



HEReward HOMES



Corby Glen is one of Lincolnshire's most desirable villages. Its beautiful location, surrounded by a gently rolling rural landscape, makes it the perfect countryside retreat.



Welcome to Glen View, Corby Glen



Glen View is a bespoke development of three spacious 5 bedroom detached homes set in a beautiful location adjacent to open countryside. Occupying a prime position at the western edge of Corby Glen, Glen View offers homeowners the opportunity to enjoy everything the village has to offer, all within a short walk.

The village is also ideally located offering ease of access to the thriving market towns of Stamford, Bourne, Melton Mowbray and Grantham.

The three individual house styles have been thoughtfully designed to reflect building materials found locally throughout Lincolnshire, including natural limestone walls, stone heads, and traditional clay pantile roofs. Whilst the exterior of the homes reflect the area's historic architectural style, the interiors offer the ultimate in contemporary living, featuring air source heat pumps, underfloor heating to the ground floor and luxurious touches throughout.

The view from the front aspect of the development



Look forward to making it home

One of the area's most desirable villages, Corby Glen is home to many historic stone buildings set along charming narrow streets. The central market place is a lively hub with local businesses including Hatties Tearoom, Lily's Lavender Hut (a popular shop and café) and the Fighting Cocks Inn. The village was first recorded in the Domesday book and the Corby part of the name means wooded area and originates from the Danes. The Glen references the West Glen river which meanders around the village. Watching over the village is the tower of The Church of St John, which houses the finest examples of medieval wall paintings in the country.

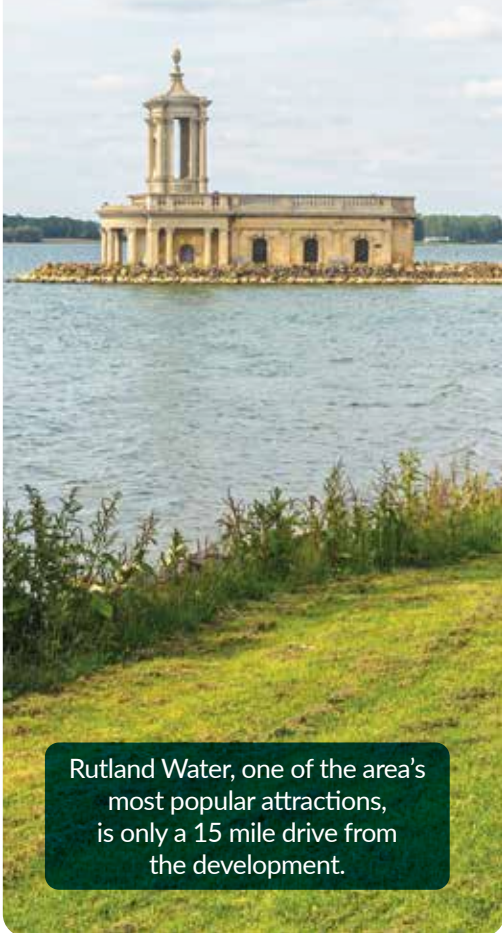
Surrounded by gently undulating hills and fields, Corby Glen is home to a thriving community with plenty of activities on offer at a variety of clubs and societies, such as a bowls club, horticultural society and the history society. Many other events are also hosted in one of its two village halls. An important date in the village calendar is the annual Sheep Fair, which dates from the 13th century, making it one of the oldest in the UK. Today the Fair has become part of a larger offering, incorporating popular events such as live music, baking competitions and a beer festival.

Corby Glen's rural location offers a more relaxed way of life, with many essential amenities on the doorstep, including village stores, pubs, cafés, a mobile Post Office, churches and an art gallery. The village's proximity to Bourne, Melton Mowbray and Stamford, accessible via the A151 and B1176, ensures easy access to supermarkets, independent and High Street shops, banks and filling stations. Corby Glen is well served in the areas of health and education, with 2 GP surgeries, Glen Community Primary School and Charles Read Academy, for pupils aged 11-16. All just a short walk from the development.

With road and bus links to Grantham, Stamford and Bourne, Corby Glen is ideally placed, especially for rail commuters to the capital. Grantham's main line station on the East Coast Mainline serves London (fastest journey time just over an hour) and the north, and Stamford links with destinations including Cambridge, Stansted and the Midlands. Ease of access to major roads, including the A1, A15 and A52, means that Corby Glen is well situated for travel in all directions. Villagers can also discover the miles of open countryside on their doorstep on foot or bike.

Out & about

Corby Glen is located in a rural area of Lincolnshire, dotted with rustic villages and market towns including Melton Mowbray, Stamford and Bourne. The larger cities of Peterborough, Lincoln, Nottingham and Leicester are also within easy reach.



Rutland Water, one of the area's most popular attractions, is only a 15 mile drive from the development.



Stamford

Described by Sir Walter Scott as the 'finest stone town in England', Stamford's historic buildings and quaint streets attract visitors from afar. With a wide variety of inns, tea shops, delis, and independent and high street shops, it is the perfect place for a little retail therapy. The town is also home to plenty of cultural treasures, including Toilethorpe Hall, home to the Stamford Shakespeare Company, Burghley House and Gardens and the Arts Centre hosting drama, music, film and comedy.



Bourne

Only 8 miles from Corby Glen, this popular town offers a wide range of supermarkets, family run businesses and major retailers. A weekly market, other essential amenities and a well regarded Grammar school add to its attraction. Bourne's architectural gem is The Red Hall, built in 1605 and still in use for functions today. Nearby, the magnificent Grimsthorpe Castle, with its gardens and café, is a popular attraction.



Grantham

An important transport hub, the town was originally a coaching stop on the Roman road, the Ermine Way. Since those early days it has continued to flourish as a major railway town and today is home to leading high street brands, smaller independent shops and a weekly market. The town also has many historic restaurants, pubs and traditional coaching inns including the Angel and Royal Hotel, one of the oldest hotels in the world, dating back to 1203.



Site plan



The Hollies Plot 1

Gordon House Plot 2

Millfield House Plot 3

The houses are built on land which has been owned by three generations of the same family. The land was originally purchased by Gordon and Amelia Adcock, and today their descendants have chosen names for the houses which connect back to their grandparents.

Plot 1 takes inspiration from Gordon and Ameila's home, The Hollies, which was to be found on the High Street in Corby Glen. The name chosen for Plot 2 is a direct tribute to Gordon, whilst the name for Plot 3 is derived from Amelia's shortened name, Millie, but also gives a nod to the name of the land on which the development sits - Mill Field - inspired by the windmill which once sat at the top of the hill.

It's all in the detail

As a bespoke developer, Hereward Homes go that extra mile to create distinctive and unique properties that are built to the highest standards using premium quality materials and contemporary design fittings. All our homes are built to provide the opportunity for discerning homeowners to enjoy a level of luxury rarely found in new developments. Each property is carefully crafted and benefits from a 10-year warranty.

INTERIOR

Doors

- Oak cottage style doors with chrome lever door handles.

Finishing touches

- All rooms include moulded skirtings and architraves in white paint finish.
- Smooth plaster finish to ceilings.

Kitchens

- Stylish fitted kitchens with granite worktops and 100mm upstand, including cooker, extractor hood, double oven, induction hob, dishwasher, fridge and freezer.
- Utility rooms have space for washing machine and tumble dryer with post formed top and 100mm matching upstand.
- Floor tiles to kitchen and utility room.

Bathrooms

- Stylish white vanity units and matching sanitaryware with chrome fittings.
- Shower screens with Aqualisa showers.
- All bathrooms and en suites to have ceramic tiles to walls and floors. Fully tiled to showers and half tiled on other walls with sanitaryware. Splash back and floor tiles to cloakrooms.

Heating

- Air source heating system with underfloor heating to the ground floor and radiators fitted with individual thermostatic valves to first floors.
- Stone surround and hearth to living room with wood burner.

Electrical & Lighting

- Recessed spot lights in kitchen & bathrooms.
- External chrome up and down lights.
- Lighting and power to garage.
- Data and TV points to lounge, family room and all bedrooms.
- Wall lights to lounge.
- Car charger

Security

- An intruder alarm fitted with motion detectors.

Warranty

- Each property will benefit from a ten-year warranty issued on completion.

EXTERIOR

Construction

- All homes are of natural stone construction with cast stone lintels and cills. Distinctive Sandtoft Neo clay pantile roofs.

Windows

- White UPVC double glazed purpose made windows.

Front doors

- Cottage style front door with chrome ironmongery.

Garage doors

- Properties have GRP Winchester oak electrically remote operated timber effect sectional garage doors.

Paths & driveways

- Permeable block paved access road and driveways.
- Footpaths & patio areas to be natural stone paving.

Landscaping

- Front gardens are turfed.
- All gardens enclosed by post and rail or close boarded fencing.
- Each house has an outside tap.



Choice of kitchen and wall/floor tiles is dependent upon stage of construction. Please note Hereward Homes policy is one of continuous development and improvement and we reserve the right to change the specification of properties without notice. The information within this brochure is carefully prepared but its contents do not form part or constitute representation of any warranty or contract.

Dimensions are scaled from architect's drawings and although they are as accurate as practicable they may vary depending upon internal finishes.

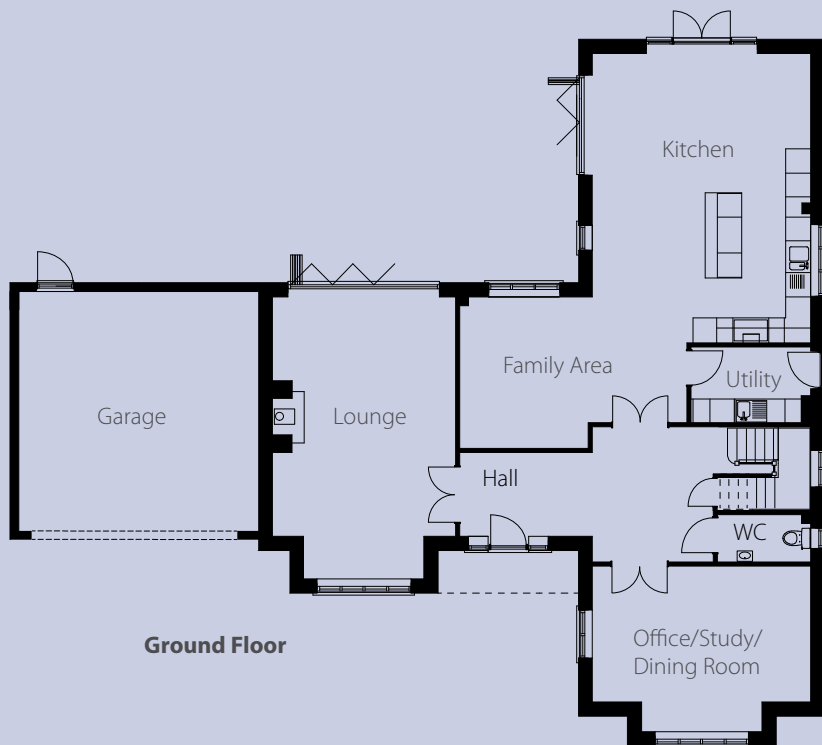
Images show previous developments

The Hollies (Plot 1)

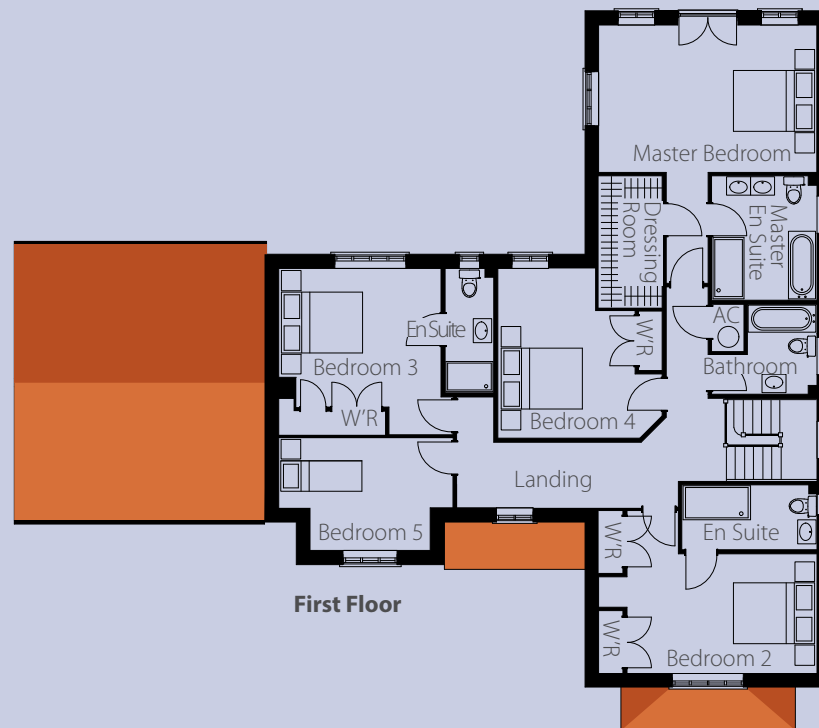
5 bedroom house - 3063 sq ft



The Hollies (Plot 1)



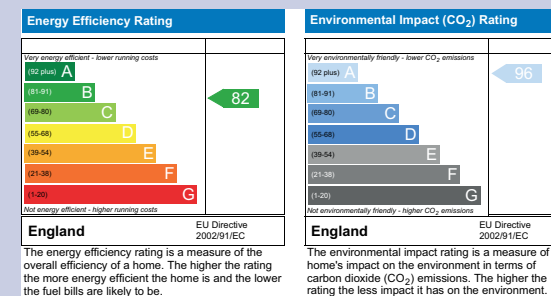
Ground Floor



First Floor

Ground Floor	Metric	Imperial	First Floor	Metric	Imperial
Lounge	7.02m x 4.55m max inc' bay	23'0" x 14'11" max inc' bay	Master Bedroom	5.43m x 3.66m*	17'10" x 12'0"*
Family Area	3.75m x 3.30m	12'3" x 10'11"	Master En Suite	3.08m x 2.61m	10'1" x 8'7"
Kitchen	8.87m x 5.42m*	29'1" x 17'9"*	Master Dressing Room	3.25m x 1.64m	10'8" x 5'5"
Utility	2.95m x 1.85m	9'8" x 6'1"	Bedroom 2	5.42m* x 4.03m	17'9"* x 12'3"
Office/Study/Dining	5.42m x 4.15m*	17'9" x 13'7"	Bedroom 2 En Suite	3.35m x 1.59m	11'0" x 5'3"
Garage	6.25m* x 6.00m	20'5"* x 19'6"	Bedroom 3	4.34m* x 4.13m	14'3"* x 13'7"
			Bed 3 En Suite	3.08m x 1.20m	10'1" x 3'11"
			Bedroom 4	4.24m* x 4.09m	13'11"* x 13'5"
			Bedroom 5	4.34m x 2.76m**	14'3" x 9'11"***
			Bathroom	2.61m x 2.22m	8'7" x 7'3"

* Max, **Inc wardrobe, †exc corridor, inc shower,
Key - W'R - Wardrobe, AC - Airing Cupboard



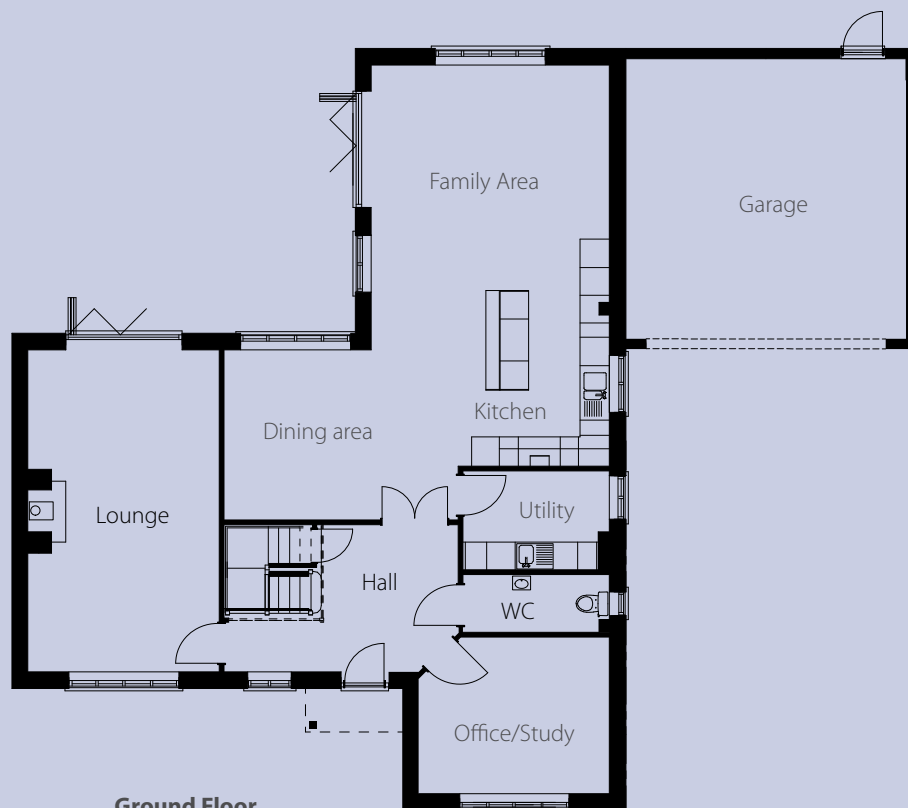
Please note that floorplans for each plot are not to the same scale

Gordon House (Plot 2)

5 bedroom house - 2760 sq ft



Gordon House (Plot 2)



Ground Floor



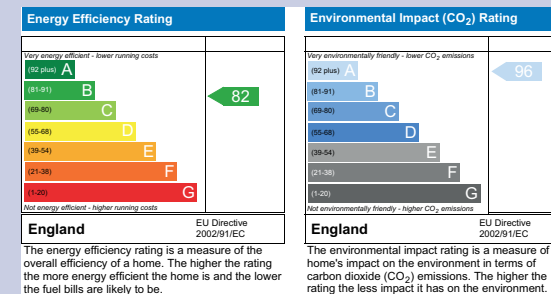
First Floor

Ground Floor

	Metric	Imperial
Lounge	6.85m x 4.50m	22'5" x 13'13"
Family Area	5.05m x 3.70m*	16'7" x 12'12"
Kitchen	5.99m* x 5.05m	19'8" x 16'7"
Dining Room	3.59m x 3.15m	11'9" x 10'4"
Utility	3.08m x 2.07m	10'1" x 6'10"
Office/Study	4.03m* x 3.29m*	13'2" x 10'10"
Garage	6.25m* x 6.00m	20'5" x 19'6"

First Floor

	Metric	Imperial
Master Bedroom	5.05m x 4.00m*	16'7" x 13'1"*
Master En Suite	2.97m x 1.88m	9'9" x 6'2"
Master Dressing Room	2.97m* x 2.00m	9'9" x 6'7"
Bedroom 2	4.03m* x 3.53m	13'2" x 11'7"
Bed 2 En Suite	2.51m x 1.90m	8'3" x 6'3"
Dressing Room 2	2.51m x 2.00m	8'3" x 6'7"
Bedroom 3	4.05m** x 3.62m*	13'3" x 11'11"*
Bed 3 En Suite	3.00m* x 1.20m*	9'10" x 3'11"*
Bedroom 4	3.62m** x 3.05m	11'11" x 10'0"
Bedroom 5	3.00m** x 2.28m	9'10" x 7'6"
Bathroom	3.26m* x 2.03m	10'9" x 6'8"



* Max, ** Inc wardrobe, *exc corridor, inc shower,
Key - W'R - Wardrobe, AC - Airing Cupboard

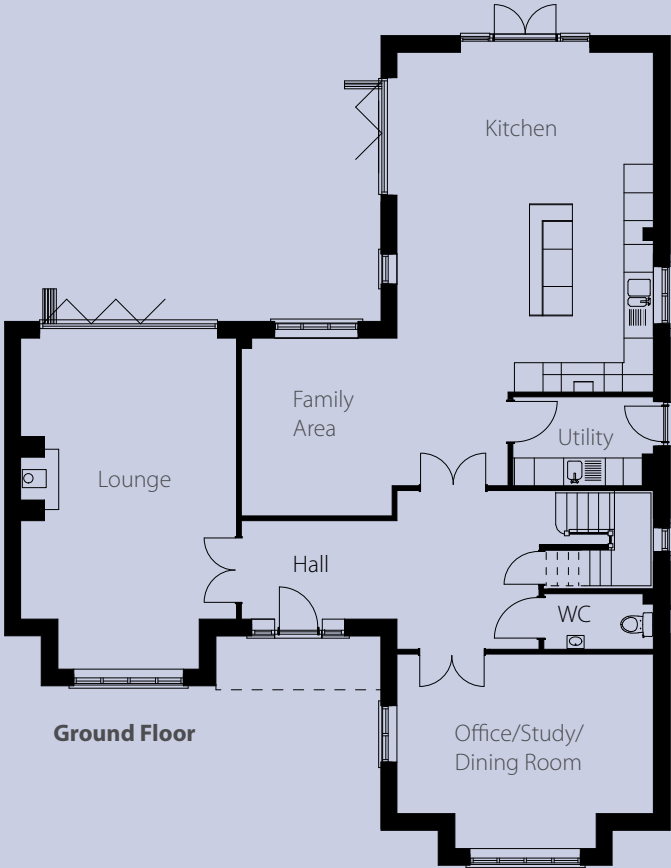
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Millfield House (Plot 3)

5 bedroom house -3063 sq ft



Millfield House (Plot 3)

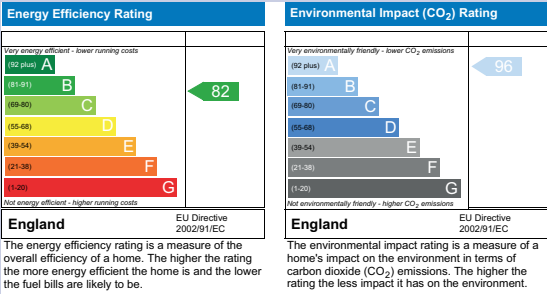


Ground Floor	Metric	Imperial
Lounge	7.02m x 4.55m max inc' bay	23'0" x 14'11" max inc' bay
Family Area	3.75m x 3.30m	12'3" x 10'11"
Kitchen	8.87m x 5.42m*	29'1" x 17'9"*
Utility	2.95m x 1.85m	9'8" x 6'1"
Office/Study/Dining	5.42m x 4.15m*	17'9" x 13'7"
Garage	6.25m* x 6.00m	20'5" x 19'6"

* Max, ** Inc wardrobe, *exc corridor, inc shower,
Key - W'R - Wardrobe, AC - Airing Cupboard



First Floor	Metric	Imperial
Master Bedroom	5.43m x 3.66m*	17'10" x 12'0"*
Master En Suite	3.08m x 2.61m	10'1" x 8'7"
Master Dressing Room	3.25m x 1.64m	10'8" x 5'5"
Bedroom 2	5.42m* x 4.03m	17'9" x 12'3"
Bedroom 2 En Suite	3.35m x 1.59m	11'0" x 5'3"
Bedroom 3	4.34m* x 4.13m	14'3" x 13'7"
Bed 3 En Suite	3.08m x 1.20m	10'1" x 3'11"
Bedroom 4	4.24m* x 4.09m	13'11" x 13'5"
Bedroom 5	4.34m x 2.76m**	14'3" x 9'11" **
Bathroom	2.61m x 2.22m	8'7" x 7'3"



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About Us



As a multi-award winning developer, Rutland-based Hereward Homes has built a reputation for quality and excellence. Throughout our 24 year history we have created a wide range of new developments in rural, town and city locations across the eastern and central shires of England.

With an impressive collection of completed developments, ranging from contemporary cutting-edge designs through to refurbished historic barns and traditional stone cottages,

each new home is thoughtfully designed to offer spacious family accommodation. The new distinctive houses at Glen View will add to the company's impressive portfolio.

Over two decades in business we have provided the highest quality houses for discerning homeowners and they can be assured that each house is built to exacting standards. To give complete peace of mind each home benefits from a 10 year warranty.



Images show past Hereward Homes developments in Morcott, Barholm and Whissendine

Location



Corby Glen is located on the A151 offering easy access to the Colsterworth (A1 junction), Melton Mowbray to the west, and Bourne to the East. The village is also served by buses from Grantham, Stamford and Bourne. Rail users have the choice of a wide range of destinations from Stamford and Melton Mowbray, whilst for London commuters and leisure users, Grantham station on the East Coast mainline offers the fastest train speed into the capital in just over an hour.



Station Road, Corby Glen, Lincs, NG33 4NP



Corby Glen offers convenient road access to:

- Bourne (8 miles)
- Grantham (11 miles)
- Stamford (13 miles)
- Melton Mowbray (18 miles)
- Peterborough city centre (24 miles)
- Leicester (35 miles)



For rail users, regular services run from the mainline station at Grantham which serves London King's Cross (fastest journey time 64 minutes), the north of England and Scotland. There are also a range of routes from Stamford and Melton Mowbray.

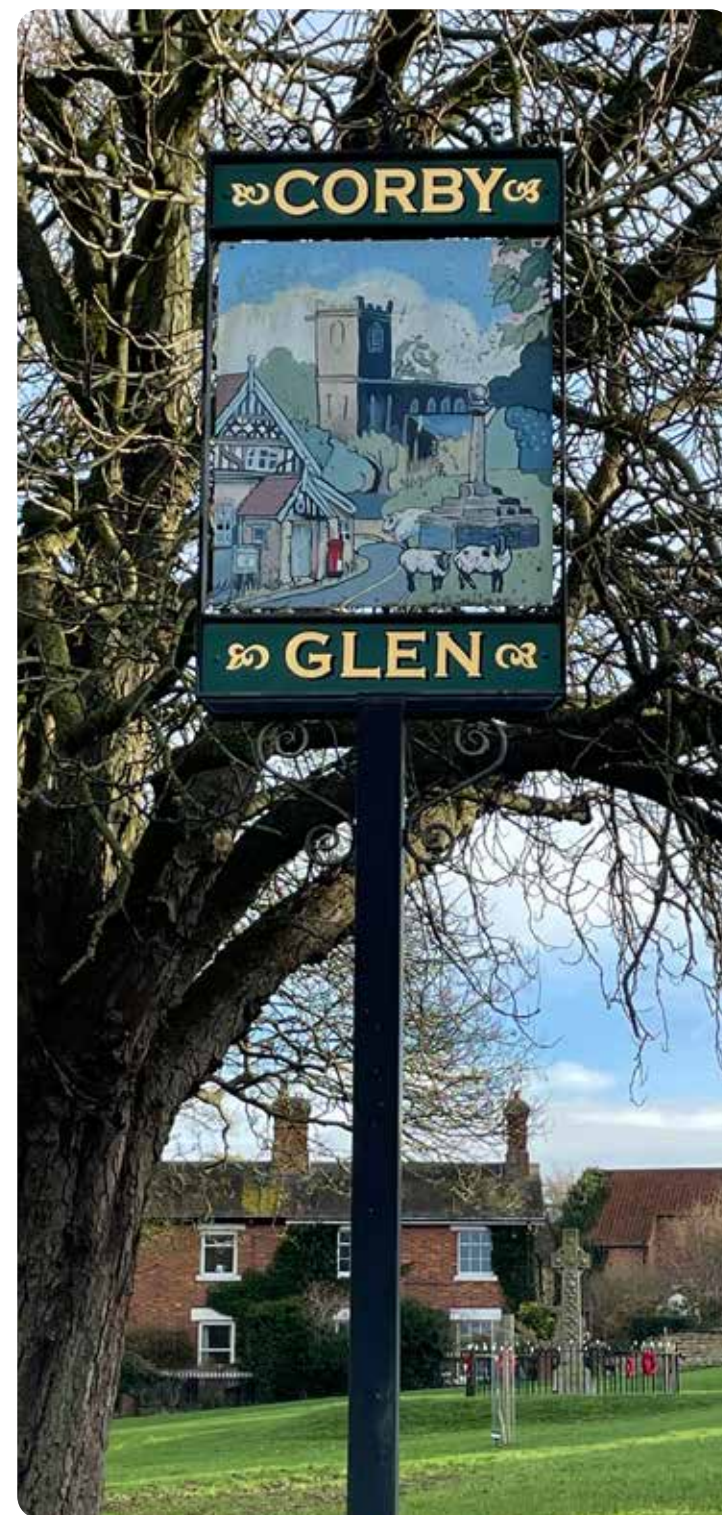


Delaine runs a weekday service to Bourne, and Call Connect runs a service to Stamford and Grantham.



International and domestic flights are available from East Midlands Airport (41 miles), Birmingham Airport (72 miles) and Stansted Airport (90 miles).

Transport information may be subject to change, but is correct at date of publication.





HERWARD HOMES

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Grimsthorpe

The information within this brochure, layouts and specifications are carefully prepared but its contents are for illustration purposes only and do not form part of any contract. Dimensions are scaled from architect's drawings and although they are as accurate as practicable they may vary depending upon internal finishes. Transport information may be subject to change, but is correct at date of publication.