



COPPICE HILL
HOUGHTON REGIS



A COLLECTION OF
3 AND 4 BEDROOM HOMES
coppice-hill.co.uk



COUNTRYSIDE
Places People Love



COPPICE HILL

BEAUTIFULLY DESIGNED HOMES

With its hilltop position, Coppice Hill proudly offers wide ranging aspirational views, as well as being located in the highly sought after area of Bidwell West in Houghton Regis. The development includes a stunning collection of 3 and 4 bedroom homes, with a choice of semi-detached or detached to suit your needs.

Houghton Regis has the best of both worlds with open spaces and natural wildlife areas on your doorstep, and London within easy commutable distance. There's a great selection of schools nearby and the Chiltern Hills, an area of outstanding natural beauty are within easy reach.

Every Countryside home includes our luxury specification as standard, so whether you're a first-time buyer or looking to move up the property ladder, Coppice Hill has something for everyone.

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...

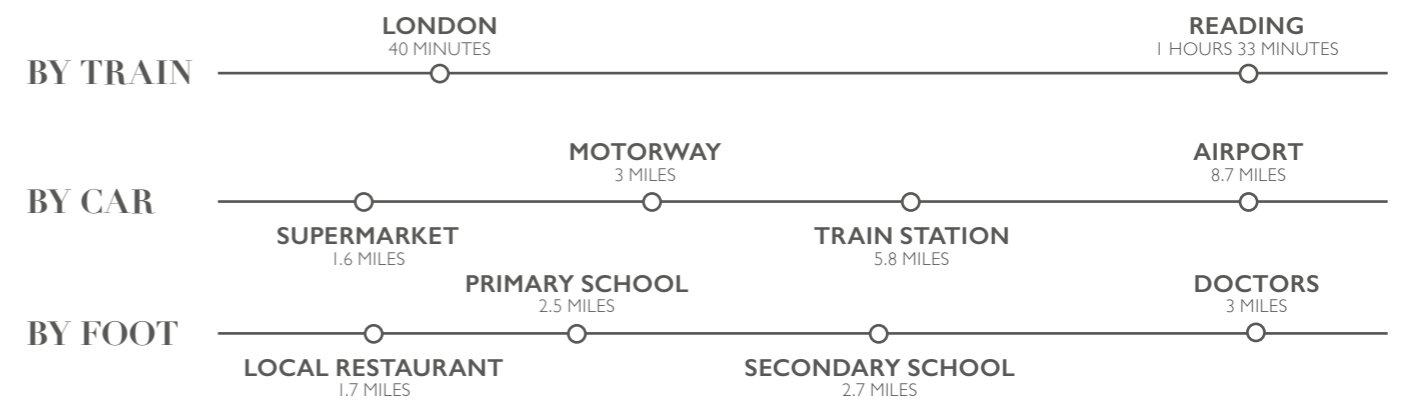
Coppice Hill is ideally located for commuters looking for that country escape. Good schools for both primary and secondary age children are within easy reach of the development, and there are plenty of employment opportunities in both nearby Luton or London.

For shopping or an evening out, Luton is just 5 miles away with a large choice of high street shops and a variety of independents too. There are a wide range of restaurants ranging from traditional no frills pub food to exquisite Thai cuisine. The development is well served by local popular

supermarket chains and there are also good quality local neighbourhood shops.

For family days out you can't beat a trip to the Chiltern Hills which is a designated area of natural beauty. At only 25 miles away, you can walk the Chiltern Way or discover ancient woodland, visit the oldest windmill in England or just relax and take in the view.

TRANSPORT LINKS





CLOSE TO THE CITY

As the capital of the UK, London is a major player on the world stage. The city really needs no introduction, it is impossible not to find something for absolutely everyone here. The employment options are endless and wide ranging. The history is amazing and envied by much of the world. The culture is truly world class, from stage shows in the West End to dining in the worlds finest restaurants. Families are particularly well catered for in London, with children aged 5-10 going free on all public transport - giving you access to the capitals best museums, galleries, sights and sounds.

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.**



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 the 10-year NHBC warranty and insurance policy, 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 the 10-year NHBC warranty and insurance policy 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

The Government-backed Help to Buy scheme can work for you if you want to get onto the property ladder or simply make your monthly payments more affordable.

The scheme applies to first-time buyers and includes regional price caps. For the East of England the price cap is £407,400, however the price caps vary dependent on location.

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 £300,000:

5% Deposit – £15,000

20% Government loan – £60,000

75% Mortgage – £225,000

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 subject to status.

†Terms and conditions apply.

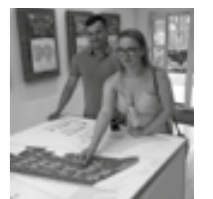


CUSTOMER STORIES



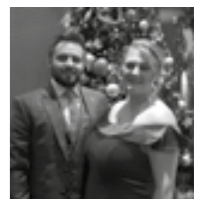
Hannah & Conleth

“Countryside has guided us through all the steps we need to follow and it's been really straight forward. We've also been able to do everything at our own leisure and pace.”



Gina & Liam

“We used the Help to Buy scheme to buy our new home but we didn't know much about it at first. Countryside has guided us through all the steps we need to follow and it's been really straight forward.”



Shaun & Kelly

“We've been saving on and off for the last two years and with only needing 5% deposit we've now been able to reserve our dream home.”



THE NEXT STEPS

From taking online virtual tours to visiting our showhomes in person, one-to-one meetings with our Sales Consultants to scheduled telephone appointments, we understand that everyone likes to do things in their own way which is why we can work with you to secure your new dream home using whatever methods work best for you.

We can even put you in touch with an Independent Financial Advisor who can discuss the best financial choices and mortgage options for you. This along with our dedicated Sales Team who will talk you through every step of the buying process means **choosing a new home from Countryside really is as simple as 1, 2, 3...**

STEP 1. VIEWING & TOURS

In order to get you moving we can help you gather as much information as you need. You can take a **virtual tour** from the comfort of your own home, **talk on the phone or online** or visit us at one of our early **on-site Sales Offices**.

We can talk you through the available housetypes, their pricing, the site plan and of course our **luxury Countryside specification**. We can even give you a tour in person or virtually of our stunning showhomes at your chosen or other live developments. Our website also displays an **up-to-date list of all our available homes**.

Our Sales Consultants will be happy to talk to you about any questions you may have so why not **book an appointment today**.

STEP 2. INFORMATION & ADVICE

We can put you in touch with an **Independent Financial Advisor** who can access the **whole market** for lenders, advise on **Help to Buy** plus give you **free independent, confidential advice**.

We are here to talk you through the **Buying Process** and the next steps for **reserving your dream home**.

Our homes have a **fantastic specification as standard**, details of which can be found on our 'What's Included In Your New Home?' insert. We also have a list of extras that you can purchase through us to **personalise your new home**, including flooring, alarms, Quartz kitchen worktops plus much more. Our **dedicated Sales Team** will be happy to take you through the full selection.

STEP 3. MAKING A RESERVATION

You can make a reservation with our Sales Consultants in person or alternatively a reservation can be made over the phone and all paperwork can be issued to you by email.

We're here for you **every step of the way**, so that means taking you through **all aspects of the paperwork**, keeping you up to date with the **progress of your new home** and keeping in regular contact with you regarding the next steps of your purchase to ensure you have a **hassle-free move**.

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 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



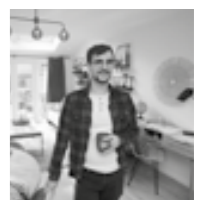
Suzanne & John

"All those added extras that you usually have to pay more for with other developers come as standard with Countryside. It's amazing really!"



Jonathan & Wendy

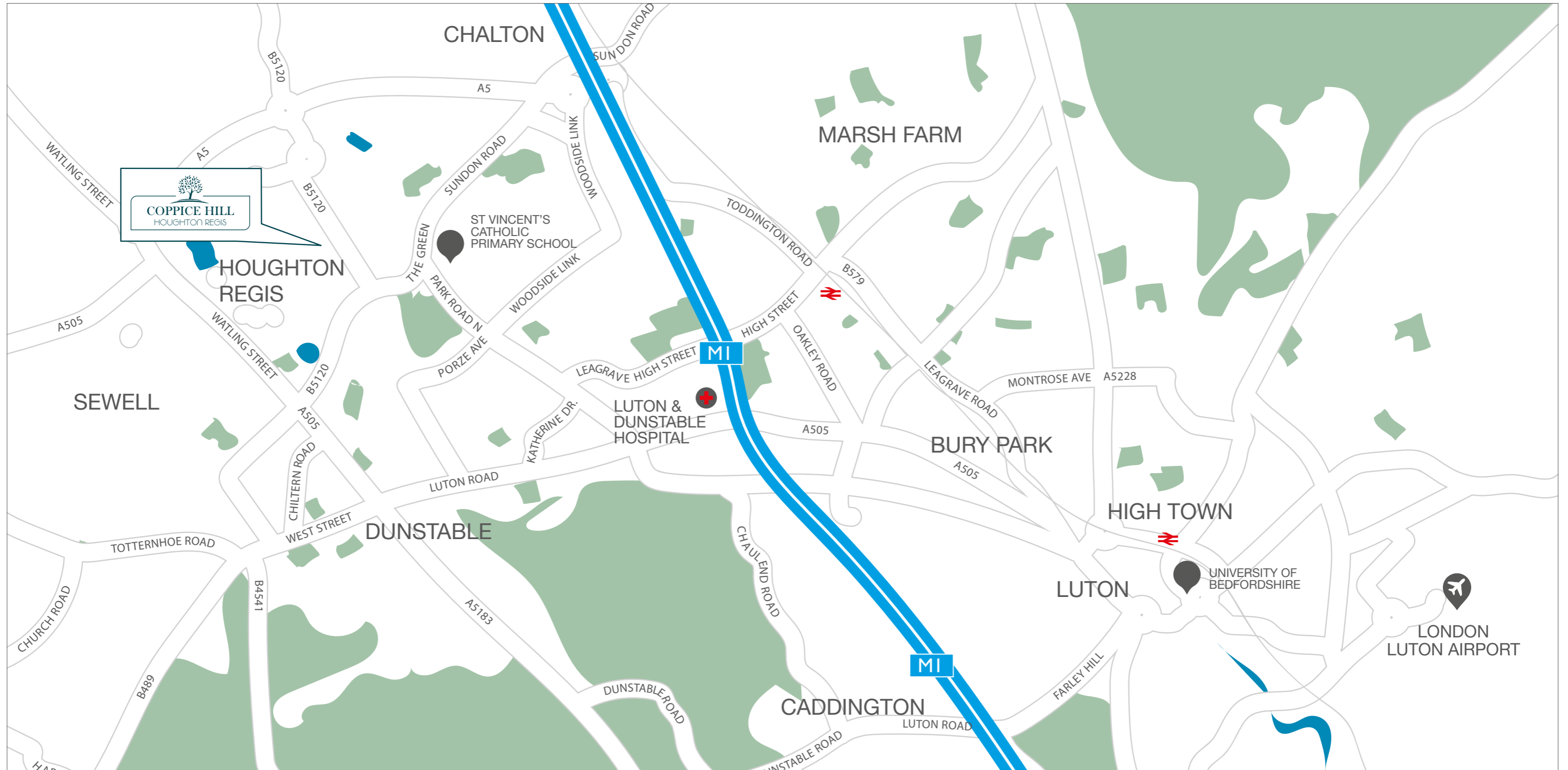
"A Countryside home was absolutely the right choice. Skylight windows, nicely spaced plots and a good sized garden with fencing thrown in - a much more desirable package than what the competition were offering."



Tom

"It is a gorgeous home with a unique layout that I love. The specification is far and above what is on offer elsewhere and it's more than I could wish for!"

HOW TO FIND US



From M1 Northbound

Take the 11A exit and head north-west towards Chalton Roundabout. At Chalton Roundabout, take the 2nd exit onto Dunstable Northern Bypass/A5. After 1.7 miles at the roundabout, take the 1st exit onto Bedford Rd/B5120. Once you reach the consortium, follow the road (Main Street) all the way round keeping to the left. The Coppice Hill Sales and Marketing Suite is on the right once you reach the end of this road.

FOR YOUR SAT NAV: LU5 6SZ

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

 @CountrysidePPLC

 @CountrysidePartnerships

To discuss the information contained within this brochure and specific plots, please speak to our Sales Consultants. 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 Partnerships PLC 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. Please note choices and upgrades are available subject to build stage of the property. Images are indicative only and may include items of non-standard specification. Countryside Partnerships PLC – 2nd September 2021. 9436.004.

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

SITE PLAN



KEY

- THE LONGFORD
3 bedroom home (893sqft)
- THE NEWASHBOURNE
3 bedroom home (991sqft)
- THE BLYTH
3 bedroom home (1002sqft)
- THE FOSS
3 bedroom home (1039sqft)
- THE ASHOP
3 bedroom home (1075sqft)
- THE DUNHAM
4 bedroom home (1199sqft)
- THE LYMINGTON
4 bedroom home (1215sqft)
- THE BOWMONT
4 bedroom home (1262sqft)
- THE OAKHAM
4 bedroom home (1317sqft)
- THE STRATFORD
4 bedroom home (1344sqft)
- THE MELTON
4 bedroom home (1442sqft)
- AFFORDABLE HOUSING
- PRIVATE FOR RENTED
- SS** ELECTRICAL SUBSTATION
- BCP** BIN COLLECTION POINT

THE LONGFORD

THREE BEDROOM HOME



COUNTRYSIDE

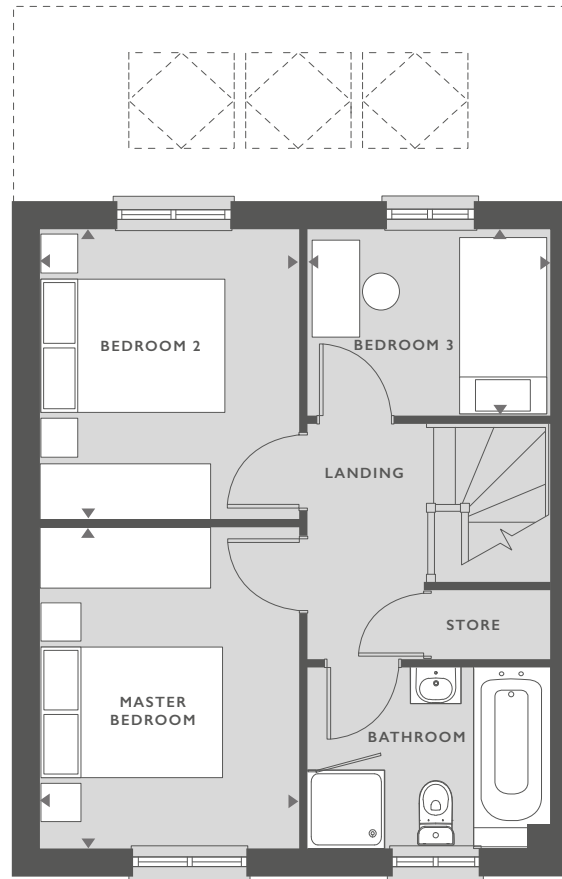
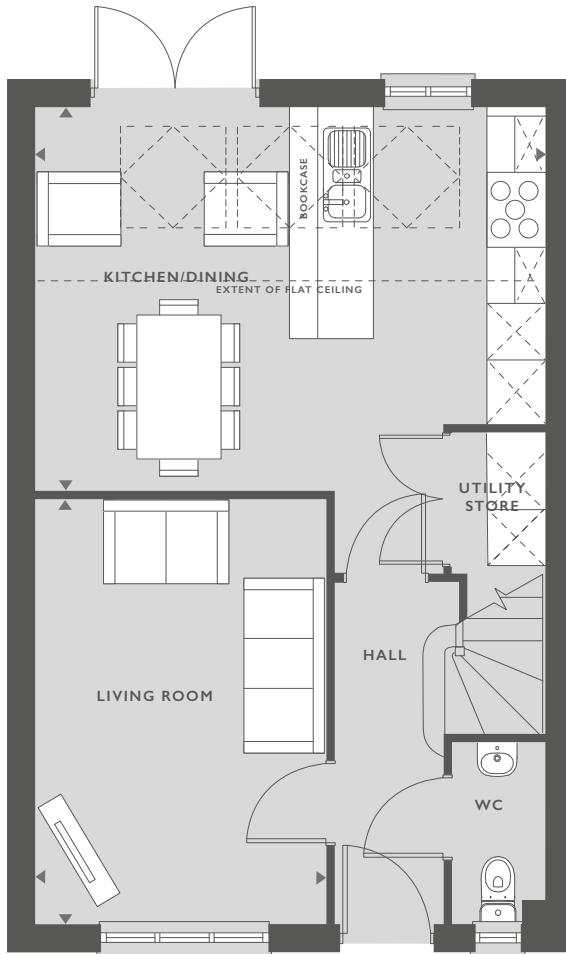
Places People Love

THE LONGFORD

THREE BEDROOM HOME

893 SQFT

82.9 M²



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

 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. Some properties may be detached or semi-detached and may include a garage. The external elevations, architectural detailing and floor plans of individual housetypes 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. Brick choice, colour and detailing may vary. Please ask our Sales Consultants for detailed information. To find out about any additional charges relating to these homes please visit: countrysidepartnerships.com. 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 Partnerships PLC 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 Partnerships PLC – 28th May 2018. The Longford, Revision 0, RB 8335.002.

THE NEW ASHBOURNE

THREE BEDROOM HOME



COUNTRYSIDE

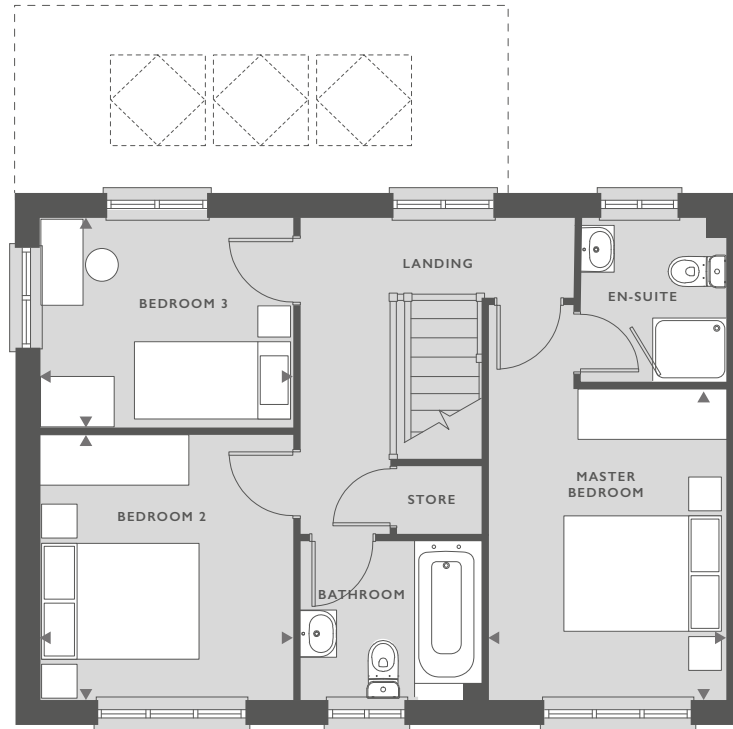
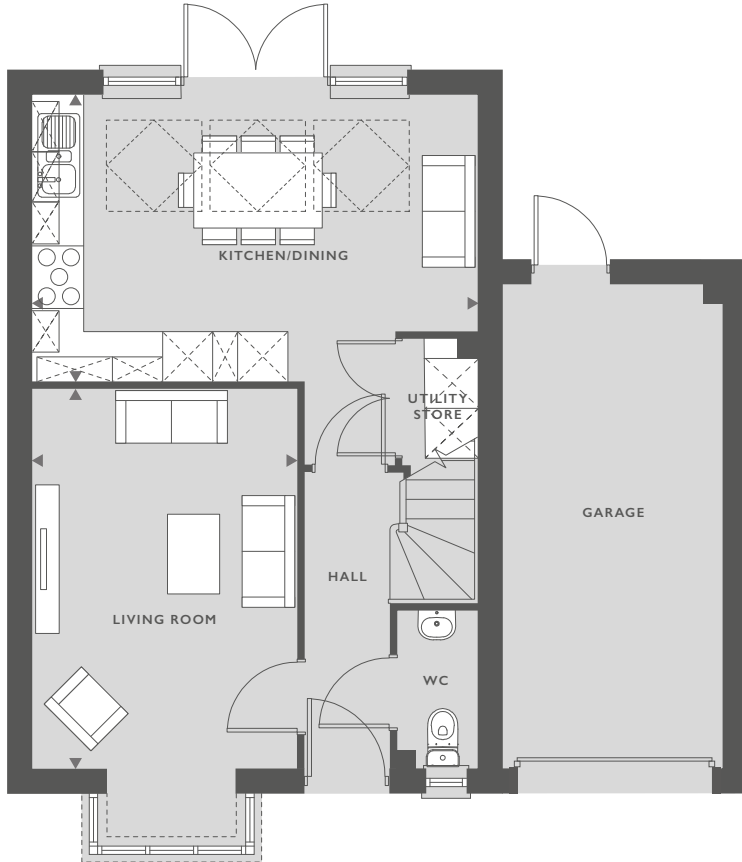
Places People Love

THE NEW ASHBOURNE

THREE BEDROOM HOME

991 SQFT

92.1 M²



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

 SVP

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THE BLYTH

THREE BEDROOM HOME



COUNTRYSIDE

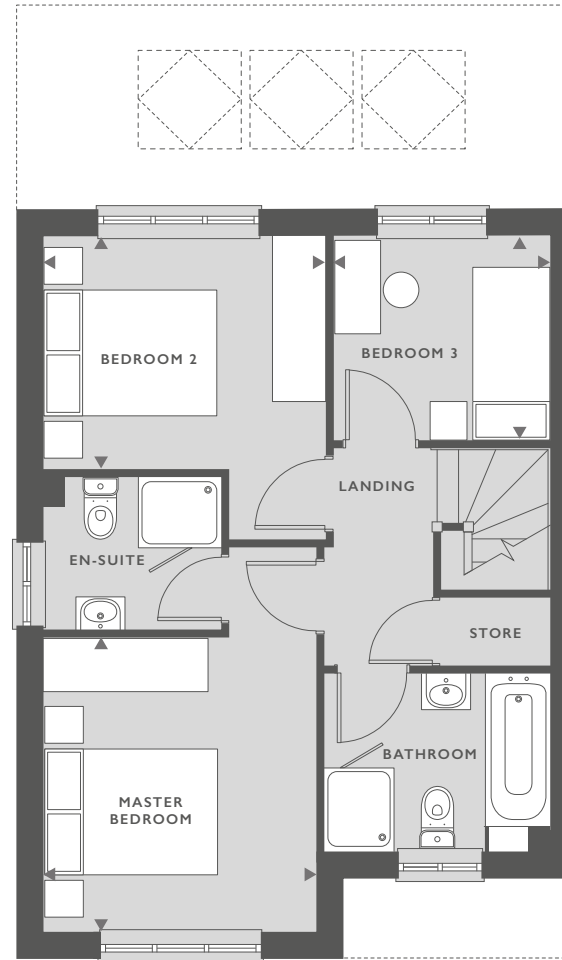
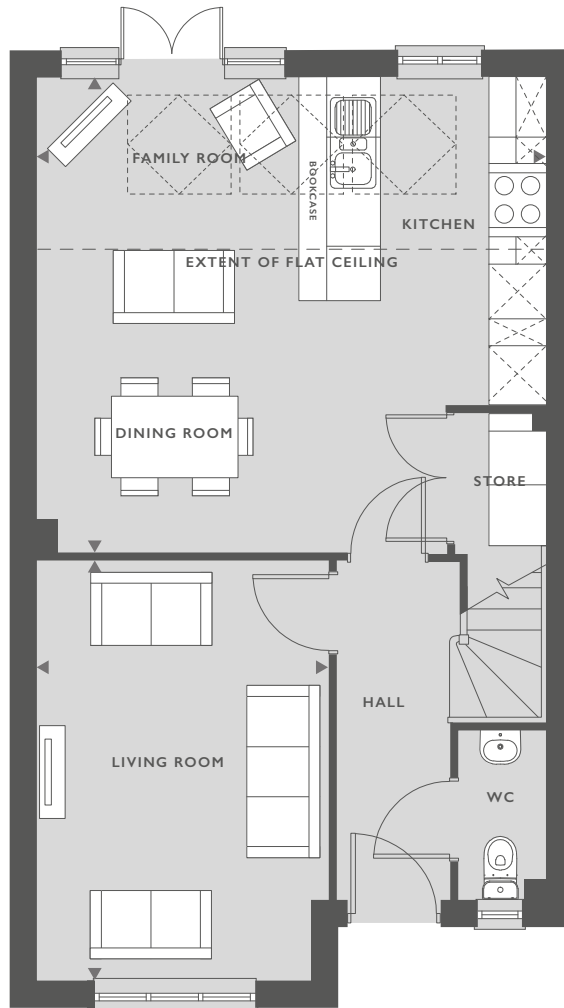
Places People Love

THE BLYTH

THREE BEDROOM HOME

1002 SQFT

93.1 M²



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

 SVP

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THE FOSS

THREE BEDROOM HOME



COUNTRYSIDE

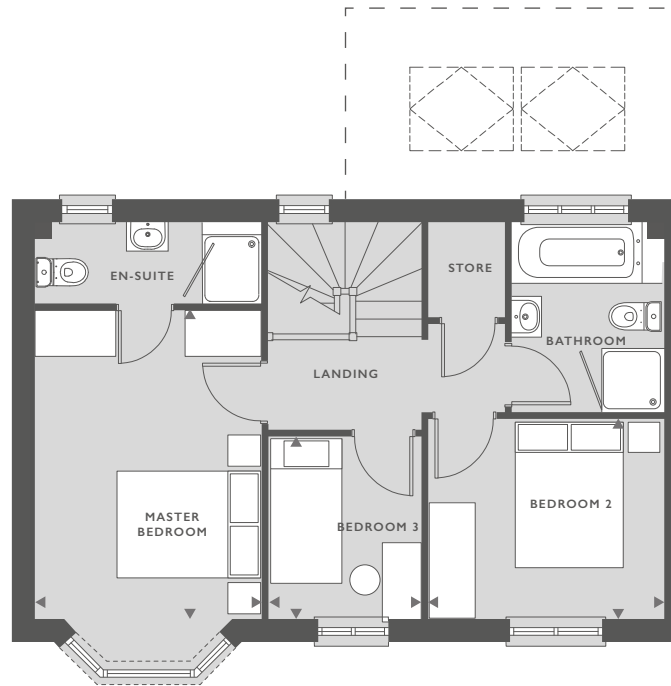
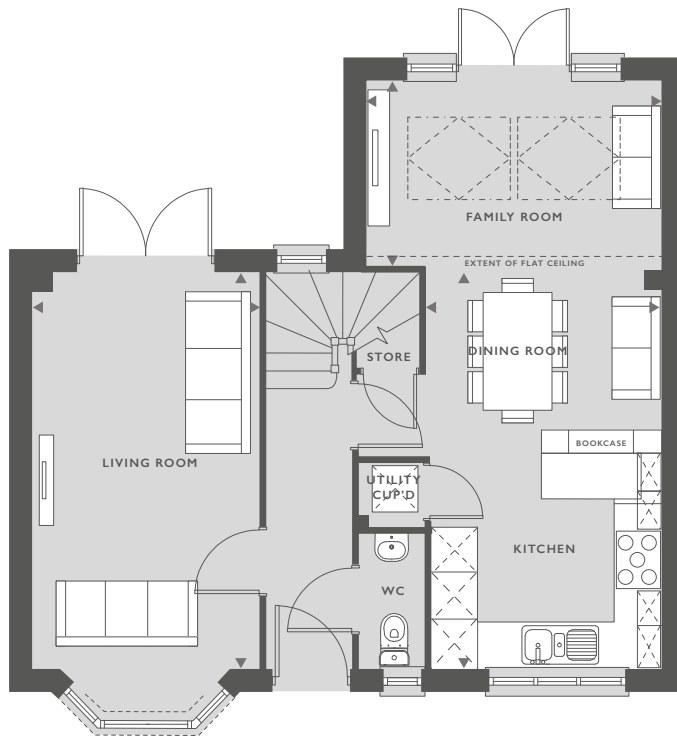
Places People Love

THE FOSS

THREE BEDROOM HOME

1039 SQFT

96.5 M²



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

THREE BEDROOM HOME



COUNTRYSIDE

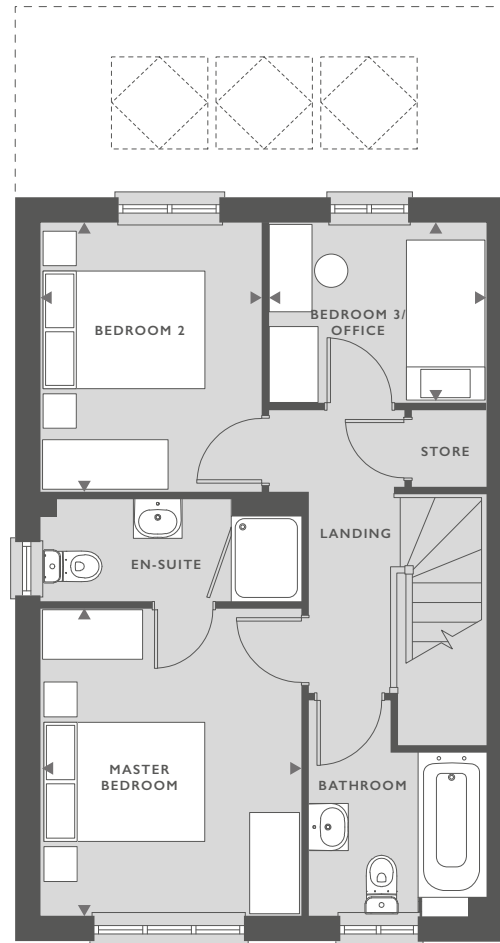
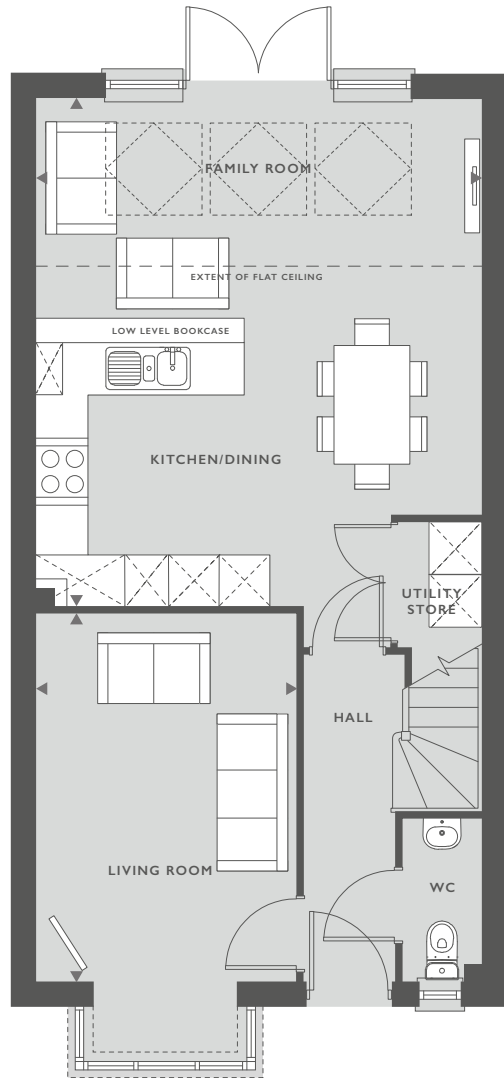
Places People Love

THE ASHOP

THREE BEDROOM HOME

1075 SQFT

99.87 M²



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

FIRST FLOOR

MASTER BEDROOM	3.06M X 3.60M	10' X 11'10"
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

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THE DUNHAM

FOUR BEDROOM HOME



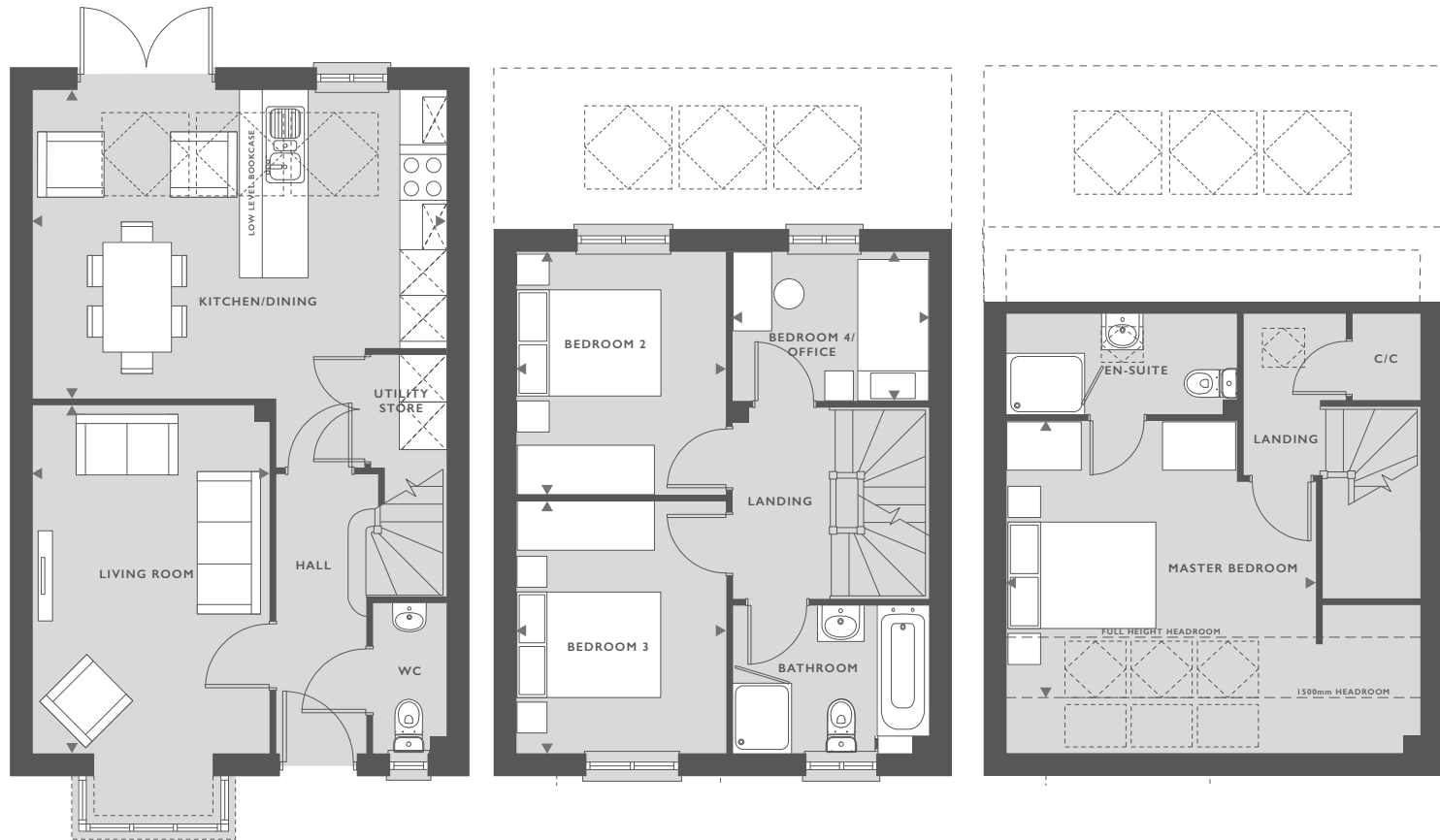
COUNTRYSIDE
Places People Love

THE DUNHAM

FOUR BEDROOM HOME

1199 SQFT

111.4 M²



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



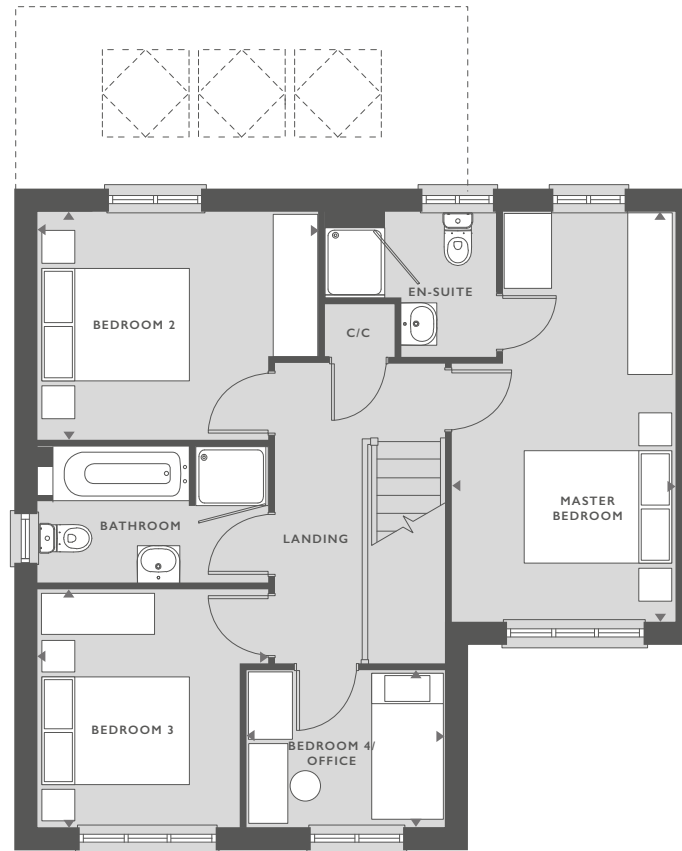
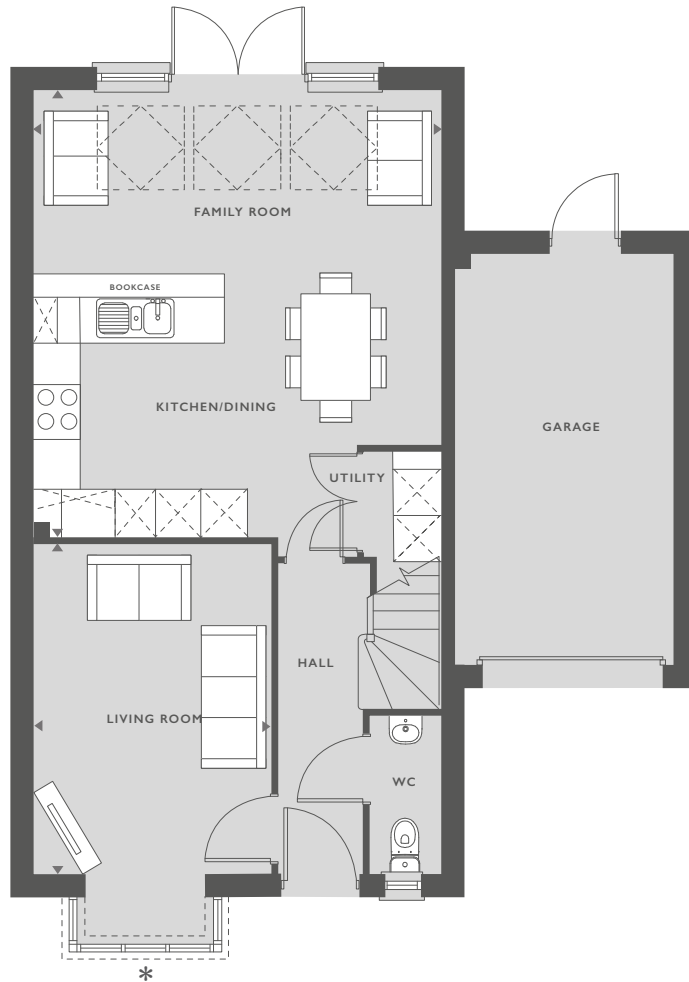
COUNTRYSIDE
Places People Love

THE LYMINGTON

FOUR BEDROOM HOME

1215 SQFT

112.8 M²



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

*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. Some properties may be detached or semi-detached and may include a garage. The external elevations, architectural detailing and floor plans of individual housetypes 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. Brick choice, colour and detailing may vary. Please ask our Sales Consultants for detailed information. To find out about any additional charges relating to these homes please visit: countrysidepartnerships.com. 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 Partnerships PLC 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 Partnerships PLC – 12th February 2020. The Lymington, Revision 0, RB 8335.002.

THE BOWMONT

FOUR BEDROOM HOME



COUNTRYSIDE

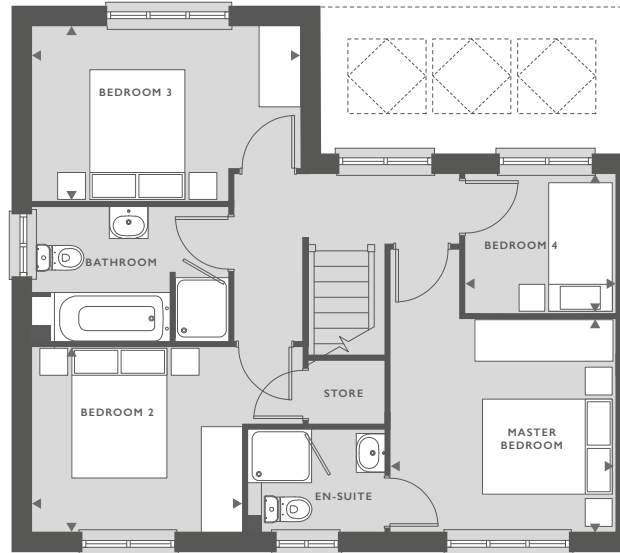
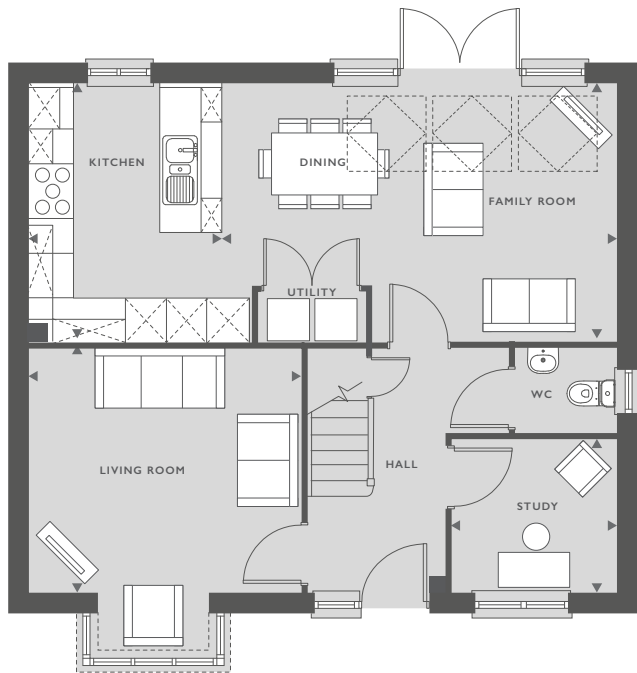
Places People Love

THE BOWMONT

FOUR BEDROOM HOME

1262 SQFT

117.2 M²



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"

 Skylight windows

 SVP

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THE OAKHAM

FOUR BEDROOM HOME



COUNTRYSIDE

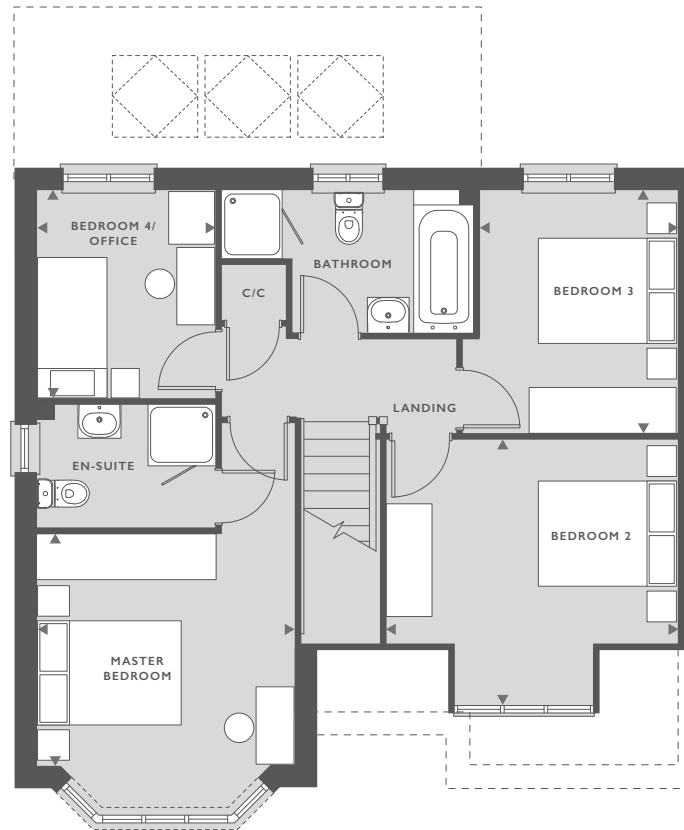
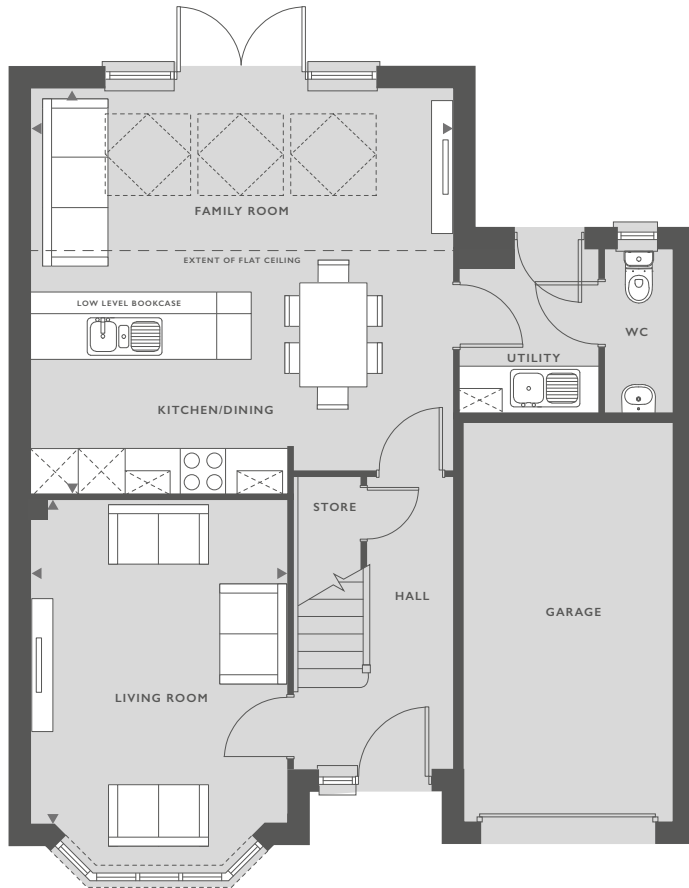
Places People Love

THE OAKHAM

FOUR BEDROOM HOME

1317 SQFT

122.3 M²



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 12'1"
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

 SVP

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THE STRATFORD

FOUR BEDROOM HOME



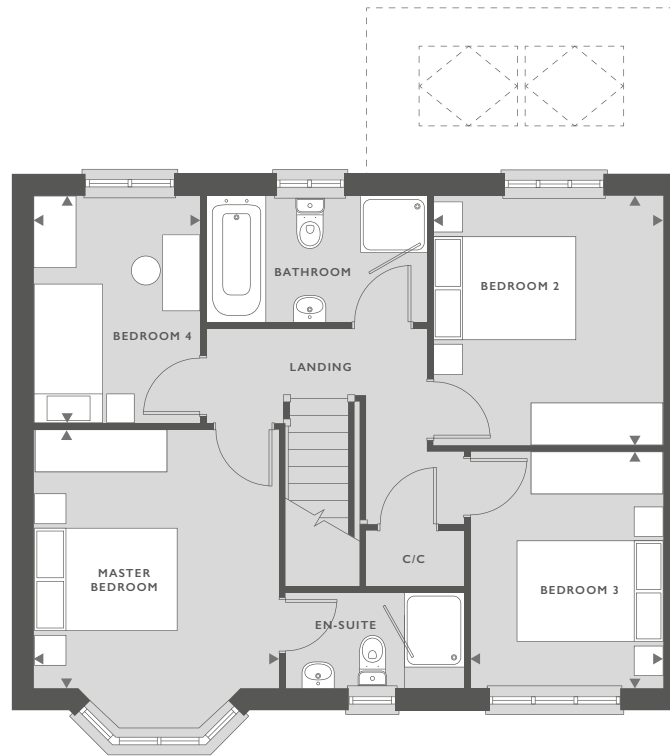
COUNTRYSIDE
Places People Love

THE STRATFORD

FOUR BEDROOM HOME

1344 SQFT

125 M²



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	3.12M X 4.11M	10'3" X 13'6"
DINING	3.12M X 2.67M	10'3" X 8'9"
FAMILY ROOM	3.73M X 2.16M	12'3" X 7'1"
LIVING ROOM	3.32M X 6.69M	10'11" X 22'

FIRST FLOOR

MASTER BEDROOM	3.34M X 3.54M	11' X 11'7"
BEDROOM 2	3.11M X 3.40M	10'3" X 11'2"
BEDROOM 3	2.63M X 3.23M	8'8" X 10'7"
BEDROOM 4	2.27M X 3.09M	7'6" X 10'2"

 Skylight windows

C/C = Cylinder cupboard

 SVP

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THE MELTON

FOUR BEDROOM HOME



COUNTRYSIDE

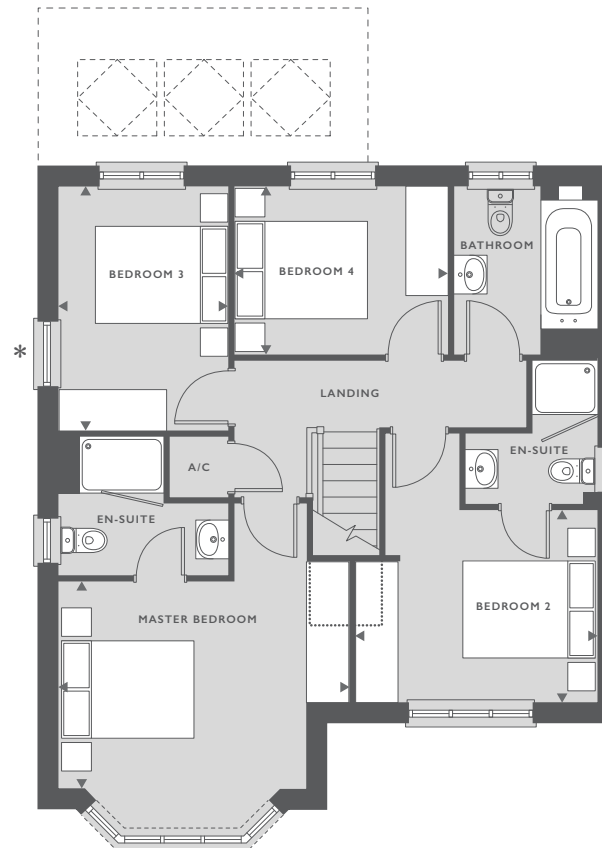
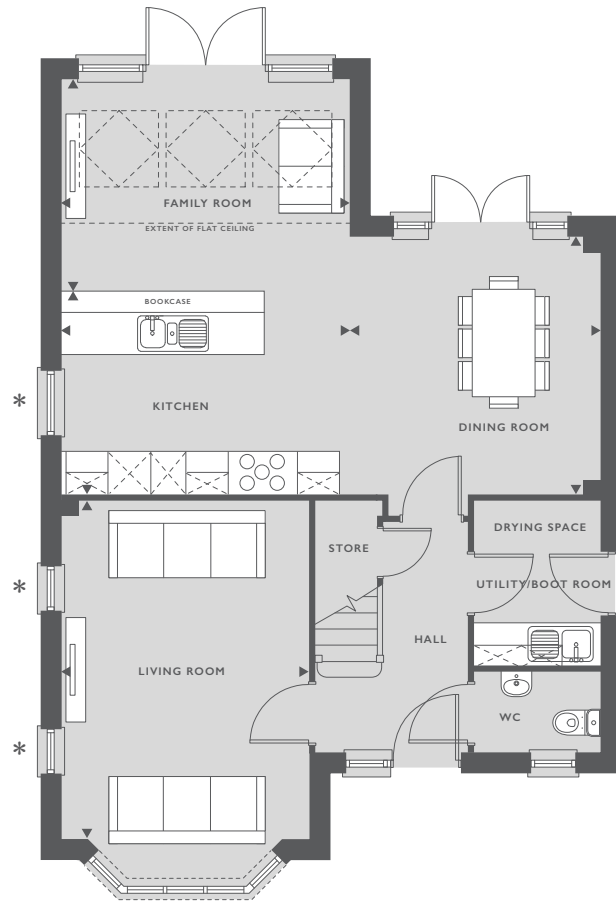
Places People Love

THE MELTON

FOUR BEDROOM HOME

1442 SQFT

133.9 M²



FEATURES:

- Stylish open-plan kitchen/dining/family room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room with beautiful bay window
- En-suite to master bedroom and bedroom 2
- Two further well-proportioned bedrooms
- Modern family bathroom

GROUND FLOOR

KITCHEN	4.09M X 2.88M	13'5" X 9'6"
LIVING ROOM	3.51M X 5.35M	11'6" X 17'7"
FAMILY ROOM	4.09M X 3.02M	13'5" X 9'11"
DINING ROOM	3.58M X 3.65M	11'9" X 12'

FIRST FLOOR

MASTER BEDROOM	4.13M X 3.49M	13'7" X 11'5"
BEDROOM 2	3.43M X 2.72M	11'3" X 8'11"
BEDROOM 3	2.41M X 3.47M	7'11" X 11'5"
BEDROOM 4	3.04M X 2.38M	10' X 7'10"

 Skylight windows

 SVP

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OUR OUTSTANDING SPECIFICATION
COMES AS STANDARD...



COUNTRYSIDE
Places People Love

WHAT'S INCLUDED IN YOUR NEW HOME?

KITCHENS

- Choose from a selection of custom designed kitchens with laminate worktops[†]
- 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 electric induction 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 with shower over bath[#]
- Fitted glass screen above bath where no separate shower enclosure within the same bathroom. Some housetypes feature an en-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 with summer setting
- Polished edge mirror
- 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 master bedroom
- Multimedia points in living room, master bedroom 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[†].

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.

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[†]Choices and upgrades are only available subject to construction stage of the property.

*Selected features are included where housetype size allows.

[#]On selected plots the shower over bath is handheld.



COUNTRYSIDE
Places People Love



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