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introducing
Cottage Farm
Oadby, Leicestershire

Cottage Farm is a superbly designed collection of 3 & 4 bedroom new homes, in the small and charming town of Oadby, located less than five miles from Leicester city.

BLOOR HOMES[®]



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Above: Artist's impression of Cottage Farm

Beautifully designed, Cottage Farm is an outstanding new collection of 3 & 4 bedroom homes in the small and charming town of Oadby, offering a great balance between town, city and countryside living.

With Leicester city centre just a short drive away, a host of local amenities on your doorstep, Ofsted rated 'Outstanding' schools, nature parks and excellent transport links to surrounding towns and cities, it's easy to see why Cottage Farm is an ideal place to put down roots. It's not often you find a location that combines all the advantages of small town living with bustling city life, yet so close to beautiful, open countryside. And in a new Bloor home at Oadby, you won't want to live anywhere else.

Located on the outskirts of Leicester, Oadby is a thriving town offering a wealth of shops, including convenience stores, Sainsbury's, Waitrose and an M&S Foodhall for your weekly shop – all less than a ten minute drive away. The Parade is home to well-known shopping names such as Boots and Costa, alongside banks, a post office, dentists, doctor's surgeries, hairdressers and gift shops. Oadby also offers endless choices of places to eat including restaurants, take-aways, pubs and café's.

The town itself has a wealth of facilities for the local community, including a library, leisure centres and an active football association, to name a few.



Right: Leicester Botanic Gardens



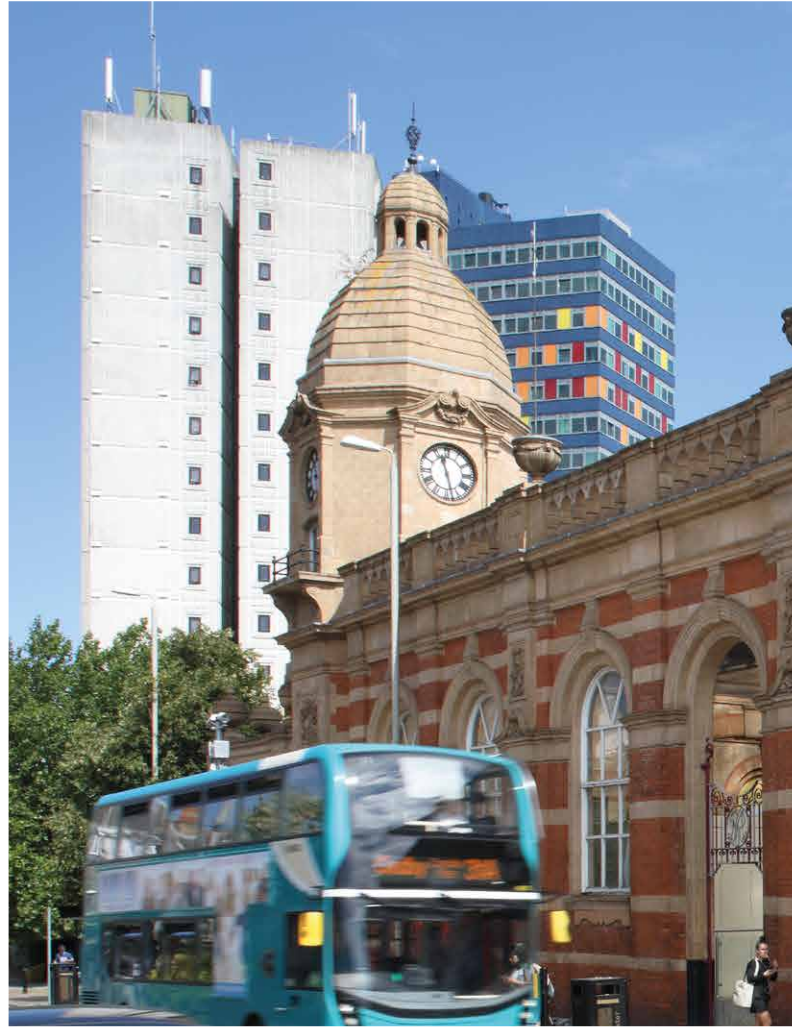
Oadby is famed for being the home of Leicester Racecourse, where you can enjoy horse riding meets and events throughout the year. Along with the racecourse, the University of Leicester Botanic Gardens isn't far from home. You can take a stroll around 16 acres of gardens and greenhouses, featuring a herb garden, woodland, tropical plants and several national collections.

Living at Cottage Farm means you will never need to go far to find everything you could need and want, now and in the future. And at the end of each day, you've got your superb new Bloor home to come home to.

*Discover your perfect new
Bloor home in Oadby*



No matter what stage of education your children are at, there's a high standard of schooling to choose from, nice and close to home. Both Brocks Hill Primary School and Launde Primary School are within easy distance of Oadby and have both been rated 'Outstanding' by Ofsted. For Secondary education, there is the 'Outstanding' Ofsted rated Gartree High School and the 'Good' Manor High School. Private schooling is catered for at Leicester Grammar School.



Above right: Leicester Train Station



Whether it's travelling for work or pleasure, Oadby is brilliantly connected. The A6 passes through the town, intersecting with the A563 Leicester Ring Road. The M1 and M69 are easily accessible, linking you with Nottingham, Leicester, Derby, Coventry and Birmingham.

There are frequent bus services into Leicester City Centre and for rail travel, South Wigston Train Station is just over 2 miles away, while Leicester Train Station is 4 miles from home. From here, you can take direct fast services to Birmingham New Street, Leeds and London St Pancras.

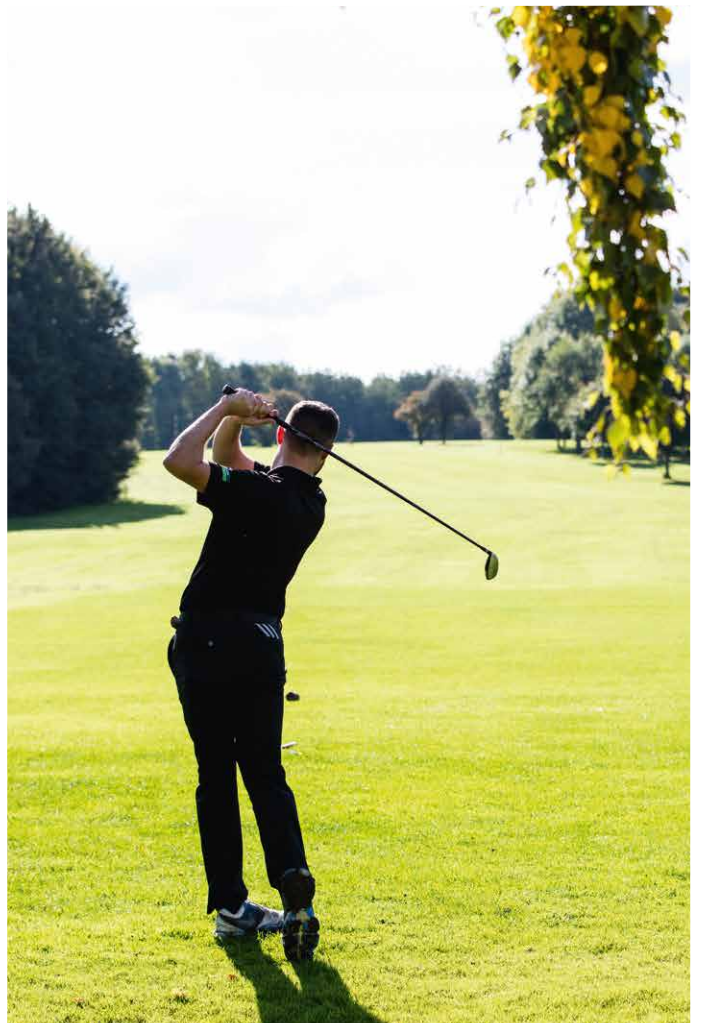
Below: Highcross, Leicester



For those born to shop, a short trip to the bustling city of Leicester will tick all the boxes on your shopping list. Discover an array of independent shops to high street favourites and designer brands in St Martin's Square, Leicester's Lane and the impressive Highcross shopping centre. With over 120 popular stores, Highcross will most definitely be a shopping experience to remember! But that's not all; it also boasts a 12-screen Cinema de Lux and over 40 stylish cafés and restaurants, to settle those taste buds after a shopping trip or to enjoy an evening out with friends and family.

Further afield, Leicestershire's varied countryside features quaint and picturesque villages, market towns and endless country parks to explore, while other nearby attractions include the Framework Knitters Museum in Wigston, National Space Centre, Leicester Cathedral and Abbey Pumping Station.

If golf is your game, then become a member of Glen Gorse Golf Club; one of the finest golf courses in the East Midlands, which is located right next to Cottage Farm. For relaxation and recreation, Oadby is home to notable parks such as Coombe Park and Brocks Hill, which boasts 67 acres of Country Park, a play area, Arboretum and hosts everything from cross country championships to toddlers walks. Keeping fit is made simple, courtesy of nearby Parklands Leisure Centre and Roger Bettles Sports Centre.



At Cottage Farm in Oadby we are not only able to offer you a stunning location, we are also dedicated to building homes that stand the test of time. With every Bloor home comes the peace of mind that your needs and enquiries will always be answered, from your first visit to the day you move in to your new home.



Above: Alms Meadow, Etwell

As one of the leading privately-owned house builders in the country, our success is based on strong traditions of quality, value for money and a genuine desire to build homes that give our customers years of pleasure.

Our approach to the design of every new location we produce goes far beyond the provision of superior homes for today's varied lifestyle. We make every effort to conserve the natural balance of each location including the conservation of wildlife and the preservation of natural features. Care and consideration is taken to ensure that the environmental impact of every new Bloor home is kept to a minimum.



Whichever home you choose, you will find that our homes with their high specification, provide not only maximum comfort, but greater freedom of movement.

Plus, reserve a Bloor home in the early stages of construction and you will have the freedom of choice to select from our range of finishes for the kitchen, bathroom and en suite facilities.

Once reserved, you will also be able to take advantage of 'Your Choice' which allows you to choose additional fixtures and fittings for your new Bloor home, or upgrade to a higher specification from the standard range used on this development at an extra cost.



Above: Osterley Showhome at Manor Farm Fields, Mickleover

Choosing to buy a new Bloor home at Cottage Farm eliminates many of your worries. As there will be no renovations or repairs to do, you will be able to enjoy spending more quality time with your family and friends.



*Above: Osterley Showhome at Manor Farm Fields
Right: Arlington Showhome at Bramcote Manor*

Come along to Cottage Farm and let our Sales Team talk you through the fantastic options available to help get you moving.

Whatever your situation, this is the perfect opportunity to own a stunning 3 or 4 bedroom home on this wonderful development. Our specially created schemes and incentives make it easier than ever for you to own the home of your dreams.

Furthermore, our Sales Advisors are trained and on hand to offer you the best possible advice & support when purchasing your new home and our after-sales care ensures you continue to be happy with your choice of a new Bloor home for many years to come.







Typical Interior





Why Buy Bloor? Attention to Detail

We give a huge amount of time and attention to detail when it comes to our internal design.

- Hand crafted, generously designed entrances - Substantial porches with extra wide front doors for a grand entrance and the added wow factor.
- Raised ceiling heights - our homes are generally higher on each floor than most house builders, giving more space.
- Trusted brands - we carefully select components to provide high specification as standard, such as Porcelanosa tiles, Roca Sanitaryware and Bosch appliances to name a few.
- All pipe work is cleverly integrated into the floor and high levels of insulation reduces energy bills.
- Finishing touches - the small things add up to a big difference.
- Wider staircases - with Ash handrails and thicker stair spindles.
- Fencing to rear gardens.
- Gloss finish - Doors skirting / architrave and window boards are finished in gloss not eggshell.
- Quality floorboards - better grade chipboard which is glued and screwed to avoid squeaking.
- Our difference is in everything we do, from the land we build on, to the homes we build - That's the Bloor Difference.
- All our homes are sold as freehold - meaning you'll own your home out right.

“Because a home is more than just bricks and mortar”

Why Buy Bloor?

Your Specification



It's our excellent attention to detail, combined with brilliant design and highly competitive prices that continue to make us one of the UK's largest privately owned house builders.

Furthermore, our reputation for high quality service makes us justifiably proud of our success, something that is backed up by the array of awards we have received for our homes.

Kitchens

- ✓ Choice of fully fitted quality Symphony kitchens with worktops & matching laminate up-stand and internal drawer system.
- ✓ Carron Phoenix granite effect Jet Black 1.5 bowl sink complete with Carron Phoenix tap to Kitchen.
- ✓ Fully fitted quality Symphony base unit with worktop and matching laminate up-stand to Utility (*where applicable*).
- ✓ Fully integrated Bosch kitchen appliances:
 - Electric hob.
 - Single electric oven (*3 bed properties*).
 - Double electric oven (*4 bed properties*).
 - Chimney style cooker hood.
- ✓ Symphony stainless steel splashback behind the hob.

Bedrooms

- ✓ Fitted wardrobes to master bedroom. Finished with silver mirrored door fronts and silver framing (3 & 4 bed properties).

Bathrooms

- ✓ Roca contemporary style white sanitary-ware with complementing Hansgrohe chrome fittings.
- ✓ Ideal Standard metallic shower enclosure complete with Hansgrohe shower to en suite (and bathrooms where applicable).
- ✓ White heated towel rail (thermostatic) to bathroom.
- ✓ Fitted mirror located above basin to bathroom.
- ✓ Porcelanosa ceramic wall tiling, see Sales Advisor for areas.

Internal Finishes

- ✓ Internal walls and ceilings finished in matt emulsion.
- ✓ Painted MDF window boards throughout, except to bathrooms where tiling is included.
- ✓ Chamfered skirting board & architrave.
- ✓ 6 panel white painted internal doors complete with chrome ironmongery.
- ✓ Staircases:
Ash handrail with all other components finished in white.

Lighting

- ✓ Green Lighting White downlighters to kitchen (also included in bathroom and en suites on selected plots, please see a Sales Advisor for further details).
- ✓ Pendant light fittings to all other locations, except to 'garden rooms' where a rotating type batten holder (*cranked upwards*) is included.

Electrical

- ✓ Deta White light switches and sockets.
- ✓ Power and lighting to garage (to integral and attached garages only, also included within detached garages to properties over 1500sq ft).
- ✓ Deta mains operated doorbell and smoke alarms.
- ✓ Telephone point to living room, study and hall.
- ✓ TV point to living room, family and master bedroom.

Heating

- ✓ Energy efficient gas boilers achieving over 88% efficiency under the SEDBUK 2009 rating system (*subject to gas supply*).
- ✓ Energy efficient gas fired central heating with compact radiators including top and side covers (*subject to gas supply*).

Exterior Finishes

- ✓ Turfed front garden.
- ✓ Paved area to rear garden using buff paving slabs.
- ✓ 1.8m high timber post and panel divisional fencing, closeboard fencing to all external boundaries.

Security

- ✓ High performance front door sets.
- ✓ Sealed double glazed windows throughout.
- ✓ Fitted wiring provided for external light fitting(s).
- ✓ Hormann steel manually operated garage door (*where applicable*).

Why Buy Bloor?

Don't just take our word for it



David and Hannah Bain purchased their first home together at Bloor Homes' Kineton Meadows development in Kineton, having previously rented a property in Leamington Spa.

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The couple were keen to move out of town into a more rural setting, and had initially set their sights on buying a second-hand property.

But David, 28, and Hannah, 26, changed their minds after seeing the quality and character of the homes at Kineton Meadows, and discovering the benefits of Help to Buy.

David, who works at the Jaguar Land Rover factory in Gaydon, said: "I am a designer by trade and I always thought that new build homes all looked the same and were boring. But when we went to visit Kineton Meadows I couldn't have been more impressed with the build quality and the character that has been injected into the homes."

"We looked at other developments just outside Stratford but they weren't up to the same standards and for us the most important thing was the location. We wanted somewhere nice to bring up a family and work is only a four-minute drive away."

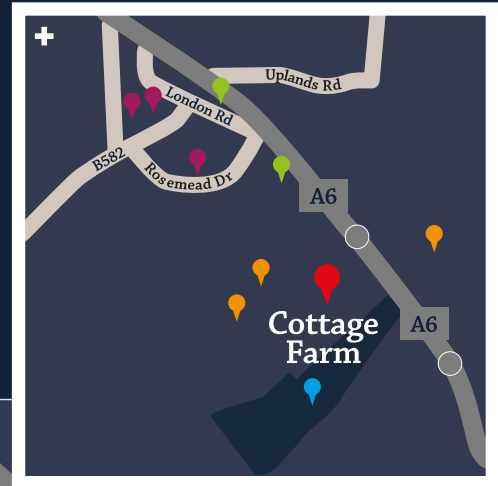
David added: "The space inside the homes has been used very intelligently. Everything has been done logically and to a high standard". David said using Help to Buy had been an "enormous benefit" and it "made it possible for us to afford a home that we could make our own and enjoy living in."

helping you find...

Cottage Farm

Glen Road, Oadby, LE2 4RF

Tel: 0116 2987803 Email: cottagefarm@bloorhomes.com



...and the local area

Health:

- Croft Medical Centre**
2 Glen Road, Leicester, LE2 4PE
- Oadby Dental Clinic**
147 London Road, Oadby, LE2 5DQ
- Leicester General Hospital**
Gwendolen Road, Leicester,
LE5 4PW

Education:

- Woodland Grange Primary School**
10 Beaufort Way, Oadby, LE2 4TY
- Brocks Hill Primary School**
Howdon Road, Oadby, LE2 5WP
- Gartree High School**
Ridge Way, Oadby, LE2 5TQ

Local Amenities:

- Oadby Post Office**
34 The Parade, Oadby, LE2 5BF
- Waitrose**
36 Harborough Road, Oadby, LE2 4LA
- Oadby Library**
10 The Parade, Oadby, LE2 5BF

Leisure:

- Glen Gorse Golf Club**
Glen Road, Oadby, LE2 4RF
- Highcross**
5 Shires Lane, Leicester, LE1 4AN
- Leicester Racecourse**
Leicester Road, Oadby, LE2 4AL