

HARTSHORNE VIEW

HARTSHORNE

 **Ashberry**
Homes



Images are for illustrative purposes only.



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





Town amenities with Swadlincote at your fingertips.



Ashberry Homes is delighted to introduce Hartshorne View, a collection of new homes situated in the Derbyshire village of Hartshorne. Ranging from three to five bedrooms, Hartshorne View will attract many potential buyers; its close proximity to Burton upon Trent and Derby will suit commuters, whilst growing families will appreciate the sense of space throughout, in addition to the wonderful range of nearby schools.

Ideally positioned on the outskirts of Swadlincote, many excellent amenities are close by. A surgery, pharmacy, post office and a range of banks are all under 3 miles from home. Swadlincote offers plenty in the way of shopping opportunities, from the range of well-known brands and independent retailers that line the high street to the various supermarkets.

There's plenty to see and do as well; enjoy the latest blockbuster at the state-of-the-art cinema, discover Swadlincote's local heritage at Sharpe's Pottery Museum or stretch your legs at Swadlincote woodlands and park, which is located just over a mile away from home.

Hartshorne View accommodates active lifestyles as well, with Green Bank Leisure Centre just a 10 minute drive away offering a gym, swimming pool and a range of group fitness classes. For something a little more adventurous, Swadlincote Snowsports Centre is just a 5 minute drive away, offering skiing, snowboarding and tobogganing sessions to seasoned experts, in addition to personal lessons for beginners.

Families are well looked after with the range of well-regarded schools nearby. Hartshorne C of E and Eureka Primary schools are both under a 7 minutes drive, whilst Granville Academy is just a 5 minute drive away for secondary pupils to continue their education.

Hartshorne View benefits from an excellent local road network, connecting you to Derby and Loughborough in around 30 minutes, Tamworth in 26 minutes, and Burton upon Trent in 20 minutes. Your local train station from Burton upon Trent provides regular services to Birmingham New Street, Nottingham, Cardiff, Sheffield, Newcastle, and Edinburgh.



Love your home,
not somebody else's.

SPECIFICATION

- Fully integrated appliances including fridge/freezer, dishwasher and washer/dryer (where possible)
- Stainless steel Zanussi appliances including 4 or 5 ring gas hob
- Wall tiling to cloakroom, bathroom and en suite
- Roca sanitaryware
- Bristan brassware
- Mira Elevate hinged square top bath screen - Gold specification
- Fitted wardrobes to bedroom 1 - Gold specification
- Fitted wardrobes to bedrooms 1 & 2 - Gold+ specification
- TV point to living room and bedroom 1 - Silver specification
- TV point to living room, bedroom 1 and kitchen - Gold specification
- TV point to living room, all bedrooms and kitchen - Gold+ specification
- Ceramic floor tiling to the kitchen, utility, downstairs cloakroom and hallway
- Doubled glazed windows
- uPVC French Doors to private rear 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
- 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 specification 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





Computer generated image.



INTRODUCING HARTSHORNE VIEW

Welcome to Hartshorne View, a new collection of 3, 4 and 5 bedroom homes positioned in the village of Hartshorne, all available in a range of styles and finished to an exceptional standard.



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

- **The Stokewood**
3 BEDROOM HOME
plots 130, 131, 138, 139, 140, 141,
171, 172, 174 & 175
- **The Leighfield**
3 BEDROOM HOME
plots 121, 129, 151, 158, 170 & 173
- **The Rowan**
3 BEDROOM HOME
plots 120, 124, 125, 154, 157, 162,
163, 164, 178 & 182
- **The Roslinton**
3 BEDROOM HOME
plots 132, 133, 134, 135, 136 & 137

- **The Darley**
4 BEDROOM HOME
plots 144 & 181
- **The Longshaw**
4 BEDROOM HOME
plots 119 & 145
- **The Winterfold**
4 BEDROOM HOME
plot 150, 160 & 161
- **The Watling**
4 BEDROOM HOME
plots 152, 153, 176 & 177
- **The Dunham**
4 BEDROOM HOME
plots 126, 127, 146, 147, 148, 149 & 179
- **The Wykeham**
4 BEDROOM HOME
plots 122, 123 & 156

- **The Laurieston**
4 BEDROOM HOME
plots 118, 143, 168 & 169
- **The Bradgate**
4 BEDROOM HOME
plots 117, 142, 155, 165, 167 & 180
- **The Springdale**
4 BEDROOM HOME
plots 128 & 166
- **The Sharpill**
5 BEDROOM HOME
plot 159





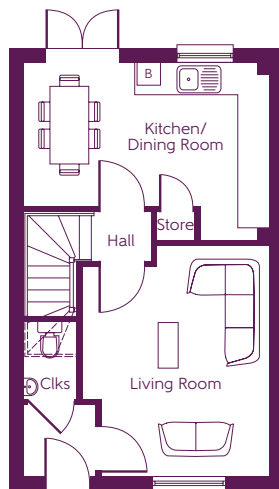
Key to plan: bcp Bin collection point, v Water parking

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 measurements, landscaping or local authority street lighting. For details of individual properties and availability please refer to our Sales Advisor.



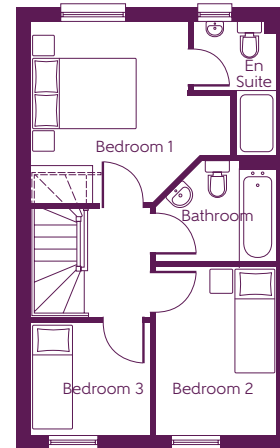
The Stokewood

THREE BEDROOM HOME



Ground Floor

Kitchen/Dining Room	4.560m x 3.290m (max) (max)	15'0" x 10'10" (max) (max)
Living Room	4.270m x 3.470m (max) (max)	14'0" x 11'5" (max) (max)



First Floor

Bedroom 1	3.710m x 3.350m (max) (max)	12'2" x 11'0" (max) (max)
Bedroom 2	3.120m x 2.250m	10'3" x 7'5"
Bedroom 3	2.220m x 2.100m	7'3" x 6'11"

B Boiler **Clks** Cloakroom --- Reduced Head Height

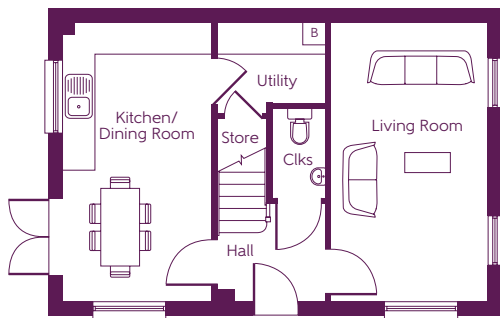
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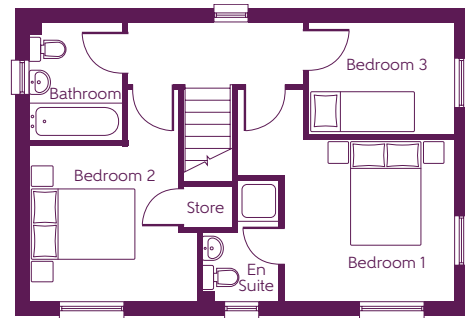
The Leighfield

THREE BEDROOM HOME



Ground Floor

Kitchen/Dining Room	5.180m x 2.770m	17'0" x 9'1"
Living Room	5.180m x 2.910m	17'0" x 9'7"



First Floor

Bedroom 1	4.010m x 3.920m (max) (max)	13'1" x 12'10" (max) (max)
Bedroom 2	3.920m x 3.120m (max) (max)	12'10" x 10'2" (max) (max)
Bedroom 3	2.700m x 2.070m	8'10" x 6'9"

B Boiler **Clks** Cloakroom

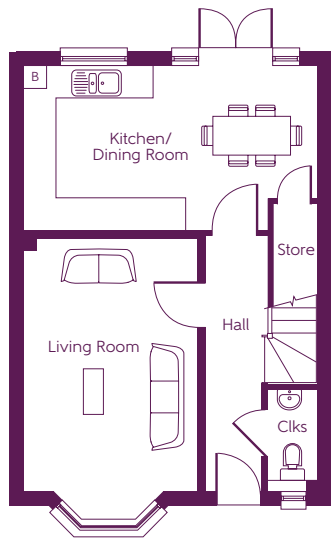
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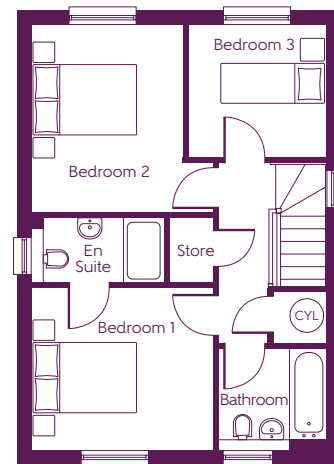
The Rowan

THREE BEDROOM HOME



Ground Floor

Kitchen/Dining Room	5.450m x 3.050m	17'8" x 10'0"
Living Room	4.690m x 3.210m (excl. bay)	15'3" x 10'5" (excl. bay)



First Floor

Bedroom 1	3.350m x 3.010m	10'9" x 9'8"
Bedroom 2	3.480m x 2.790m (max) (min)	11'4" x 9'1" (max) (min)
Bedroom 3	2.560m x 2.460m	8'4" x 8'0"

B Boiler **Clks** Cloakroom **CYL** Hot Water Cylinder

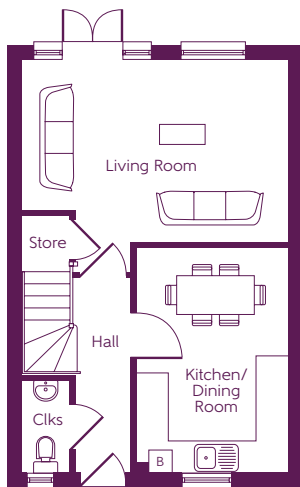
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The Roslinton

THREE BEDROOM HOME



Ground Floor

Kitchen/ Dining Room

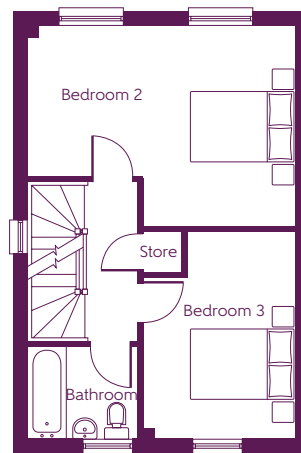
4.170m x 2.820m

13'8" x 9'3"

Living Room

4.950m x 3.400m
(max)

16'3" x 11'2"
(max)



First Floor

Bedroom 2

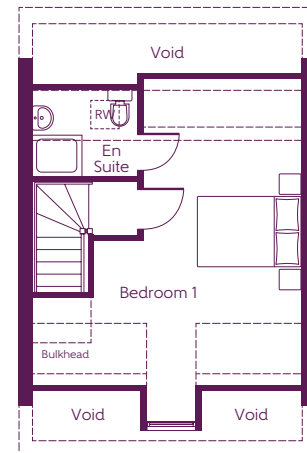
4.950m x 3.720m

16'3" x 12'3"

Bedroom 3

3.850m x 2.830m

12'8" x 9'3"



Second Floor

Bedroom 1

5.640m x 4.950m
(max) (max)

18'6" x 16'3"
(max) (max)

B Boiler **Clks** Cloakroom **RW** Roof Window --- Reduced Head Height

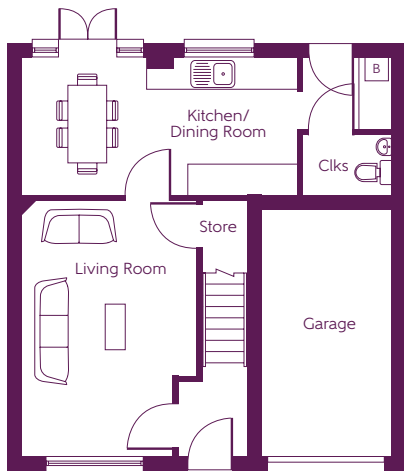
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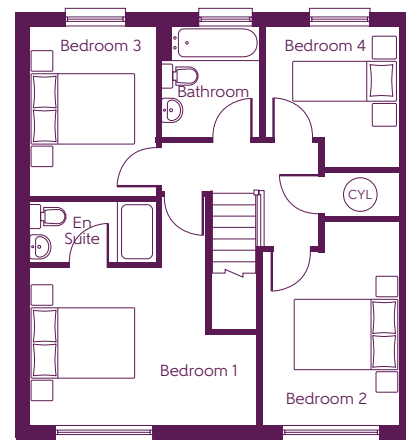
The Darley

FOUR BEDROOM HOME



Ground Floor

Kitchen/Dining Room 5.459m x 2.720m 17'11" x 8'11"
Living Room 5.044m x 3.486m 16'7" x 11'5"
(max) (min) (max) (min)



First Floor

Bedroom 1 4.490m x 3.064m 14'9" x 10'1"
(max) (min) (max) (min)
Bedroom 2 3.970m x 2.722m 13'0" x 8'11"
(incl.ward) (max) (incl.ward) (max)
Bedroom 3 3.400m x 2.516m 11'2" x 8'3"
Bedroom 4 2.844m x 2.672m 9'4" x 8'9"

B Boiler **Clks** Cloakroom **CYL** Hot Water Cylinder

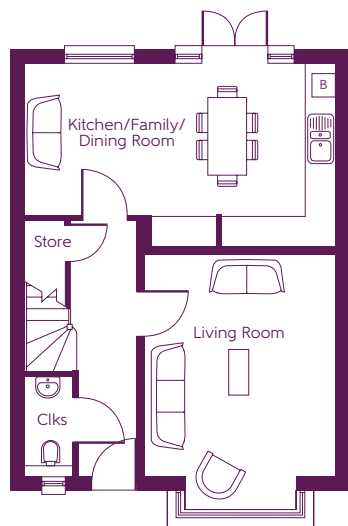
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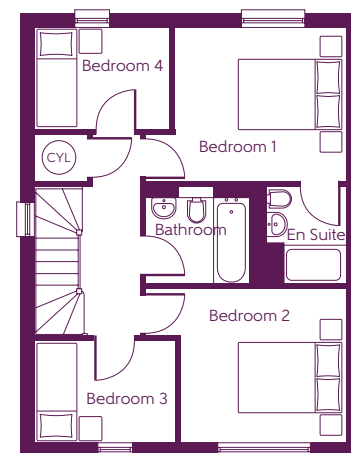
The Longshaw

FOUR BEDROOM HOME



Ground Floor

Kitchen/Family/ Dining Room	6.140m x 3.650m	20'2" x 12'0"
Living Room	4.415m x 3.810m (excl. bay) (max)	14'6" x 12'6" (excl. bay) (max)



First Floor

Bedroom 1	3.350m x 3.030m (min) (max)	11'0" x 9'11" (min) (max)
Bedroom 2	3.250m x 3.030m (min) (max)	10'8" x 9'11" (min) (max)
Bedroom 3	2.800m x 2.015m	9'2" x 6'7"
Bedroom 4	2.700m x 2.015m	8'10" x 6'7"

B Boiler **Clks** Cloakroom **CYL** Hot Water Cylinder

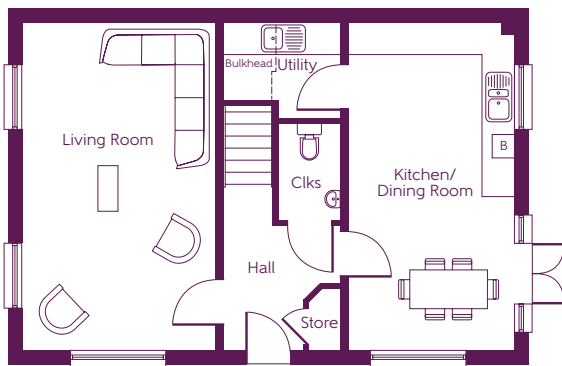
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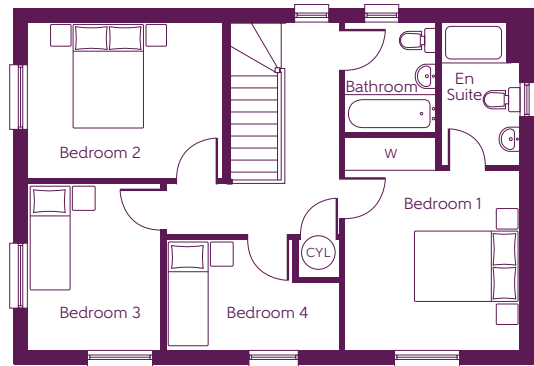
The Winterfold

FOUR BEDROOM HOME



Ground Floor

Kitchen/Dining Room	6.080m x 3.080m	19'11" x 10'1"
Living Room	6.080m x 3.590m	19'11" x 11'9"



First Floor

Bedroom 1	3.341m x 3.242m (excl. ward)	11'0" x 10'8" (excl. ward)
Bedroom 2	3.610m x 2.900m	11'10" x 9'6"
Bedroom 3	3.080m x 2.470m	10'1" x 8'1"
Bedroom 4	3.200m x 2.050m (max) (max)	10'6" x 6'9" (max) (max)

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

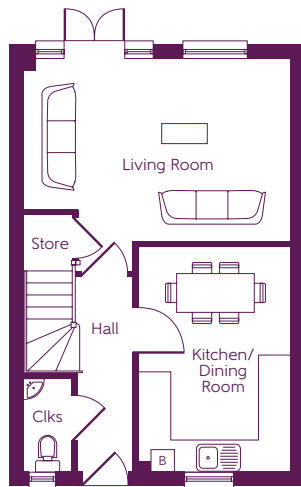
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The Watling

FOUR BEDROOM HOME



Ground Floor

**Kitchen/
Dining Room**
4.170m x 2.820m 13'8" x 9'3"

Living Room
4.950m x 3.400m 16'3" x 11'2"

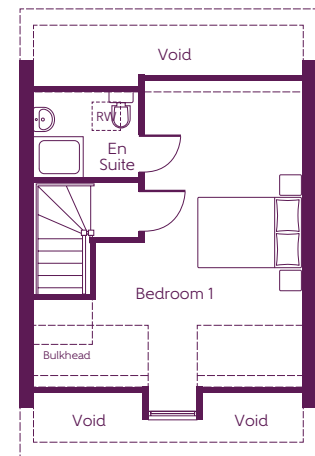


First Floor

Bedroom 2
3.850m x 2.830m 12'8" x 9'3"
(max) (max) (max) (max)

Bedroom 3
3.720m x 2.830m 12'3" x 9'3"

Bedroom 4
2.790m x 2.010m 9'2" x 6'7"



Second Floor

Bedroom 1
5.640m x 4.950m 18'6" x 16'3"

B Boiler **Clks** Cloakroom **RW** Roof Window --- Reduced Head Height

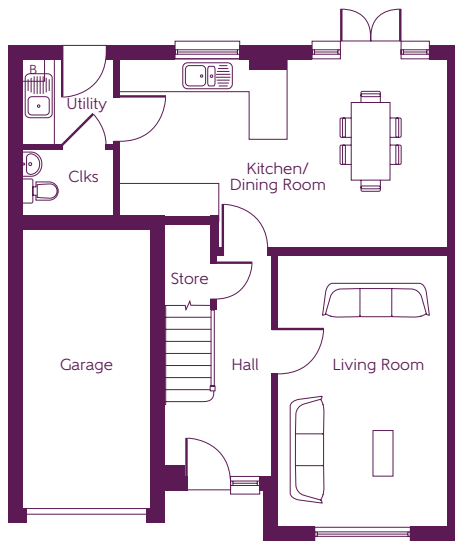
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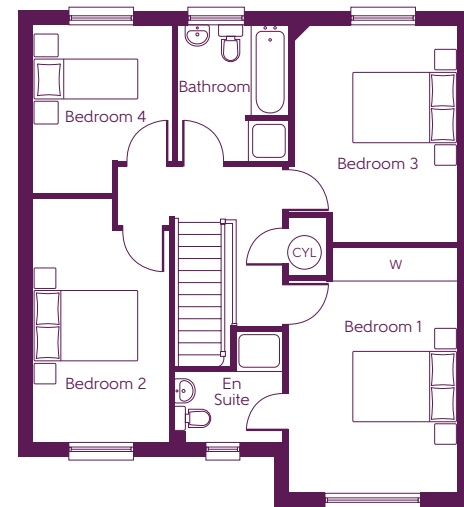
The Dunham

FOUR BEDROOM HOME



Ground Floor

Kitchen/Dining Room	6.070m x 3.480m (max) (max)	19'10" x 11'5" (max) (max)
Living Room	5.030m x 3.150m	16'6" x 10'4"



First Floor

Bedroom 1	3.920m x 3.150m (excl. ward)	12'10" x 10'4" (excl. ward)
Bedroom 2	4.500m x 2.618m (incl. ward)	14'9" x 8'7" (incl. ward)
Bedroom 3	4.020m x 3.030m (incl. ward)	13'2" x 9'11" (incl. ward)
Bedroom 4	3.120m x 2.590m (incl. ward)	10'2" x 8'5" (incl. ward)

B Boiler **Clks** Cloakroom **W** Fitted Wardrobe **CYL** Hot Water Cylinder

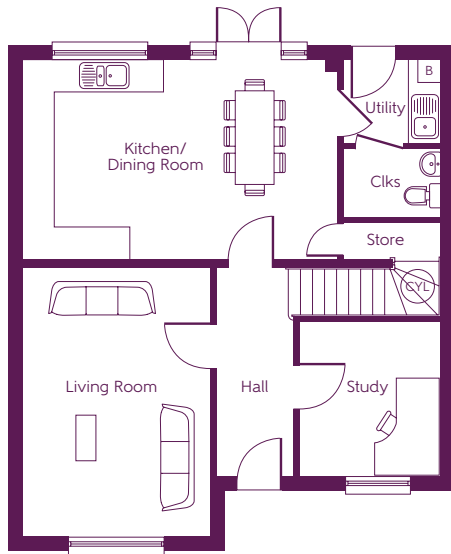
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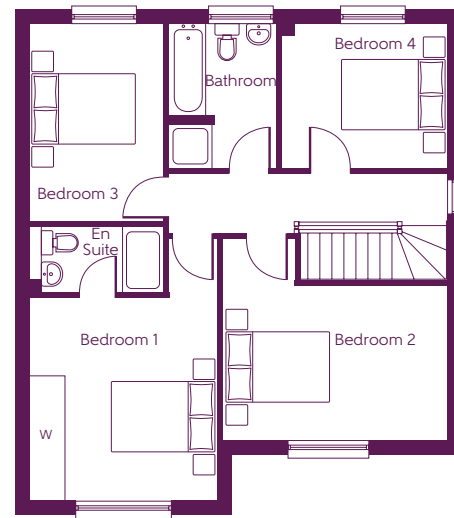
The Wykeham

FOUR BEDROOM HOME



Ground Floor

Kitchen/Dining Room	5.850m x 3.700m	19'2" x 12'2"
Living Room	5.000m x 3.490m	16'5" x 11'5"
Study	2.830m x 2.620m	9'3" x 8'7"



First Floor

Bedroom 1	4.862m x 3.490m (max)	15'11" x 11'5" (max)
Bedroom 2	4.160m x 3.737m (max)	13'8" x 12'3" (max)
Bedroom 3	3.650m x 2.480m	12'0" x 8'2"
Bedroom 4	3.060m x 2.660m	10'1" x 8'9"

B Boiler **Clks** Cloakroom **W** Fitted Wardrobe **CYL** Hot Water Cylinder

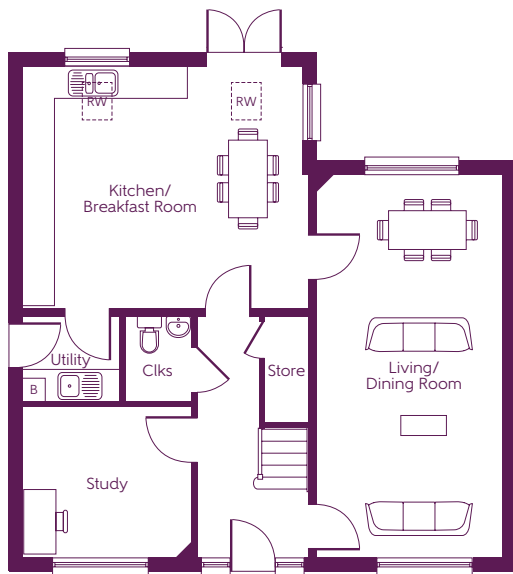
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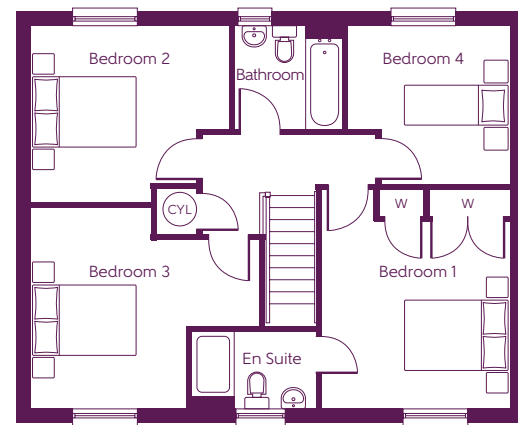
The Laurieston

FOUR BEDROOM HOME



Ground Floor

Kitchen/ Breakfast Room	5.200m x 4.490m	17'1" x 14'9"
Living/Dining Room	7.100m x 3.450m	23'4" x 11'4"
Study	3.146m x 2.800m	10'4" x 9'2"



First Floor

Bedroom 1	4.050m x 3.500m (max)	13'3" 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 **Clks** Cloakroom **W** Fitted Wardrobe **CYL** Hot Water Cylinder **RW** Roof Window

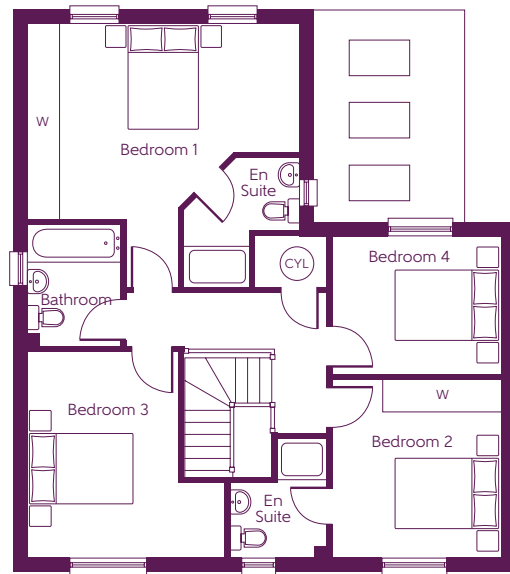
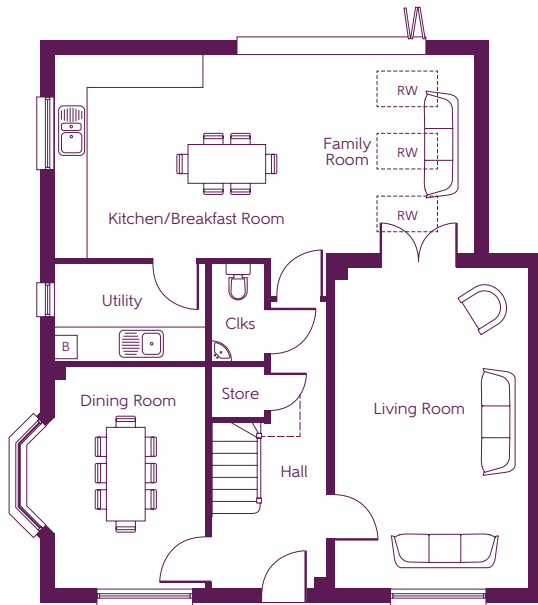
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The Bradgate

FOUR BEDROOM HOME



Ground Floor

First Floor

Kitchen/ Breakfast Room	5.500m x 4.795m	18'1" x 15'9"
Family Room	3.584m x 2.713m	11'9" x 8'11"
Living Room	5.971m x 3.590m	19'7" x 11'9"
Dining Room	4.134m x 2.785m	13'7" x 9'2"

Bedroom 1	5.044m x 3.622m (max) (max)	16'7" x 11'11" (max) (max)
Bedroom 2	3.138m x 3.311m	10'4" x 10'11"
Bedroom 3	3.832m x 3.643m (max) (max)	12'7" x 11'11" (max) (max)
Bedroom 4	3.138m x 2.560m	10'4" x 8'5"

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

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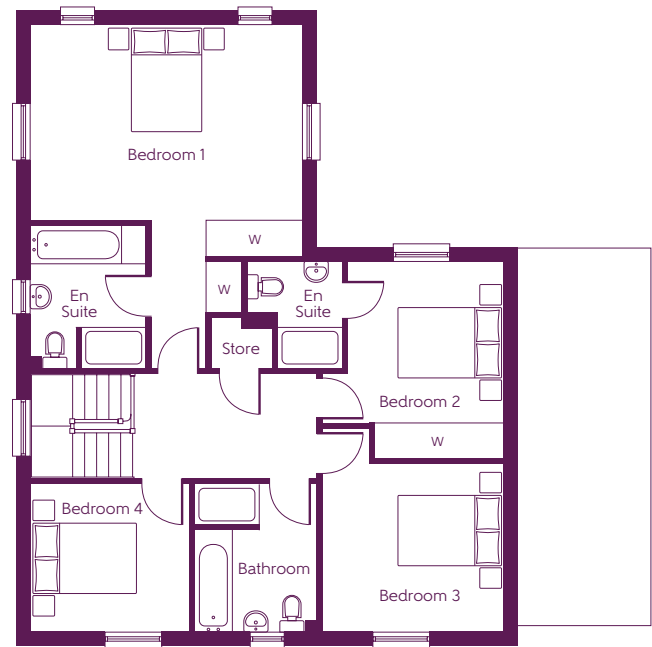
The Springdale

FOUR BEDROOM HOME



Ground Floor

Kitchen/Family Room	6.060m x 3.790m	19'11" x 12'5"
Living Room	5.160m x 5.040m	16'11" x 16'7"
Dining Room	3.590m x 2.990m	11'9" x 9'7"
Study	3.560m x 2.690m	11'8" x 8'10"



First Floor

Bedroom 1	4.285m x 3.630m (max) (incl. ward)	14'1" x 11'11" (max) (incl. ward)
Bedroom 2	3.374m x 2.930m (max) (max)	11'1" x 9'8" (max) (max)
Bedroom 3	3.374m x 3.125m (max) (max)	11'1" x 10'3" (max) (max)
Bedroom 4	2.951m x 2.750m	9'8" x 9'0"

B Boiler **Clks** Cloakroom **W** Fitted Wardrobe **RW** Roof Window

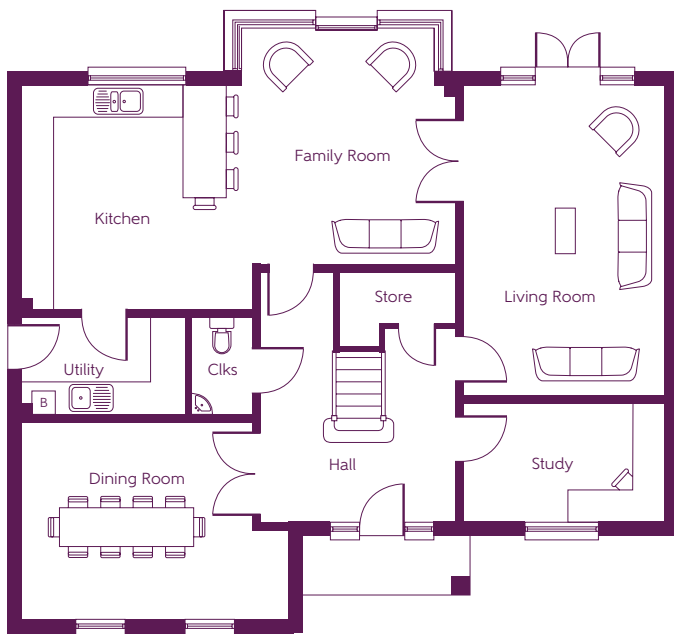
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The Sharphill

FIVE BEDROOM HOME



Ground Floor

Kitchen	4.150m x 3.800m	13'6" x 12'4"
Family Room	4.630m x 4.240m	15'2" x 13'9"
Living Room	5.750m x 3.740m	18'8" x 12'2"
Dining Room	4.950m x 3.650m (max) (max)	16'2" x 11'9" (max) (max)
Study	3.740m x 2.200m	12'2" x 7'2"



First Floor

Bedroom 1	5.450m x 4.410m (max) (max)	17'8" x 14'4" (max) (max)
Bedroom 2	4.990m x 3.626m (max) (max)	16'3" x 11'11" (max) (max)
Bedroom 3	4.290m x 3.355m (max) (max)	14'8" x 11'0" (max) (max)
Bedroom 4	3.350m x 3.180m (max) (max)	11'0" x 10'4" (max) (max)
Bedroom 5	3.620m x 3.020m	11'8" x 9'9"

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

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We strive to give all our customers an enjoyable house buying experience and help make their dream home a reality by being here for you at every step of the way.

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.

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Please note Home Exchange is not available with any other offer and is subject to the Terms and Conditions of our Home Exchange Package. Home Exchange is only available on selected properties, and may not be offered at this development. Help to Buy cannot be used in conjunction with other schemes. The equity loan must be repaid after 25 years, or earlier if you sell your property and is interest free for the first 5 years. From year 6 a fee of 1.75% is payable on the equity loan, which rises annually by RPI plus 1%. Help to Buy is subject to eligibility and may not be available on this development.





Help to Buy

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Help to Buy is a Government backed equity loan aimed at helping you purchase your new home.

The scheme is open to both first time buyers and existing homeowners on new build properties up to a maximum value of £600,000.

To use the scheme, you will need at least a 5% deposit. You may then be eligible to receive an interest free equity loan from the government of 20% of the value of your new home, which means that you only need to secure a 75% mortgage.



Backed by
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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.

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