



**ST LAWRENCE FOLD**  
CLAY CROSS

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



**COUNTRYSIDE**  
Places People Love



ST LAWRENCE FOLD

## BEAUTIFULLY DESIGNED HOMES

Countryside is proud to showcase St Lawrence Fold, an exciting new development in Clay Cross. These beautiful homes are finished to the highest standard and all feature our luxury specification.

Clay Cross is part of an exciting £22m redevelopment scheme taking place to the south of Chesterfield. This is well underway, with a wide variety of fabulous new amenities available including a supermarket and retail facilities, vastly improved transport and road links and state-of-the-art medical centre. The town overlooks the Peak District which holds wonderful outdoor opportunities and a range of activities for all ages.

St Lawrence Fold is set to become part of a vibrant and thriving community with something for everyone. Whether you are looking to take your first step onto the property ladder or planning your next move, you're sure to find a stunning home to suit you.

## 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...

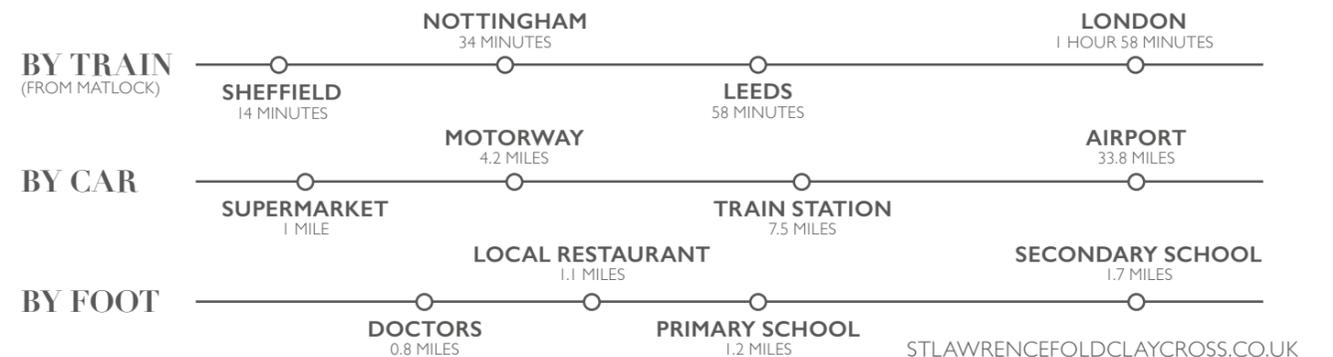
Clay Cross is famous for playing a part in the industrial revolution and being the home of George Stephenson, who became known as the father of the railways in Victorian times. The local high street has a range of familiar brands and there is a large supermarket under a mile away.

A short drive will take you to the charming town of Chesterfield with its bustling markets and independent shops. It is also home to the largest church in Derby, affectionately named St Mary's Crooked Spire.

Nearby Holmebrook Valley Country Park is a great local attraction with a huge choice of things to do, you could cycle by the lake or picnic in the woods and the kids will love the various different play areas dotted around the park!

St Lawrence Fold is well-placed for education, with great primary and secondary options, located within 1.5 miles from the development including Sharley Park Primary School and Tupton Hall Secondary School. For higher education the University of Sheffield is less than half an hour away.

## TRANSPORT LINKS





## CLOSE TO THE CITY

Sheffield is a city needing little introduction!

A major player in the industrial revolution, there is lots of historical interest dotted around the city. Sheffield has a thriving music scene and the city is home to some superb live music venues.

Fancy an evening out with friends? You'll be treated to a huge variety of different restaurants offering everything from fine dining to fish and chips. Sheffield caters for every taste, as traditional Yorkshire pubs rub shoulders with super-trendy cocktail bars.

Employment-wise, the city supports many different industries. In recent years several cutting-edge creative firms have made Sheffield their home and given the city a vibrant, arty buzz.

# 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 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 skylight is visible in the ceiling.

## 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're looking to get onto the property ladder as a first-time buyer and can make your monthly repayments more affordable.

The scheme is designed to help first-time buyers 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†
- 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 and 75% Mortgage subject to status. †Terms and conditions apply. \*\*Subject to changes taking place April 2021.

## 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.



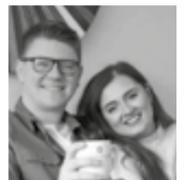
## CUSTOMER STORIES



**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*

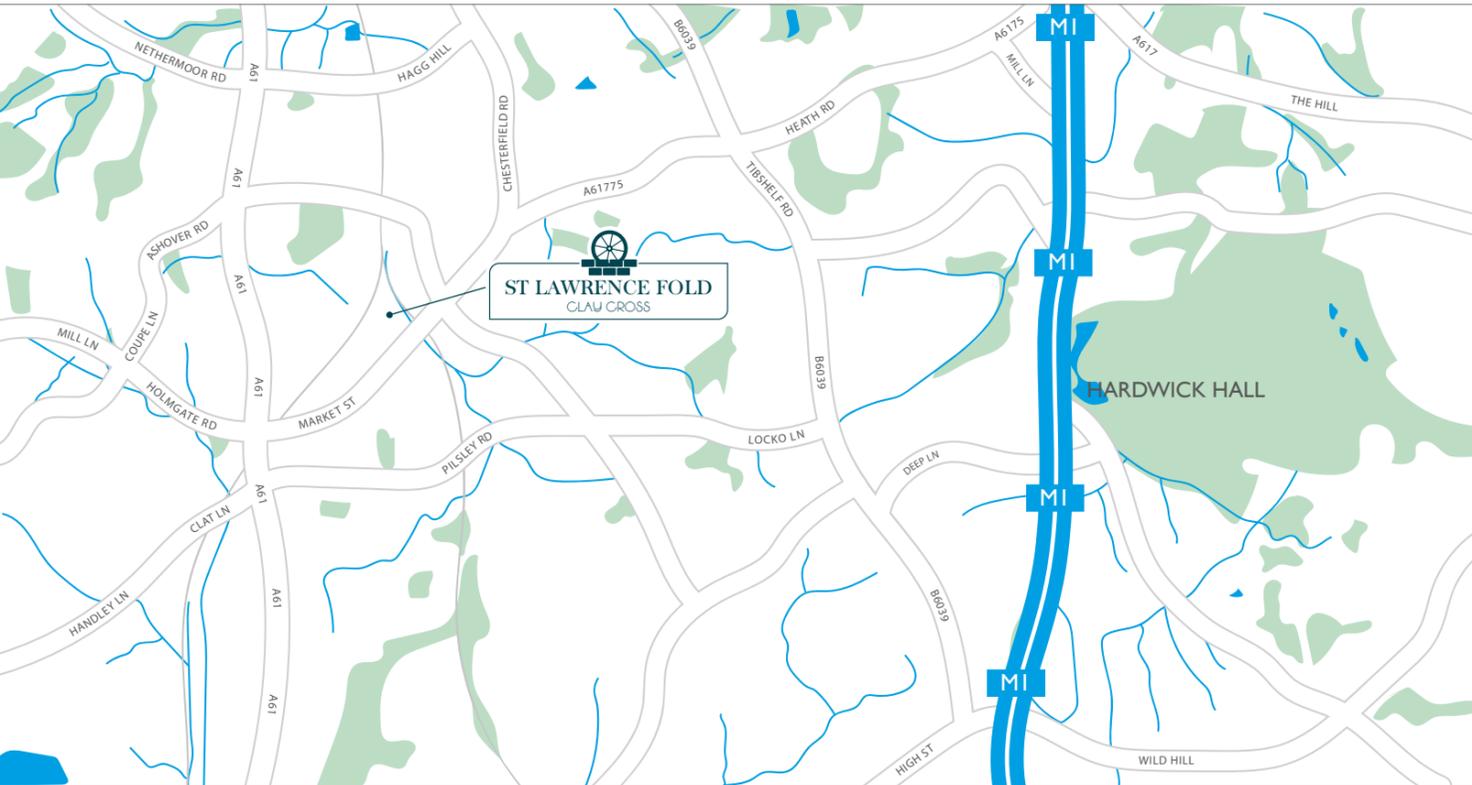


**James**

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

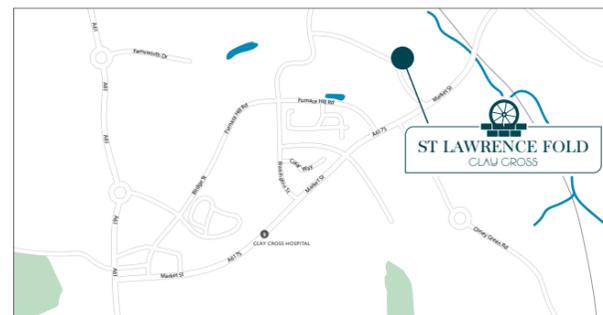
*Wren Green*

# HOW TO FIND US



## From the M1

Head south-west on A6175 towards Mill Lane. At the roundabout, take the 2nd exit and stay on A6175. At the next roundabout, take the 2nd exit onto Williamthorpe Rd A6175 and continue until this becomes St Lawrence Road. Continue on St Lawrence Road as it then becomes Market Street. After 0.4 miles turn right (before Furnace Hill Road). After 300 metres you'll then find the St Lawrence Fold Marketing Suite on the right-hand side.



## FOR YOUR SAT NAV: S45 9NF

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



Countryside  
Penman House  
1 Penman Way  
Grove Park, Enderby  
Leicester  
Leicestershire  
LE19 1SY  
T: 0116 464 8900

Countryside Head Office  
Countryside House  
The Drive  
Brentwood  
Essex  
CM13 3AT  
T: 01277 260000

Egstow Park, Market Street, Clay Cross, Derbyshire

For your Sat Nav: S45 9NF

Tel: 01246 887 380

OUR OUTSTANDING SPECIFICATION  
COMES AS STANDARD AT ST LAWRENCE FOLD



ST LAWRENCE FOLD  
CLAY CROSS



COUNTRYSIDE  
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# 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

## 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 LONGFORD

THREE BEDROOM HOME



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# THE NEW ASHBOURNE

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

## 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

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 Consultant 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 Properties 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 28th May 2018. The Longford, Revision 0, RB/NG 8335.002.



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# THE BLYTH

THREE BEDROOM HOME



**COUNTRYSIDE**  
Places People Love

# THE NEW STAMFORD

THREE BEDROOM HOME

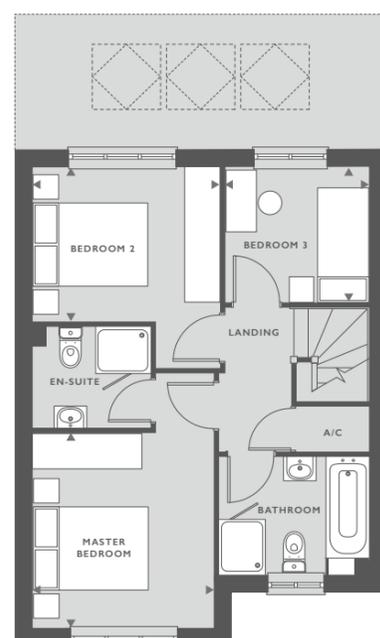
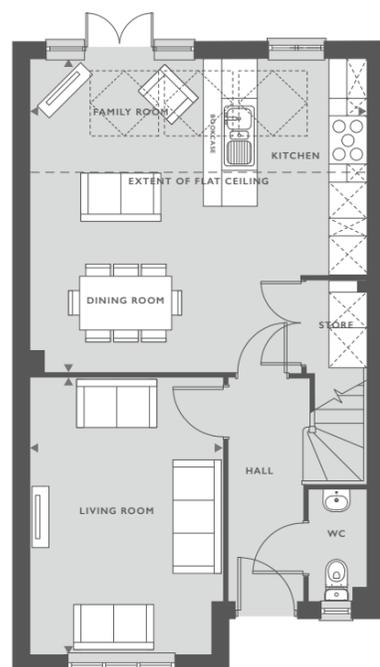


**COUNTRYSIDE**  
Places People Love

## 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'

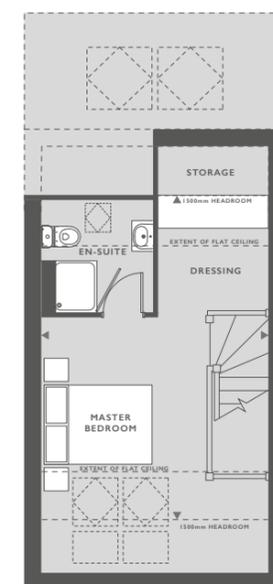
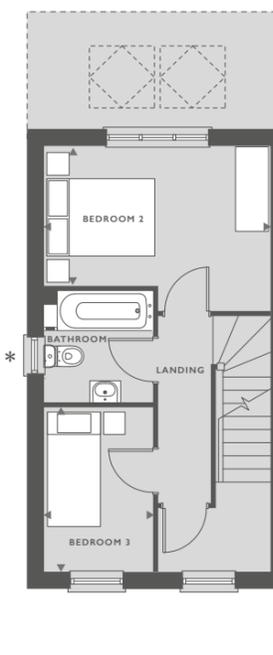
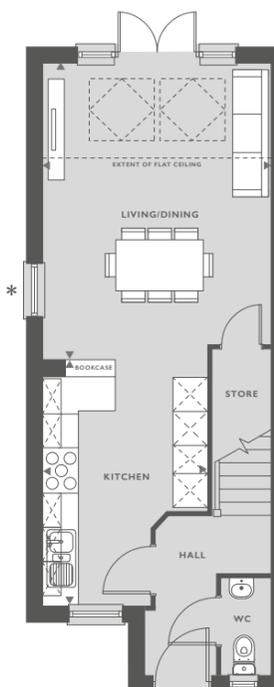
### FIRST FLOOR

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"

## 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 NEW WALTON

THREE BEDROOM HOME



**COUNTRYSIDE**  
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# THE FOSS FCT

THREE BEDROOM HOME

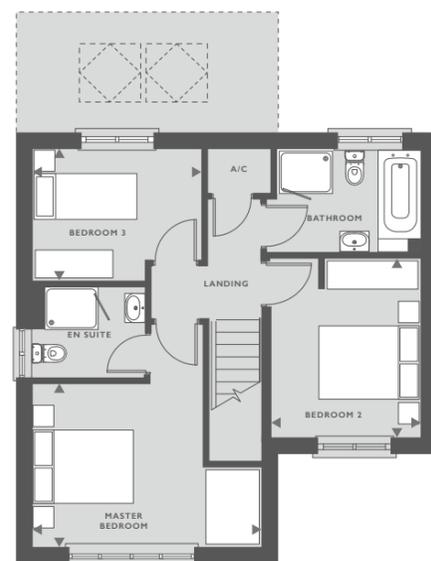
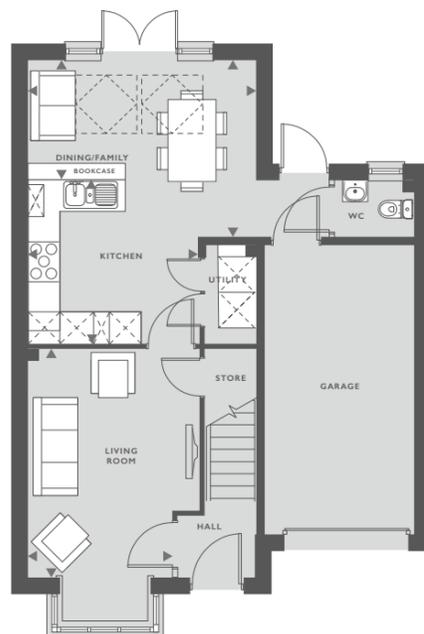


**COUNTRYSIDE**  
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## THE NEW WALTON

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

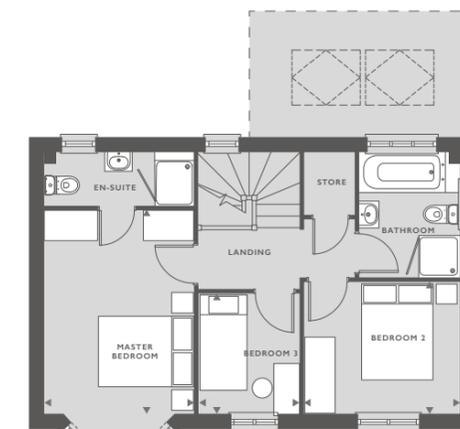
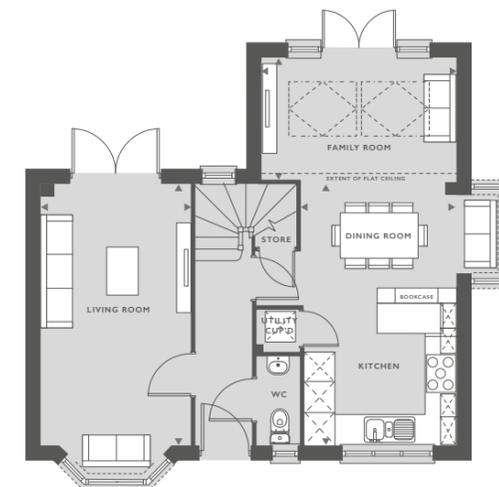
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## THE FOSS FCT

THREE BEDROOM HOME

1052 SQFT  
97.7 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

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# THE ASHOP FCT

THREE BEDROOM HOME



**COUNTRYSIDE**  
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# THE ASHOP

THREE BEDROOM HOME

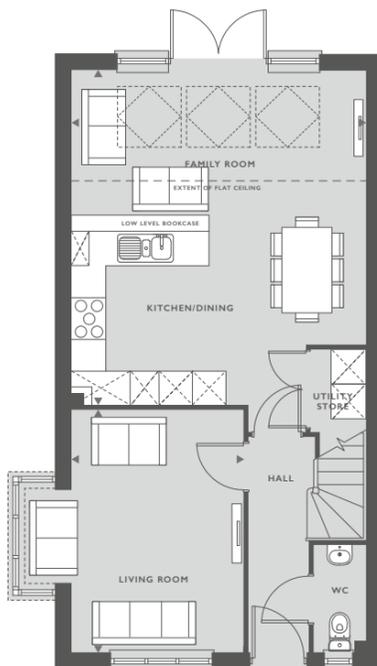


**COUNTRYSIDE**  
Places People Love

# THE ASHOP FCT

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  
■ SVP

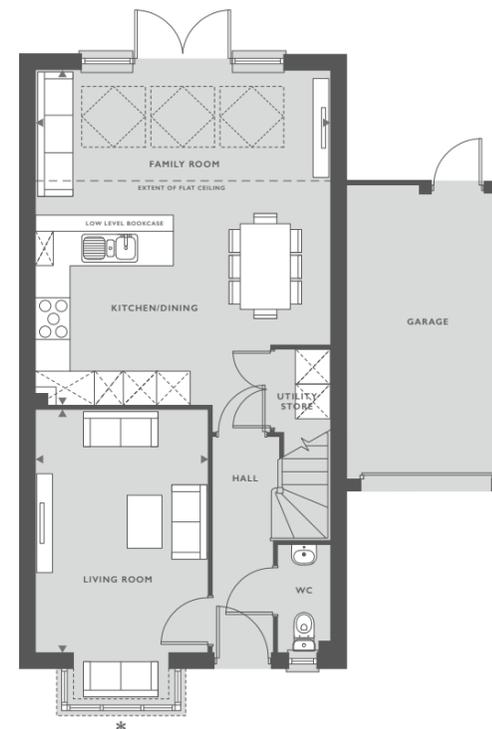
Some plots may be subject to additional gable and bay windows. All gable and bay windows are plot specific and subject to change. Please note, overall square footage is based on structural dimensions. Dimensions listed are to be used as a guideline, the working drawings should be used for definitive measurements. Dimensions do not include bay window. The external elevations, architectural detailing and floor plans of individual house types may vary from those illustrated. Garage position is indicative only and may vary. 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 Properties 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 27th July 2020. The Ashop FCT, Revision A/0, RB 8335.002.



# 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

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# THE DUNHAM

FOUR BEDROOM HOME



**COUNTRYSIDE**  
Places People Love

# THE LYMINGTON LG

FOUR BEDROOM HOME



**COUNTRYSIDE**  
Places People Love

# 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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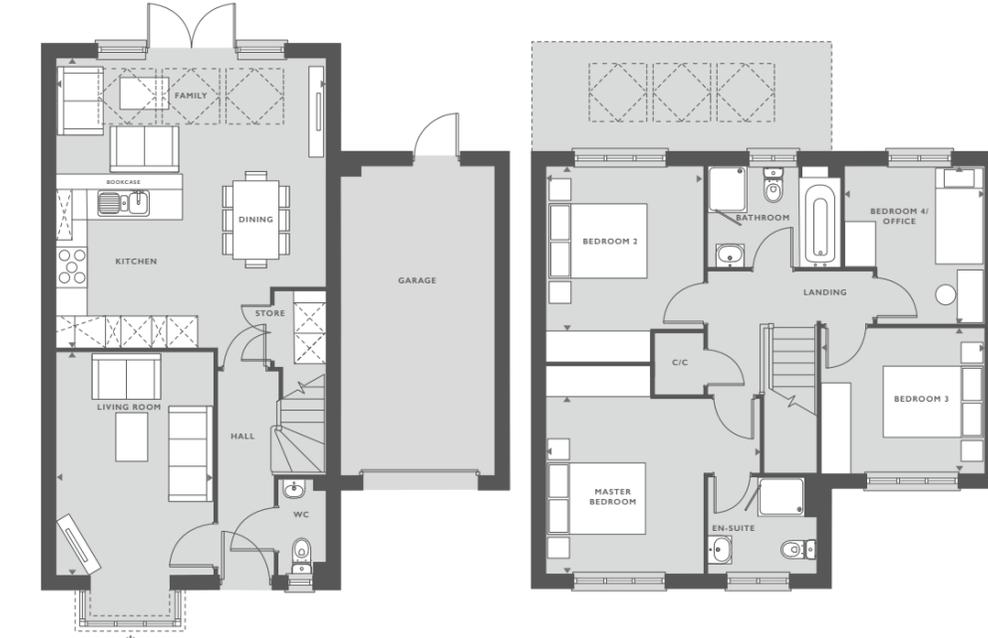
☒ Skylight windows  
C/C = Cylinder cupboard  
■ SVP

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# THE LYMINGTON LG

FOUR BEDROOM HOME

1252 SQFT  
116.3 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
- Spacious master bedroom with en-suite
- Three further well-proportioned bedrooms
- Modern family bathroom

## GROUND FLOOR

KITCHEN/DINING ROOM	5.24M X 5.65M	17'3" X 18'7"
LIVING ROOM	3.01M X 4.3M	9'11" X 14'11"

## FIRST FLOOR

MASTER BEDROOM	4.14M X 3.42M	13'7" X 11'3"
BEDROOM 2	3.04M X 3.18M	10' X 10'6"
BEDROOM 3	3.12M X 2.83M	10'3" X 9'3"
BEDROOM 4/OFFICE	2.67M X 3.06M	8'9" X 10'11"

☒ Skylight windows  
C/C = Cylinder cupboard

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# THE BOWMONT

FOUR BEDROOM HOME



# THE OAKHAM LG

FOUR BEDROOM HOME



# THE BOWMONT

FOUR BEDROOM HOME

1262 SQFT  
117.2 M<sup>2</sup>

## FEATURES:

- Spacious living room with beautiful bay window
- Stylish open-plan kitchen and dining/family room
- Impressive skylight windows and French doors leading to rear garden
- Practical study and downstairs WC
- Master bedroom with en-suite
- Three further well-proportioned bedrooms, including two doubles
- Modern family bathroom decorated with Porcelanosa tiles

## GROUND FLOOR

KITCHEN	2.75M X 3.71M	9' X 12.2"
LIVING ROOM	3.88M X 3.52M	12.9' X 11.7"
DINING/FAMILY ROOM	5.71M X 3.7M	18.9' X 12.2"
STUDY	2.35M X 2.19M	7.9' X 7.2"

## FIRST FLOOR

MASTER BEDROOM	3.29M X 3.1M	10'10" X 10'2"
BEDROOM 2	3.02M X 2.72M	9'11" X 8'11"
BEDROOM 3	3.86M X 2.52M	12'8" X 8'3"
BEDROOM 4	2.18M X 2.03M	7'2" X 6'8"

# THE OAKHAM LG

FOUR BEDROOM HOME

1430 SQFT  
132 M<sup>2</sup>

## FEATURES:

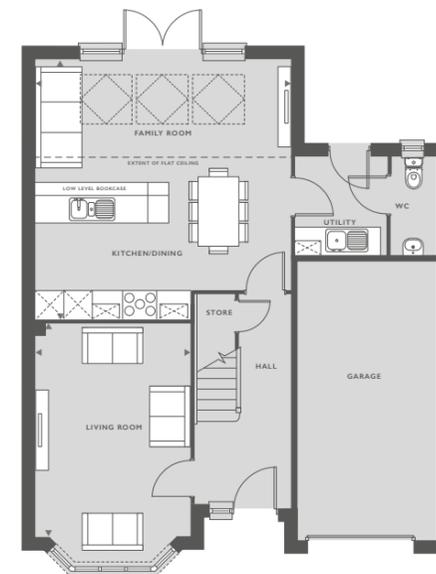
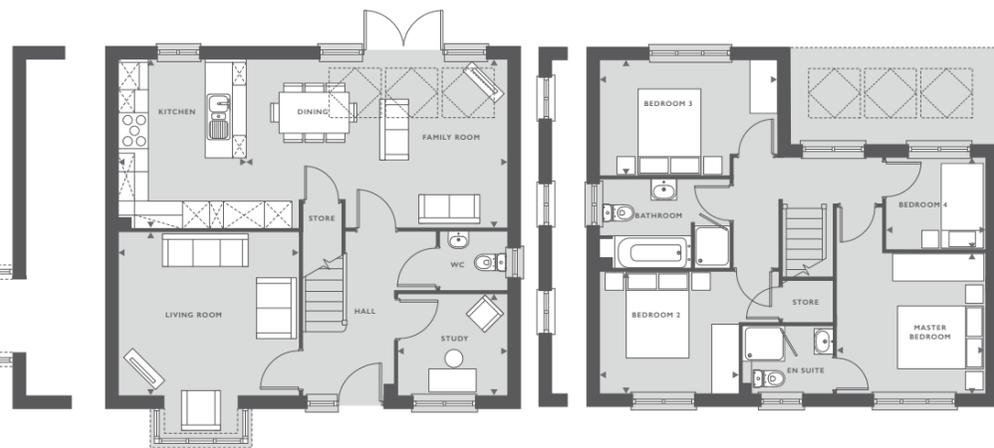
- Spacious living room with stylish bay window
- Stylish open-plan kitchen/dining room
- Impressive skylight windows and French doors leading to rear garden
- Convenient downstairs utility room and WC
- Master bedroom with en-suite and large bay window
- Three further well-proportioned bedrooms
- Modern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

## GROUND FLOOR

KITCHEN/DINING/FAMILY ROOM	5.6M X 5.68M	18'8" X 18'18"
LIVING ROOM	3.41M X 4.7M	11'2" X 15'5"

## FIRST FLOOR

MASTER BEDROOM	3.41M X 3.49M	11'2" X 11'6"
BEDROOM 2	4.16M X 4.08M	13'7" X 13'5"
BEDROOM 3	2.85M X 3.22M	9'4" X 10'6"
BEDROOM 4/OFFICE	2.39M X 3.01M	7'10" X 9'11"



Skylight windows

Skylight windows  
 C/C = Cylinder cupboard  
 SVP

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DISCOVER  
ST LAWRENCE FOLD

# SITE PLAN



## KEY

- THE LONGFORD  
3 bedroom home (99sqft)
- THE NEW ASHBOURNE  
3 bedroom home (99sqft)
- THE BLYTH  
3 bedroom home (100sqft)
- THE NEW STAFFORD  
3 bedroom home (105sqft)
- THE NEW WALTON  
3 bedroom home (102sqft)
- THE FOSS FCT  
3 bedroom home (105sqft)
- THE ASHOP FCT  
3 bedroom home (107sqft)
- THE ASHOP  
3 bedroom home (107sqft)
- THE DUNHAM  
4 bedroom home (119sqft)
- THE LYMBINGTON LG  
4 bedroom home (125sqft)
- THE BOWMONT  
4 bedroom home (126sqft)
- THE GARGHAM LG  
4 bedroom home (140sqft)
- AFFORDABLE

