

# HORWOOD GARDENS

---

OADBY, LEICESTER

 **Ashberry**  
Homes



Images are for illustrative purposes only.



## It's the start of something new.

Welcome to Ashberry Homes, a developer of homes built to exceptional standards in carefully chosen locations; a developer that places individuality and excellence at the heart of house-building.

At Ashberry Homes, we believe that in order to create homes that are loved, they must be built with expertise, confidence and the utmost care. Our teams of skilled craftsmen work to the highest of standards, ensuring the needs of the homebuyer are always the inspiration behind our designs. What's more, our Personal Touch selection of optional finishes and upgrades allows you to make your new home as unique as you are.

This pride in our workmanship extends to the environment, with sustainable features built in to every Ashberry home to help preserve precious natural resources, while at the same time ensuring lower energy running costs for you.

From the moment you visit our sales office to the moment you step into your new Ashberry home we will be there to offer advice and guidance. Our friendly and professional team will help ensure your homebuying journey is a happy one, supporting you throughout the decisions and choices you make. And once you move in we will still be there if you need us, with a comprehensive programme of aftercare you can rely on.

Ashberry Homes abides by The Consumer Code, which is an independent industry code developed to make the home buying process fairer and more transparent for purchasers.

CONSUMER  
CODE FOR  
HOME BUILDERS

[www.consumercode.co.uk](http://www.consumercode.co.uk)



A wealth of activities to enjoy at your fingertips.  
**Discover Oadby, Leicester.**



Horwood Gardens provides residents with a unique mix of contemporary and traditional living, with attractive modern 2, 3, 4 and 5-bedroom homes set amongst wonderful countryside surrounds. The tranquil, scenic location of Oadby reflects a strong community atmosphere and boasts expansive green space and parkland, ideal for rural adventures.

Within a stone's throw of the development, residents will find the esteemed Stoughton Grange shopping village, home to a range of independent shops, with everything from a pottery and painting studio, to a boutique and beauty salon.

Oadby is famous for Leicester Racecourse, a prestigious course which covers 220 acres of beautiful greenery and hosts regular race meetings and popular events throughout the year. The Leicester Golf Centre can be found just a 10-minute drive from Horwood Gardens and promises a friendly and relaxed environment for players of all abilities.

For those wanting to enjoy the great outdoors, Shady Lane Arboretum is one of Leicester's favourite parks, with over 500 species of trees, an abundance of wildlife and acres of grassland, just waiting to be explored. The University of Leicester Botanic Garden spans 16 acres of landscaped grounds, including a herb garden, a water garden

and an arboretum. Both are located less than a 5 minute drive from Horwood Gardens.

The vibrant city centre of Leicester is just a short drive away, and offers stylish amenities, award-winning restaurants as well as a host of family entertainment. Shopping is unrivalled in Leicester, with impressive retail centres at the heart of the city, such as the fashionable High Cross mall, which comprises over 150 shops, a great mix of restaurants and a state-of-the-art multi-screen cinema.

Leicester city centre boasts a wealth of entertainment, with everything from multiplex cinemas and bowling, to world-famous theatres and museums. The National Space Centre is an award-winning visitor attraction, which includes the largest planetarium in the UK, while history enthusiasts will delight in a visit to the beautiful Leicester Abbey and Cathedral.

A variety of well-known eateries and independent local restaurants can be found in the city. Leicester has a thriving café culture, boasting a range of pavement coffee shops and independent tea rooms. Leicester's much-loved covered market dates back to the 1300's and holds the title of Europe's largest, offering an abundance of fresh produce, including seafood, meat, poultry and locally-grown fruit and vegetables.

All information is intended for general guidance only. Any mention of retail and leisure facilities or other amenities does not imply any mutual endorsement. References to schools and other educational establishments are included only to demonstrate their proximity to the development and should not be regarded as a guarantee of eligibility or admission. Travel times are approximate and by car unless otherwise stated. Sources the aa.com and Google. The particulars in this brochure are for illustration only. Designed by thinkBDW 01206 546965. 172322/10/17.

Love your home,  
not somebody else's.



## PERSONAL TOUCH

It's the little things that make  
your house your home

Our Personal Touch selection of optional finishes and fittings allows you to decide whether you want to upgrade the quality fittings we offer as standard, or even choose to include additional items so that you can make your new home as individual as you are.

And, most importantly of all, because we recognise that you want to move in to your ideal home from day one, we will ensure that all your chosen features are expertly fitted and finished by the time you move in.

### KITCHENS:

- Upgraded kitchen doors and/or units
- Composite kitchen work surface
- Enhanced selection of sinks and taps
- Wine cooler
- Integrated fridge/freezer
- Induction hob
- Integrated microwave
- Integrated washer/dryer
- Under cupboard lighting

### BATHROOM:

- Wall mounted vanity unit
- Shower over bath with shower screen and extra standard specific tiling
- Selection of shower fittings
- Chrome heated towel rail
- Bathroom accessories

### FLOORING:

- Carpeting
- Laminate flooring
- Luxury vinyl flooring

### ELECTRICAL:

- Additional TV or BT point
- Additional double electrical sockets in white or chrome
- Chrome sockets and switches to full home or downstairs
- External socket
- TV aerial
- White or chrome downlighters
- Decorative light fittings
- Burglar alarm

### CERAMIC TILING:

- Additional choice of tiling
- Tiling to additional areas
- Floor tiling
- Chrome tile trims

### WARDROBES:

- A choice of fitted wardrobes



Although we make every effort to ensure that as many Ashberry Personal Touch choices as possible are available to you, not every development offers all the range shown above. Therefore we recommend that you consult our Sales Advisor.



**The difference**  
is in the detail.



## YOUR SPECIFICATION

- Ceramic flooring to kitchen, utility room, cloakroom & hallway - where applicable
- Modern kitchen with soft close drawers and doors
- Zanussi single or double oven
- Zanussi 4 burner gas hob
- Stainless steel splashback
- TV Point to Living Room, Bedroom 1 & kitchen\*
- Telephone point to Living Room, Bedroom 1 & study - where applicable
- Energy efficient spotlights in kitchen, bathroom and en suite - Silver specification only
- Energy efficient DETA LED down lighters in kitchen, bathroom and en suite - Gold specification only
- USB charging power sockets in Living Room
- Roca sanitaryware
- Bristan brassware
- Lighting to front and rear door with sensor
- Fitted wardrobe to Bedroom 1 - Gold specification only
- Energy efficient heating
- External tap - Gold specification only
- Power & lighting to all garages within plot curtilage
- 10 year NHBC warranty
- Optional upgrades available, see our 'Personal Touch' menu

\*TV point to kitchen on Gold Specification only  
Please check with your Sales Advisor for a more detailed specification to your chosen home.



# Here for you at every step.

At Ashberry Homes we know that when you are buying and selling a home it can be a time when you need support and guidance; that's why we are here to help you.

We strive to give all our customers an enjoyable house buying experience and help make their dream home a reality by being here for you at every step of the way.

Our expert team will be by your side to advise and guide you from the moment you first visit us right through to the completion of your purchase. We'll also be by your side on moving-in day to welcome you into your new home, helping to ensure your move goes smoothly. And we don't just stop when you have the keys. Should you need us, our customer care team is on hand to help with any query you might have, no matter how small.

We work hard to provide a level of service and customer care second to none to ensure you will have many years of enjoyment in your new home.

Home Exchange is not available with any other offer and is subject to the Terms and Conditions of our Home Exchange Package. Home Exchange is only available on selected properties, and may not be offered at this development.

## Ashberry Assisted Move



### We can help get you moving

#### Introduction

Our Sales Advisor will ask for your details and those of your current home, which we will then pass to our Intermediate Management Agent (IMA).

#### Valuation arrangements

The IMA will contact you directly to arrange an appointment for local estate agents to value your home.

#### Estate agent visit

Photographs and measurements will be taken of each room, with floorplans drawn up and short summaries written to describe your home.

#### Property appraisal

The IMA will complete a detailed Property Appraisal based on the property information and local market data.

#### Price discussion

Our IMA will send you the property appraisal via email and will then call you to discuss the marketing strategy for your home.

#### Instruction

Should you agree to proceed with Express Mover, our IMA will email you an electronic agreement for you to sign and return. This will allow the marketing process to begin.

#### Marketing

Our IMA will instruct the nominated estate agent(s) to begin marketing your home at the agreed price.

#### Viewings

The appointed estate agent(s) will contact you to organise viewings of your home.

#### Property report

Our IMA will keep you updated with regular property reports, making any recommendations which will assist in securing a sale.

#### Offer

Our IMA will keep you informed of any potential offers and once an offer on your home has been accepted, you will be invited to make an appointment to reserve your new Ashberry home. Your dedicated Sales Advisor will be on hand to guide you through this stage of the process.



We look forward to meeting you...



**Horwood Gardens, Gartree Road, Leicester LE2 2FB**

**Ashberry**  
Homes

Ashberry Homes, South Midlands,  
1120 Elliot Court, Coventry Business Park,  
Herald Avenue, Coventry, CV5 6UB

Call: 02476 521 015

[www.ashberryhomes.co.uk](http://www.ashberryhomes.co.uk)