



SWAN GRANGE
WITHAM ST. HUGHS



A COLLECTION OF
3 AND 4 BEDROOM HOMES

SWANGRANGEWITHAMSTHUGHS.COM



COUNTRYSIDE
Places People Love

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SWAN GRANGE

BEAUTIFULLY DESIGNED HOMES

Countryside are proud to be a part of the major development plan at Swan Grange, Witham St Hughs. The wider development includes sports facilities, a wooded parkland as well as various open green spaces and play areas. Footpaths and cycleways will join up all these wonderful spaces with easy access from all homes.

Our homes are specifically designed for modern living and are built to a sustainable standard that contributes positively to the local character, landscape and townscape. Internally we feature carefully chosen high specification fixtures and fittings, all included as standard.

Take this opportunity to become part of a thriving new community at Swan Grange.

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.

[VIEW OUR SPECIFICATION](#)

THE BLYTH

Selected features are included where housetype size allows.

SWANGRANGEWITHAMSTHUGHS.COM



LOCAL AREA

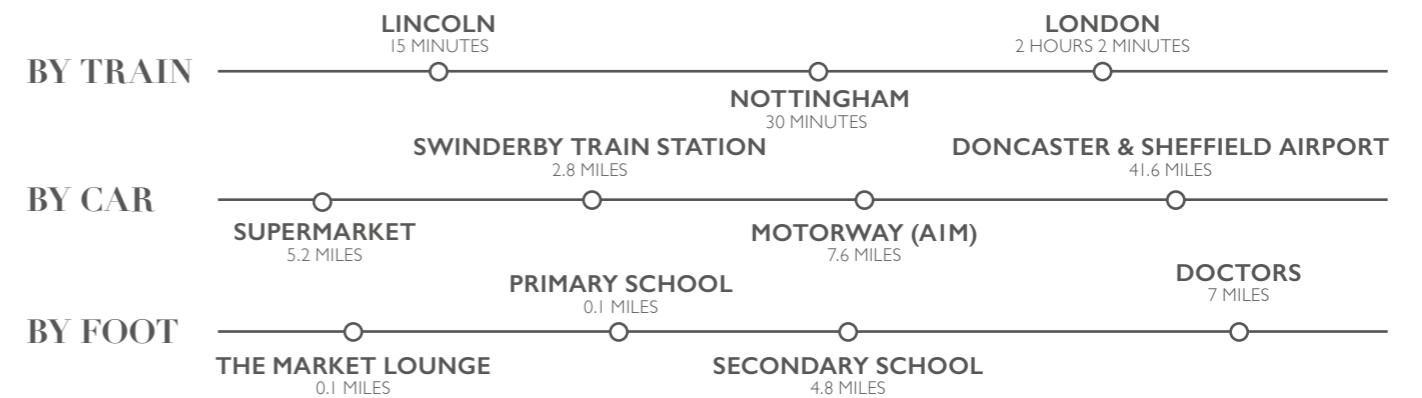
Swan Grange is found in Witham St Hughs which is situated just half a mile from the A46 almost exactly halfway between the thriving city of Lincoln and the market town of Newark-on-Trent. Both of these have significant histories from during the English Civil War all the way back to the Magna Carta of 1215. Bordering Swan Grange you will find plenty of open green space, ideal for walking, cycling or exploring the nearby canal network.

Witham St Hughs has a small selection of convenience style

shops for everyday essentials within walking distance. Local produce is actively celebrated in Lincolnshire and many old country pubs and restaurants feature this at the heart of their menus. Locally Michelin-starred restaurants rub shoulders with centuries old traditional pubs - with everything in between.

For a great family day out, Doddington Hall is a local favourite. Here you can tour the magnificent house and visit the pristine gardens, or just wander around the grounds taking in the scenery and perhaps enjoy a picnic on the lawns.

TRANSPORT LINKS





CLOSE TO THE CITY

Historic Lincoln is a shoppers' paradise. It is well known for its lovely pedestrianised narrow paved streets with colourful boutiques and shops, interspersed with quirky cafés with a few outdoor tables. The wonderful architecture of the city makes it a great place to enjoy a wander around taking in all the various buildings.

In the various 'quarters' you'll find all manner of superb independent local shops and in the St Mark's or Waterside shopping centres all the usual high-street favourites. Major supermarkets are well represented on the outskirts of both Lincoln and Newark-on-Trent .

Lincoln is home to some fabulous restaurants which serve a wide selection of excellent fare. These include settings in some of the oldest buildings in the city, with dining rooms dating back to the 12th century! The city also boasts a wide variety of cafes and bars, serving everything from a simple coffee to elegant and swanky cocktails. For a pint in an old traditional pub, look no further than the Cathedral quarter where you'll be spoilt for choice.

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.

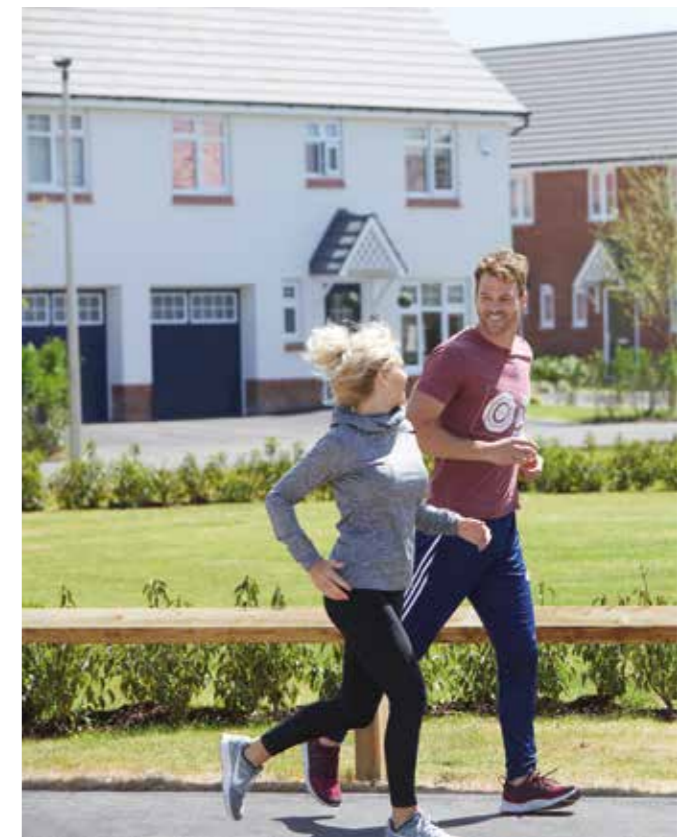
From the character of the homes we build, to the planning of environments and the unique detailing of the landscape, our creative approach to placemaking creates places where people feel at home. We provide a greater sense of belonging, spirit of neighbourhood and quality of life for everyone who lives in and around our developments.

It is all this and more that enables us to create **Places People Love**.

[FIND OUT MORE](#)

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

PLACES PEOPLE LOVE



PROUD TO BE A 5 STAR HBF BUILDER ★★★★★

As a new home builder, we're driven by the desire to help our customers' dreams come true and we build exceptional quality into everything we do.

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CUSTOMER SERVICE

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 Service 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.

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk





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.

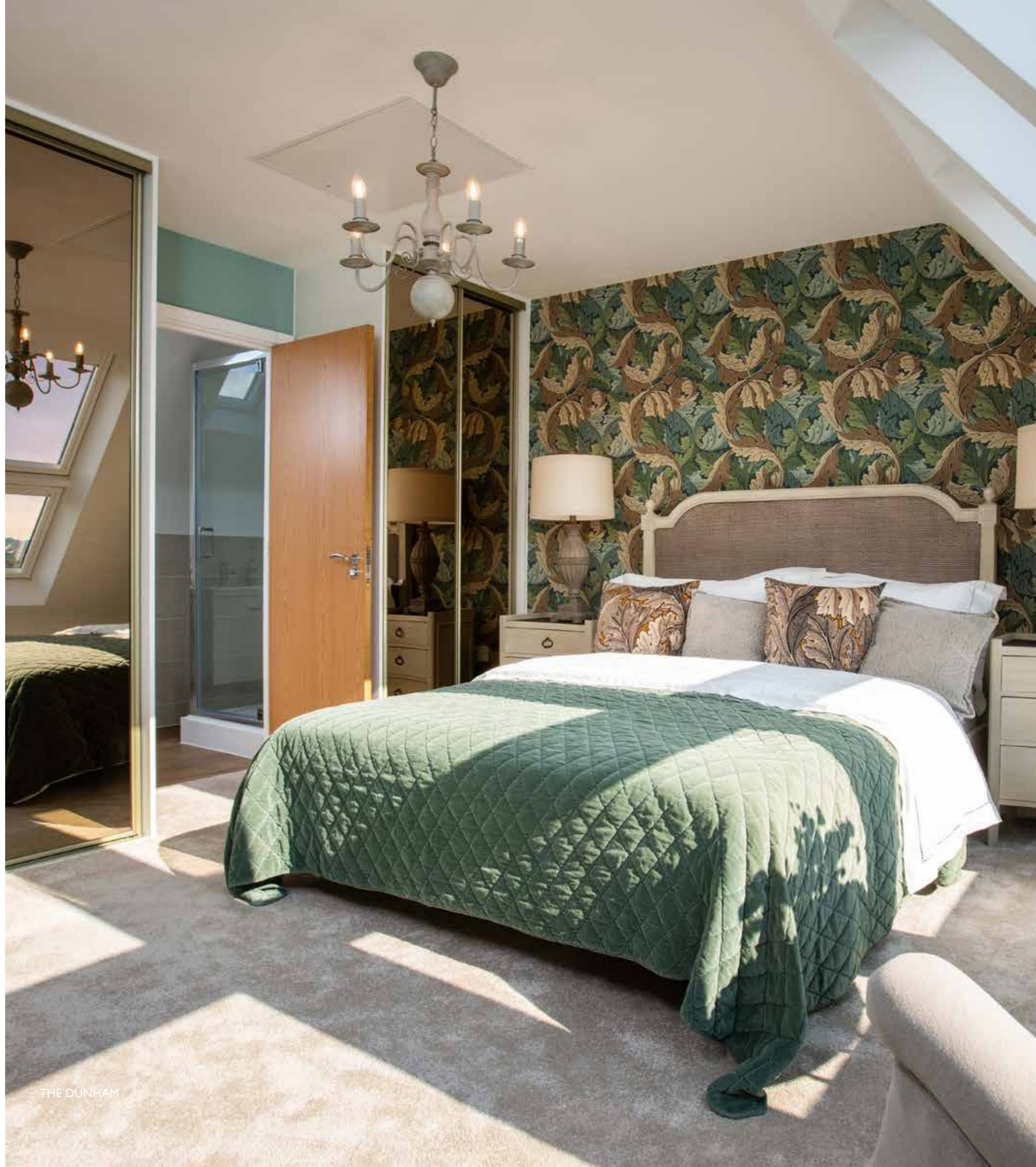
Our outstanding range of new homes are designed for modern living, offering lower environmental impact, running costs and maintenance. These provide compelling reasons to choose a new home from Countryside. In recognition of this, we have received more than 100 awards for sustainability since 2000.

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.



THE DUNHAM

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!"



Matt & Nosheen

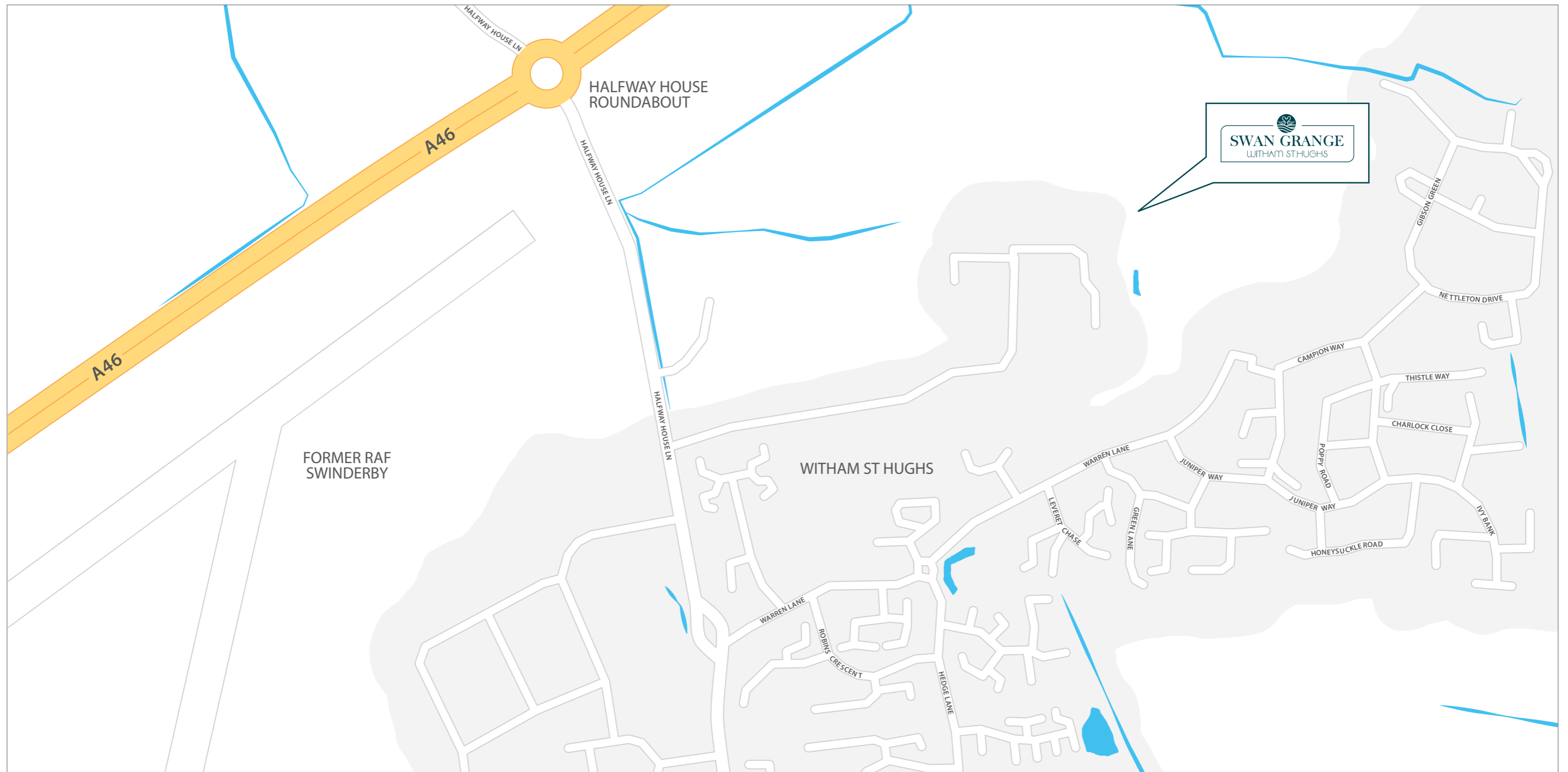
"The entire reservation process has been really smooth and straight forward. Our Sales Consultant answered all our questions and supported us through using the Help to Buy scheme. We've felt really reassured and relaxed about everything from day one."



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



A46 (Travelling North-East) turn right / 3rd exit at the Halfway House Roundabout.

A46 (Traveling South-West) turn left / 1st exit at the Halfway House Roundabout.

Travel south for 0.6 miles / 960 metres then turn left / 1st exit at the roundabout onto Warren Lane.

Continue for 0.5 miles / 800 metres on Warren Lane, (straight across at the roundabout) where after a short drive you'll leave Warren Lane and continue along the new estate road where you'll find our Sales and Marketing suite.

FOR YOUR SAT NAV: LN6 9US

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



Please speak to our Sales Consultants for details of specific plots. Please note choices and upgrades are only available subject to the construction stage of the property. Please ask our Sales Consultants for further details. 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. Images are indicative only.

Countryside Partnerships PLC. Online version Jan 2022. 9409.004.

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



SITE PLAN



KEY

- THE CROMFORD
3 bedroom home (846sqft)
- THE FOXTON
3 bedroom home (925sqft)
- THE NEW ASHBOURNE FCT
3 bedroom home (991sqft)
- THE BLYTH
3 bedroom home (1002sqft)
- THE WALCOT
3 bedroom home (1086sqft)
- THE BIRKDALE
3 bedroom home (1056sqft)
- THE ASHOP
3 bedroom home (1075sqft)
- THE DUNHAM
4 bedroom home (1210sqft)
- THE LYMINGTON
4 bedroom home (1215sqft)
- THE WOODBRIDGE
4 bedroom home (1244sqft)
- THE BOWMONT
4 bedroom home (1262sqft)
- THE WELLINGTON
4 bedroom home (1282sqft)
- AFFORDABLE



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The Site Plan is not to scale and is indicative only. 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 Partnerships PLC. reserve the right to amend as necessary and without notice. This does not constitute or form any part of a contract or sale. Countryside Partnerships PLC. Terms and Conditions apply. Countryside Partnerships PLC 28th January 2022. 9409.006.



THE CROMFORD

THREE BEDROOM HOME



COUNTRYSIDE

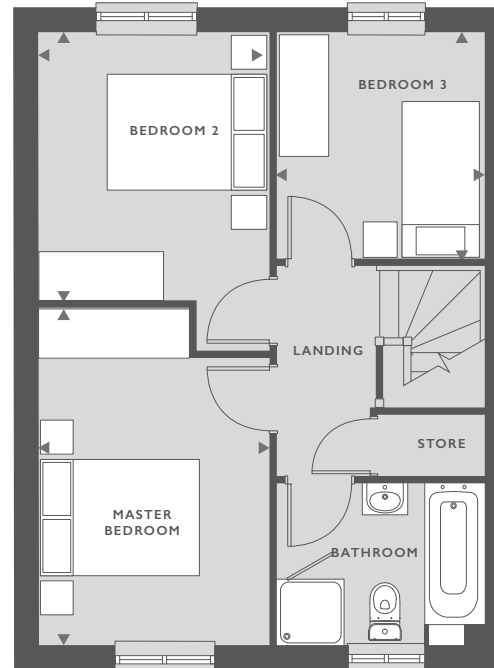
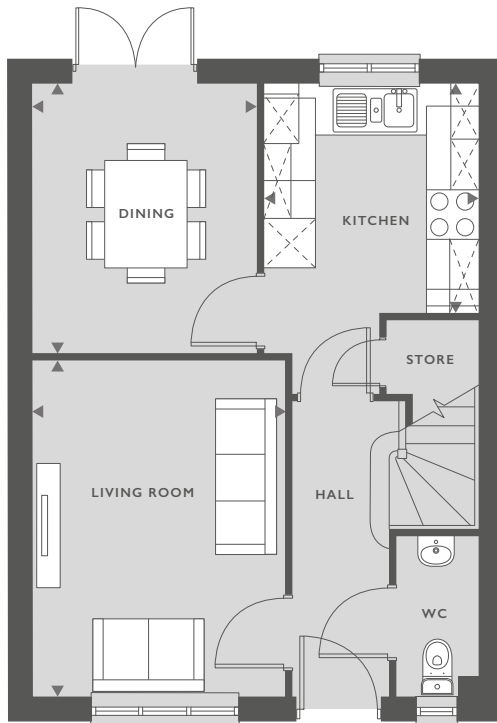
Places People Love

THE CROMFORD

THREE BEDROOM HOME

846 SQFT

79 M²



FEATURES:

- Modern kitchen connected to spacious dining room
- Impressive French doors opening onto the garden
- Separate living room
- Convenient downstairs WC
- Spacious master bedroom
- Two further well-proportioned bedrooms
- Modern family bathroom featuring Porcelanosa tiles

GROUND FLOOR

KITCHEN	2.56M X 2.76M	8'5" X 9'1"
DINING	2.72M X 3.26M	8'11" X 10'8"
LIVING ROOM	3.04M X 4.03M	10' X 13'3"

FIRST FLOOR

MASTER BEDROOM	2.80M X 4.04M	9'2" X 13'3"
BEDROOM 2	2.80M X 3.26M	9'2" X 10'8"
BEDROOM 3	2.48M X 2.76M	8'2" X 9'1"

■ SVP

Some plots may be subject to additional gable and bay windows.

Where shown, garage glazing and Skylight windows are indicative only and may be subject to change dependant on plot and development. 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 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 Consultant for detailed information. To find out about any additional charges relating to these homes please visit: countrysideproperties.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 2nd December 2021, The Cromford, Revision 0, RB, 8335.002.

THE FOXTON

THREE BEDROOM HOME



COUNTRYSIDE

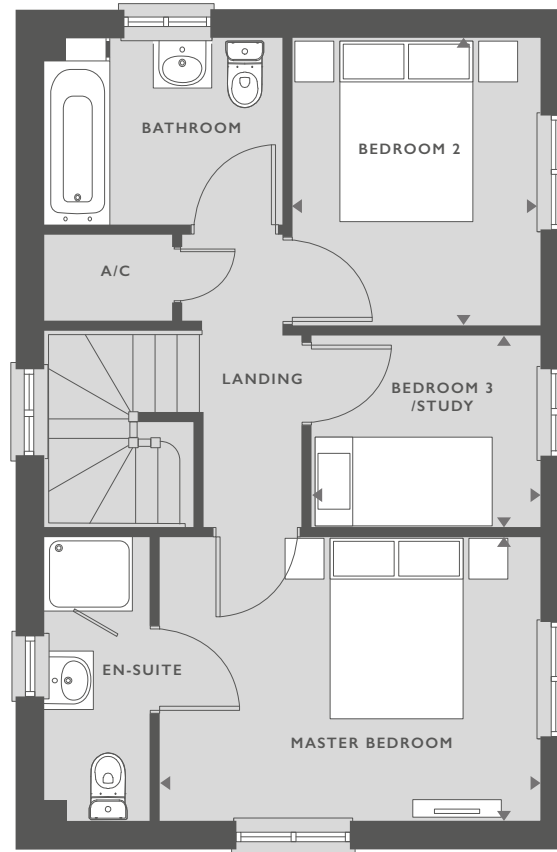
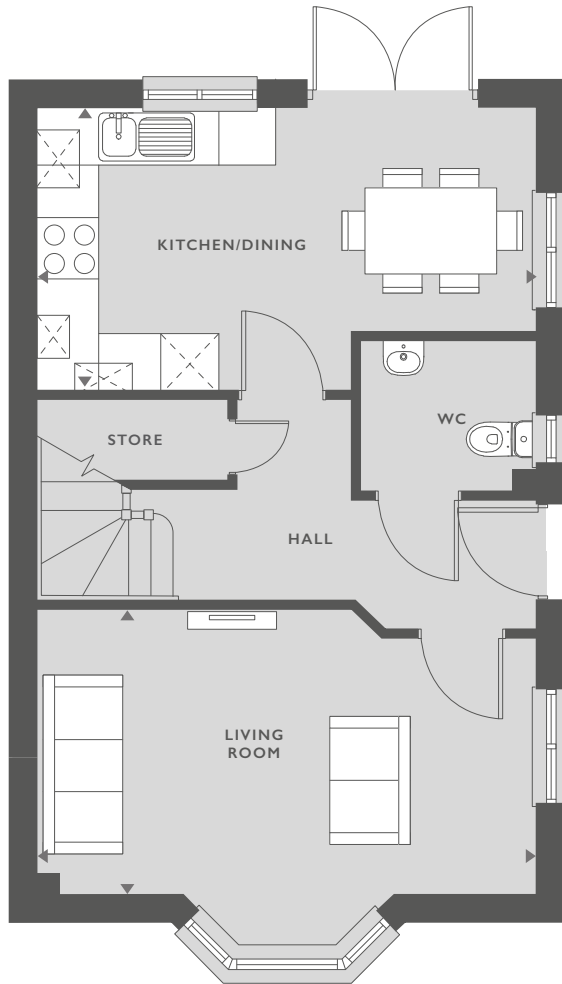
Places People Love

THE FOXTON

THREE BEDROOM HOME

925 SQFT

85.9 M²



FEATURES:

- Stylish open-plan kitchen/dining room
- Impressive French doors
- Spacious separate living room with beautiful bay window
- Convenient downstairs WC (size is adaptable for wheelchair use)
- Private master bedroom with en-suite
- Two further well-proportioned bedrooms
- Modern family bathroom

GROUND FLOOR

KITCHEN/DINING	5.15M X 2.96M	16'9" X 9'7"
LIVING ROOM	5.15M X 2.96M	16'9" X 9'7"

FIRST FLOOR

MASTER BEDROOM	3.97M X 2.96M	13' X 9'7"
BEDROOM 2	3.02M X 2.59M	9' 9" X 8'4"
BEDROOM 3/STUDY	2.38M X 2.01M	7'8" X 6'6"

■ SVP

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THE NEW ASHBOURNE FCT

THREE BEDROOM HOME



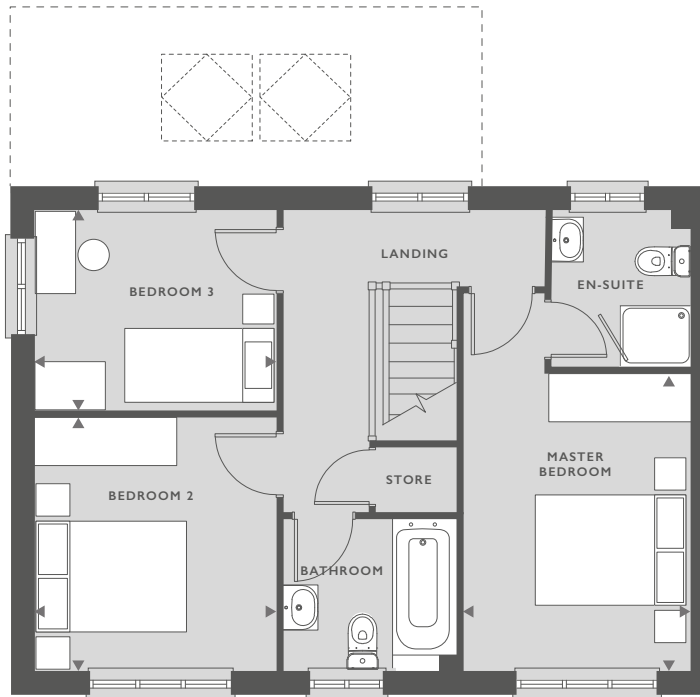
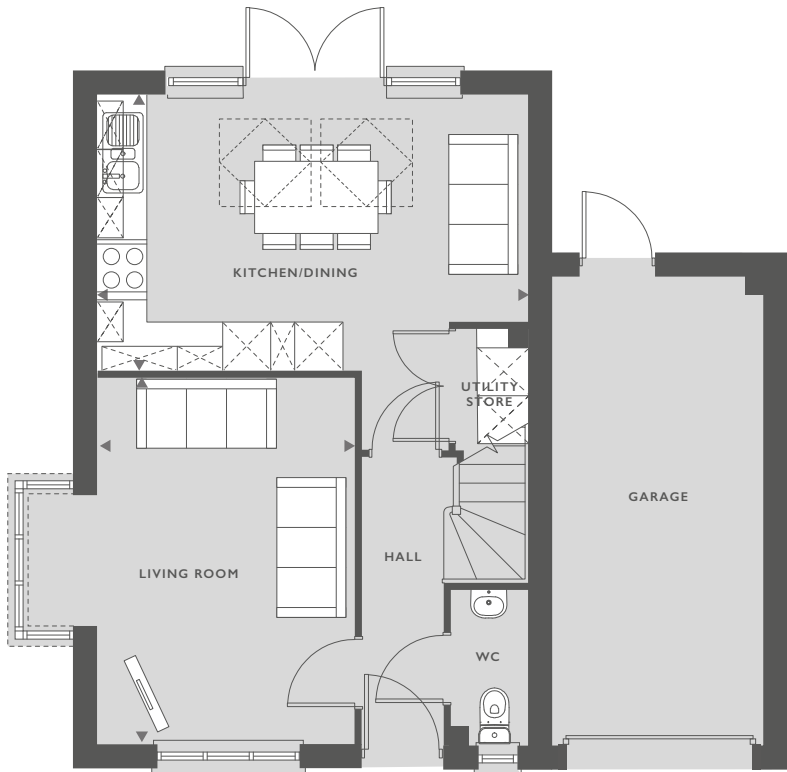
COUNTRYSIDE
Places People Love

THE NEW ASHBOURNE FCT

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
- Integral garage

GROUND FLOOR

KITCHEN/DINING/ FAMILY ROOM	5.29M X 3.41M	17'5" X 11'2"
LIVING ROOM	3.10M X 4.50M	10'2" X 14'10"

FIRST FLOOR

MASTER BEDROOM	2.83M X 3.70M	9'3" X 12'2"
BEDROOM 2	3.05M X 3.17M	10' X 10'5"
BEDROOM 3	3.05M X 2.52M	10' X 8'3"

 Skylight windows

 SVP

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THE BLYTH

THREE BEDROOM HOME



COUNTRYSIDE

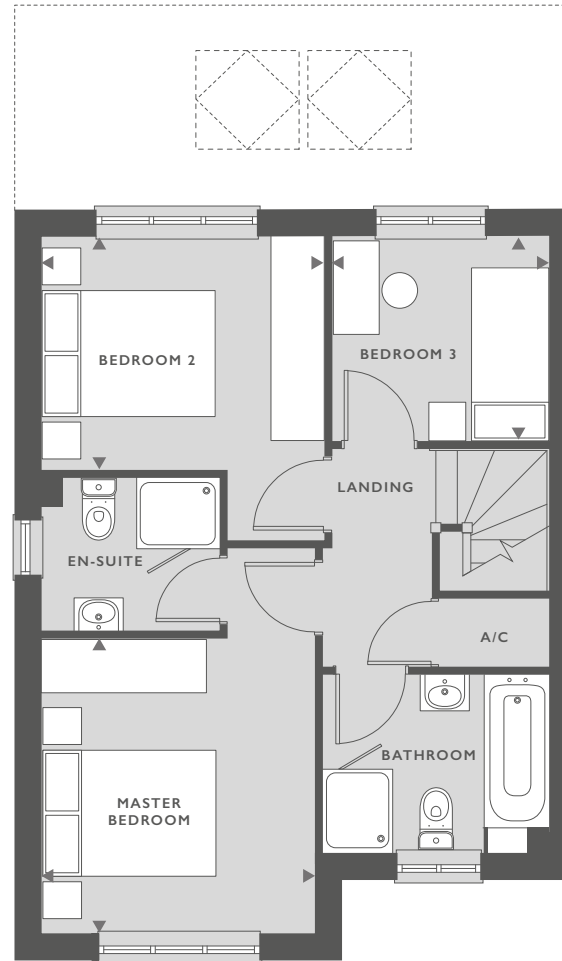
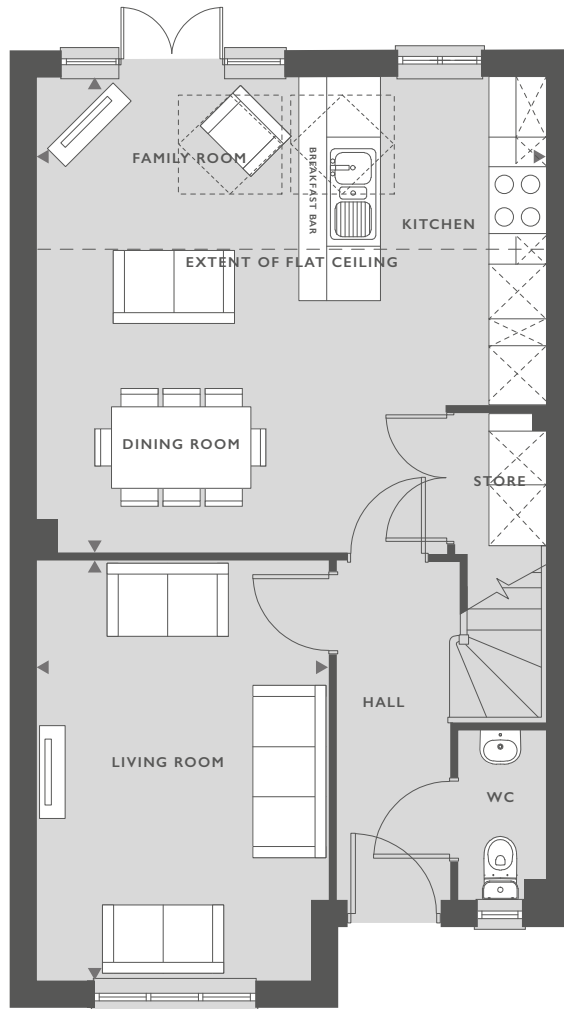
Places People Love

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 storeroom 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 WALCOT

THREE BEDROOM HOME



COUNTRYSIDE
Places People Love

THE WALCOT

THREE BEDROOM HOME

1086 SQFT

101 M²



FEATURES:

- Open-plan kitchen/dining/family room
- Impressive French doors opening onto the garden
- Separate living room
- Convenient downstairs WC
- Spacious master bedroom with en-suite
- Two further well-proportioned bedrooms
- Modern family bathroom featuring Porcelanosa tiles

GROUND FLOOR

KITCHEN/DINING	4.62M X 5.33M	15'2" X 17'6"
LIVING ROOM	3.59M X 4.35M	11'9" X 14'3"

FIRST FLOOR

MASTER BEDROOM	3.11M X 4.62M	10'2" X 15'2"
BEDROOM 2	2.85M X 3.45M	9'4" X 11'4"
BEDROOM 3	2.54M X 3.52M	8'4" X 11'7"

 Skylight windows

 SVP

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THE BIRKDALE

THREE BEDROOM HOME



COUNTRYSIDE

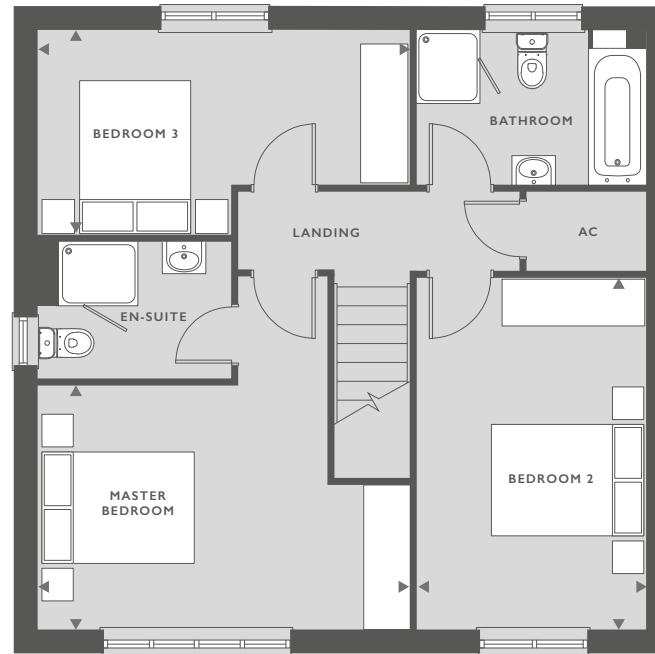
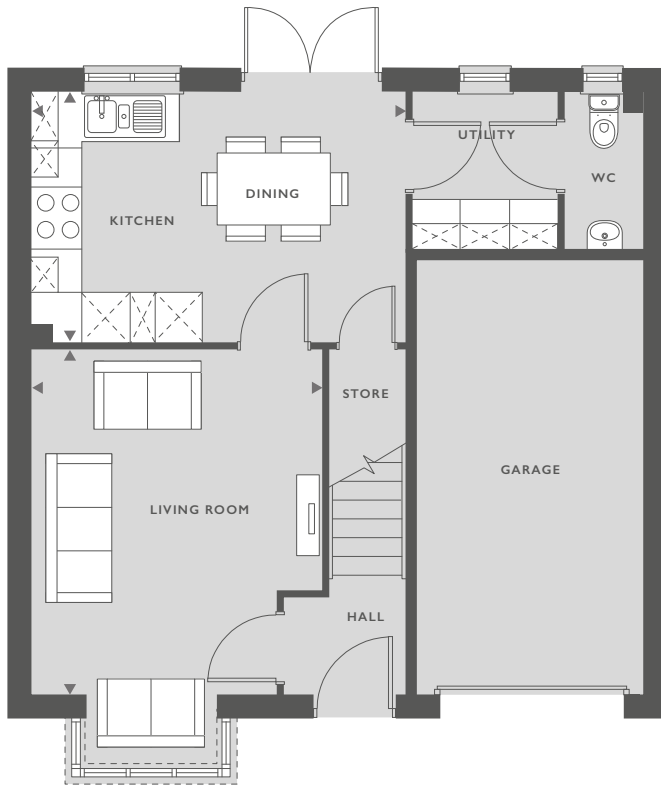
Places People Love

THE BIRKDALE

THREE BEDROOM HOME

1056 SQFT

98 M²



FEATURES:

- Modern kitchen connected to spacious dining room
- Impressive French doors opening onto the garden
- Separate living room with bay window
- Convenient downstairs WC
- Spacious master bedroom with en-suite
- Two further well-proportioned bedrooms
- Modern family bathroom featuring Porcelanosa tiles

GROUND FLOOR

KITCHEN/DINING	3.13M X 4.67M	10'3" X 15'4"
LIVING ROOM	3.63M X 4.3M	11'11" X 14'1"

FIRST FLOOR

MASTER BEDROOM	3.07M X 4.67M	10'1" X 15'4"
BEDROOM 2	2.88M X 4.43M	9'5" X 14'6"
BEDROOM 3	2.57M X 4.67M	8'5" X 15'4"

■ SVP

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THE ASHOP

THREE BEDROOM HOME



COUNTRYSIDE

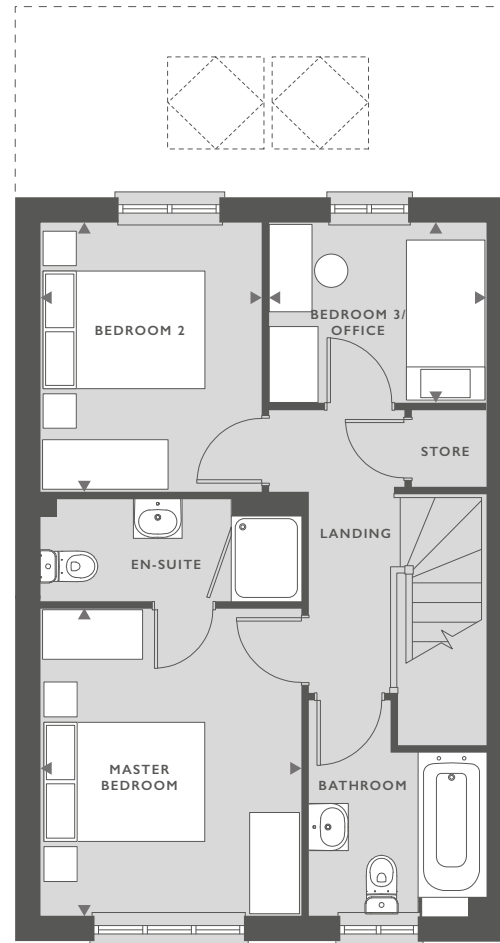
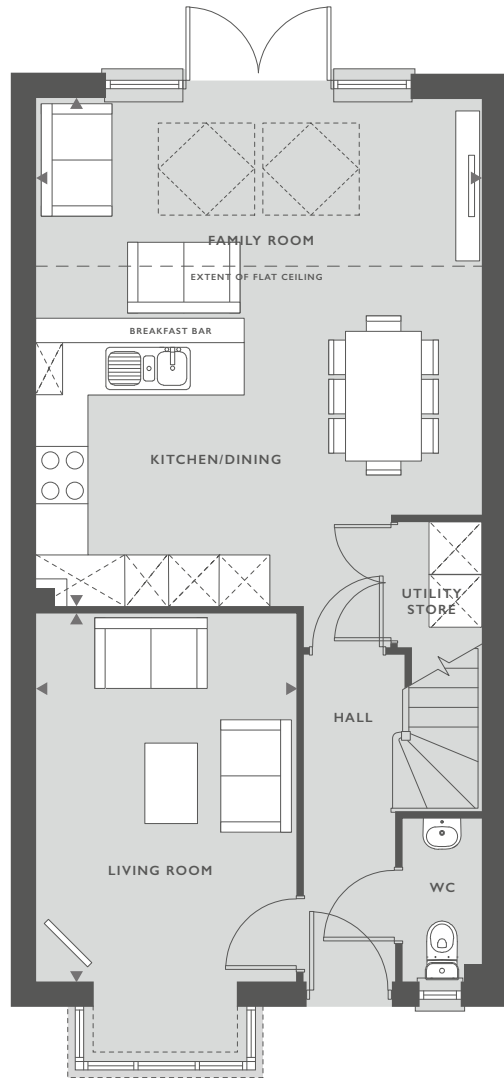
Places People Love

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

1210 SQFT

112.36 M²



 Skylight windows

C/C = Cylinder cupboard

 SVP

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 and WC
- Private master bedroom with en-suite and skylight window
- 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	5.04M X 4.06M	16' 5" X 13'3"
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	5.04M X 4.06M	16' 5" X 13'3"
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THE LYMINGTON

FOUR BEDROOM HOME



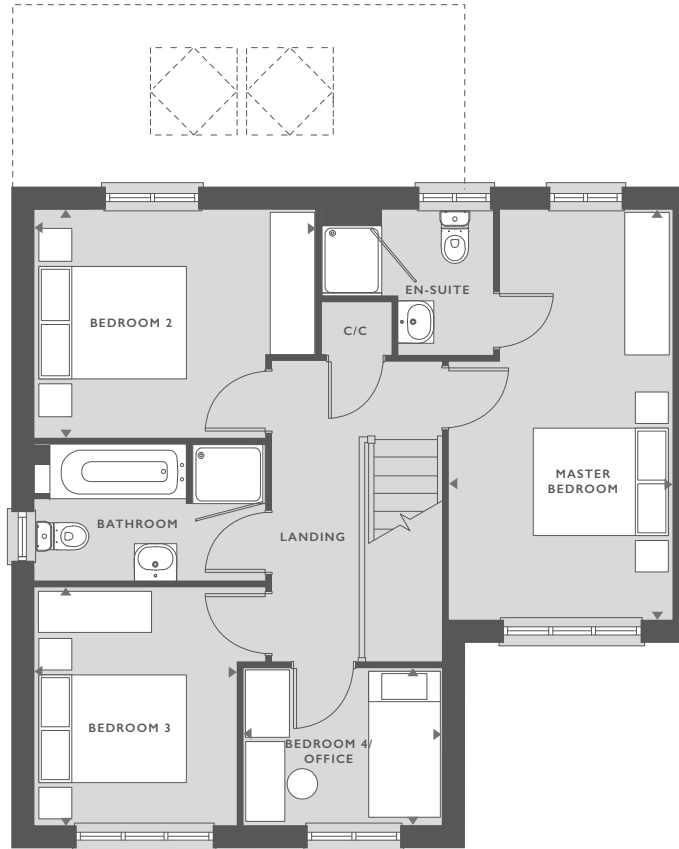
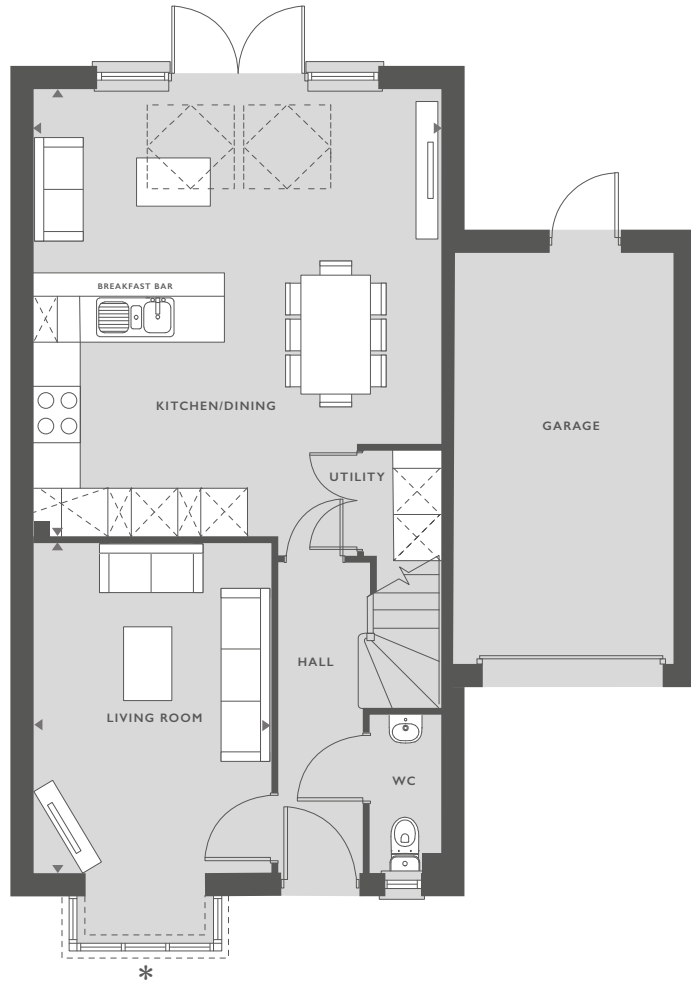
COUNTRYSIDE
Places People Love

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	2.60M X 3.70M	8'6" X 12'1"
BEDROOM 3	2.60M X 3.70M	8'6" X 12'1"
BEDROOM 4/OFFICE	2.54M X 2.00M	8'4" X 6'6"

- ☒ Skylight windows
- C/C = Cylinder cupboard
- SVP

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THE WOODBRIDGE

FOUR BEDROOM HOME



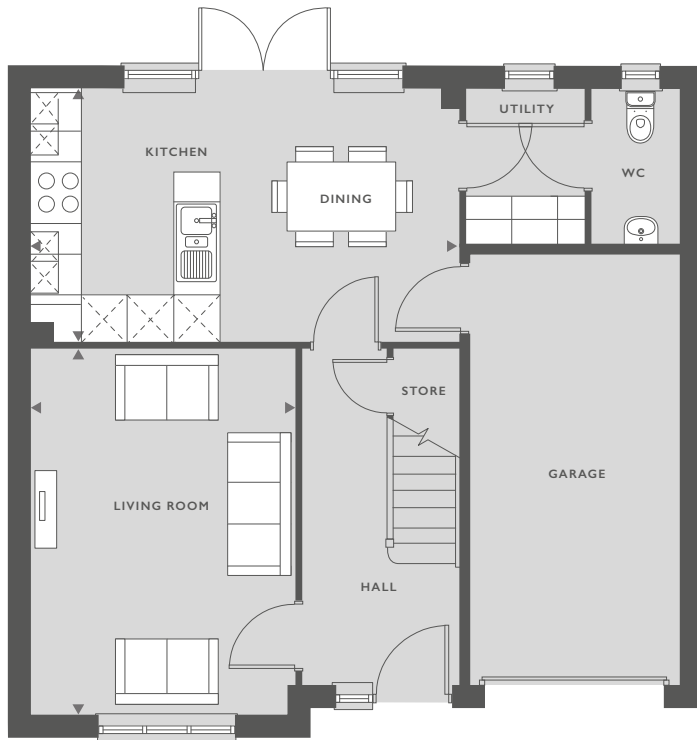
COUNTRYSIDE
Places People Love

THE WOODBRIDGE

FOUR BEDROOM HOME

1244 SQFT

116 M²



FEATURES:

- Open-plan kitchen/dining room
- Impressive French doors opening onto the garden
- Separate living room
- Convenient downstairs WC
- Spacious master bedroom with en-suite
- Three further well-proportioned bedrooms
- Modern family bathroom featuring Porcelanosa tiles

GROUND FLOOR

KITCHEN/DINING	3.29M X 5.52M	10'10" X 18'X1"
LIVING ROOM	3.43M X 4.76M	11'3" X 15'7"

FIRST FLOOR

MASTER BEDROOM	3.03M X 3.45M	9'11" X 11'4"
BEDROOM 2	3.11M X 3.45M	10'2" X 11'4"
BEDROOM 3	2.77M X 3.96M	9'1" X 13"
BEDROOM 4	2.77M X 3.67M	9'11" X 12'



Some plots may be subject to additional gable and bay windows.

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THE BOWMONT

FOUR BEDROOM HOME



COUNTRYSIDE

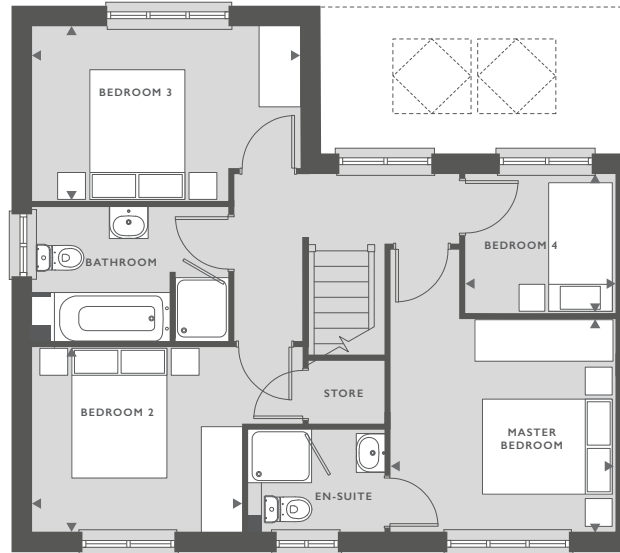
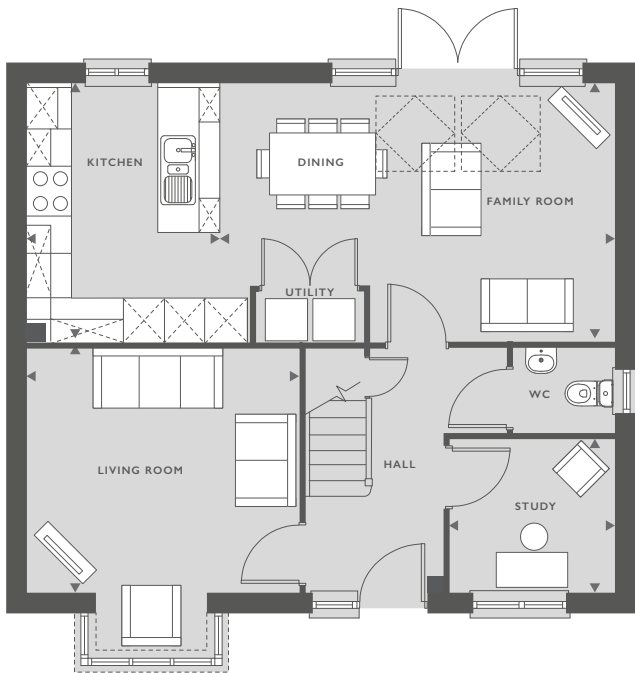
Places People Love

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 BOWMONT FCT

FOUR BEDROOM HOME



COUNTRYSIDE

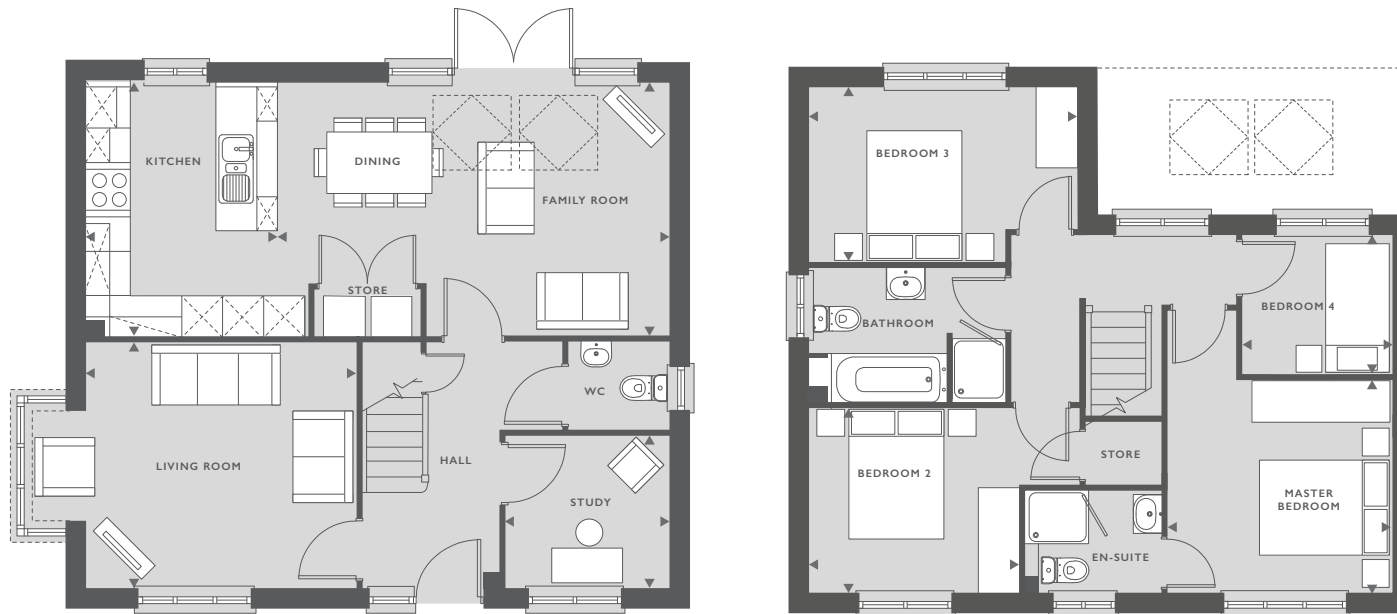
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THE BOWMONT FCT

FOUR BEDROOM HOME

1262 SQFT

117.2 M²



FEATURES:

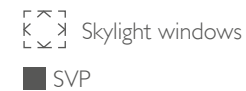
- Spacious living room with beautiful bay window
- Stylish open-plan kitchen and dining/family room
- Impressive skylight windows and French doors leading to rear garden
- Practical study and downstairs WC
- Master bedroom with en-suite
- Three further well-proportioned bedrooms, including two doubles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



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THE WELLINGTON

FOUR BEDROOM HOME



COUNTRYSIDE

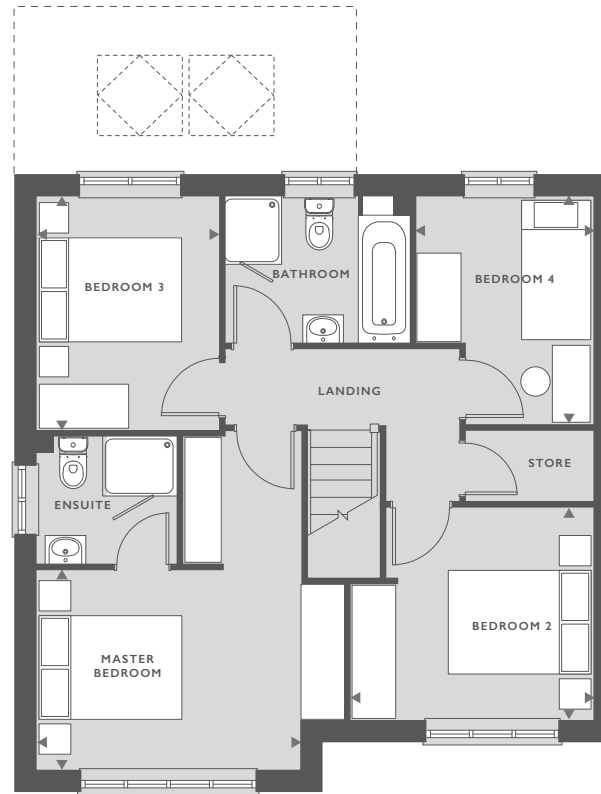
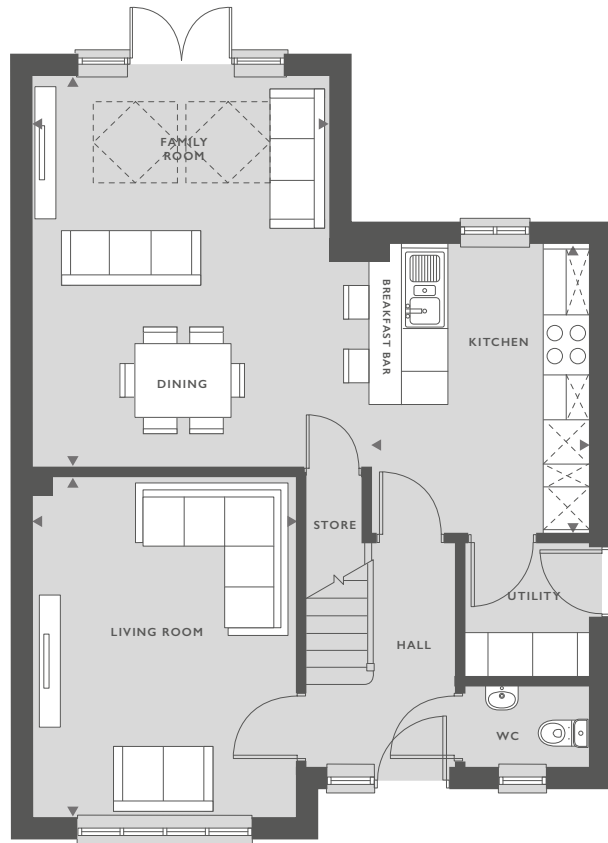
Places People Love

THE WELLINGTON

FOUR BEDROOM HOME

1282 SQFT

119 M²



 Skylight windows

 SVP

FEATURES:

- Open-plan kitchen/dining/family room
- Impressive French doors opening onto the garden
- Separate living room
- Convenient downstairs WC
- Spacious master bedroom with en-suite
- Three further well-proportioned bedrooms
- Modern family bathroom featuring Porcelanosa tiles

GROUND FLOOR

KITCHEN	2.94M X 3.93M	9'8" X 12'11"
DINING/FAMILY ROOM	4.00M X 5.26M	13'1" X 17'3"
LIVING ROOM	3.55M X 4.61M	11'8" X 15'1"

FIRST FLOOR

MASTER BEDROOM	4.18M X 3.55M	13'7" X 11'8"
BEDROOM 2	2.86M X 3.27M	9'4" X 10'9"
BEDROOM 3	2.46M X 3.16M	8'1" X 10'4"
BEDROOM 4	2.38M X 3.08M	7'10" X 10'1"

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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 breakfast bar 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
- White downlights
- Chrome effect sockets & USB points

BATHROOMS

- White bathroom suite
- White 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
- Turf, shrubbery and fencing to front and rear gardens where applicable

SECURITY

- Exterior lights to front
- 1.8 metre timber fencing to garden between houses
- Multi-point locking system to front and French doors

GENERAL

- 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 to kitchen and master bedroom

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.

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

*Selected features are included where house type size allows.

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



COUNTRYSIDE
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Regional Head Office
Countryside Partnerships PLC
1 Penman Way
Grove Park
Leicester
LE19 1SY
T: 0116 464 8900

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

Warren Lane/Campion Way, Witham St Hughs, Lincolnshire LN6 9US

01522 712 546