



**CREST
NICHOLSON**

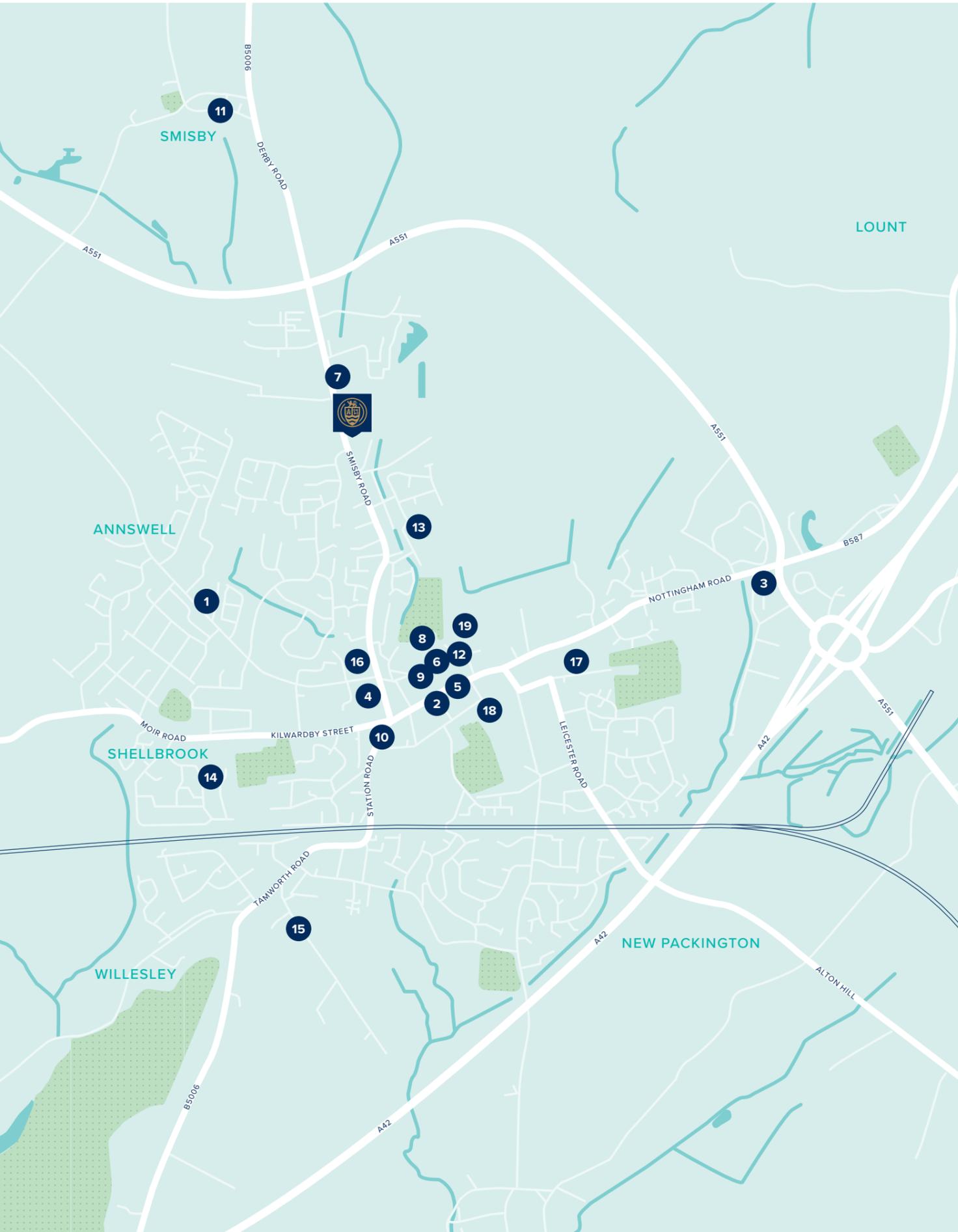
POTTER'S GRANGE

ASHBY-DE-LA-ZOUCH • LEICESTERSHIRE

Set less than a mile away from the historic market town of Ashby-de-La-Zouch, Potter's Grange offers an exciting development of 2, 3, 4 and 5 bedroom homes. Today, Ashby is a bustling centre with the latest facilities, but also the boutique shops and cafés that give it plenty of character.

2, 3, 4 & 5 BEDROOM HOMES





WELCOME TO LIFE IN ASHBY-DE-LA-ZOUCH

Immerse yourself in the lush green countryside of the National Forest. From its historic local castle, to the superb Conkers visitor attraction, Ashby and its surrounding areas will appeal to all.

On your doorstep

Historic and characterful it may be, but Ashby is packed full of everything you need to live life to the fullest – shops, boutiques, gyms, pubs, restaurants, a theatre and even its own museum.

Education

There's a good choice of primary and secondary schools close by, as well as a specialist technical academy and the historic Ashby School which dates back to 1567.

Travel

Ashby is ideally placed in the Midlands to make travel across the country quick and easy. Train, road and air links are all within easy reach from Potter's Grange.

- 1 The Beeches Restaurant
- 2 HSBC
- 3 M&S Foodhall & Tesco Extra Store
- 4 Co-op Food
- 5 Market Street Dental Practice
- 6 The Surgery, Ashby
- 7 Bluestone Fitness
- 8 Hood Park Leisure Centre – Outdoor Swimming Pool
- 9 The Monkey Tree Gin Bar and Restaurant
- 10 The Vine Restaurant and Cocktail Bar

- 11 Smisby Day Nursery
- 12 Lewis Charlton Learning Centre
- 13 Woodcote Primary School
- 14 Ashby Hill Top Primary School
- 15 Ashby Willesley Primary School
- 16 Ashby C of E Primary School
- 17 Ashby School
- 18 Manor House School
- 19 Ivanhoe College



Burton upon Trent Station to Derby – 10 minutes

Birmingham New Street – 25 minutes

Burton upon Trent Station to Nottingham – 45 minutes

London St Pancras International – 1 hour 55 minutes (1 change)



East Midlands Airport – 11 miles

Derby – 17 miles

Leicester – 19 miles

Birmingham Airport – 28 miles

Birmingham City Centre – 33 miles





POTTERS GRANGE

Smisby Road, Ashby-de-la-Zouch,
Leicestershire, LE65 2UF

For all enquiries please call

01530 553 510

**[crestnicholson.com/developments/
leicestershire/potters-grange](https://www.crestnicholson.com/developments/leicestershire/potters-grange)**

HISTORIC AND CONVENIENT COUNTRYSIDE LIVING

Potter's Grange is a stunning range of 2, 3, 4 & 5 bedroom homes within the boundaries of the National Forest, and set in the beautiful English countryside.

Potter's Grange is the perfect place for lovers of outdoor living. As well as being surrounded by countryside it is located at the centre of the National Forest, which is a project set up around 30 years ago to create a new swathe of woodland.

There is also an outdoor visitor year-round attraction called Conkers that will provide hours of fun for all kids, both big and small.

The attractive town centre of Ashby-de-la-Zouch is within walking

distance and less than a mile away from Potter's Grange. Packed full of historic tea rooms and traditional ale houses, as well as more exotic sounding bars, Ashby town centre is the ideal place to relax and unwind.

Alternatively, after a few hours mingling round the market stalls and clothes boutiques how about a tasty lunch or dinner at one of the many fine eateries. For history and heritage buffs you really are spoilt for choice – the town itself dates back to 1086 and even today

many buildings in Market Street are still timber framed. A short walk from the town centre leads you to the 12th century castle, which was prominent in the English Civil War and well worth a visit.

Potter's Grange is conveniently situated for the A42 and A511 which provide easy access to Burton upon Trent, Leicester, Nottingham and Birmingham. International holidaymakers are also spoilt for choice with flights from nearby Birmingham Airport, or East Midlands Airport which is just 11 miles away.





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POTTERS GRANGE PHASE 2

DEVELOPMENT PLAN

An attractive collection of 2, 3, 4 & 5 bedroom homes
in the beautiful, historic town of Ashby de la Zouch.

2, 3, 4 & 5 BEDROOM HOMES



2 BEDROOM HOMES
The Lulworth

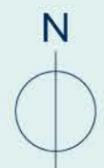
3 BEDROOM HOMES
The Hatfield
The Chesham
The Seaton

4 BEDROOM HOMES
The Cranleigh
The Marlborough
The Dartford
The York

5 BEDROOM HOMES
The Whixley

Social Housing

EXISTING DEVELOPMENT
PHASE 1





THE LULWORTH

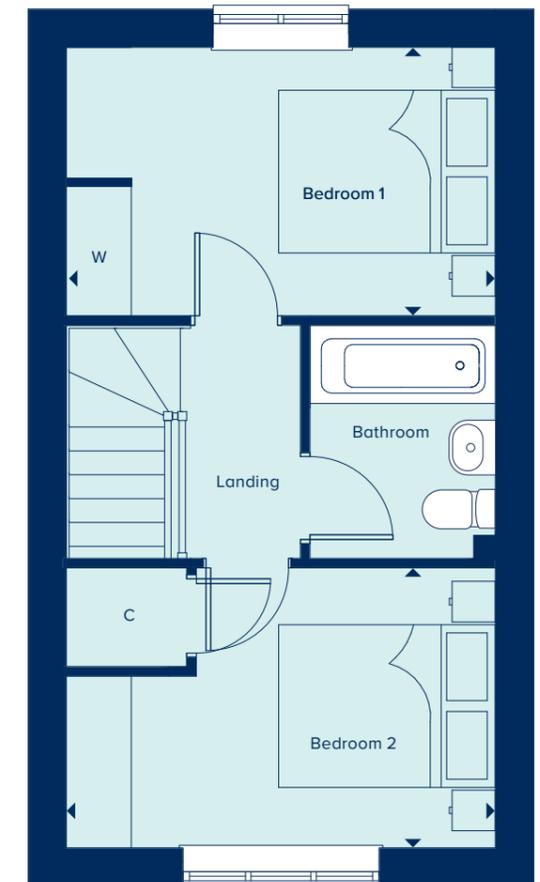
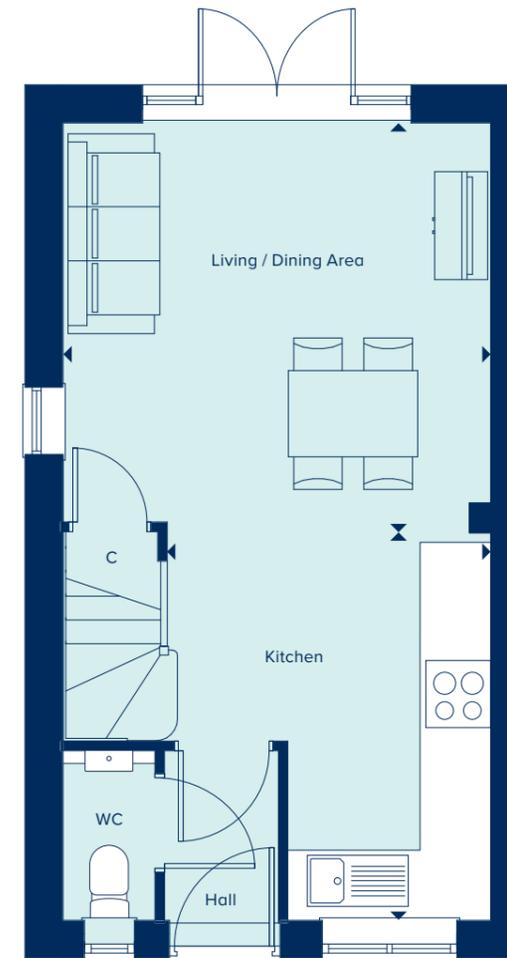
2 Bedroom Home

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THE LULWORTH

The Lulworth is a two-storey, two-bedroom house which has the flexibility to accommodate modern living thanks to an entirely open-plan ground floor. The space is perfectly suited to entertain and is flooded with natural light from French doors. Upstairs are two double bedrooms and a bathroom. The property includes quality fixtures and fittings throughout.

2 BEDROOM HOME



GROUND FLOOR

KITCHEN

3.59m x 2.99m 11'9" x 9'10"

LIVING / DINING AREA

3.96m x 3.78m 13'0" x 12'5"

FIRST FLOOR

BEDROOM 1

3.96m x 2.47m 13'0" x 8'1"

BEDROOM 2

3.96m x 2.58m 13'0" x 8'5"

C Cupboard W Wardrobe

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THE CHESHAM

3 Bedroom Home

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THE CHESHAM

The Chesham is a generously sized three-bedroom property. Inspired by tradition, it has a double-fronted layout and features an attractive bay window which, together with French doors, make this a beautifully bright property. A welcoming hallway leads to two spacious kitchen-dining area and living room. The three double bedrooms include a large master bedroom with an en suite shower room. There is ample storage and quality fixtures and fittings throughout.

3 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING AREA

5.58m x 2.94m 18'4" x 9'8"

LIVING ROOM

5.58m x 2.88m 18'4" x 9'5"



FIRST FLOOR

BEDROOM 1

4.31m x 2.94m 14'1" x 9'8"

BEDROOM 2

2.94m x 2.87m 9'8" x 9'5"

BEDROOM 3

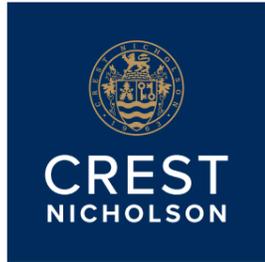
2.94m x 2.62m 9'8" x 8'7"



C Cupboard W Wardrobe * Window configuration may vary subject to plot

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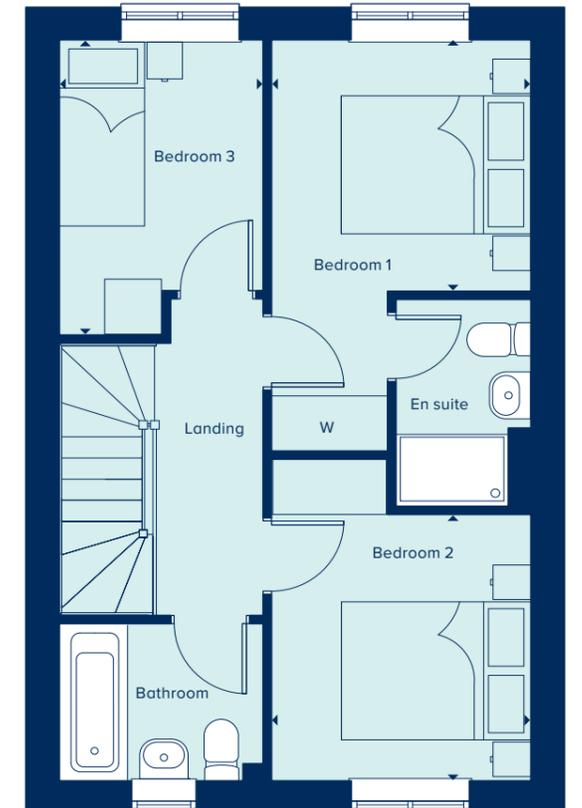
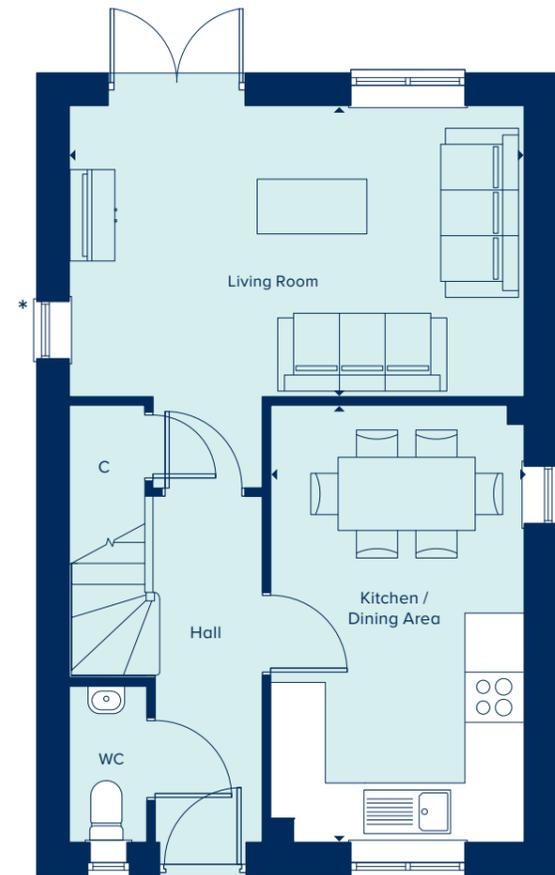
THE HATFIELD
3 Bedroom Home

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THE HATFIELD

The Hatfield is an attractive two-storey home perfect for family life, including an open-plan kitchen-dining area ideal for entertaining, in addition to a separate living room with French doors providing ample natural light and views over the private garden. Upstairs, the master bedroom has the benefit of an en suite shower room and two further bedrooms share a family bathroom.

3 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING AREA

4.78m x 2.77m 15'8" x 9'1"

LIVING ROOM

4.97m x 3.18m 16'4" x 10'5"

FIRST FLOOR

BEDROOM 1

2.73m x 2.73m 9'0" x 8'11"

BEDROOM 2

2.89m x 2.74m 9'6" x 9'0"

BEDROOM 3

3.21m x 2.15m 10'6" x 7'0"

C Cupboard W Wardrobe * Window configuration may vary subject to plot

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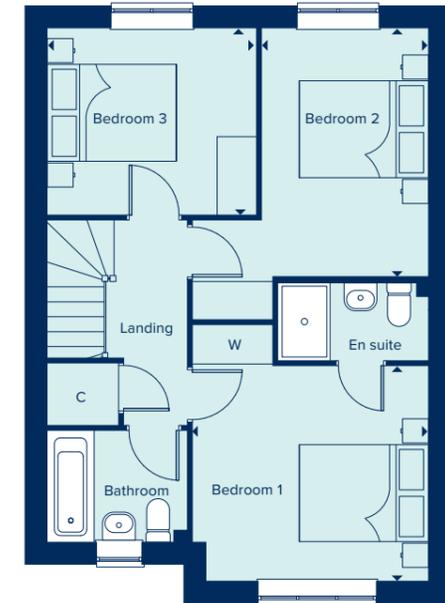
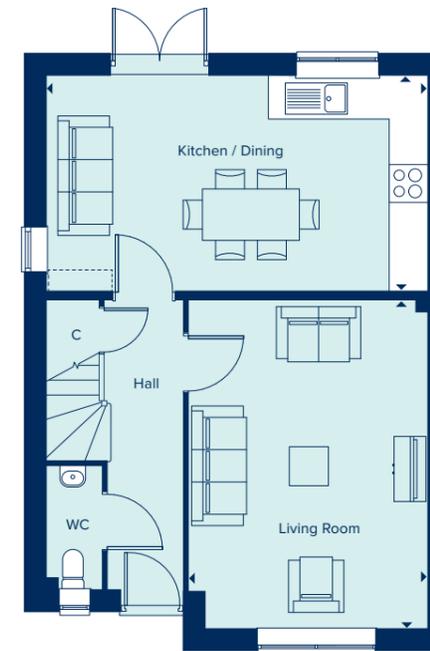
THE SEATON
3 Bedroom Home

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THE SEATON

One of the appealing factors of The Seaton is its open plan kitchen-diner which provides direct access to the garden offering views and natural light. Another is the generous bedroom one, with its triple-panelled window, is a light and airy room. Each of the three bedrooms is generously proportioned and the house also includes convenient storage space.

3 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING

5.86m x 3.31m 19'3" x 10'10"

LIVING ROOM

5.05m x 3.67m 16'7" x 12'1"

FIRST FLOOR

BEDROOM 1

3.62m x 3.30m 11'11" x 10'10"

BEDROOM 2

3.81m x 2.56m 12'6" x 8'5"

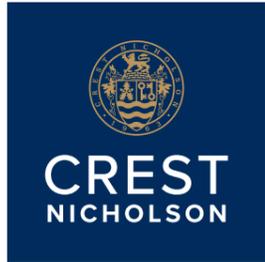
BEDROOM 3

3.21m x 2.87m 10'6" x 9'5"

C Cupboard W Wardrobe --- Bulkhead

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THE CRANLEIGH

4 Bedroom Home

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THE CRANLEIGH

The Cranleigh is a spacious four bedroom home ideal for families. A particular feature is the completely open plan living/dining and kitchen area which stretches across the full length from front to rear. This versatile space is well lit by multiple windows from all four sides of the house, as well as French doors which give the room a relaxed atmosphere. The central hallway features a door to the downstairs toilet and stairway to the first floor. Upstairs are four good sized bedrooms, which are served by a family bathroom and en suite to bedroom one. Each bathroom has it's own window, bringing in natural light and ventilation.

4 BEDROOM HOME



GROUND FLOOR

KITCHEN

3.46m x 2.48m 11'4" x 8'1"

LIVING / DINING AREA

6.47m x 6.03m 21'3" x 19'9"

FIRST FLOOR

BEDROOM 1

4.05m x 2.88m 13'3" x 9'5"

BEDROOM 2

3.52m x 2.88m 11'6" x 9'5"

BEDROOM 3

3.06m x 2.37m 10'0" x 7'9"

BEDROOM 4

3.06m x 2.73m 10'0" x 8'11"

C Cupboard W Wardrobe ● Specification * Window configuration may vary subject to plot

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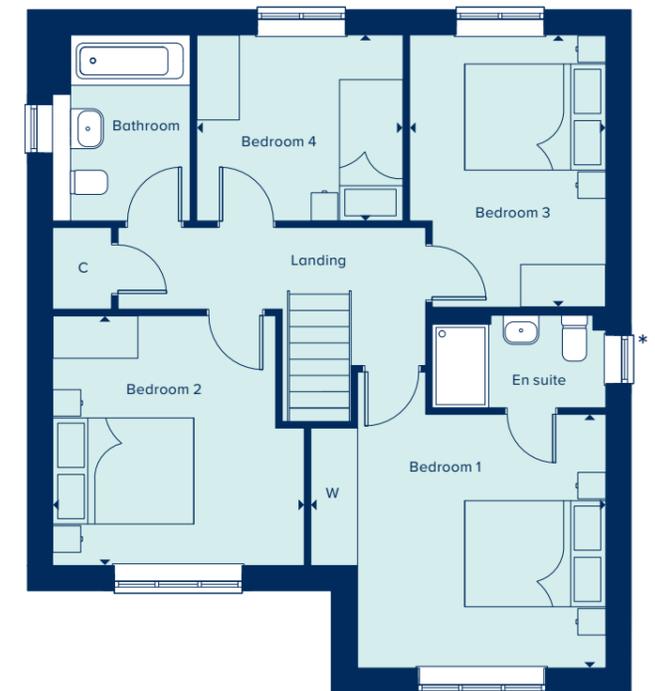
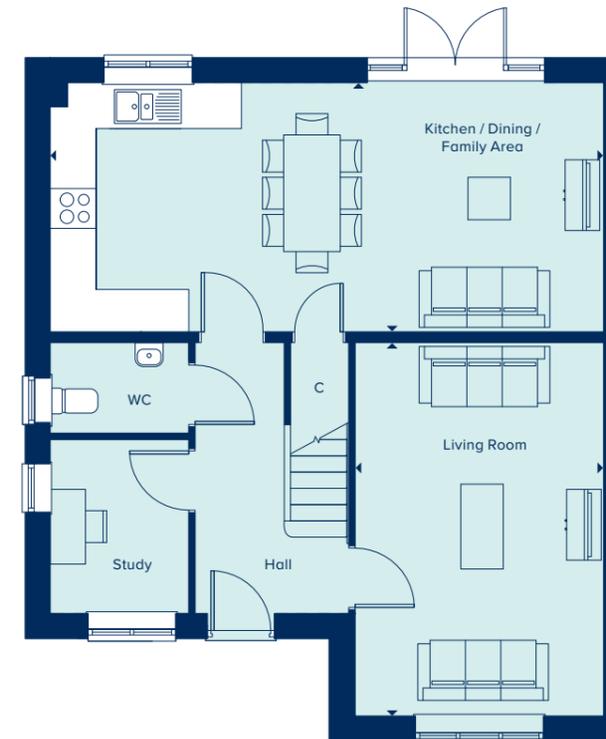
THE DARTFORD
4 Bedroom Home

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THE DARTFORD

Ideally suited to modern living, The Dartford provides both extensive family space and the benefit of a home office. With a large, open-plan kitchen, dining and family area in addition to a separate living room, this home offers considerable flexibility. Each of the four bedrooms is well proportioned, with the master bedroom having the luxury of an en suite shower room. Carefully selected products and materials throughout give this home a distinct mark of quality.

4 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING / FAMILY AREA

7.83m x 3.52m 25'8" x 11'7"

LIVING ROOM

5.28m x 3.51m 17'4" x 11'6"

STUDY

2.46m x 1.96m 8'1" x 6'5"

FIRST FLOOR

BEDROOM 1

4.18m x 3.59m 13'8" x 11'9"

BEDROOM 2

3.56m x 3.53m 11'8" x 11'7"

BEDROOM 3

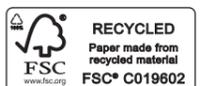
3.85m x 2.78m 12'7" x 9'1"

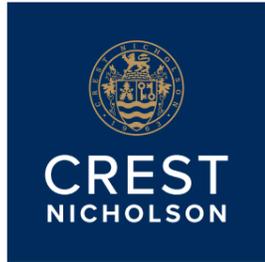
BEDROOM 4

2.92m x 2.63m 9'7" x 8'7"

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THE MARLBOROUGH

4 Bedroom Home

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THE MARLBOROUGH

The Marlborough is ideally suited to modern family living, featuring ample flexible spaces. The elegant hallway provides access to the central living areas: an open-plan kitchen-dining area with utility room and a spacious, light-filled living room. Upstairs are four double bedrooms, with the master bedroom benefiting from an en suite shower room.

4 BEDROOM HOME



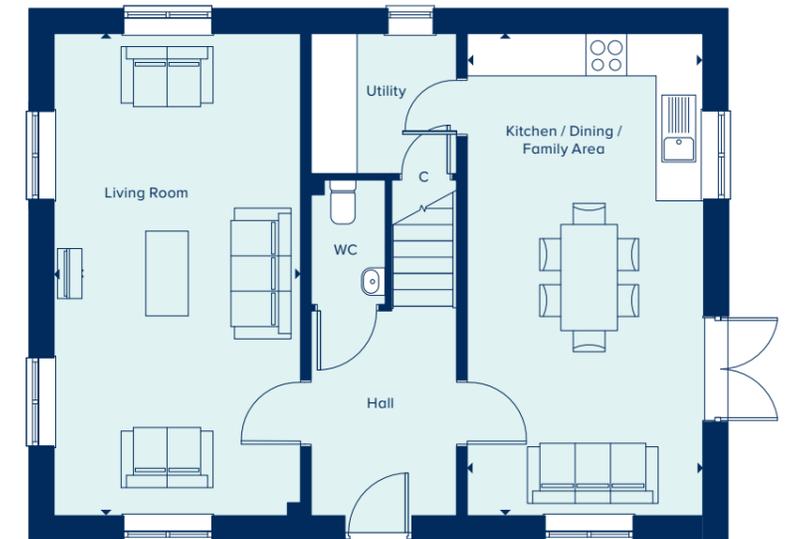
GROUND FLOOR

KITCHEN / DINING / FAMILY AREA

6.82m x 3.33m 22'4" x 10'11"

LIVING ROOM

6.82m x 3.49m 22'4" x 11'5"



FIRST FLOOR

BEDROOM 1

3.38m x 3.05m 11'1" x 10'0"

BEDROOM 2

3.58m x 3.35m 11'9" x 11'0"

BEDROOM 3

3.38m x 2.50m 11'1" x 8'2"

BEDROOM 4

3.39m x 3.35m 11'2" x 11'0"



C Cupboard W Wardrobe ● Specification

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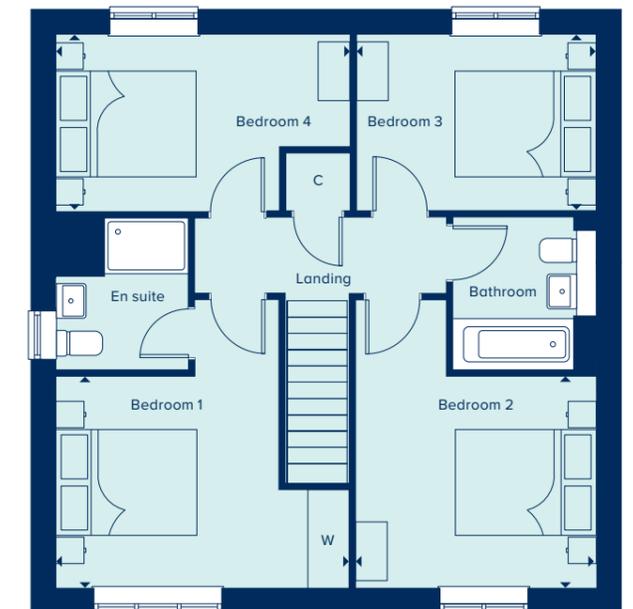
THE YORK
4 Bedroom Home

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THE YORK

The York has four double bedrooms, each of which is generously sized and includes two bathrooms, one of which creates a master bedroom suite. An integral garage provides convenience, as does a utility room, downstairs wc, outside tap and ample storage, while design attributes such as the triple panel windows which benefit both the living area and the main bedroom create a warm and welcoming atmosphere.

4 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING AREA

5.72m x 2.95m 18'9" x 9'8"

LIVING ROOM

4.72m x 3.37m 15'6" x 11'0"

GARAGE

5.99m x 3.09m 19'8" x 10'1"

FIRST FLOOR

BEDROOM 1

4.14m x 3.00m 13'7" x 9'10"

BEDROOM 2

3.37m x 3.00m 11'0" x 9'10"

BEDROOM 3

3.36m x 2.50m 11'0" x 8'2"

BEDROOM 4

4.15m x 2.50m 13'7" x 8'2"

C Cupboard W Wardrobe ● Specification

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THE WHIXLEY
5 Bedroom Home

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THE WHIXLEY

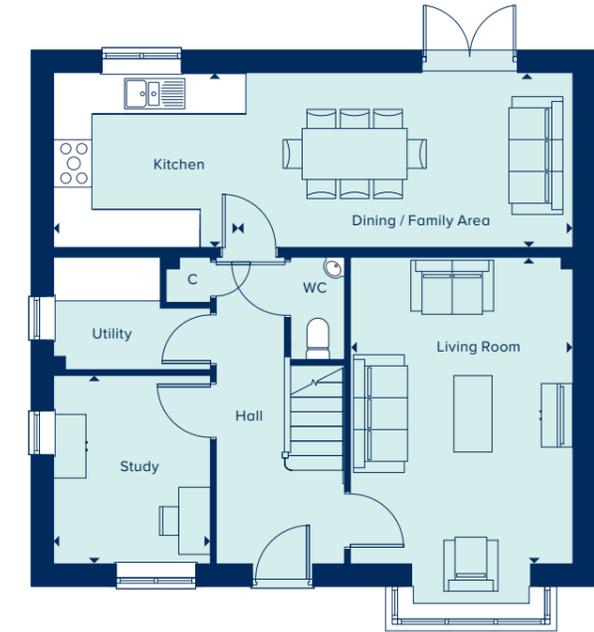
The Whixley offers flexible spaces and a generous floorplate. The property features five bedrooms, two bathrooms, a utility room and a garage. The fifth would lend itself well to a home office, a snug, games or hobby room. Other features are the open plan kitchen diner, and separate, spacious and living room which is flooded with light from elegant bay windows.

5 BEDROOM HOME



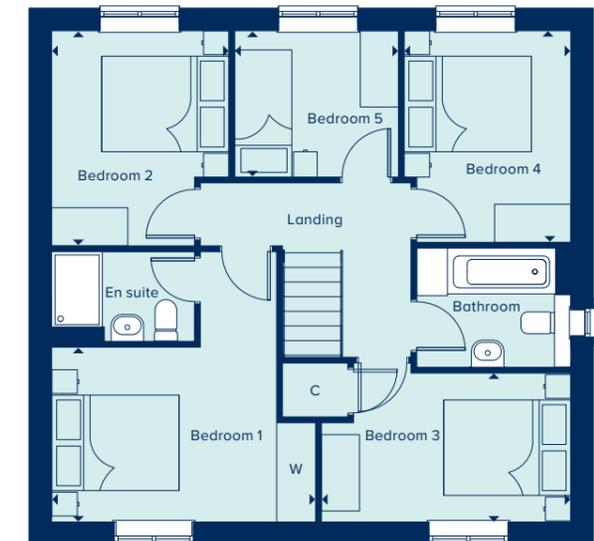
GROUND FLOOR

DINING / FAMILY AREA		
5.25m x 2.75m	17'2" x 9'0"	
KITCHEN		
2.91m x 2.75m	9'7" x 9'0"	
LIVING ROOM		
4.82m x 3.50m	15'10" x 11'6"	
STUDY		
2.96m x 2.46m	9'8" x 8'1"	



FIRST FLOOR

BEDROOM 1		
4.15m x 2.74m	13'7" x 9'0"	
BEDROOM 2		
3.38m x 2.79m	11'1" x 9'2"	
BEDROOM 3		
3.92m x 2.34m	12'10" x 7'8"	
BEDROOM 4		
3.32m x 2.62m	10'11" x 8'7"	
BEDROOM 5		
2.57m x 2.30m	8'5" x 7'6"	



C Cupboard W Wardrobe

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SPECIFICATION

From attractive styling to modern integrated appliances, you will find your brand new Crest Nicholson home is highly specified throughout.

	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
KITCHEN				
Choice of soft close fitted kitchen complete with laminate worksurface and upstand (subject to stage of construction)	•	•	•	•
Electric single built-in oven in stainless steel	•			
Electric built-under 1 ½ oven in stainless steel		•		
Electric built-in double oven in stainless steel			•	•
4 ring gas hob in stainless steel	•	•		
5 ring gas hob in stainless steel			•	•
Stainless steel splashback behind hob	•	•	•	•
Integrated extractor hood	•			
Stainless steel chimney extractor hood		•	•	•
Energy efficient integrated fridge/freezer	•	•	•	•
Energy efficient integrated dishwasher		•*	•	•
Energy efficient integrated washing machine	•	•**		
Single bowl sink and drainer in stainless steel	•	•		
1.5 bowl sink and drainer in stainless steel			•	•
Single lever chrome mixer tap	•	•	•	•
BATHROOM, EN SUITE AND CLOAKROOM				
Contemporary white sanitaryware	•	•	•	•
Chrome mixer taps and shower fittings	•	•	•	•
Full height tiling around bath with shower and folding bath screen where there is no separate shower facility in the home	•			
Half height tiling around bath where a separate shower facility is provided in the home	•	•	•	•
Full height tiling to enclosed shower area where applicable	•	•	•	•
Half height tiling to walls where other sanitaryware is fitted in bathroom and en suite	•	•	•	•
Heated white towel rail to bathrooms and en suites	•	•	•	•
Tiled splashback to basin in cloakroom	•	•	•	•

*Integrated dishwasher included if there is a utility room **Integrated washing machine included if there is no utility room.



	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
ELECTRICAL				
Low energy LED 4-light spotlight bar to kitchen	•			
Low energy LED downlighters in white to kitchen		•	•	•
Low energy LED downlighters in white to bathroom and en suite	•	•	•	•
Low energy lighting in all other areas	•	•	•	•
TV and data point to living room & TV point to master bedroom	•	•	•	•
Telecommunications to the home including fibre for broadband capabilities	•	•	•	•
DECORATION				
White emulsion to all rooms and ceilings	•	•	•	•
White gloss to window boards, internal doors, skirting and architraves	•	•	•	•
JOINERY AND DOORS				
Front door with multipoint locking system and chrome ironmongery	•	•	•	•
White PVCu windows and patio doors with white ironmongery	•	•	•	•
White internal doors with chrome ironmongery	•	•	•	•
Fitted wardrobes to master bedroom with soft close sliding mirror fronted doors	•	•	•	•
HEATING				
Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	•	•	•	•
EXTERNAL FINISHES				
Front gardens to be landscaped	•	•	•	•
Rear gardens topsoiled and rotovated	•	•	•	•
External low energy security light fitted by front door	•	•	•	•
External tap	•	•	•	•
SECURITY AND PEACE OF MIND				
Smoke, heat and carbon monoxide detectors	•	•	•	•
Two years warranty and aftercare	•	•	•	•
Complete NHBC ten year warranty	•	•	•	•

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POTTERS GRANGE PHASE 2

Smisby Road, Ashby-de-la-Zouch,
Leicestershire, LE65 2UF

For all enquiries please call

01530 553 510
**[crestnicholson.com/developments/
leicestershire/potters-grange](http://crestnicholson.com/developments/leicestershire/potters-grange)**



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