



**WREN GREEN**  
BAMBER BRIDGE



A COLLECTION OF  
2, 3 AND 4 BEDROOM HOMES  
[wrengreen.co.uk](http://wrengreen.co.uk)



**COUNTRYSIDE**  
Places People Love





WREN GREEN

## BEAUTIFULLY DESIGNED HOMES

We're proud to showcase our latest exclusive development of stunning 2, 3 and 4 bedroom homes. Situated on the historic site of a Victorian cotton mill, Wren Green is just a stone's throw from Bamber Bridge and all it has to offer.

The homes themselves are an exciting example of sleek, stylish design tailored specifically to modern family life. Featuring a large open-plan kitchen/diner, smart French doors and your own private garden, each of these properties offers the ideal environment to start or grow your family.



## I'M INCLUDED...

As soon as you're inside a Countryside home you'll begin to realise the quality and design of the features which are included.

You'll find everything has been carefully considered to work for you and your lifestyle. For full information on all that comes as standard please refer to the 'What's Included In Your New Home?' insert.

THE NEW STAMFORD

Selected features are included where housetype size allows.

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# LOCAL AREA...

Wren Green is within walking distance of the historic Bamber Bridge. The city of Preston is just a short drive down the road too.

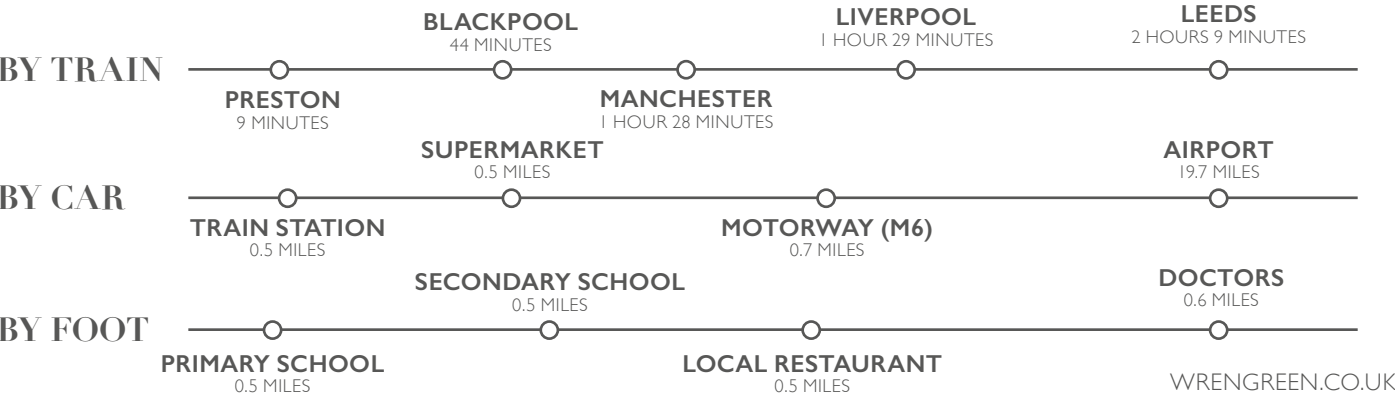
Bamber Bridge has a great high street with a wide range of shops, banks and a main branch Post Office. For the 'family shop' choose from Sainsbury's, Aldi and Morrisons, which are all within a mile.

There's plenty to do locally too. For those who like to stay active, there's a large park, a well-equipped leisure centre

with pool and gym, and even a local football team. There's no shortage of places to eat and drink either, in fact, with a range of cosy coffee shops, traditional pubs and enticing restaurants, you could say you're spoilt for choice.

Bamber Bridge is also home to a number of good quality primary and secondary schools. For transport, you're only a mile from the M6 motorway and a short walk from Bamber Bridge train station. The city of Preston is just four miles away with convenient transport links via bus or train.

# TRANSPORT LINKS





## CLOSE TO THE CITY

With historic links to the Industrial Revolution, Preston has, over time, evolved into a lively city with a buzz all of its own.

Yet despite the hustle and bustle, Preston is also blessed with plenty of green, open spaces, from the characterful Winckley Square to the stunning Avenham Park, where you can while away the hours strolling along the River Ribble.

Just down the road, Preston's Dock and Marina offers another great way to spend your spare time with eateries, pubs and a cinema to keep you entertained.

If shopping's your thing, you'll be pleased to know that Preston boasts not one, but two shopping centres, as well as numerous high street stores. The city is also home to a number of independent shops, boutiques and outdoor markets.

On the food and drink front, the city offers plenty of opportunity to sample traditional and international flavours at restaurants, cafes and tea shops.

All this, along with museums, arts and music venues, and even a steam railway, means that there really is something for everyone in this thriving, well-connected city.



# ABOUT US

Countryside is a leading UK home builder and urban regeneration partner. We believe that where we live matters. We're passionate about creating places people aspire to live, where they feel a true sense of belonging.

Striving to be industry leaders in our approach to social responsibility, we deliver all our homes in an environmentally responsible, ethical, safe and sustainable manner. This is reflected in the execution of our developments, our working practices and the value we bring to communities.

All of our developments and homes carry a signature style and character, designed to work for the way people live today – with materials that reflect our commitment to quality. Our exacting standards and sustainable credentials combine to create places that will stand the test of time. As a result, we hold more Housing Design Awards than any other developer.

From the character of the homes we build, to the planning of environments and the unique detailing of the landscape, our creative approach to placemaking creates places where people feel at home. We provide a greater sense of belonging, spirit of neighbourhood and quality of life for everyone who lives in and around our developments.

It is all this and more that enables us to create **places people love.**



A man in a black jacket with the 'Countryside' logo is showing a brochure to a smiling couple in a modern kitchen. The kitchen features white cabinetry, a light wood countertop, and a stainless steel sink. A large window with white blinds is in the background.

## CUSTOMER CARE

We have a dedicated team who are committed to working to our own Customer Charter, ensuring we always deliver the very best service.

From our experienced construction team through to our trained Sales Consultants, we ensure you are fully informed with respect to your purchase. We offer guidance on the complete process involved in buying a Countryside home and we can put you in touch with independent financial advisors and solicitors.

From the moment you reserve your plot, to the day you receive your keys and beyond, a dedicated Sales Progressor will guide you through the process and ensure you receive the very best service from Countryside.

Every Countryside home carries our commitment to quality and improvement. You have the added assurance of every Countryside home being covered by an NHBC Warranty, protecting against structural defects for a 10-year period following the date of legal completion.

Each property is also quality checked and commissioned by our dedicated Customer Care team before it is handed over to you. Prior to legal completion the Sales Consultant along with the Site Manager will invite you to a home demonstration where they will walk you through all aspects of your new home.

The Sales Consultant will complete a formal handover of your property on legal completion. Our Site Management team will also visit on several occasions to ensure you are settling in.

All of our homes are covered by a comprehensive 2-year Customer Service Warranty as standard, providing you with 24-hour emergency cover.

As registered home builders with NHBC Warranty we also follow the Consumer Code, which ensures you as a new homeowner are treated fairly and are fully informed about your purchase before and after signing your contract.



# HELP TO BUY

The Government-backed Help to Buy scheme can work for you if you want to get onto the property ladder or simply make your monthly payments more affordable.

The scheme applies to first-time buyers and includes regional price caps. For the north west the price cap is £224,400, however price caps vary dependent on location.

## How it works...

With Help to Buy you only need a deposit of 5%\* of the property's purchase price, because the Government will lend you a further 20%#. That means you'll have a 75% mortgage and 100% ownership of your beautiful new home.

On a property worth £200,000:

5% Deposit – £10,000

20% Government loan – £40,000

75% Mortgage – £150,000

## The benefits of Help to Buy...

- You only need a 5% deposit
- You can receive a Government-backed 20% equity loan
- The equity loan is interest free for the first 5 years
- You will have 100% ownership of your home
- You can access competitive mortgage rates†
- You can have lower monthly repayments

\*5% deposit is applicable with the Government's Help to Buy scheme and is available to first-time buyers.

#20% Government-backed Equity Loan subject to status.

†Terms and conditions apply.

THE NEW ASHBOURNE

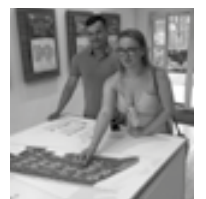


# CUSTOMER STORIES



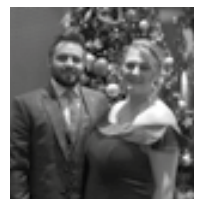
**Hannah & Conleth**

“Countryside has guided us through all the steps we need to follow and it's been really straightforward. We've also been able to do everything at our own leisure and pace.”



**Gina & Liam**

“We used the Help to Buy scheme to buy our new home but we didn't know much about it at first. Countryside has guided us through all the steps we need to follow and it's been really straightforward.”



**Shaun & Kelly**

“We've been saving on and off for the last two years and with only needing 5% deposit we've now been able to reserve our dream home.”

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## THE NEXT STEPS

From taking online virtual tours to visiting our showhomes in person, one-to-one meetings with our Sales Consultants to scheduled telephone appointments, we understand that everyone likes to do things in their own way which is why we can work with you to secure your new dream home using whatever methods work best for you.

We can even put you in touch with an Independent Financial Advisor who can discuss the best financial choices and mortgage options for you. This along with our dedicated Sales Team who will talk you through every step of the buying process means **choosing a new home from Countryside really is as simple as 1, 2, 3...**

### STEP 1. VIEWING & TOURS

In order to get you moving we can help you gather as much information as you need. You can take a **virtual tour** from the comfort of your own home, **talk on the phone or online** or visit us at one of our early **on-site Sales Offices**.

We can talk you through the available housetypes, their pricing, the site plan and of course our **luxury Countryside specification**. We can even give you a tour in person or virtually of our stunning showhomes at your chosen or other live developments. Our website also displays an **up-to-date list of all our available homes**.

Our Sales Consultants will be happy to talk to you about any questions you may have so why not **book an appointment today**.

### STEP 2. INFORMATION & ADVICE

We can put you in touch with an **Independent Financial Advisor** who can access the **whole market** for lenders, advise on **Help to Buy** plus give you **free independent, confidential advice**.

We are here to talk you through the **Buying Process** and the next steps for **reserving your dream home**.

Our homes have a **fantastic specification as standard**, details of which can be found on our 'What's Included In Your New Home?' insert. We also have a list of extras that you can purchase through us to **personalise your new home**, including flooring, alarms, Quartz kitchen worktops plus much more. Our **dedicated Sales Team** will be happy to take you through the full selection.

### STEP 3. MAKING A RESERVATION

You can make a reservation with our Sales Consultants in person or alternatively a reservation can be made over the phone and all paperwork can be issued to you by email.

We're here for you **every step of the way**, so that means taking you through **all aspects of the paperwork**, keeping you up to date with the **progress of your new home** and keeping in regular contact with you regarding the next steps of your purchase to ensure you have a **hassle-free move**.



## WHY BUY NEW?

Building a better future and caring for the environment, Countryside creates quality, eco-friendly and sustainable homes in the best locations.

Our outstanding range of new homes are designed for modern living, offering lower environmental impact, running costs and maintenance. These provide compelling reasons to choose a new home from Countryside. In recognition of this, we have received more than 100 awards for sustainability since 2000.

A new home from Countryside is on average 6.5 times more energy efficient than one built just 30 years ago.

Our developments contribute to a higher quality of life by protecting the environment, promoting social cohesion and strengthening the local economy.

We achieve this through building attractive residential areas with their own architectural character and identity and convenient transport links to essential local amenities such as schools and shops.

In addition, our new homes are well designed, comfortable, safe, adaptable and wherever possible they are constructed from materials that have a reduced impact on the environment.



THE NEW STAMFORD

## CUSTOMER STORIES



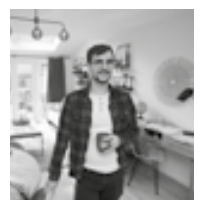
**Suzanne & John**

"All those added extras that you usually have to pay more for with other developers come as standard with Countryside. It's amazing really!"



**Jonathan & Wendy**

"Countryside's Ellesmere home was absolutely the right choice. Skylight windows, nicely spaced plots and a good sized garden with fencing thrown in – a much more desirable package than what the competition were offering."

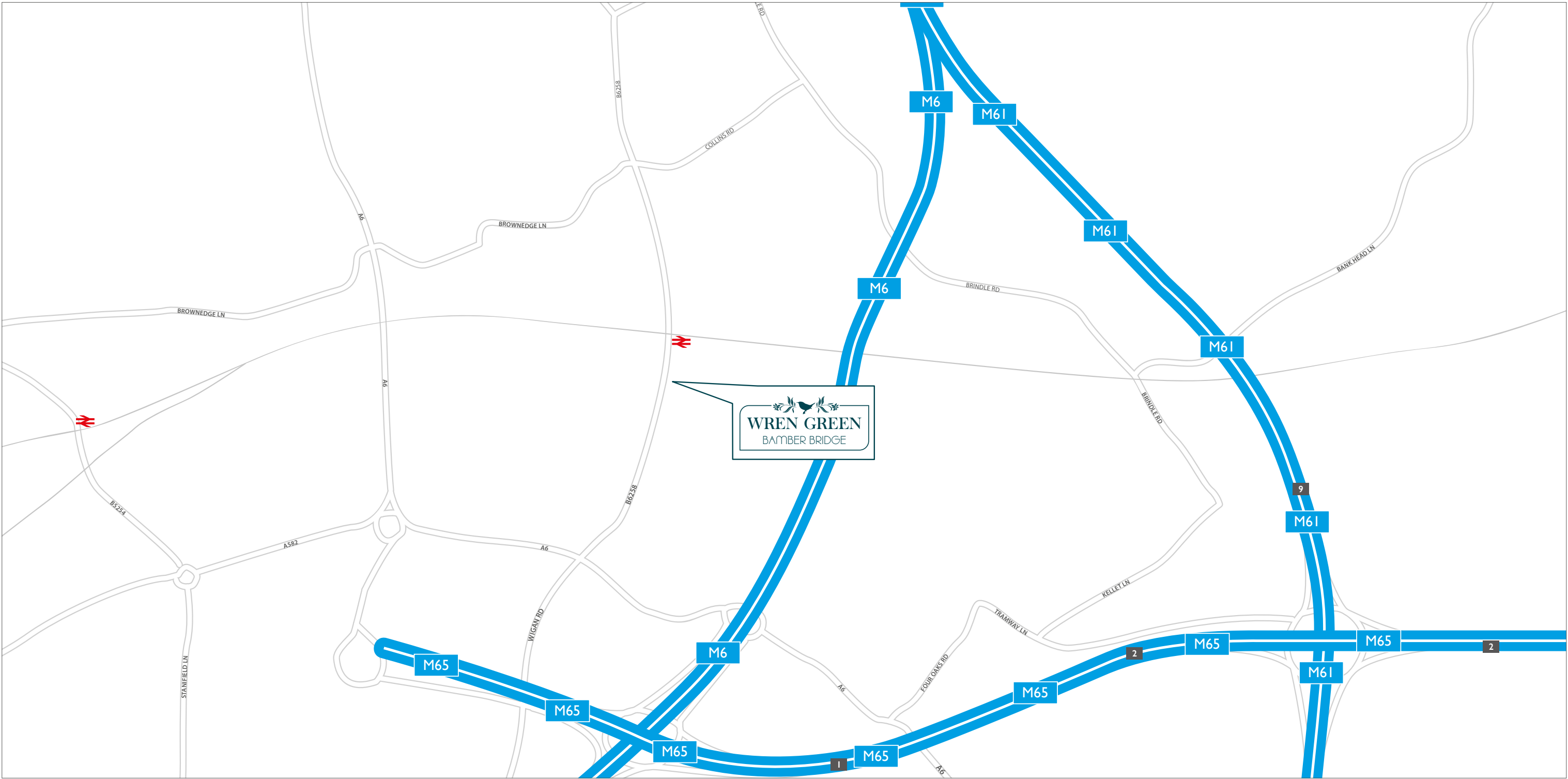


**James**

"It is a gorgeous home with a unique layout that I love. The specification is far and above what is on offer elsewhere and it's more than I could wish for."



# HOW TO FIND US



## From the M6

At junction 29, take the M65 exit following signs for Bamber Bridge/A6/B6258. At the roundabout, take the exit onto Lostock Lane/A6. Take the first right onto Station Road/B6258. After less than a mile, turn right onto Wesley Street and after a short distance you will arrive at Wren Green turning right onto Mill Street. Drive through the first phase of the development following the signage and you will arrive at the Show Village.

## FOR YOUR SAT NAV: PR5 6NN

Directions are taken from Google Maps and are intended as a guide.



@Countryside\_NW



@Countryside\_Inspire

Please speak to our Sales Consultants for details of specific plots. Please note choices and upgrades are only available subject to the construction stage of the property. Please ask our Sales Consultants for further details. Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Countryside Properties (UK) Ltd. reserve the right to amend the specification as necessary and without notice. This does not constitute or form any part of a contract or sale. Images are indicative only.

Countryside Properties (UK) Ltd. Online version Jan 2021. 6539.019.

Images may include items of non-standard specification. Please see our Sales Consultants for further details.



# SITE PLAN



- KEY
- THE IRWELL  
2 bedroom home (662sqft)
  - THE NEW WEAVER  
3 bedroom home (865sqft)
  - THE GRANTHAM  
3 bedroom home (850sqft)
  - THE ELLESMERE  
3 bedroom home (855sqft)
  - THE LONGFORD  
3 bedroom home (893sqft)
  - THE NEW STAMFORD  
3 bedroom home (1005sqft)
  - THE ASHBOURNE  
3 bedroom home (991sqft)
  - THE WALTON  
3 bedroom home (1022sqft)
  - THE SELBY  
3 bedroom home (1050sqft)
  - THE ALLEN  
4 bedroom home (1165sqft)
  - THE DUNHAM  
4 bedroom home (1199sqft)
  - THE ASHLEY  
4 bedroom home (1301sqft)
  - THE RIBBLE  
4 bedroom home (1303sqft)



# THE IRWELL

TWO BEDROOM HOME



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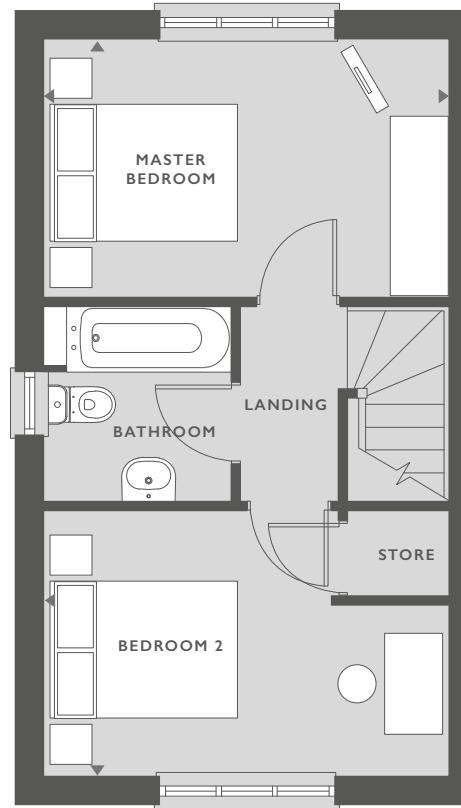
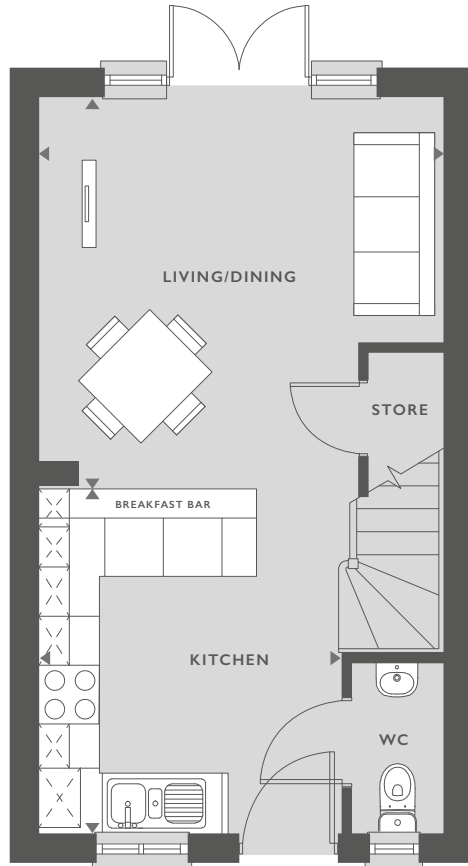
Places People Love



# THE IRWELL

## TWO BEDROOM HOME

662 SQFT  
61.5 M<sup>2</sup>



### FEATURES:

- Stylish open-plan kitchen/dining/living room with French doors leading to the garden
- Convenient store room and separate WC
- Spacious master bedroom
- One further well proportioned bedroom
- Modern family bathroom

### GROUND FLOOR

LIVING/DINING ROOM	4.07M X 3.97M	13'4" X 13'
KITCHEN	3.22M X 3.50M	10'7" X 11'6"

### FIRST FLOOR

MASTER BEDROOM	4.07M X 2.57M	13'4" X 8'6"
BEDROOM 2	4.07M X 2.71M	13'4" X 8'11"

■ SVP

Some plots may be subject to additional gable and bay windows.

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# THE NEW WEAVER

THREE BEDROOM HOME



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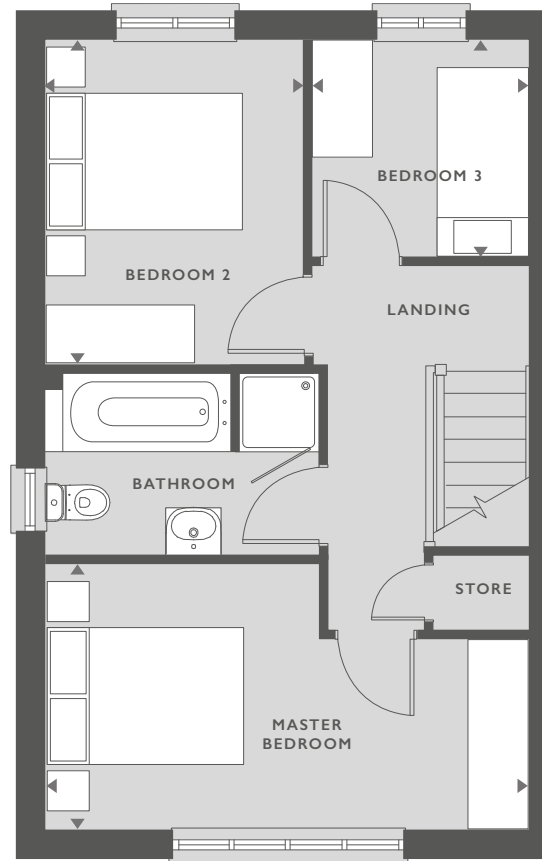
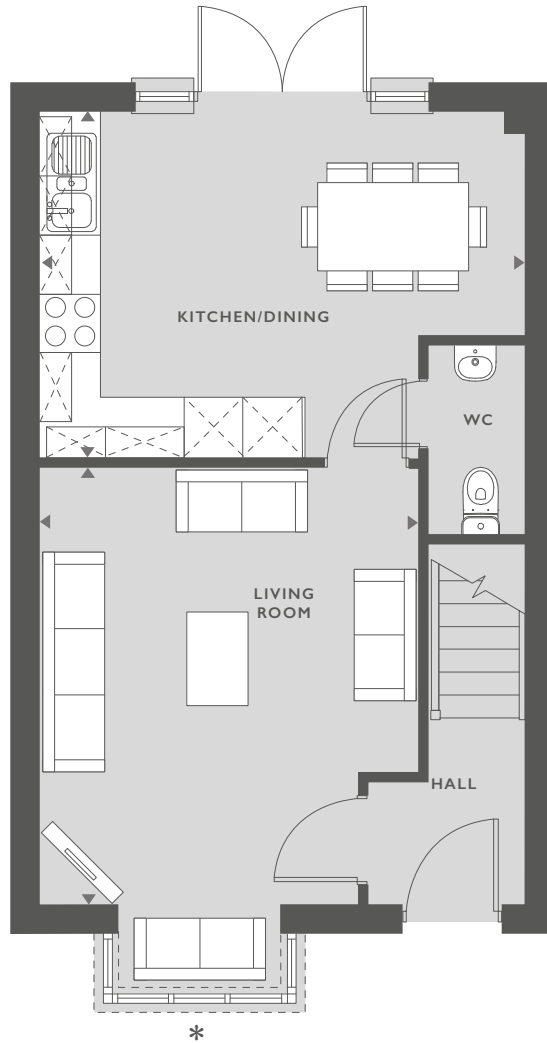


# THE NEW WEAVER

## THREE BEDROOM HOME

865 SQFT

80.4 M<sup>2</sup>



## FEATURES:

- Spacious living room with contemporary bay window\*
- Stylish open-plan kitchen/dining room
- French doors leading to rear garden
- Convenient downstairs WC
- Three well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle decorated with Porcelanosa tiles

## GROUND FLOOR

KITCHEN/DINING	4.84M X 3.50M	15'11" X 11'6"
LIVING ROOM	3.82M X 4.41M	12'7" X 14'6"

## FIRST FLOOR

MASTER BEDROOM	4.88M X 2.70M	16' X 8'10"
BEDROOM 2	2.61M X 3.24M	8'7" X 10'8"
BEDROOM 3	2.17M X 2.20M	7'1" X 7'7"

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# THE GRANTHAM

THREE BEDROOM HOME



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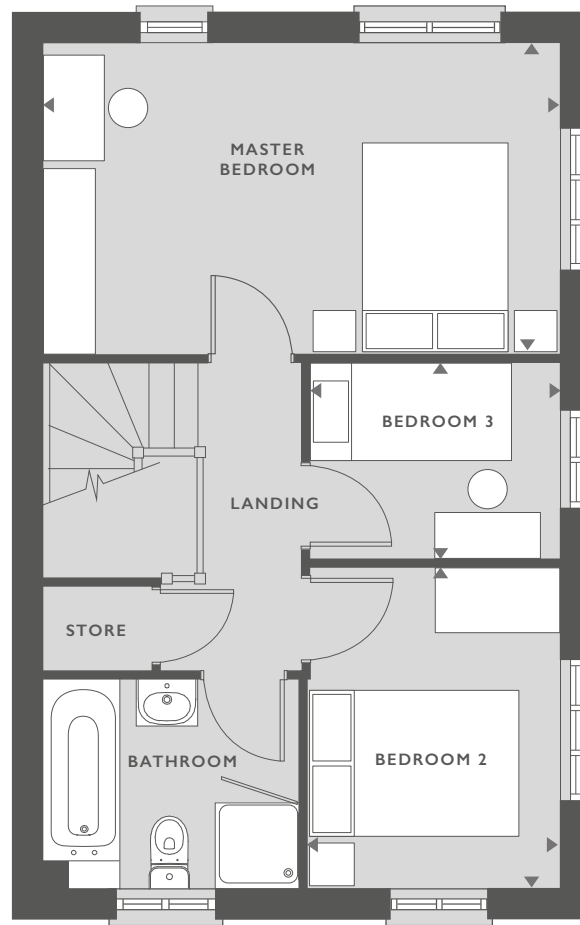
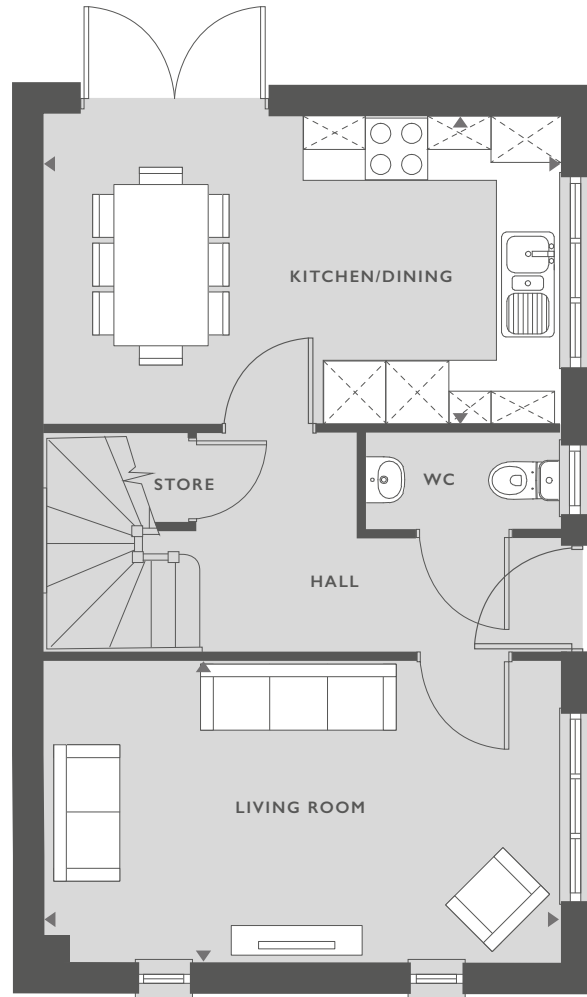


# THE GRANTHAM

## THREE BEDROOM HOME

850 SQFT

79.0 M<sup>2</sup>



### FEATURES:

- Stylish open-plan kitchen/dining room with French doors leading to rear garden
- Two spacious double bedrooms and a third bedroom that can also be used as an office
- Modern family bathroom with separate shower cubicle decorated with Porcelanosa tiles
- Convenient store room and separate WC

### GROUND FLOOR

KITCHEN/DINING	4.89M X 2.95M	16' X 9'8"
LIVING ROOM	4.89M X 2.84M	16' X 9'4"

### FIRST FLOOR

MASTER BEDROOM	4.89M X 2.95M	16' X 9'8"
BEDROOM 2	2.99M X 2.37M	9'9" X 7'9"
BEDROOM 3	2.37M X 1.87M	7'9" X 6'1"

■ SVP

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# THE ELLESMERE

THREE BEDROOM HOME



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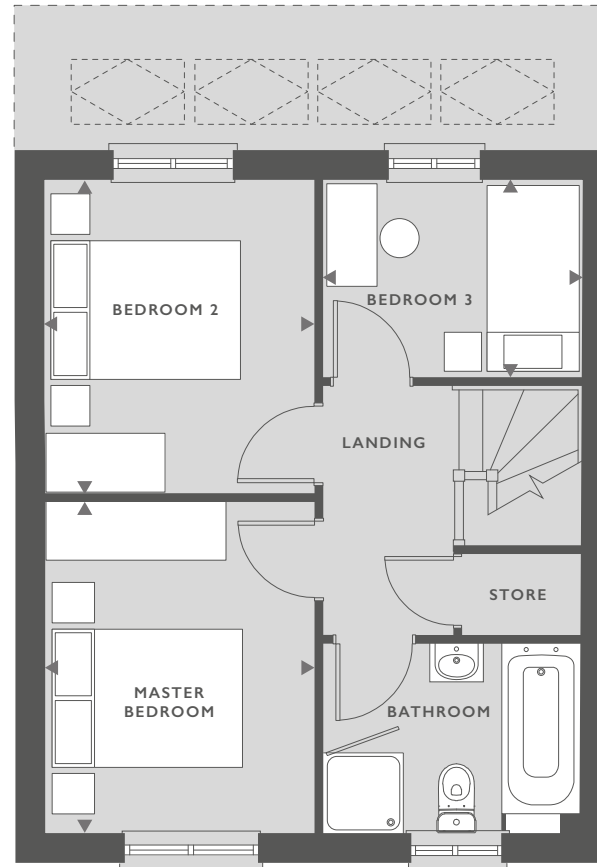
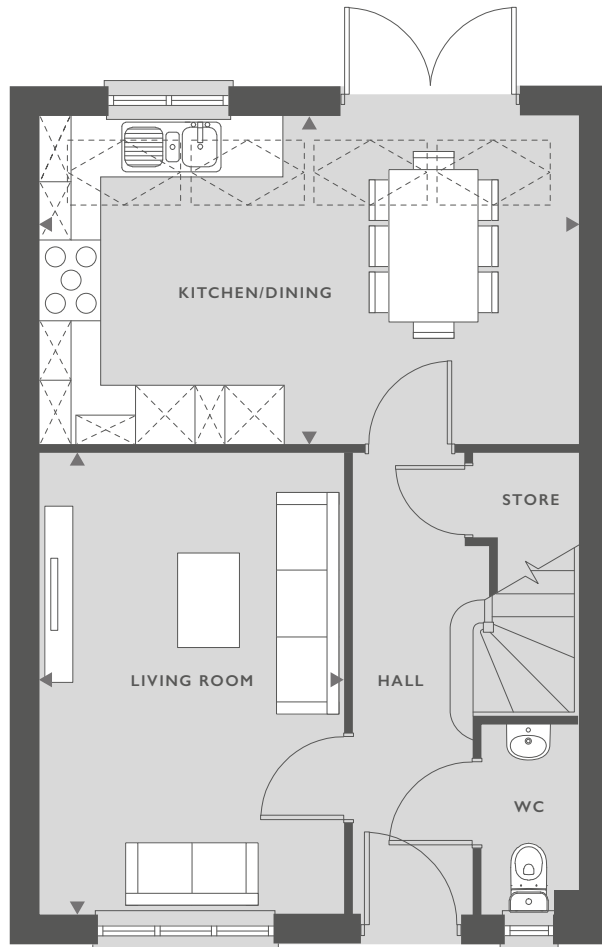


# THE ELLESMERE

## THREE BEDROOM HOME

855 SQFT

79.4 M<sup>2</sup>



### FEATURES:

- Stylish kitchen/dining room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room
- Three well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle decorated with Porcelanosa tiles

### GROUND FLOOR

KITCHEN/DINING ROOM	5.34M X 3.29M	17'6" X 10'10"
LIVING ROOM	3.06M X 4.61M	10' X 15'2"

### FIRST FLOOR

MASTER BEDROOM	2.71M X 3.33M	8'11" X 10'11"
BEDROOM 2	2.71M X 3.13M	8'11" X 10'4"
BEDROOM 3	2.56M X 1.97M	8'5" X 6'6"



Skylight windows

Some plots may be subject to additional gable and bay windows.

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# THE LONGFORD

THREE BEDROOM HOME



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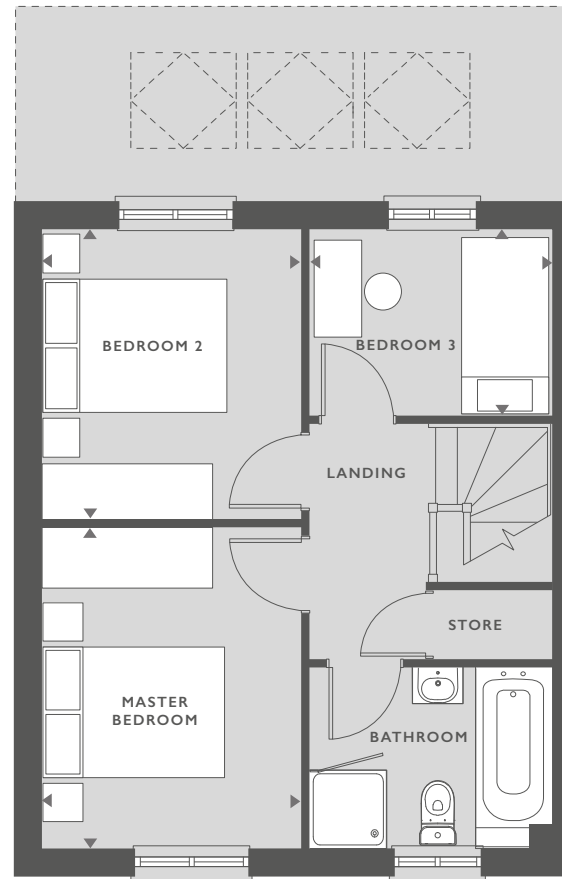
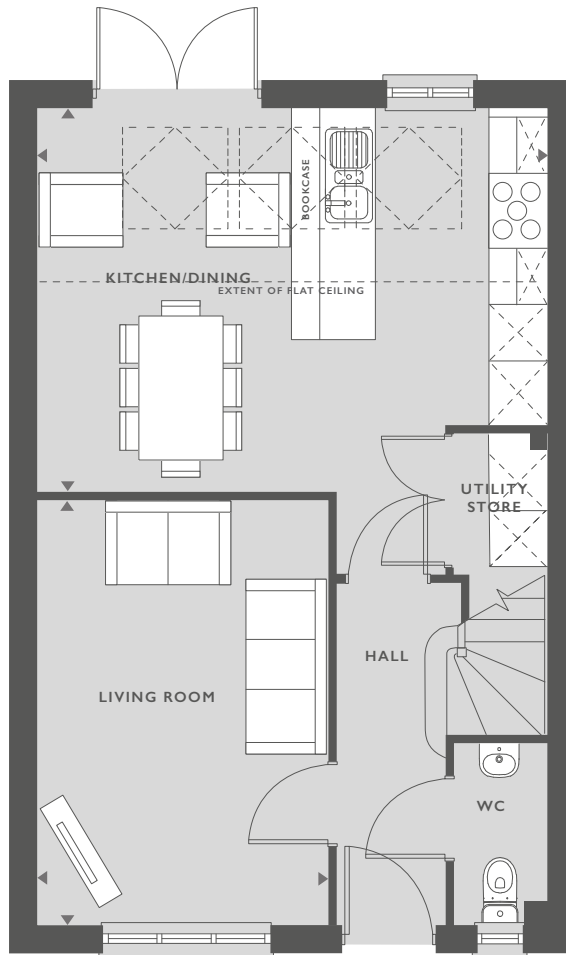


# THE LONGFORD

## THREE BEDROOM HOME

893 SQFT

82.9 M<sup>2</sup>



### FEATURES:

- Stylish open-plan kitchen/dining room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room
- Three well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle decorated with Porcelanosa tiles

### GROUND FLOOR

KITCHEN/DINING ROOM	4.07M X 5.34M	13'4" X 17'6"
LIVING ROOM	4.49M X 3.08M	14'7" X 10'10"

### FIRST FLOOR

MASTER BEDROOM	3.40M X 2.73M	11'2" X 9'
BEDROOM 2	3.06M X 2.73M	10'1" X 9'
BEDROOM 3	2.54M X 1.94M	8'3" X 6'4"

 Skylight windows

 SVP

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# THE NEW STAMFORD

THREE BEDROOM HOME



COUNTRYSIDE

Places People Love

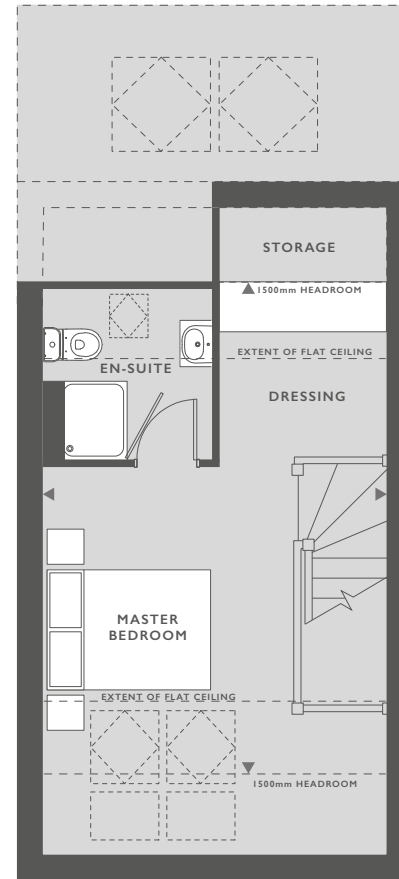
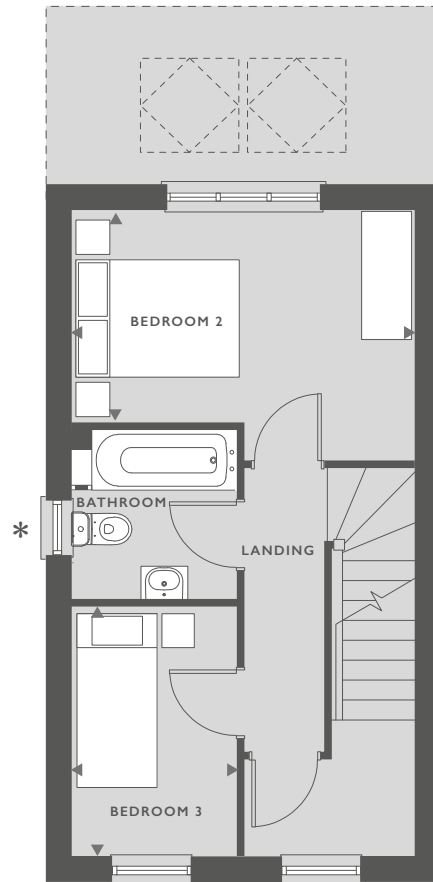
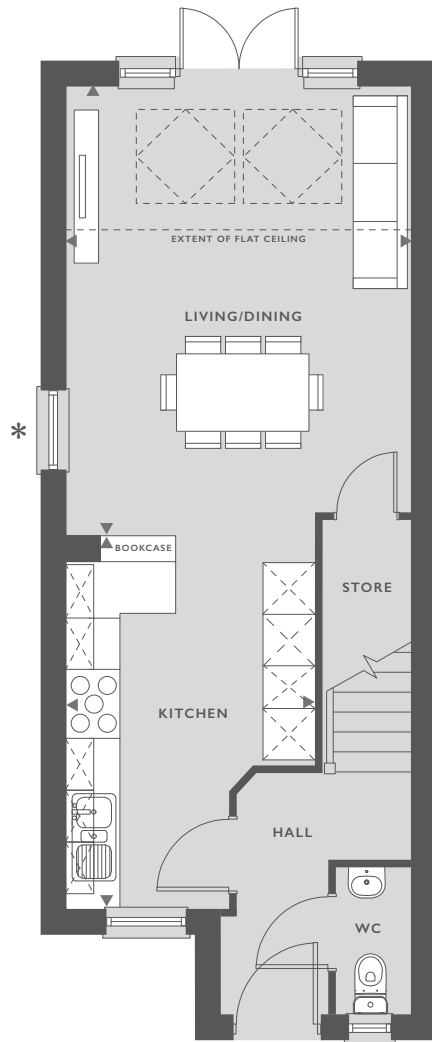


# THE NEW STAMFORD

## THREE BEDROOM HOME

1005 SQFT

93.4 M<sup>2</sup>



### FEATURES:

- Open-plan kitchen/dining and living room
- Impressive skylight windows and French doors leading to rear garden
- Convenient downstairs store room and WC
- Private master bedroom with en-suite, dressing area and skylight windows
- Two further well-proportioned bedrooms
- Modern family bathroom

### GROUND FLOOR

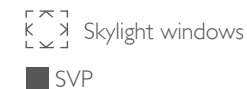
KITCHEN	2.90M X 4.46M	9'6" X 14'7"
LIVING/DINING	3.92M X 5.02M	12'9" X 16'5"

### FIRST FLOOR

BEDROOM 2	3.92M X 2.44M	12'10" X 8'
BEDROOM 3	1.90M X 2.87M	6'3" X 9'5"

### SECOND FLOOR

MASTER BEDROOM	3.92M X 5.61M#	12'10" X 18'5"
#HEADROOM OVER 1.5M		



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# THE ASHBOURNE

THREE BEDROOM HOME



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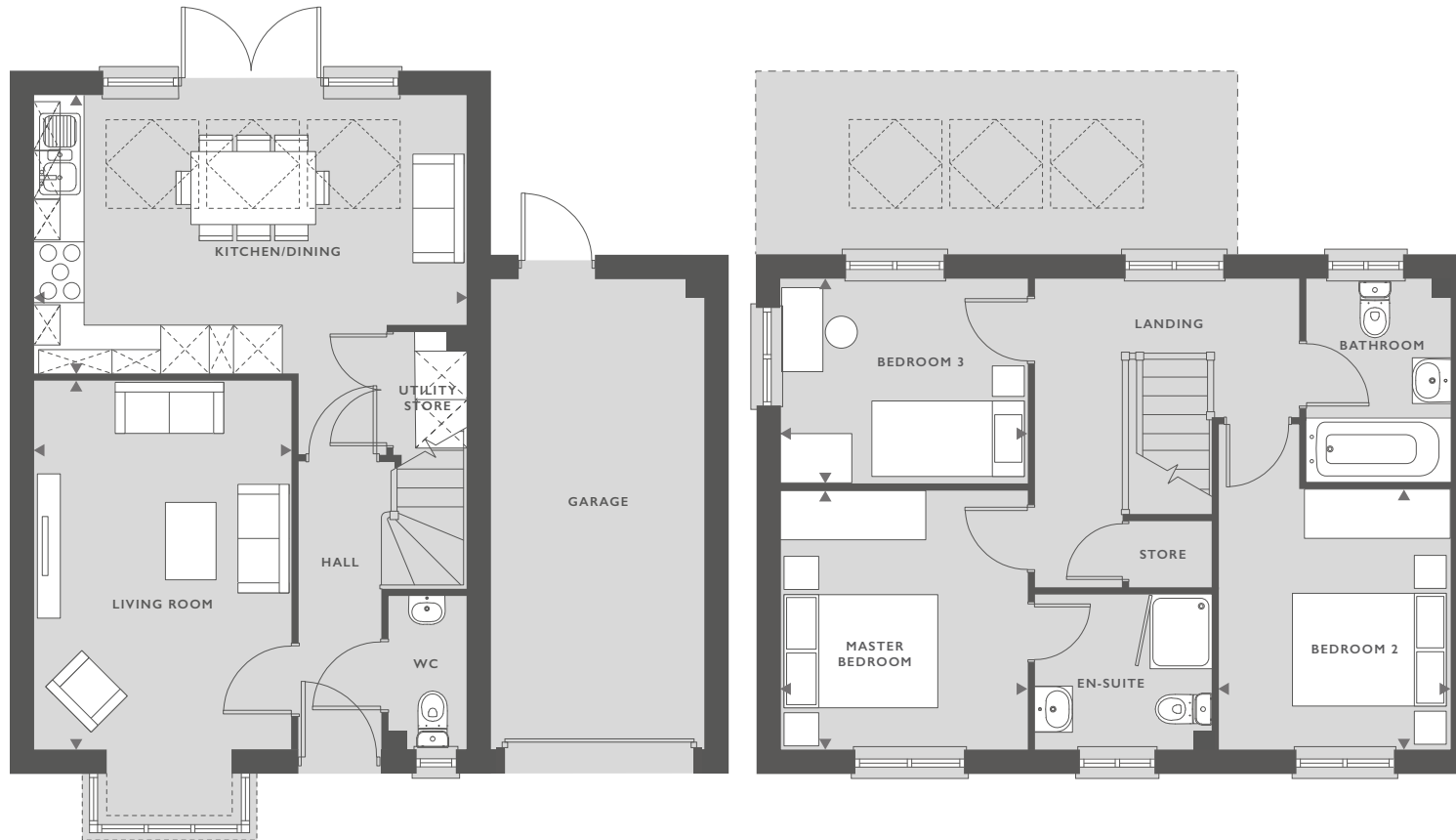


# THE ASHBOURNE

## THREE BEDROOM HOME

991 SQFT

92.1 M<sup>2</sup>



### FEATURES:

- Stylish open-plan kitchen/dining room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room with beautiful bay window
- Master bedroom with en-suite
- Two further well-proportioned bedrooms
- Modern family bathroom
- Single garage

### GROUND FLOOR

KITCHEN/DINING ROOM	5.29M X 3.41M	17'4" X 11'2"
LIVING ROOM	4.51M X 3.14M	14'9" X 10'3"

### FIRST FLOOR

MASTER BEDROOM	3.02M X 3.17M	9'11" X 10'4"
BEDROOM 2	2.82M X 3.18M	9'3" X 10'5"
BEDROOM 3	3.02M X 2.50M	9'11" X 8'2"

 Skylight windows

 SVP

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# THE WALTON

THREE BEDROOM HOME



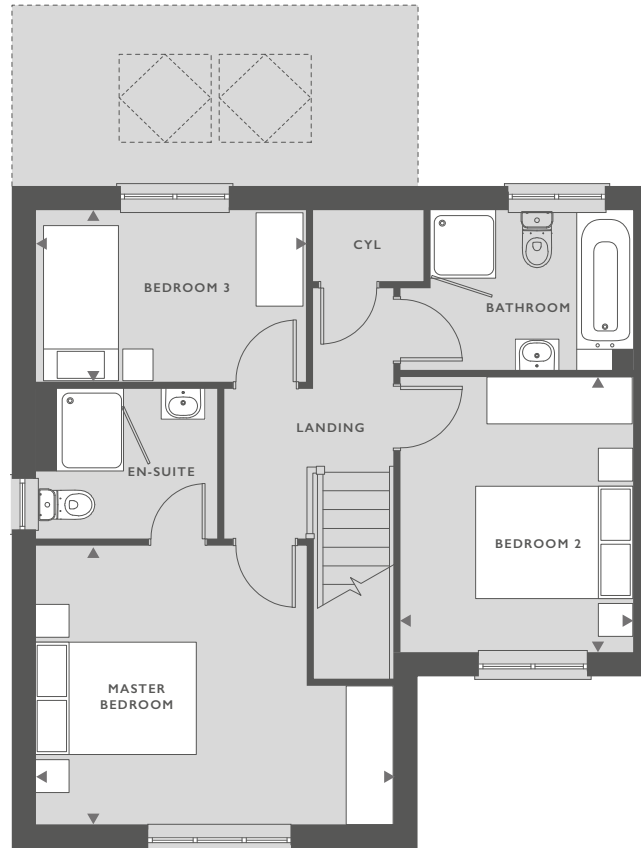
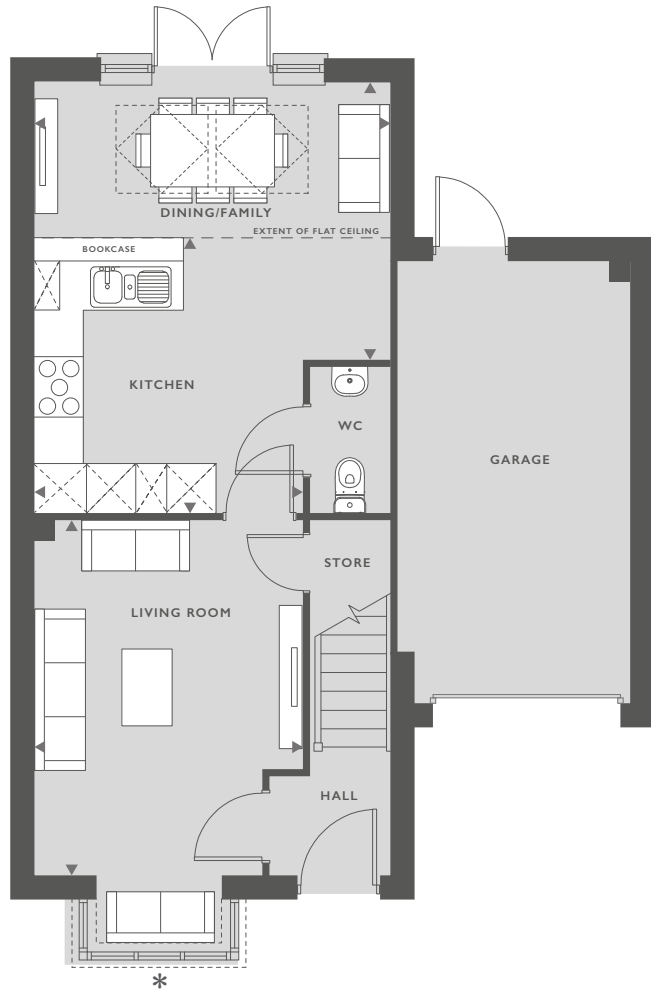
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# THE WALTON

## THREE BEDROOM HOME

1022 SQFT  
95 M<sup>2</sup>



### FEATURES:

- Stylish open-plan kitchen and dining/family room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room with beautiful bay window
- Convenient downstairs utility room and WC
- Spacious master bedroom with en-suite
- Two further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle and bath decorated with Porcelanosa tiles

### GROUND FLOOR

KITCHEN	3.32M X 3.40M	10'11" X 11'2"
DINING/FAMILY	4.38M X 3.40M	14'4" X 11'2" (L SHAPE)
LIVING ROOM	3.32M X 4.40M	10'11" X 14'5"

### FIRST FLOOR

MASTER BEDROOM	4.38M X 3.45M	14'4" X 11'4"
BEDROOM 2	2.82M X 3.39M	9'3" X 11'2"
BEDROOM 3	3.30M X 2.10M	10'10" X 6'11"

 Skylight windows

 SVP

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# THE SELBY

THREE BEDROOM HOME



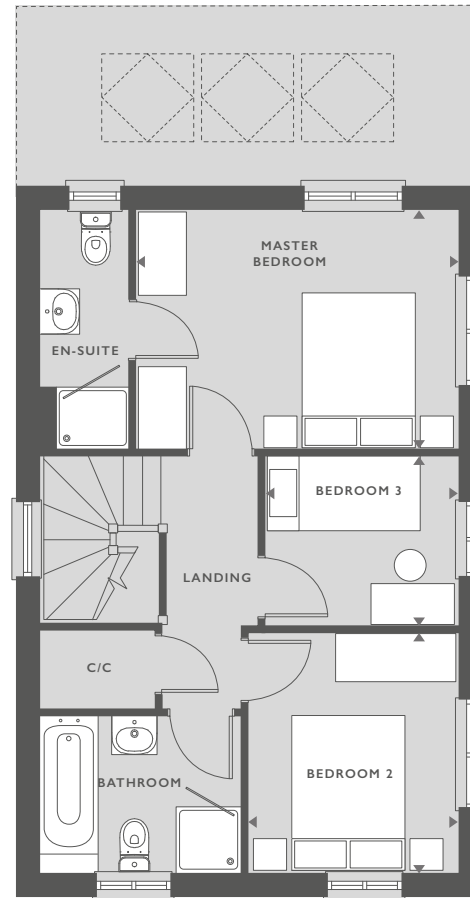
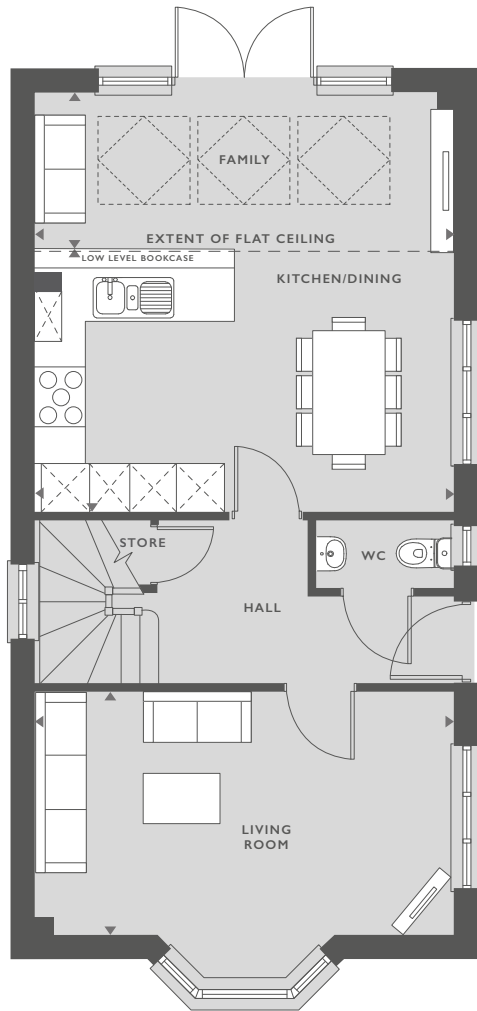
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# THE SELBY

## THREE BEDROOM HOME

1050 SQFT  
97.5 M<sup>2</sup>



### FEATURES:

- Stylish open-plan kitchen/dining/family room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room with beautiful bay window
- En-suite to master bedroom
- Two further well-proportioned bedrooms
- Modern family bathroom

### GROUND FLOOR

KITCHEN/DINING	3.25M X 5.15M	10'8" X 16'11"
FAMILY AREA	1.93M X 5.15M	6'4" X 16'11"
LIVING ROOM	3.01M X 5.15M	9'10" X 16'11"

### FIRST FLOOR

MASTER BEDROOM	3.96M X 2.93M	13' X 9'7"
BEDROOM 2	2.96M X 2.58M	9'9" X 8'6"
BEDROOM 3	2.37M X 2.08M	7'9" X 6'10"

 Skylight windows

C/C = Cylinder cupboard

 SVP

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# THE ALLEN

FOUR BEDROOM HOME



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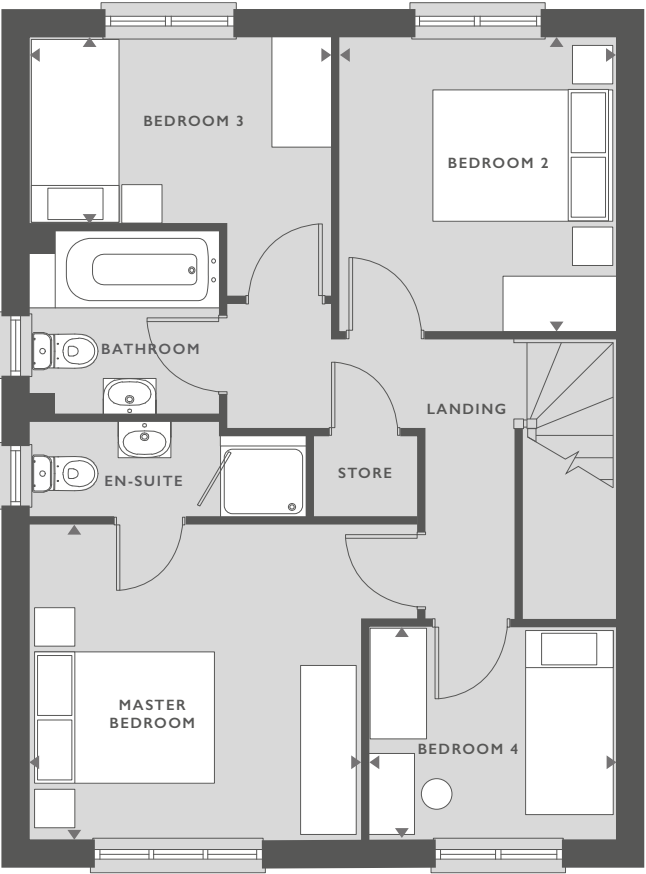
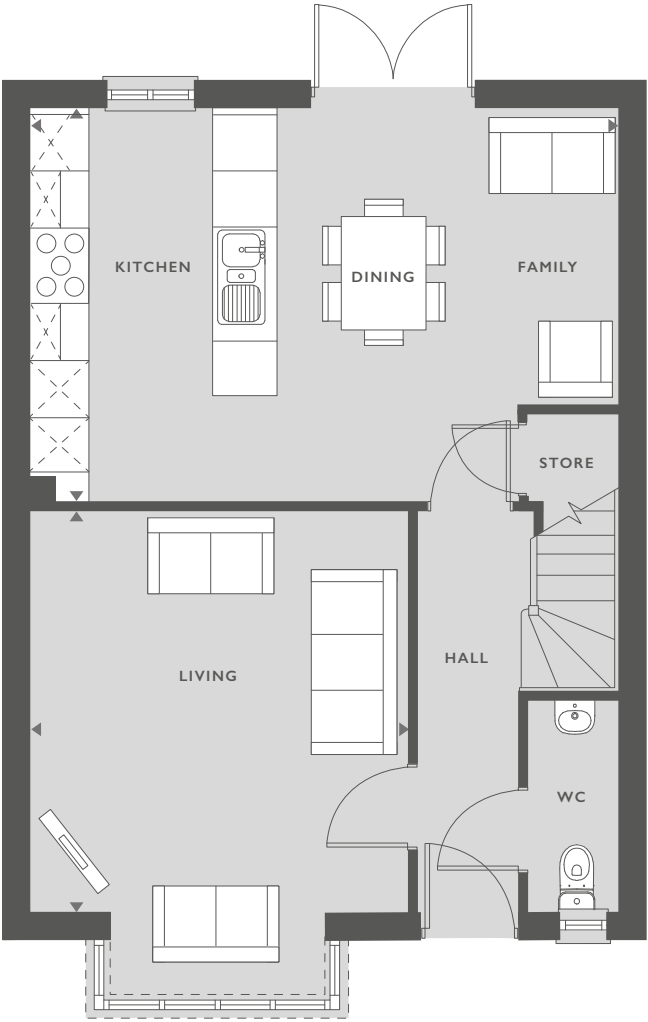
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# THE ALLEN

## FOUR BEDROOM HOME

1165 SQFT  
108.232 M<sup>2</sup>



### FEATURES:

- Stylish open-plan kitchen/dining/family room with French doors leading to the garden
- Spacious separate living room with beautiful bay window
- Convenient store room and separate WC
- Spacious master bedroom with en-suite
- Three further well-proportioned bedrooms
- Modern family bathroom

### GROUND FLOOR

KITCHEN/DINING/FAMILY	6.23M X 4.16M	20'6" X 13'8"
LIVING ROOM	3.99M X 4.25M	13'1" X 14'

### FIRST FLOOR

MASTER BEDROOM	3.53M X 3.34M	11'7" X 11'
BEDROOM 2	2.95M X 3.12M	9'8" X 10'3"
BEDROOM 3	3.21M X 2.00M	10'7" X 6'7"
BEDROOM 4	2.63M X 2.26M	8'8" X 7'5"



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# THE DUNHAM

FOUR BEDROOM HOME



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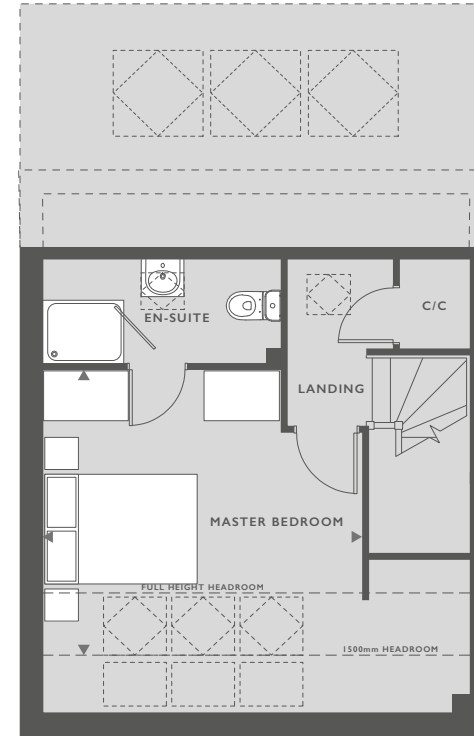
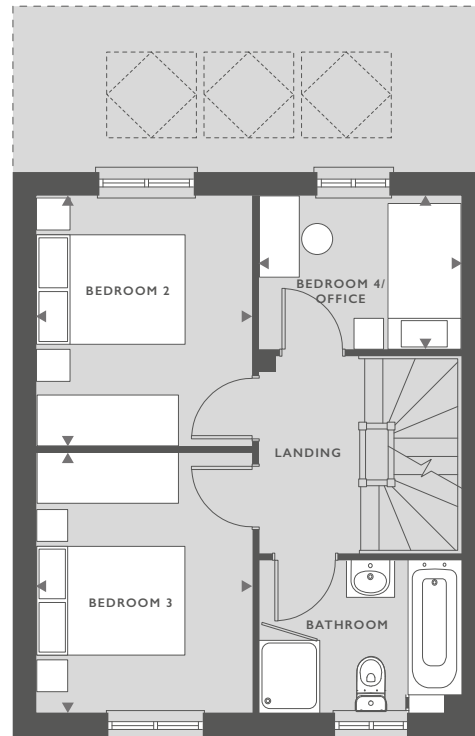
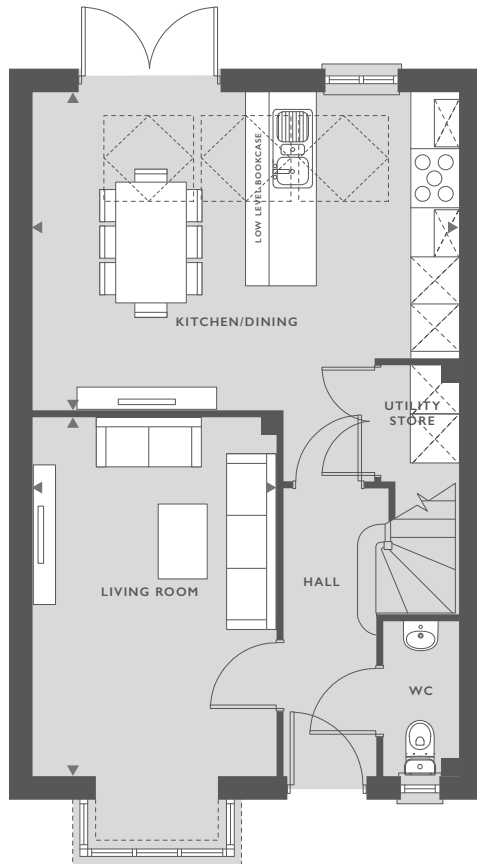


# THE DUNHAM

## FOUR BEDROOM HOME

1199 SQFT

111.4 M<sup>2</sup>



### FEATURES:

- Stylish open-plan kitchen/dining room
- Impressive skylight windows and French doors
- Spacious separate living room with beautiful bay window
- Convenient downstairs utility room, WC and integral garage access
- Private master bedroom with en-suite and skylight windows
- Three further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle

### GROUND FLOOR

KITCHEN/DINING	5.34M X 4.02M	17'5" X 13'2"
LIVING ROOM	3.08M X 4.52M	10'1" X 14'8"

### FIRST FLOOR

BEDROOM 2	2.73M X 3.28M	9' X 10'8"
BEDROOM 3	2.73M X 3.17M	9' X 10'4"
BEDROOM 4/OFFICE	2.53M X 1.93M	8'3" X 6'3"

### SECOND FLOOR

MASTER BEDROOM	4.04M X 3.54M	13'3" X 11'6"
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 Skylight windows

C/C = Cylinder cupboard

 SVP

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# THE ASHLEY

FOUR BEDROOM HOME



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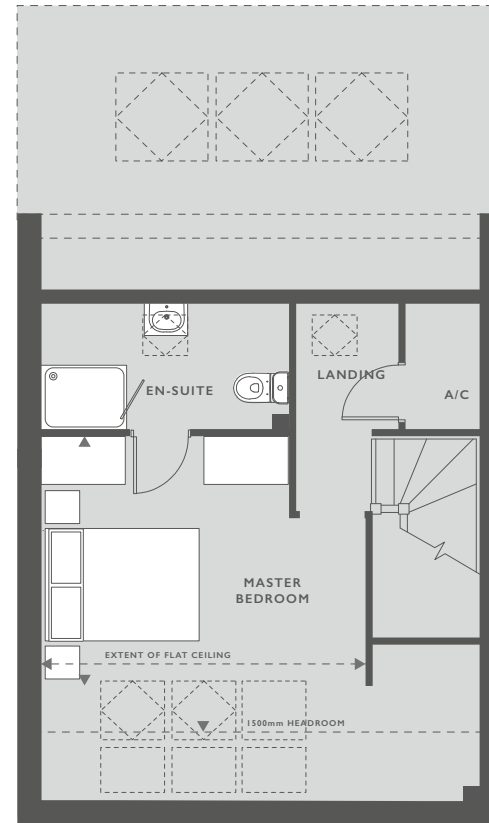
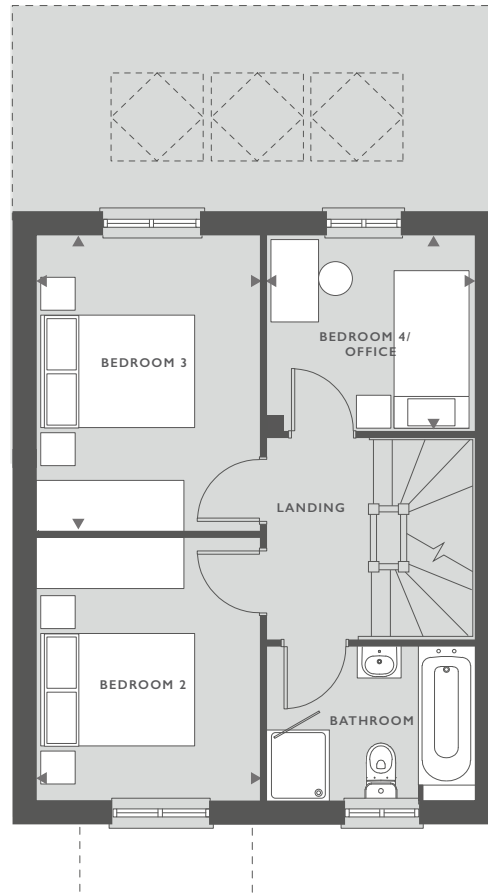
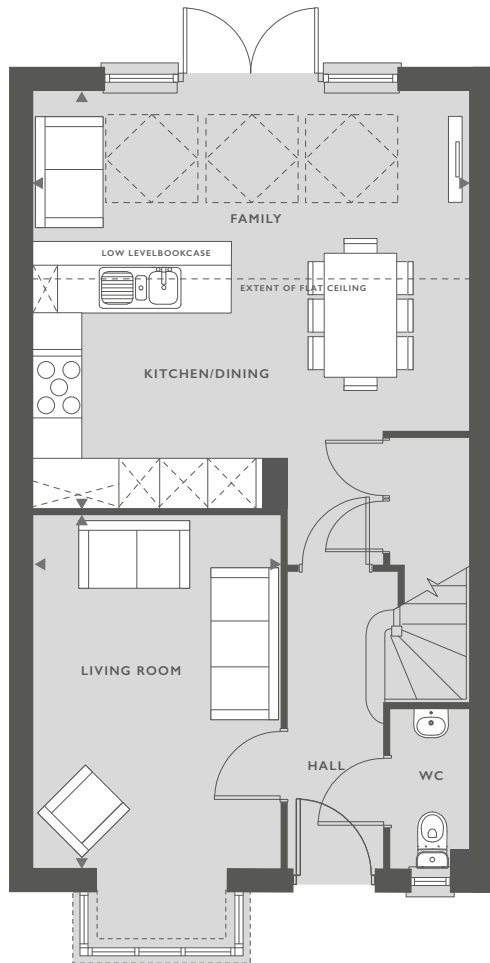
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# THE ASHLEY

## FOUR BEDROOM HOME

1301 SQFT  
120.8 M<sup>2</sup>



### FEATURES:

- Stylish open-plan family/kitchen/dining room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room
- Three well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle decorated with Porcelanosa tiles

### GROUND FLOOR

KITCHEN/DINING/ FAMILY ROOM	5.39M X 5.13M	17'8" X 16'10" (L SHAPE)
LIVING ROOM	3.08M X 4.34M	10'1" X 14'3"

### FIRST FLOOR

BEDROOM 2	2.74M X 3.29M	9'0" X 10'10"
BEDROOM 3	2.74M X 3.62M	9'0" X 11'11"
BEDROOM 4/OFFICE	2.55M X 2.38M	8'5" X 7'10"

### SECOND FLOOR

MASTER BEDROOM	4.02M X 3.74M	13'2" X 12'3"
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 Skylight windows

C/C = Cylinder cupboard

 SVP

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# THE RIBBLE

FOUR BEDROOM HOME



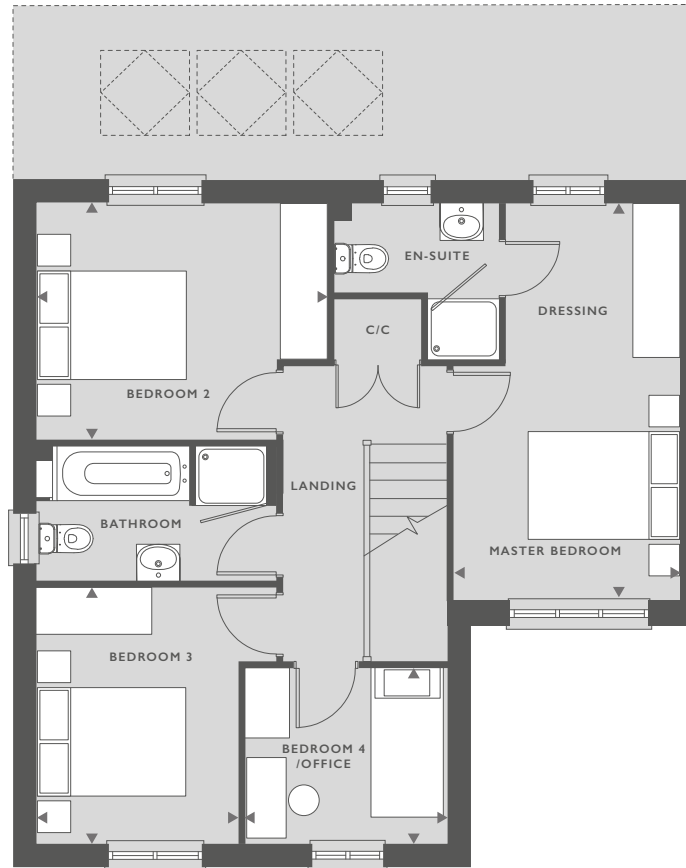
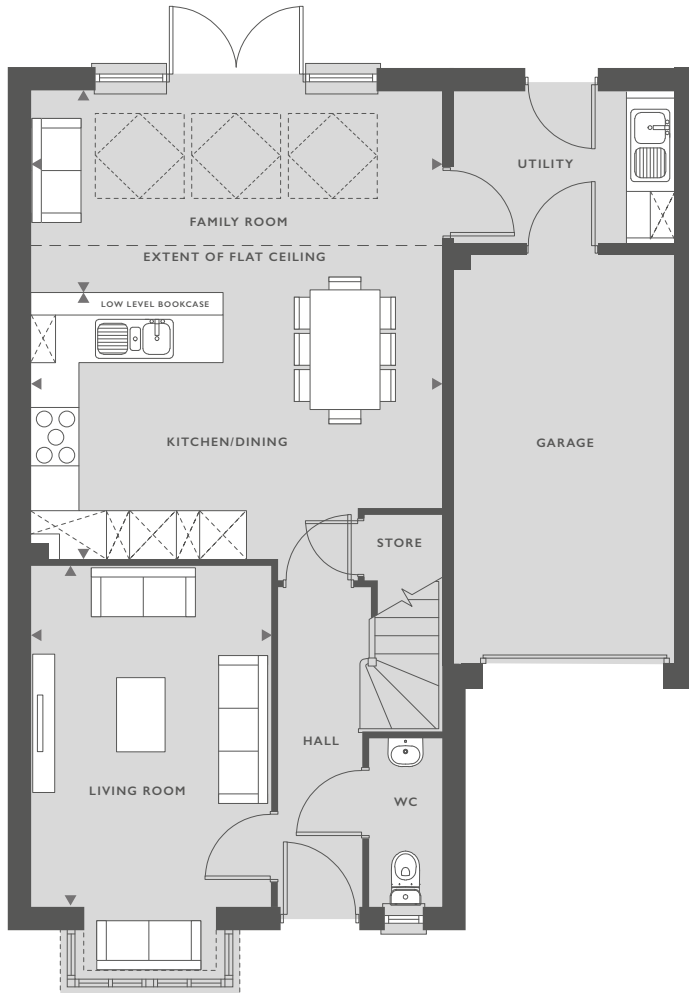
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# THE RIBBLE

## FOUR BEDROOM HOME

1303 SQFT  
121 M<sup>2</sup>



### FEATURES:

- Stylish open-plan kitchen/dining/family room with French doors leading to the garden
- Separate living room with beautiful bay window
- Convenient store room and separate WC
- Spacious master bedroom with en-suite
- Three further well-proportioned bedrooms
- Modern family bathroom

### GROUND FLOOR

KITCHEN	5.25M X 3.40M	17'3" X 11'2"
DINING/FAMILY	5.25M X 2.57M	17'3" X 8'5"
LIVING ROOM	3.06M X 4.35M	10' X 14'3"

### FIRST FLOOR

MASTER BEDROOM/ DRESSING	2.82M X 5.08M	9'3" X 16'8"
BEDROOM 2	3.71M X 3.01M	12'2" X 9'11"
BEDROOM 3	2.57M X 3.25M	8'5" X 10'8"
BEDROOM 4/OFFICE	2.57M X 2.00M	8'5" X 6'7"

 Skylight windows

C/C = Cylinder cupboard

 SVP

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OUR OUTSTANDING SPECIFICATION  
COMES AS STANDARD...



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# WHAT'S INCLUDED IN YOUR NEW HOME?

## KITCHENS

- Choose from a selection of custom designed kitchens with laminate worktops†
- Upstands to worktops
- Kitchen units with soft closers and bookcase in kitchen island (selected homes only)
- Stainless steel 1 1/2 bowl sink
- Single lever mixer taps
- Integrated double electric oven with electric induction hob and glass splashback\*
- Glass/stainless steel chimney hood
- Pelmet lights
- Integrated fridge-freezer
- Chrome LED downlights
- Chrome effect sockets and USB points

## BATHROOMS

- White bathroom suite with shower over bath#
- Fitted glass screen above bath where no separate shower enclosure within the same bathroom. Some housetypes feature an en-suite
- White porcelain washbasin with chrome mixer tap and pop-up waste
- Vanity unit to family bathroom and en-suite
- Porcelanosa tiles, with half height tiling to bath, full height tiling to shower cubicles
- Heated chrome towel rail with summer setting
- Polished edge mirror
- Chrome LED downlights
- Glass shelving with lighting behind bath\*

## INSIDE YOUR HOME

- Gas-fired boiler heating system
- Compact radiators
- Mains powered smoke detectors
- Contemporary V groove skirting boards and architraves
- Internal woodwork painted brilliant white gloss – ash handrails to stairs
- Oak foil internal doors with polished chrome door furniture
- Whole house ventilation system

## OUTSIDE YOUR HOME

- Skylight windows
- White UPVC windows and French doors with double-glazed units
- Polished chrome front door furniture
- Outside tap
- Turf, shrubbery and fencing to front and rear gardens where applicable
- Car charging points

## SECURITY

- Exterior lights to front and rear
- 1.8 metre timber fencing to garden between houses
- Multi-point locking system to front and French doors

## GENERAL

- Chrome effect sockets and switch faceplates featured downstairs
- White plastic sockets and switch faceplates elsewhere
- Energy-efficient LED lighting
- White matt emulsion to walls and ceilings

All the below come as part of our integrated multimedia points:

- Telephone points provided in living room and master bedroom
- Multimedia points in living room, master bedroom and family area
- USB charging points

## PERSONALISE

Reserve your home early and you can personalise to your own taste by choosing your kitchen, worktops, tiles and vanity units free of charge from our extensive range†.

Take inspiration from our stunning showhomes that demonstrate our wide variety of options and finishes available.

Images may include items of non-standard specification. Please see our Sales Consultants for further details.

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#In some cases, shower over bath is hand held. Only on selected plots. Please ask a Sales Consultant for further details.



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