MARQUIS M GARDENS







INTRODUCING MARQUIS GARDENS

Rippon Homes is delighted to present Marquis Gardens in the charming and welcoming Leicestershire village of Old Dalby.

Comprising 39 of Rippon's select three and four bedroom detached homes, Marquis Gardens represents the very best in town and country living.

Old Dalby village life offers something for every member of the family – from a pre school, primary school and pubs to its own brewery and numerous active community groups, including a wine club.

The popular and peaceful Wolds village is surrounded by delightful countryside. Just eight miles away lies the bustling market town of Melton Mowbray – home of the infamous pork pie. The cities of Loughborough and Leicester, and their plethora of secondary schools, FE colleges and universities, are also within easy reach by car or public transport.

A comprehensive road network including the A46 on its doorstep, as well as a mainline station connection to London St Pancras from Loughborough, also makes Marquis Gardens easily commutable both locally and further afield.



A SOUGHT AFTER LOCATION

The popular unspoilt Wolds village of Old Dalby in Leicestershire dates back to the 12th century. Set around a picturesque village green, with stunning views over the Vale of Belvoir, Old Dalby offers a traditional environment with delightful character properties, barn conversions and cottages.

The active local community supports a church, pre-school and primary school, village hall, retirement home, pub and a popular brewery and eatery, plus a variety of groups, including netball, cricket,

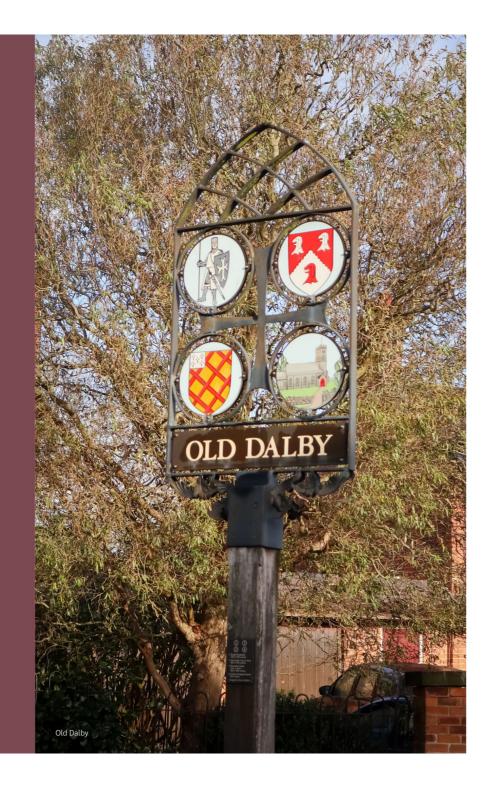
Scouts and singing.

The arts are well supported locally with a theatre and small cinema in nearby Melton Mowbray, whilst the surrounding cities offer larger venues attracting national acts and performances.

The historic town of Melton Mowbray, famous for pork pies and stilton cheese, has claimed the title of 'Rural Capital of Food', hosting a number of food and drink festivals throughout the year.

Sports and leisure facilities are also well catered for locally, with several golf courses, equestrian centres, a swimming pool, gym and a snooker club.

A popular location for outdoor enthusiasts, the county has an abundance of footpaths, trails, country parks and bridleways while in the adjoining county, Rutland Water provides excellent cycling, fishing and water sport facilities.













WELCOME TO RIPPON HOMES

Founded by Edward Rippon in 1953, Rippon Homes specialises in building high quality homes in desirable locations.

With developments spanning Nottinghamshire, Derbyshire and South Yorkshire, we prioritise quality over quantity.

We aim to build properties that our customers can be proud of and that truly feel like home by designing property styles that meet the needs of today's families in terms of aesthetics, layout and space.

As a small homebuilder operating in handpicked locations, we are able to continually review these designs in order to best meet the needs of our customers.

Hand built by craftspeople using the highest quality materials,
Rippon homes are also designed to meet
or exceed the latest regulations on energy efficiency
and national space standards.



THE FOXTON

THREE BEDROOM DETACHED WITH GARAGE

- Interesting entrance hallway giving access to downstairs accommodation
- Spacious fitted kitchen/diner with glazed doors leading onto the garden
- Storage cupboard to downstairs and upstairs
- Master bedroom with fitted wardrobe and en-suite

GROUND FLOOR

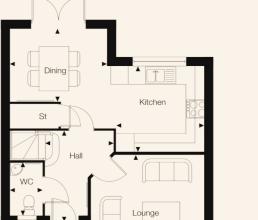
Lounge	3.726 x 4.069	12'2" x 13'4"
Kitchen	2.909 x 2.822	9'6" x 9'3"
Dining	3.200 x 2.400	10'5" x 7'10"
Hall	1.430 x 2.099	4'8" x 6'10"
NC	1 082 x 1 749	3'6" x 5'8"

FIRST FLOOR

Master Bedroom	3.726 x 3.056	12'2" x 10'0"
En-Suite	2.684 x 1.252	8'9" x 4'1"
Bedroom 2	3.190 x 2.400	10'5" x 7'10"
Bedroom 3	2.684 x 2.557	8'9" x 8'4"
Bathroom	2 622 x 1 749	8'7" x 5'9"



GROUND FLOOR



FIRST FLOOR



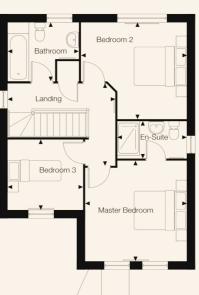
All room dimensions are shown $\blacktriangleleft \triangleright x \triangleq (M) = Maximum dimensions.$



GROUND FLOOR



FIRST FLOOR



All room dimensions are shown $\blacktriangleleft \triangleright x \triangleq (M) = Maximum dimensions.$



THE CRANMORE

THREE BEDROOM DETACHED WITH GARAGE

- Lounge overlooking the front aspect
- Rear fitted dining/kitchen with glazed doors onto the garden
- Downstairs cloakroom and additional useful storage
- Master bedroom with fitted wardrobe and en-suite

GROUND FLOOR

Lounge	3.604 x 5.291	11'9" x 17'4"
Kitchen/Dining	5.195 x 3.114	17'1" x 10'2"
Garage	2.604 x 5.070	8'6" x 16'7"
Hall	1.266 x 1.466	4'8" x 4'9"
WC	1.100 x 2.029	3'7" x 6'8"

FIRST FLOOR

Master Bedroom	3.594 x 3.571	11'9" x 11'9
En-Suite	2.472 x 1.332	8'1" x 4'4"
Bedroom 2	3.440 x 3.765	11'3" x 12'4
Bedroom 3	2.701 x 2.497	8'10" x 8'2"
Bathroom	2.530 x 2.101	8'4" x 6'10"



THE ROMSEY

THREE BEDROOM DETACHED WITH GARAGE

- Attractive traditional dual fronted design
- Fully fitted kitchen/diner with glazed doors
- Lounge with attractive bay window
- Under stairs storage
- Master bedroom with fitted wardrobe and en-suite

GROUND FLOOR

Lounge	3.060 x 4.672	10'1" x 15'4"
Kitchen/Dining	2.918 x 4.672	9'7" x 15'4"
Hall	1.873 x 3.467	6'2" x 11'5"
WC	1.082 x 1.880	3'6" x 6'2"

FIRST FLOOR

Master Bedroom	3.090 x 3.362	10'7" x 11'
En-Suite	2.655 x 1.247	8'8" x 8'8"
Bedroom 2	3.359 x 2.305	8'8" x 7'7"
Bedroom 3	3.359 x 2.304	11'0" x 7'7"
Bathroom	1.866 x 1.750	6'2" x 5'9"



GROUND FLOOR





FIRST FLOOR

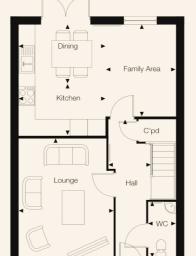




All room dimensions are shown $\blacktriangleleft \triangleright x \triangleq (M) = Maximum dimensions.$



GROUND FLOOR



FIRST FLOOR



All room dimensions are shown $\blacktriangleleft \triangleright x \stackrel{\blacktriangle}{\blacktriangledown} (M) = Maximum dimensions.$

THE KEMPSEY

FOUR BEDROOM DETACHED WITH GARAGE

- Lounge with feature bay fronted window
- Spacious kitchen/diner/family room with glazed doors leading onto the garden
- Master bedroom with bay window, fitted wardrobe and en-suite
- Detailed render panel to the front elevation
- Downstairs cloakroom
- Under stairs storage

GROUND FLOOR

Lounge	3.466 x 4.350	11'5" x 14'3"
Kitchen/Dining	5.735 x 4.500	18'10" x 14'9
Hall	1.127 x ???	3'8" x ?'??"
WC	1.016 x 2.050	3'4" x 6'8"

FIRST FLOOR

Master Bedroom	3.396 x 2.618	11'2" x 8'7"
En-Suite	2.008 x 1.580	6'7" x 5'2"
Bedroom 2	2.616 x 3.397	8'7" x 11'2"
Bedroom 3	2.276 x 3.274	7'6" x 10'9"
Bathroom	1.746 x 1.932	5'9" x 6'4"



THE KINGSTON

FOUR BEDROOM DETACHED WITH GARAGE

- Most impressive family home
- Spacious open plan kitchen/dining/family room
- Bright lounge with window to the front and glazed doors to the rear
- Master bedroom with fitted wardrobe and en-suite
- Landing area leading to further bedrooms and family bathroom

GROUND FLOOR

Lounge	3.200 x 5.200	10'6" x 17'1"
Kitchen	5.200 x 3.115	17'1" x 10'3"
Dining/Family	2.880 x 4.110	9'5" x 13'6"
Hall	2.220 x 2.077	7'3" x 6'10"
WC	1.157 x 1.870	3'10" x 6'2"

FIRST FLOOR

Master Bedroom	4.137 x 3.143	13'7" x 10'4"
En-Suite	1.984 x ???	6'6" x ?'??"
Bedroom 2	3.247 x 2.816	10'8" x 9'3"
Bedroom 3	2.717 x 3.146	8'11" x 10'4"
Bedroom 4	????? x ????	?'??" x ?'??"
Bathroom	2.241 x 2.321	7'4" x 7'7"



GROUND FLOOR

FIRST FLOOR



All room dimensions are shown $\blacktriangleleft \triangleright x \triangleq (M) = Maximum dimensions.$



GROUND FLOOR FIRST FLOOR





All room dimensions are shown $\blacktriangleleft \triangleright x \triangleq (M) = Maximum dimensions.$

4D36S



THE WINDSOR

FOUR BEDROOM DETACHED WITH GARAGE

- Impressive family home
- Spacious kitchen/diner with utility
- Lounge with glazed doors opening onto the garden
- Galleried landing giving access to first floor bedrooms and family bathroom
- Master bedroom with fitted wardrobes and en-suite

GROUND FLOOR

Lounge	3.454 x 5.910	11'4" x 19'5"
Kitchen/Dining	3.700 x 5.910	12'2" x 19'5"
Utility	?.?? x ?.??	?'??" x ?'??"
Hall	1.322 x 2.650	4'4" x 8'8"
WC	0.937 x 1.790	3'1" x 5'10"

FIRST FLOOR

Master Bedroom	2.974 x 3.656	9'9" x 11'12'
En-Suite	1.396 x 2.536	4'7" x 8'4"
Bedroom 2	2.575 x 3.556	8'5" x 11'8"
Bedroom 3	3.611 x 2.291	11'10" x 7'6'
Bedroom 4	????? x ?????	?'??" x ?'??"
Bathroom	2.284 x 1.539	7'6" x 5'1"



THE ARLINGTON

FOUR BEDROOM DETACHED WITH GARAGE

- Interesting entrance hallway
- Feature bay window to the lounge
- Spacious fitted kitchen/diner with glazed doors leading onto the rear garden
- Downstairs cloakroom
- Master bedroom with en-suite facility

GROUND FLOOR

Lounge	3.318 x 4.400	10'11" x 14'5"
Kitchen	7.294 x 3.431	23'11" x 11'3"
Dining	????? x ????	?'??" x ?'??"
Hall	1.276 x ?.???	4'2" x ?'??"
WC	1.854 x 1.092	6'1" x 3'7"
Garage	2.450 x 4.850	8'1" x 15'11"

FIRST FLOOR

Master Bedroom	3.318 x 4.425	10'11" x 14'6"
En-Suite	1.682 x 2.054	5'6" x 6'9"
Bedroom 2	3.016 x 4.140	10'0" x 13'7"
Bedroom 3	2.427 x 3.086	7'12" x 10'2"
Bedroom 4	????? x ?????	?'??" x ?'??"
Bathroom	2.372 x 2.436	7'9" x 7'12"











THE RICHMOND

FOUR BEDROOM DETACHED

This impressive four bedroom home, has a spacious kitchen with breakfast area and double doors leading out to the garden. There is also a separate dining room with bay window and double doors leading through to a beautiful lounge. To the front of the property there is a study and downstairs cloakroom. Upstairs the impressive master bedroom features a dressing area and en-suite. The Richmond also benefits from a double garage.

GROUND FLOOR

Lounge	3.350 x 5.500	10'12" x 18'0'
Kitchen	3.286 x 6.625	10'9" x 21'9"
Dining	3.050 x 2.950	10'0" x 9'8"
Breakfast	????? x ?????	?'??" x ?'??"
Study	2.399 x 2.670	7'10" x 8'9"
Hall	3.850 x 2.450	12'8" x 8'1"
WC	1.150 x 1.627	3'9" x 5'4"
Utility	1.748 x 2.137	5'9" x 7'1"

FIRST FLOOR

Master Bedroom	3.496 x 3.787	11'6" x 12'5"
En-Suite	2.400 x 1.450	7'10" x 4'9"
Dressing	????? x ?????	?'??" x ?'??"
Bedroom 2	3.328 x 2.997	10'11" x 9'10"
Bedroom 3	2.756 x 2.997	9'0" x 9'10"
Bedroom 4	????? x ?????	?'??" x ?'??"
Bathroom	2.000 x 1.954	6'6" x 6'5"

All room dimensions are shown $\blacktriangleleft \triangleright x \triangleq (M) = Maximum dimensions.$



DEVELOPMENT LAYOUT

HOUSING

FOXTON



CRANMORE



ROMSEY



KEMPSEY



KINGSTON



WINDSOR



ARLINGTON



RICHMOND



AFFORDABLE HOUSING

*Please discuss with the sales negotiator





MARQUIS GARDENS SPECIFICATION

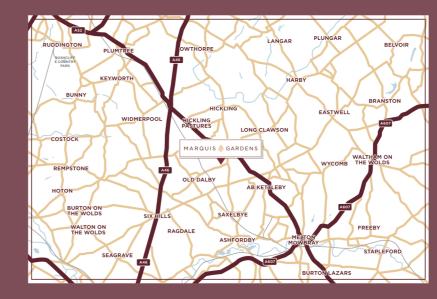
INTERNAL SPECIFICATION				
Walls & Ceilings				
All walls Dulux Timeless, except kitchen & bathroom which are white				
Plastered ceilings finished with 2 coats of matt white emulsion				
Joinery				
All joinery to be painted white				
5 panel internal door with 2 coats gloss finish				
Bedrooms				
Fitted Spacepro sliding wardrobes to master bedroom				
General floor Finishes				
Carpets Standard range throughout except kitchen/wet areas				
Vinyl to wet areas including kitchen & utility				
Ceramic flooring to kitchen, kitchen/diner & utility where applicable (and WC if off kitchen)				
KITCHENS				
Kitchen Units				
Range of fully fitted units by Symphony				
Selection of post-formed laminate work surfaces				
Worktop upstands to match				
Appliances (see layout to determine if applicable)				
NEFF stainless steel electric double tall housing oven DC940				
NEFF gas on BLACK glass gas hob HVG620bl with cast iron pan supports				
NEFF glass extractor ECN62SS				
CDA stainless steel electric double tall housing oven DC940				
CDA stainless steel electric double talt housing oven BC240 CDA stainless steel electric single under counter oven SC223SS				
CDA stainless steel electric double under counter oven DC740				
CDA gas on BLACK glass gas hob HVG620bl with cast iron pan supports				
CDA Chimney Hood ECH61SS				
Stainless steel splash back to hob C5B6SS				
CDA glass extractor ECN62SS Glass splasback to hob, ASG6 black or grey				
CDA fridge freezer 70/30 split integrated FW872				
CDA integrated under counter fridge				
CDA integrated dishwasher WC142IN				
Under pelmet lighting to kitchen units				
BATHROOMS ENSUITES CLOAKS				
Bathroom				
Roca Laura range to bathroom				
Roca Seville bath 170 x 70cm				
Bristan Pisa bath/shower mixer				
Chrome Towel Rail Radiator SPACE ALLOWING				
ROCA Debba range to bathroom				
Bristan Quadrato bath/shower mixer				
Ceramic wall tiles half height around bath, splash back to basin and cill full height where shower over bath				
Vinyl flooring				
Ensuite (if applicable)				
Roca Laura range to ensuite				
ROCA Debba range to bathroom				
ELECTRIC SHOWER TO ENSUITE				
THERMOSTATIC SHOWER VALVE				
Ceramic wall tiles splashback to basin and sill				
Fully tiled walls to shower enclosure				
Vinyl flooring				

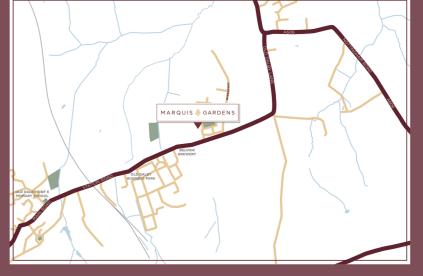
STANDARD ITEM OPTIONAL EXTRA	FOXTON	CRANMORE	ROMSEY	KEMPSEY	KINGSTON	WINDSOR	ARLINGTON	RICHMOND
Cloaks								

STANDARD ITEM OPTIONAL EXTRA	FOXTO	CRANM	ROMSE	KEMPS	KINGST	WINDS	ARLING	ZICH ZICH ZICH ZICH ZICH ZICH ZICH ZICH
Cloaks								
Roca Laura range to cloaks								
Roca Debba range to cloaks								
Ceramic tiles splashback to basin								
Vinyl flooring								
ELECTRICAL & HEATING/PLUMBING								
All accessories to be Deta range								
TV aerial point in living room								
TV aerial point in kitchen/dining area								
TV aerial point in master bedroom								
USB CHARGING SOCKET TO KITCHEN								
BT point living room								
BT point to 1 additional room (order at pre roof stage) otherwise will be fitted in bed 1								
Pre wired for burglar alarm								
Chrome up/down light to front door with PIR								
Wiring to blank plate rear light								
Doorbell and chimes to front door only								
Smoke detectors as floor plan								
Energy saving light fittings to specified rooms								
Down lighters to kitchens								
Heating								
Gas fired central heating system with Stelrad compact radiators								
Thermostatic radiator valves to all specified rooms								
Gas fired combi boiler								
Gas fired condensing boiler with separate cylinder								
Plumbing								
External cold water tap		4	Ø	Ø	Ø	Ø		
EXTERNAL FINISHES								
House								
Water buts			Q	Ø	Ø	Ø		4
Double glazed uPVC windows, lockable except fire escape units								
Double glazed uPVC french doors with multi point locking								
Chrome finish ironmongery to external doors								
UPVC fascia and soffit								
UPVC barge boards or stone/brick verge detail								
UPVC gutter & rups BLACK								
1800mm high timber vertilap divisional fencing								
1800mm high timber closeboarded boundary fencing as shown on landscape drawings								
Side timber gate with latch and bolt								
Turf to front garden								
Turf to rear garden								
Trees/landscaping to front garden as shown on landscape drawings								
Paving slab retaining wall to garden areas as indicated on Landscape drawing								
Buff riven paving slabs to paths								
Buff riven paving slabs to patio								
Buff limestone chippings to margins								
Garages - Where Applicable								
Single detached/attached/integral garage SEE PLAN FOR PLOTS AVAILABLE								
Black tarmac/block paving to drives with concrete edgings and delineation to shared drive								
Factory finished black garage door								
Pendant light to garage area								
r criadine tigne to garage area								



MARQUIS GARDENS HOW TO FIND US





MARQUIS 🐠 GARDENS

OLD DALBY ROAD, OLD DALBY, LEICESTERSHIRE, LE14 3NQ



MARQUIS GARDENS
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