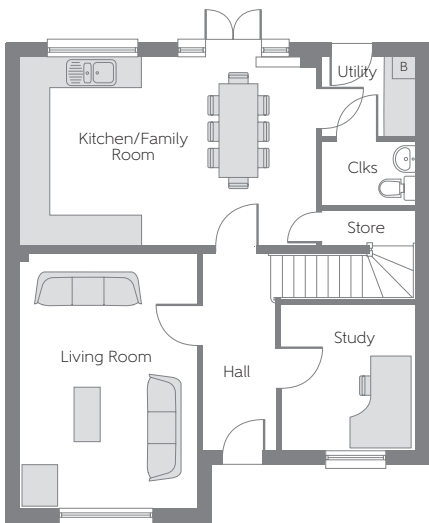
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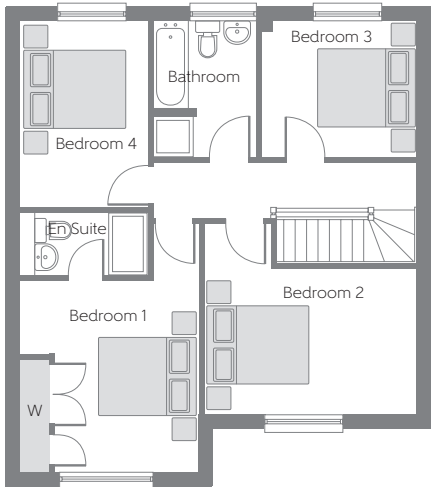


The Wykeham

FOUR BEDROOM HOME



Ground Floor



First Floor

Kitchen/Family Room	5.850m x 3.700m	19'2" x 12'2"
Living Room	5.000m x 3.490m	16'4" x 11'5"
Study	2.860m x 2.620m	9'5" x 8'7"

Bedroom 1	3.760m x 3.490m (max) (max)	12'8" x 11'5" (max) (max)
Bedroom 2	4.160m x 2.860m	13'7" x 9'5"
Bedroom 3	3.650m x 2.480m	11'11" x 8'1"
Bedroom 4	3.060m x 2.660m	10'0" x 8'8"

B Boiler **W** Fitted Wardrobe **Clks** Cloakroom

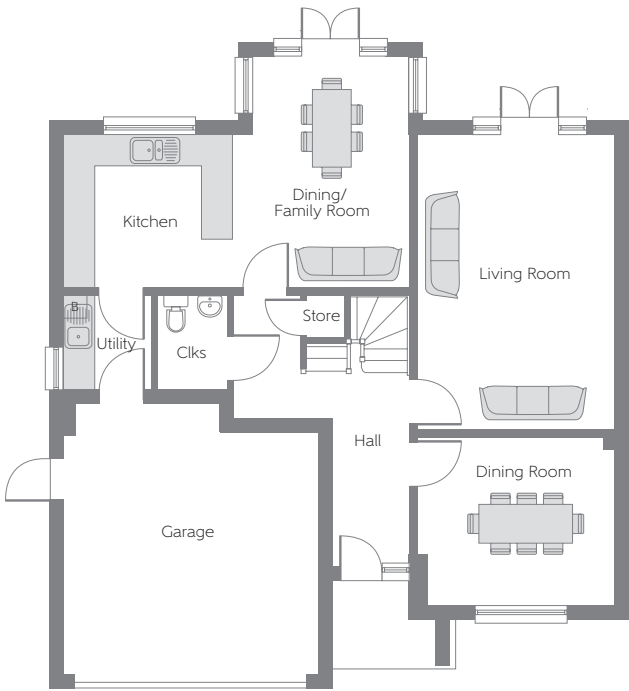
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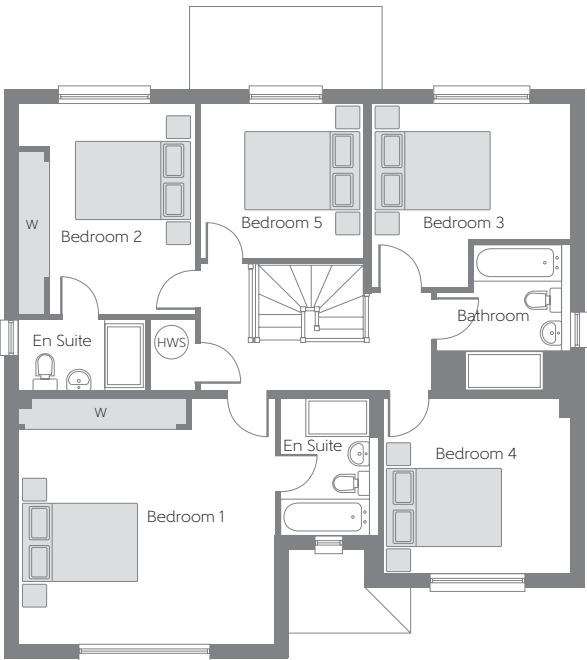
The Allextion

FIVE BEDROOM HOME



Ground Floor

Kitchen/Dining Family Room	6.600m x 4.420m (max) (max)	21'8" x 14'6" (max) (max)
Living Room	5.640m x 3.790m	18'6" x 12'5"
Dining Room	3.790m x 3.220m	12'5" x 10'7"



First Floor

Bedroom 1	4.880m x 4.580m (incl. ward.)	16'0" x 15'0" (incl. ward.)
Bedroom 2	4.040m x 3.380m	13'3" x 11'1"
Bedroom 3	3.820m x 3.510m	12'6" x 11'6"
Bedroom 4	3.160m x 2.990m	11'10" x 11'2"
Bedroom 5	3.160m x 2.990m	10'4" x 9'10"

B Boiler HWS Hot Water Storage W Fitted Wardrobe Clks Cloakroom

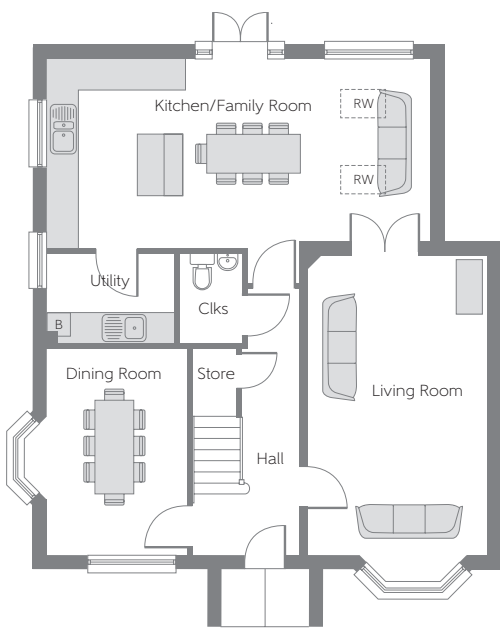
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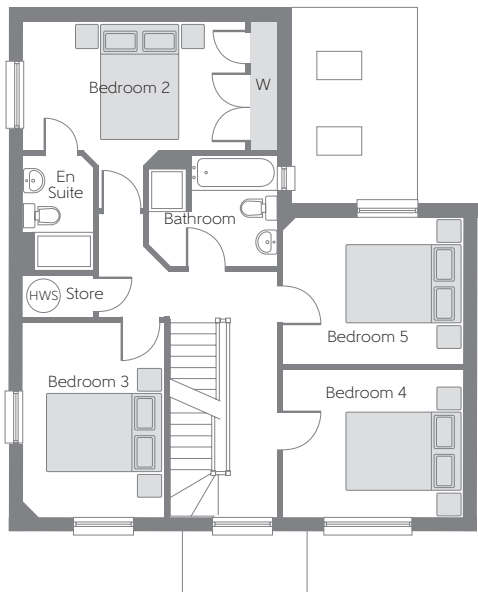


The Brignall

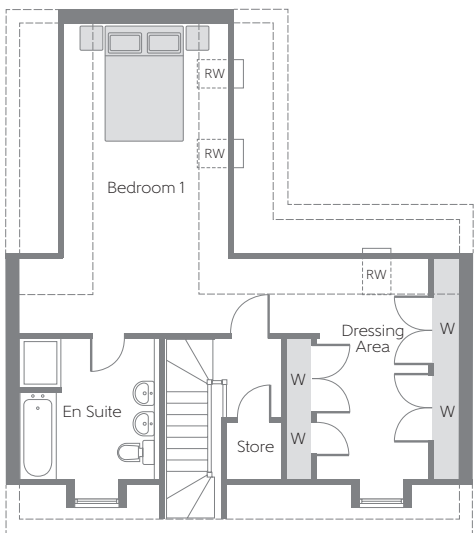
FIVE BEDROOM HOME



Ground Floor



First Floor



Second Floor

Kitchen/ Family Room	7.650m x 4.470m (max)	25'1" x 14'8" (max)
Living Room	5.970m x 3.590m	19'7" x 11'9"
Dining Room	4.130m x 2.820m	13'5" x 9'3"

Bedroom 2	4.440m x 3.750m (max)	14'7" x 12'4" (max)
Bedroom 3	3.880m x 2.800m	12'9" x 9'2"
Bedroom 4	3.610m x 2.930m	11'10" x 9'7"
Bedroom 5	3.610m x 2.930m	11'10" x 9'7"

Bedroom 1	6.190m x 3.300m	20'4" x 10'10"
Dressing Area	4.460m x 2.240m (excl. ward.)	14'8" x 7'4" (excl. ward.)

B Boiler **HWS** Hot Water Cylinder **W** Fitted Wardrobe **---** Reduced Head Height **Clks** Cloakroom **RW** Roof Window

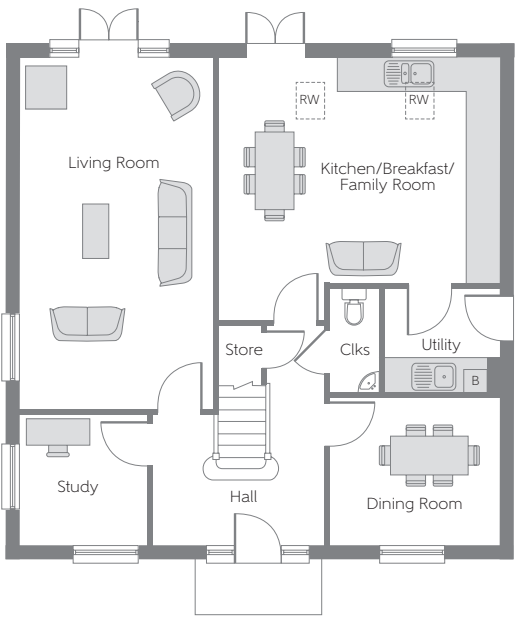
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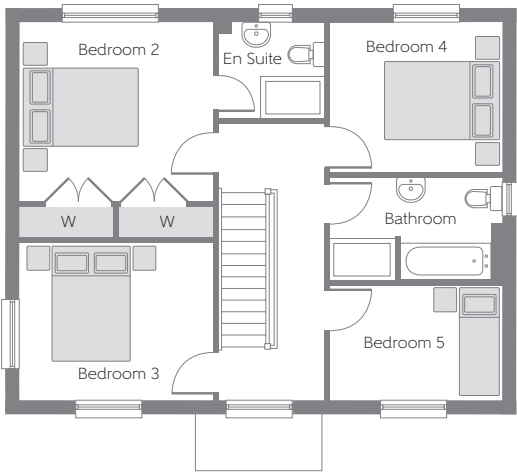


The Clumber

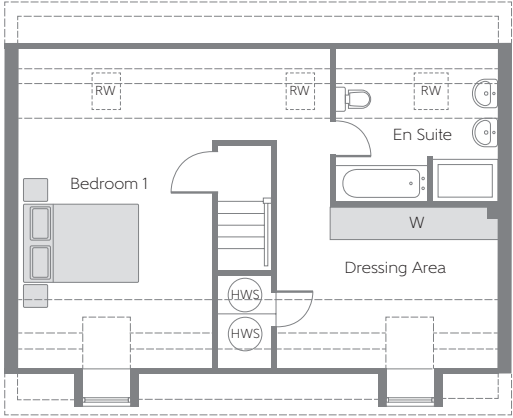
FIVE BEDROOM HOME



Ground Floor



First Floor



Second Floor

Kitchen/Breakfast/Family Room	5.200m x 4.910m (max)	17'1" x 16'1" (max)
Living Room	6.550m x 3.550m	21'6" x 11'8"
Dining Room	3.110m x 2.730m	10'2" x 9'0"
Study	2.400m x 2.370m	7'11" x 7'9"

Bedroom 2	3.590m x 3.440m (excl. ward.)	11'9" x 11'3"
Bedroom 3	3.590m x 2.950m	11'9" x 9'8"
Bedroom 4	3.140m x 2.850m	10'4" x 9'4"
Bedroom 5	3.140m x 2.150m	10'4" x 7'1"

Bedroom 1	5.990m x 5.800m (max)	19'8" x 19'0" (max)
Dressing Area	4.100m x 2.400m (excl. ward.)	13'5" x 7'11" (excl. ward.)

B Boiler **HWS** Hot Water Cylinder **W** Fitted Wardrobe **---** Reduced Head Height **Clks** Cloakroom **RW** Roof Window

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Here for you at every step.

At Ashberry Homes we know that when you are buying and selling a home it can be a time when you need support and guidance; that's why we are here to help you.

We strive to give all our customers an enjoyable house buying experience and help make their dream home a reality by keeping things sweet and simple.

Our expert team will be by your side to advise and guide you from the moment you first visit us right through to the completion of your purchase. We'll also be by your side on moving-in day to welcome you into your new home, helping to ensure your move goes smoothly. And we don't just stop when you have the keys. Should you need us, our customer care team is on hand to help with any query you might have, no matter how small.

We work hard to provide a level of service and customer care second to none to ensure you will have many years of enjoyment in your new home.





Ashberry Home Exchange

We understand your current home is more than bricks and mortar, it's full of hard work and memories. The time has come to move on and up, but understandably you'll only sell your home for what it's worth. That's why we'll arrange for 2 independent estate agents to value your home before we make you an offer, to ensure the price we offer is fair. That's refreshing...



Ashberry Assisted Move

Selling your home can be hard work, so let us help. We'll work with you to appoint a local estate agent to market your home at a price you're happy with.

We'll then speak directly with the agent and call you with an update at least once a week. It all adds up to Ashberry Homes, refreshingly different.



The particulars in this brochure are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. Designed by thinkBDW 01206 546965. 16/671/05/17.

We look forward to meeting you...



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