



**THE BOULEVARD**  
MIDDLEBECK

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



**COUNTRYSIDE**  
Places People Love



THE BOULEVARD

## BEAUTIFULLY DESIGNED HOMES

The Boulevard, Middlebeck is an exciting collection of 160 beautiful 2, 3 and 4 bedroom homes from Countryside.

Conveniently located less than 2 miles from Newark town centre and a short distance from the stunning Riverside National Park, the added benefits of excellent transport links and easy access to local amenities makes The Boulevard a perfect location, with something for everyone.

Each and every one of our homes features our luxury specification, so whether you're a homeowner looking to make your next move or taking your first steps onto the property ladder, The Boulevard is the perfect place to call home.

## 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.



## LOCAL AREA...

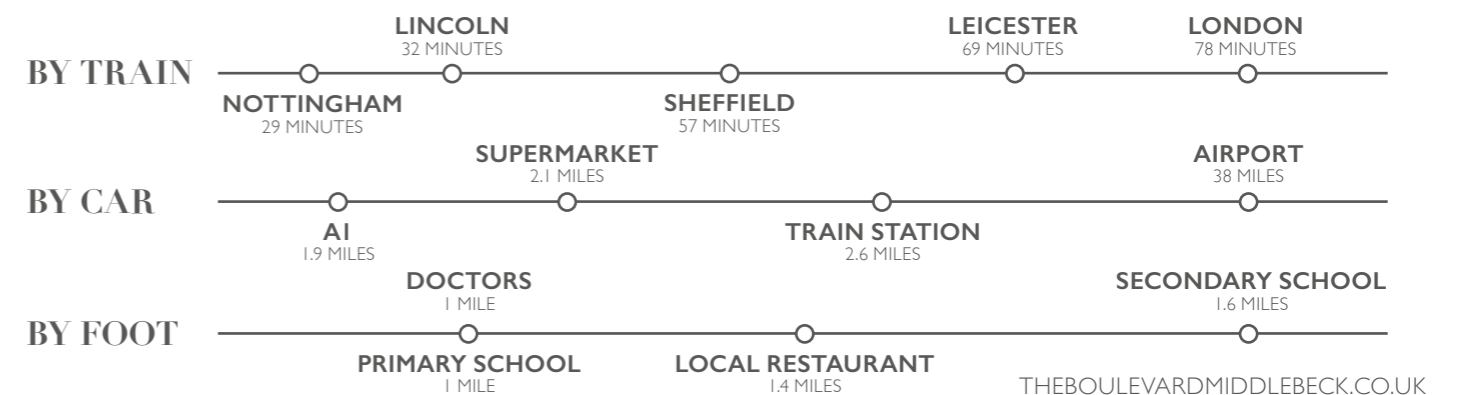
The thriving town of Newark has plenty to offer in the way of historical landmarks, as well as modern local amenities. The town centre has the iconic Newark Castle which is known for its key part in the War of the Roses in the 15th century. For a great family day out, tours and visits can be booked in advance.

For a leisurely stroll, the Riverside Park offers great views as well as a children's playground and an on-site café for those all-important ice creams!

From well-known high street names to small independents, Newark has a superb range of shops to cater to all tastes. A convenient selection of reputable supermarkets are also within good proximity.

For local eateries Newark also has plenty to offer, so whether you're looking for a meal with friends and family or to sample the latest cocktails, there's something for everyone to enjoy.

## TRANSPORT LINKS



## CLOSE TO THE CITY

Located just half an hour away either on the train or in the car, Nottingham is a great city with many hidden gems. Shoppers will delight in the boutiques in the Lace Market or Exchange Arcade with lots of options for retail therapy. The city is steeped in history, from its Norman Castle to the legend of Robin Hood, there are fascinating museums dotted all around.

Nottingham is something of a foodie haven, visitors are spoilt for choice with a huge selection of restaurants and bars – you can treat yourself to fine dining at one of the two michelin-starred restaurants, or stop for a pint at the oldest pub in England!

# 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.**



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

A man in a dark jacket with the 'Countryside' logo is showing a tablet to a smiling couple in a modern kitchen. The kitchen features light-colored wooden cabinets, a light wood countertop, a stainless steel sink, and a gas hob. A window with blinds is visible 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

Buying a beautiful new property can be one of the most exciting things you can do. So you'll be thrilled to know that you don't need a huge deposit to make your dream come true.

The Government-backed Help to Buy scheme can work for you if you want to get onto the property ladder, get a bigger home, or just make your monthly repayments more affordable.

The current scheme is designed to help both first-time buyers and existing and previous homeowners by making mortgages more affordable when buying a new build home.

### 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<sup>†</sup>
- 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, as well as existing and previous homeowners.

#20% Government-backed Equity Loan and 75% Mortgage subject to status. †Terms and conditions apply.



## 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.

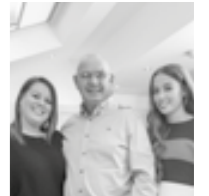
We achieve this through building attractive residential areas with their own architectural character and identity, green open spaces and convenient transport links to essential local amenities such as schools and shops.

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

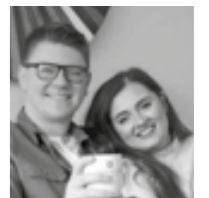
## CUSTOMER STORIES



**Linda, Martin & Katie**

"The standard of design and layout of the homes is high. We could see that the open-plan layout was spacious and light – just what we wanted for our family."

*Juniper Grove*



**Elisha & Mike**

"The Help to Buy scheme was really useful and easy, I'd definitely recommend it to anyone. The most exciting thing about the whole process is just being in a home that is completely ours."

*Blackberry Vale*

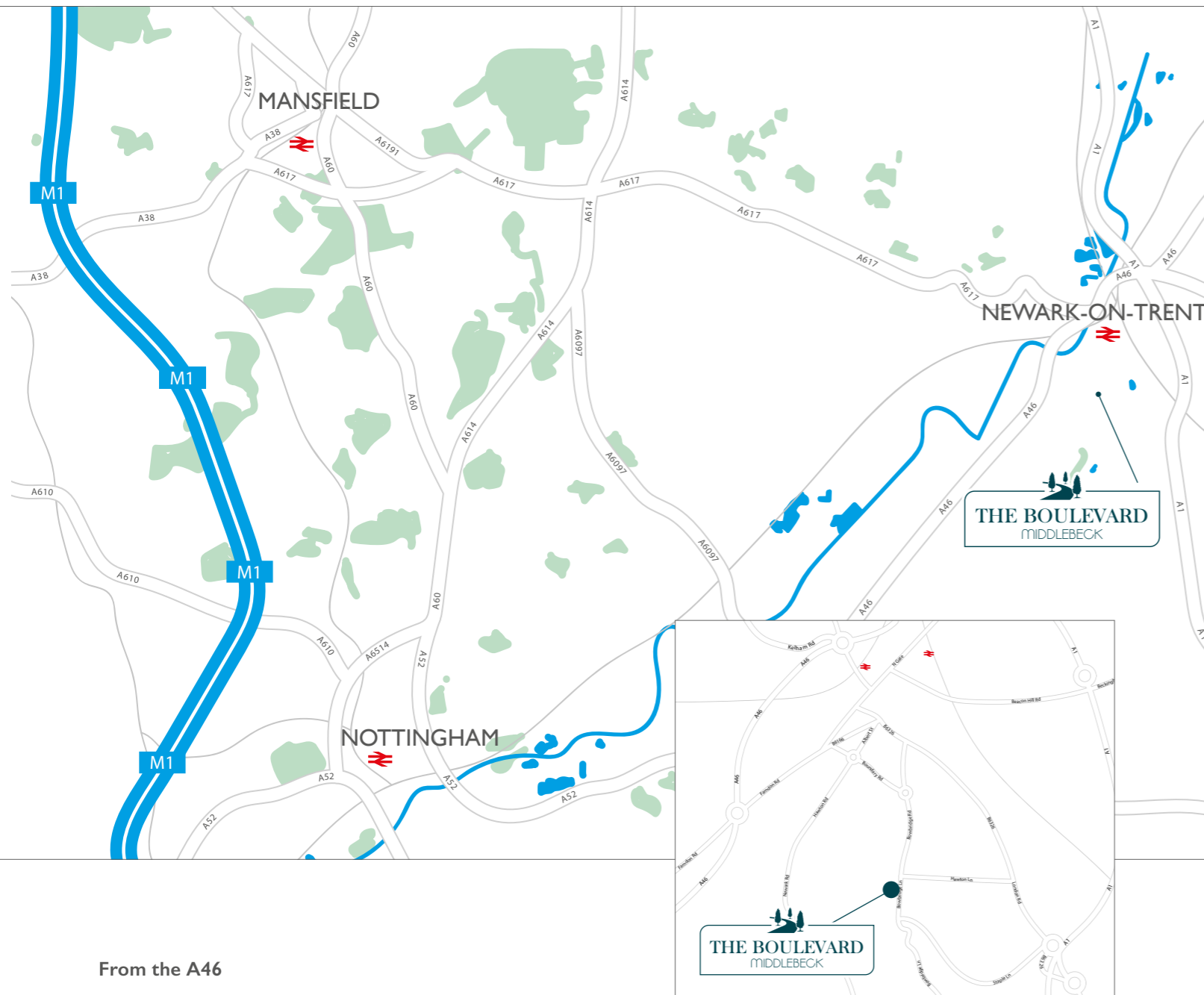


**James**

"The thought of a new build really appealed to me, as you get the luxury of everything already being done for you."

*Wren Green*

# HOW TO FIND US



## From the A46

### Northbound

Head north-east towards Newark-On-Trent. At the roundabout, take the 3rd exit onto Farndon Road/B6166 and turn right onto Boundary Road. When you get to the second roundabout, take the 2nd exit onto Bowbridge Road and continue onto Bowbridge Lane where you will reach The Boulevard Sales and Marketing Suite.

### Southbound from the A1

Take the B6326 exit towards Balderton/Newark/Claypole. At the roundabout, take the 4th exit onto B6326. At the roundabout, take the 1st exit onto London Road/B6326. Continue on London Road/B6326 for 0.6 miles turning left onto Hawton Lane. At the end of Hawton Lane, turn left onto Bowbridge Lane where you will shortly arrive at The Boulevard Sales and Marketing Suite on your right.

## FOR YOUR SAT NAV: NG24 4EF

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

 @Countryside\_MID  @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. 7th January 2020. 8145.004.

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Please see our Sales Consultants for further details.



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# OUR OUTSTANDING SPECIFICATION COMES AS STANDARD AT THE BOULEVARD



# WHAT'S INCLUDED IN YOUR NEW HOME?

## KITCHENS

- Choose from a selection of custom designed kitchens with laminate worktops<sup>†</sup>
- 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 four ring gas hob and glass splashback\*
- Glass/stainless steel chimney hood
- Pelmet lights
- Integrated fridge-freezer
- Chrome LED downlights
- Chrome effect sockets & USB points

## BATHROOMS

- White bathroom 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
- 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

## 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 family area
- Multimedia points in living room 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<sup>‡</sup>.

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.

Valid from the 1st July 2021. Whilst every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and Countryside Properties 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. <sup>†</sup>Choices and upgrades are only available subject to construction stage of the property. <sup>\*</sup>Selected features are included where housetype size allows. <sup>‡</sup>In some cases, shower over bath is hand held. Only on selected plots. Please ask a Sales Consultant for further details.



**COUNTRYSIDE**  
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# THE ESK

TWO BEDROOM HOME



**COUNTRYSIDE**  
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# THE LONGFORD SEMI

THREE BEDROOM HOME

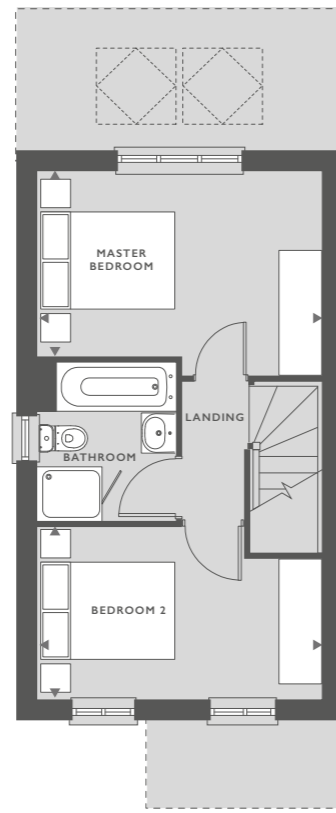
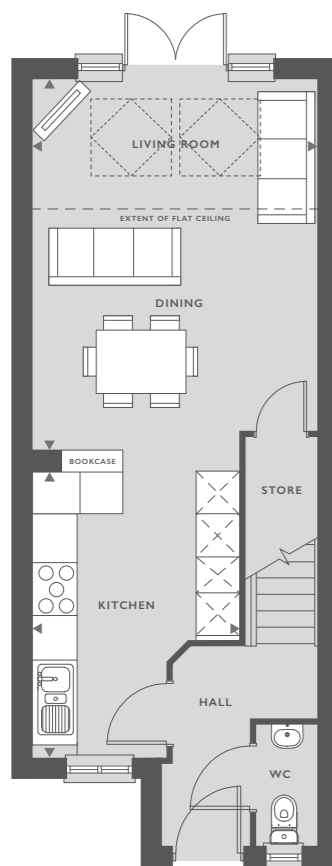


**COUNTRYSIDE**  
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## THE ESK

TWO BEDROOM HOME

753 SQFT  
69.9 M<sup>2</sup>



### FEATURES:

- Open-plan kitchen/dining and living room
- Impressive skylight windows and French doors leading to rear garden
- Convenient downstairs storage cupboard and WC
- Three well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle decorated with Porcelanosa tiles

### GROUND FLOOR

KITCHEN	2.88M X 4.01M	9'6" X 13'2"
DINING/LIVING	3.97M X 5.17M	13' X 17'

### FIRST FLOOR

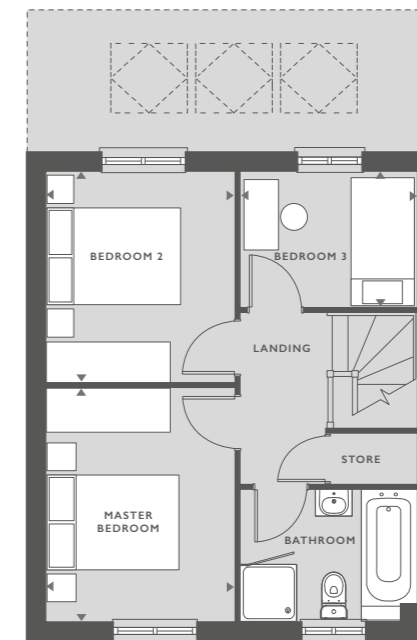
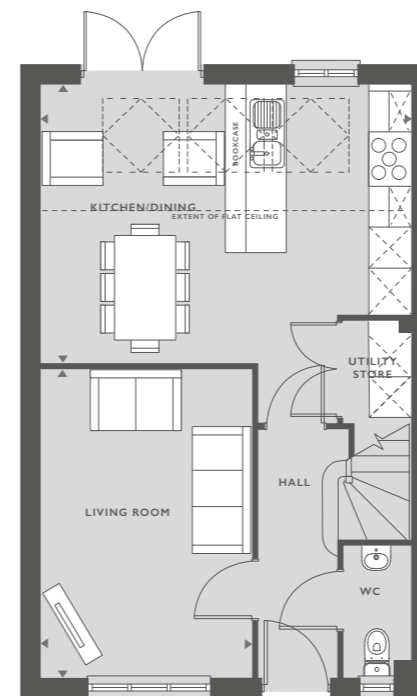
MASTER BEDROOM	3.97M X 2.58M	13' X 8'6"
BEDROOM 2	3.97M X 2.43M	13' X 8'

Skylight windows

## THE LONGFORD SEMI

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	5.39M X 4.07M	17'8" X 13'4"
LIVING ROOM	3.09M X 4.49M	10'2" X 14'9"

### FIRST FLOOR

MASTER BEDROOM	2.74M X 3.40M	9' X 11'2"
BEDROOM 2	2.74M X 3.06M	9' X 10'1"
BEDROOM 3/STUDY	1.97M X 2.56M	6'6" X 8'5"

Skylight windows

Some plots may be subject to additional gable and bay windows. All gable and bay windows are plot specific and subject to change. Please note, overall square footage is based on structural dimensions. Dimensions listed are to be used as a guideline, the working drawings should be used for definitive measurements. The external elevations, architectural detailing and floor plans of individual house types may vary from those illustrated. All room sizes are approximate with maximum dimensions. Furniture positioning is indicative only, wardrobes are not included and are only there for illustration purposes. Please ask our Sales Consultants for detailed information. While every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and Countryside Ltd. reserve the right to amend the specifications as necessary and without notice. This does not constitute or form any part of contract or sale. Images are indicative only. Countryside Properties 26th February 2020, The Esk, Revision 0, 8335.002.



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# THE LONGFORD

THREE BEDROOM HOME



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# THE NEW ASHBOURNE

THREE BEDROOM HOME

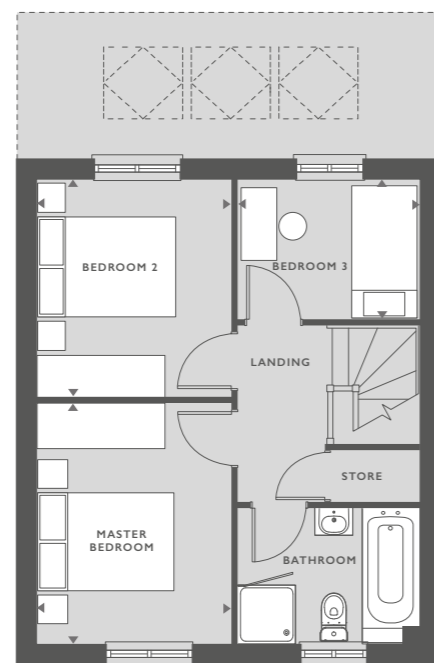
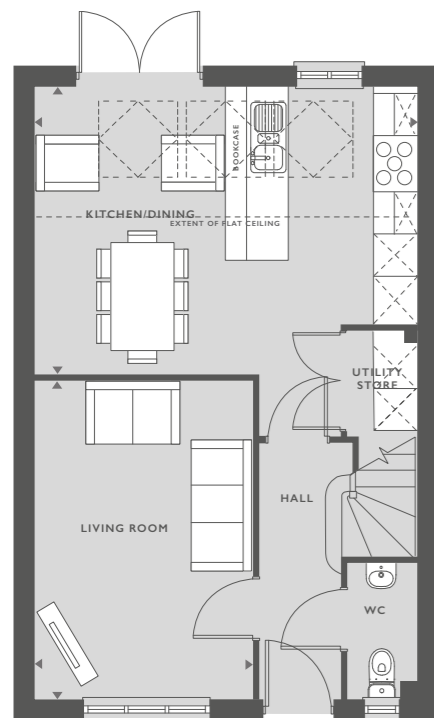


**COUNTRYSIDE**  
Places People Love

## 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

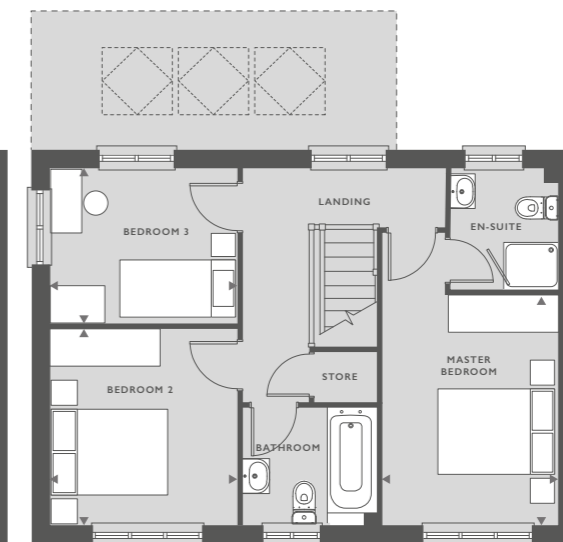
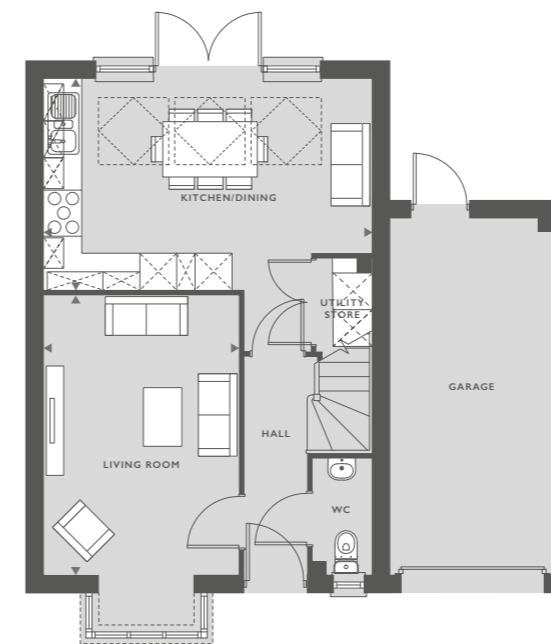
MASTER BEDROOM	3.40M X 2.73M	11'2" X 9"
BEDROOM 2	3.06M X 2.73M	10'1" X 9"
BEDROOM 3	2.54M X 1.94M	8'3" X 6'4"

Skylight windows

## THE NEW 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	2.82M X 3.70M	9'3" X 12'2"
BEDROOM 2	3.02M X 3.18M	9'11" X 10'4"
BEDROOM 3	3.02M X 2.50M	9'9" X 8'2"

Skylight windows

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# THE BLYTH

THREE BEDROOM HOME



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# THE NEW STAMFORD

THREE BEDROOM HOME

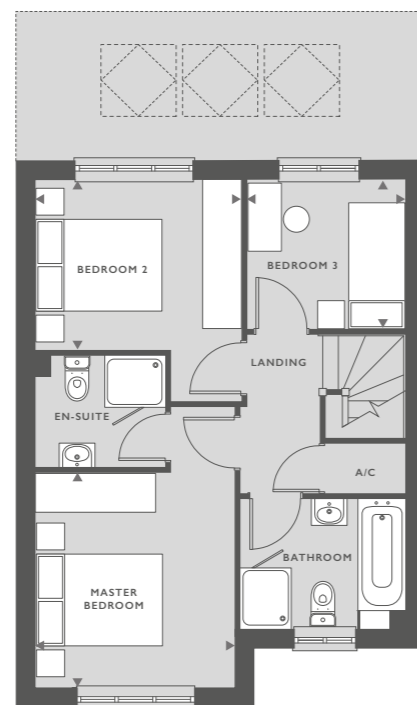
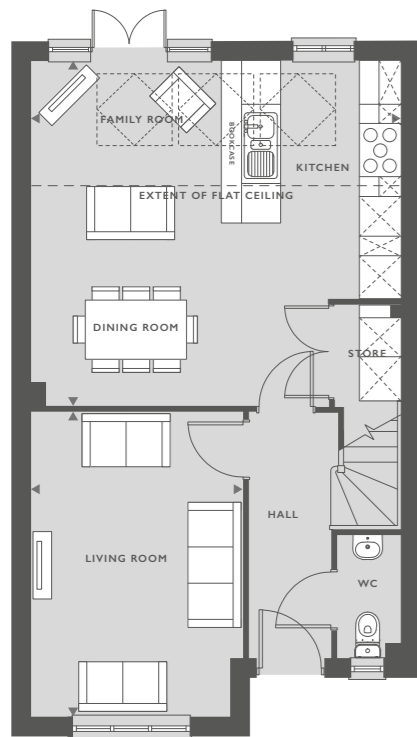


**COUNTRYSIDE**  
Places People Love

## THE BLYTH

THREE BEDROOM HOME

1002 SQFT  
93.1 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
- Convenient downstairs store room and WC
- Master bedroom and en-suite with shower cubicle
- Two further well-proportioned bedrooms
- Modern family bathroom decorated with Porcelanosa tiles

### GROUND FLOOR

KITCHEN/DINING	5.55M X 5.23M	18' X 17'1"
LIVING ROOM	3.18M X 4.58M	10'5" X 15'

### FIRST FLOOR

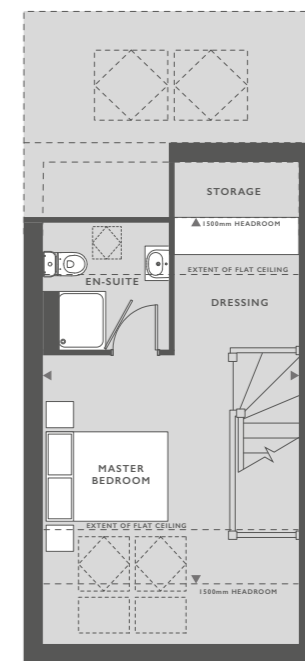
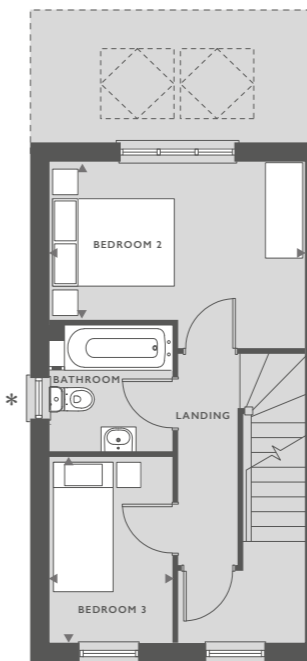
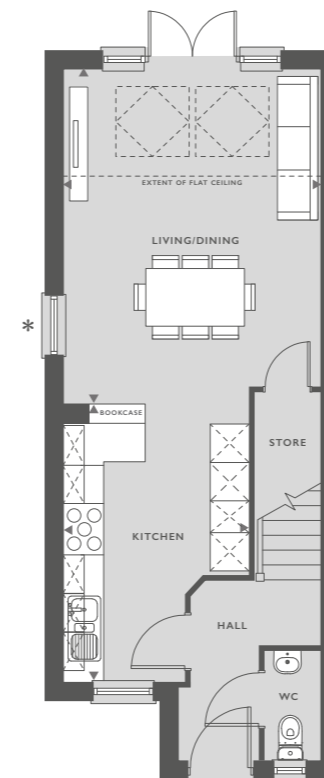
MASTER BEDROOM	2.96M X 3.22M	9'8" X 10'6"
BEDROOM 2	3.08M X 2.58M	10'1" X 8'5"
BEDROOM 3	2.37M X 2.23M	7'9" X 7'3"

Skylight windows

## 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"
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#HEADROOM OVER 1.5M

Skylight windows

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# THE FOSS

THREE BEDROOM HOME



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# THE NEW WALTON

THREE BEDROOM HOME

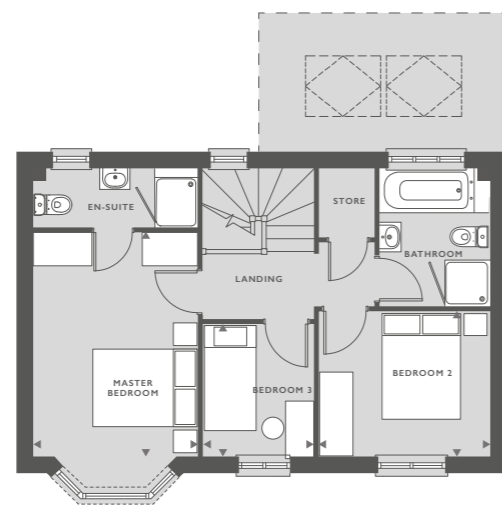
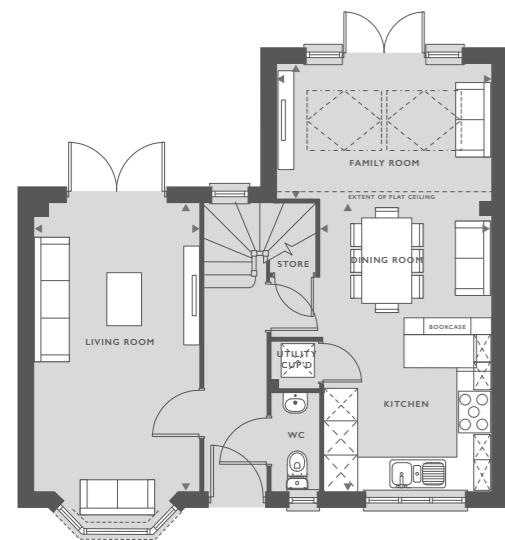


**COUNTRYSIDE**  
Places People Love

## THE FOSS

THREE BEDROOM HOME

1039 SQFT  
96.5 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 French doors
- Master bedroom with en-suite
- Two further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle

### GROUND FLOOR

KITCHEN/DINING	5.24M X 3.05M	17'2" X 10"
FAMILY ROOM	3.82M X 2.40M	12'5" X 7'8"
LIVING ROOM	5.14M X 2.93M	16'9" X 9'6"

### FIRST FLOOR

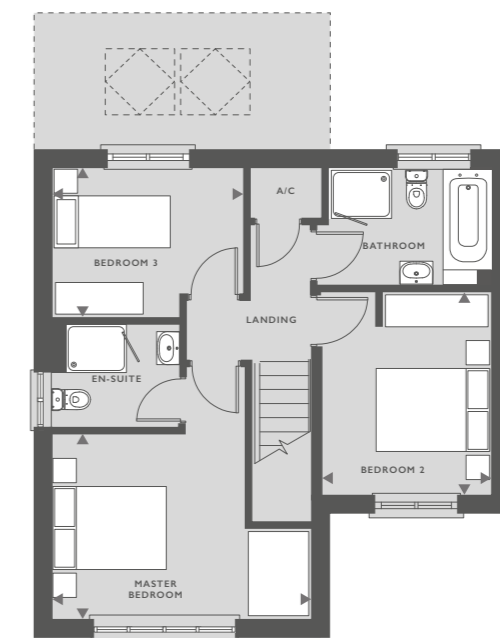
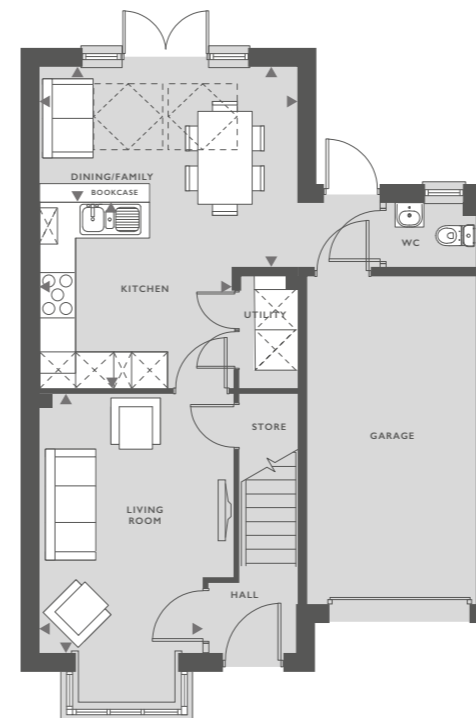
MASTER BEDROOM	3.99M X 2.93M	13'1" X 9'7"
BEDROOM 2	3.05M X 2.58M	10' X 8'5"
BEDROOM 3	2.36M X 1.98M	7'8" X 6'5"

Skylight windows  
 SVP

## THE NEW WALTON

THREE BEDROOM HOME

1028 SQFT  
96 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, WC and integral garage access
- 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	3.40M X 3.22M	11'2" X 10'7"
DINING/FAMILY	4.28M X 3.29M	14'1" X 10'11" (L-SHAPE)
LIVING ROOM	4.30M X 2.71M	14'1" X 8'11"

### FIRST FLOOR

MASTER BEDROOM	3.07M X 4.27M	10'1" X 14'1"
BEDROOM 2	3.38M X 2.82M	11'1" X 9'3"
BEDROOM 3	2.50M X 3.18M	8'2" X 10'5"

Skylight windows  
 SVP

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# THE ASHOP

THREE BEDROOM HOME



**COUNTRYSIDE**  
Places People Love

# THE DUNHAM

FOUR BEDROOM HOME



**COUNTRYSIDE**  
Places People Love

## THE ASHOP

THREE BEDROOM HOME

1075 SQFT  
99.87 M<sup>2</sup>



### FEATURES:

- Stylish open-plan kitchen and dining/family room
- Impressive skylight windows and French doors leading to rear garden
- Master bedroom with en-suite
- Two further well-proportioned bedrooms
- Modern family bathroom

### GROUND FLOOR

KITCHEN/DINING/ FAMILY ROOM	5.99M X 5.25M	19'7" X 17'2"
LIVING ROOM	4.32M X 3.06M	14'2" X 10'

### FIRST FLOOR

MASTER BEDROOM	3.06M X 3.60M	10' X 11'8"
BEDROOM 2	2.61M X 3.16M	8'6" X 10'4"
BEDROOM 3	2.54M X 2.11M	8'3" X 6'9"

Skylight windows

## 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 LYMINGTON

FOUR BEDROOM HOME



**COUNTRYSIDE**  
Places People Love

# THE OAKHAM

FOUR BEDROOM HOME

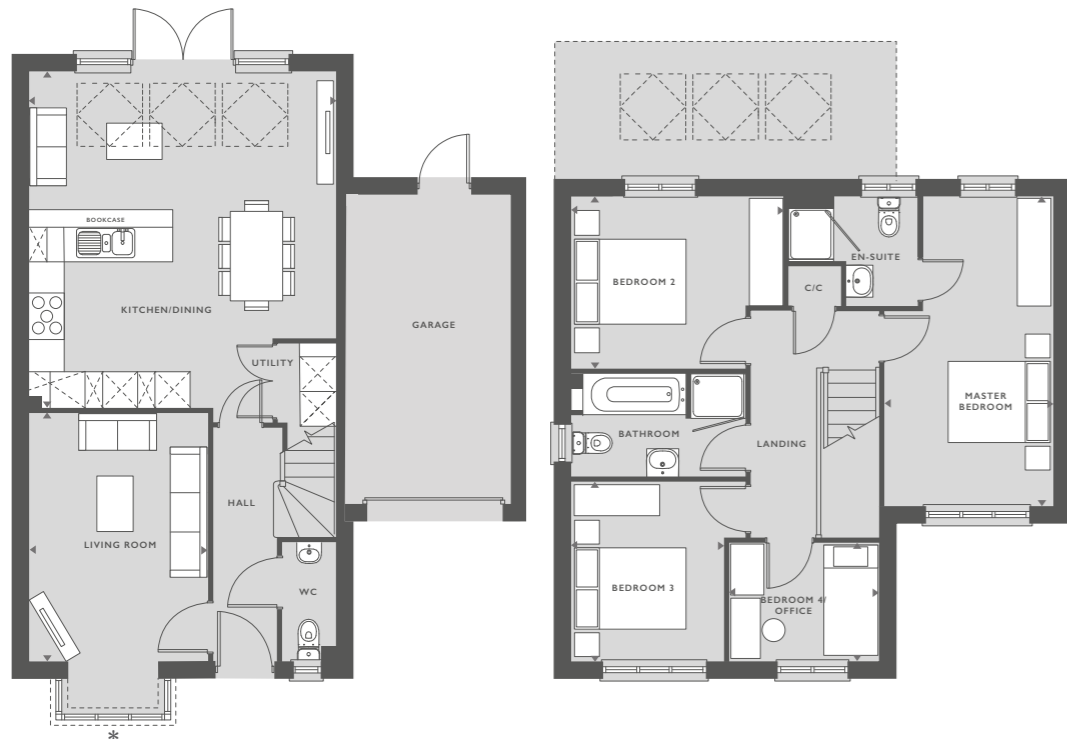


**COUNTRYSIDE**  
Places People Love

## THE LYMINGTON

FOUR BEDROOM HOME

1215 SQFT  
112.8 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
- Convenient downstairs WC and integral garage access
- Spacious master bedroom with en-suite
- Three further well-proportioned bedrooms
- Modern family bathroom

### GROUND FLOOR

KITCHEN/DINING ROOM	5.62M X 5.24M	18'5" X 17'2"
LIVING ROOM	3.06M X 4.36M	10' X 14'3"

### FIRST FLOOR

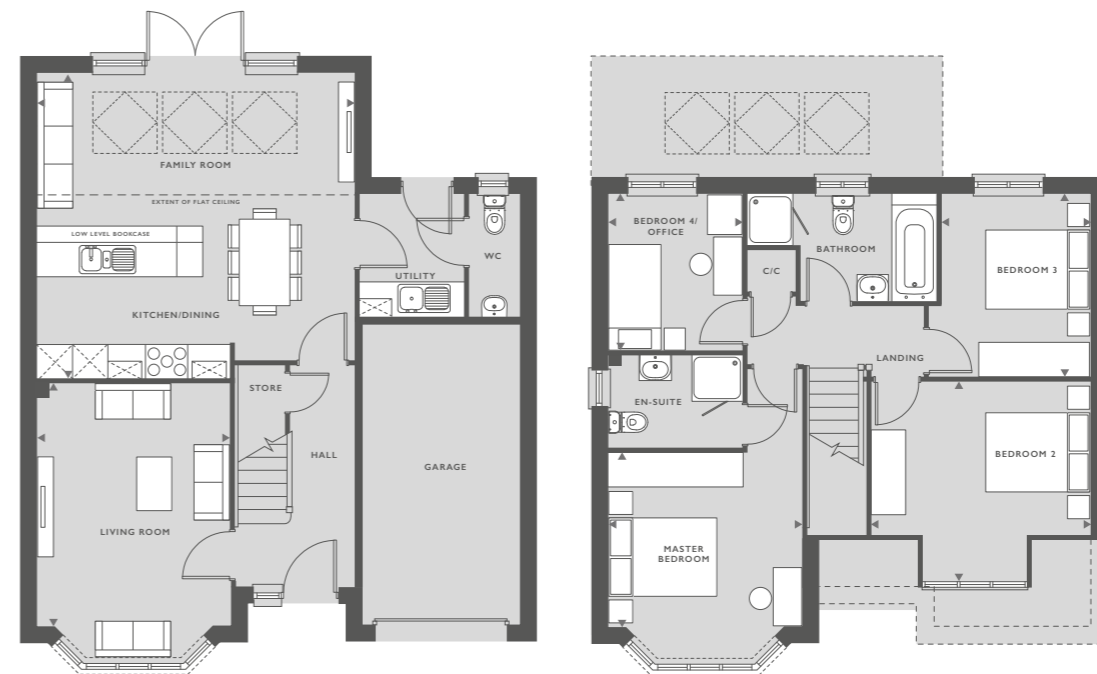
MASTER BEDROOM	5.29M X 2.82M	17'4" X 9'3"
BEDROOM 2	2.94M X 3.60M	9'7" X 11'8"
BEDROOM 3	2.60M X 3.06M	8'6" X 10'
BEDROOM 4/OFFICE	2.54M X 2.00M	8'4" X 6'6"

Skylight windows  
C/C = Cylinder cupboard

## THE OAKHAM

FOUR BEDROOM HOME

1317 SQFT  
122.3 M<sup>2</sup>



### FEATURES:

- Spacious living room with stylish bay window
- Stylish open-plan kitchen/dining room
- Impressive skylight windows and French doors leading to rear garden
- Convenient downstairs utility room, WC and integral garage access
- Master bedroom with en-suite and large bay window
- Three further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle decorated with Porcelanosa tiles

### GROUND FLOOR

KITCHEN/DINING/FAMILY ROOM	5.40M X 5.60M	17'9" X 18'4"
LIVING ROOM	3.41M X 4.27M	14' X 11'2"

### FIRST FLOOR

MASTER BEDROOM	3.41M X 3.05M	11'2" X 10'
BEDROOM 2	3.90M X 3.68M	12'9" X 12'11"
BEDROOM 3	2.62M X 3.22M	8'7" X 10'6"
BEDROOM 4/OFFICE	2.39M X 2.76M	7'10" X 9'1"

Skylight windows  
C/C = Cylinder cupboard

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# THE STRATFORD

FOUR BEDROOM HOME



**COUNTRYSIDE**  
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# THE STRATFORD FCT

FOUR BEDROOM HOME



**COUNTRYSIDE**  
Places People Love

## THE STRATFORD

FOUR BEDROOM HOME

1344 SQFT  
125 M<sup>2</sup>



### FEATURES:

- Stylish open-plan kitchen and dining/family room with beautiful bay window
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room with stylish bay window and French doors
- Under the stairs storage, a compact utility room and a convenient downstairs WC
- Master bedroom with en-suite and bay window
- Three further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle and bath

### GROUND FLOOR

KITCHEN	3.10M X 4.10M	10'2" X 13'5"
DINING	2.68M X 3.91M	8'9" X 12'10"
FAMILY ROOM	2.15M X 3.70M	7'1" X 12'2"
LIVING ROOM	3.31M X 7.22M	10'11" X 23'8"

### FIRST FLOOR

MASTER BEDROOM	4.05M X 3.31M	13'4" X 10'11"
BEDROOM 2	3.37M X 3.07M	11'1" X 10'1"
BEDROOM 3	2.60M X 3.20M	8'6" X 10'6"
BEDROOM 4	2.24M X 3.07M	7'4" X 10'1"

Skylight windows  
C/C = Cylinder cupboard

## THE STRATFORD FCT

FOUR BEDROOM HOME

1357 SQFT  
126 M<sup>2</sup>



### FEATURES:

- Stylish open-plan kitchen and dining/family room with beautiful bay window
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room with stylish bay window and French doors
- Under the stairs storage, a compact utility room and a convenient downstairs WC
- Master bedroom with en-suite and bay window
- Three further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle and bath

### GROUND FLOOR

KITCHEN	3.10M X 4.10M	10'2" X 13'5"
DINING	2.68M X 3.91M	8'9" X 12'10"
FAMILY ROOM	2.15M X 3.70M	7'1" X 12'2"
LIVING ROOM	3.31M X 7.22M	10'11" X 23'8"

### FIRST FLOOR

MASTER BEDROOM	4.05M X 3.31M	13'4" X 10'11"
BEDROOM 2	3.37M X 3.07M	11'1" X 10'1"
BEDROOM 3	2.60M X 3.20M	8'6" X 10'6"
BEDROOM 4	2.24M X 3.07M	7'4" X 10'1"

Skylight windows  
C/C = Cylinder cupboard

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# SITE PLAN

