



ALLIUM PARK

Ripley



COUNTRYSIDE
Homes



ALLIUM PARK

This impressive new development is close to the historic Surrey village of Ripley and within easy reach of Guildford and Woking.

Allium Park is just 1.4 miles from Ripley, a picturesque village boasting more than 20 listed buildings and an eclectic mix of shops, pubs, cafes and restaurants. Its monthly Farmers' Market is held on the ancient village green and the community has a wide range of groups, classes and clubs.

As well as nursery and primary schools you'll find an array of local businesses, with nearby Guildford and Woking offering theatres, cinemas, sports and leisure facilities, shopping centres and supermarkets.

Cycling, walking, sailing and golf are popular pursuits in the Ripley area and there are plenty of places to watch wildlife beside the scenic River Wey or at Papercourt Marshes nature reserve. Take a relaxing stroll around Dunsborough Park, or explore the ruins of Newark Priory, all within 2 miles.

Allium Park is just off the B2215 Portsmouth Road that joins the A3 Ripley By-pass. The A3 links to Junction 10 of the M25 and leads into Richmond, Wimbledon and central London, 27 miles away. Head south on the A3 for Portsmouth and the south coast, about an hour's drive. Woking railway station is only 5 miles away and runs services to London Waterloo taking around 35 minutes. Trains also run to Portsmouth, Heathrow Airport and Salisbury.

Our range of 2, 3, 4 and 5 bedroom homes embrace contemporary design, while retaining classic architecture and traditional build quality. They include popular features such as open-plan living areas, stylish fitted kitchens, bi-fold doors and spacious master bedrooms with en suites.

So, if you're looking for quality new home close to a traditional English village and within easy reach of London, your search ends here!



THE PERFECT POSITION

EDUCATION FOR EVERYONE

For nursery-age children Ripley Pre-School is a few minutes' drive, while Send Church of England Primary is just a 20-minute walk from Allium Park. Also within easy reach is the independent prep school, Ripley Court, that takes children from aged 3 up to 11 years.

There are a number of independent schools in the area catering for all ages of students, including Cranmore School, a combined primary and secondary independent school just five miles away. Manor House Prep and Senior School at Bookham is about 8 miles.

For senior pupils Hoe Bridge School and Woking High both offer secondary education, whereas Guildford High School is for girls only. Also in Guildford is the University of Surrey, offering under and post-graduate study.

Papercourt Marshes
1.2 miles | 27 mins walk



The Friary Guildford shopping centre
2.8 miles | 6 mins drive



Dunsborough Park
1.7 miles | 4 mins drive



Woking Railway Station
4.6 miles | 14 mins drive



ALLIUM PARK

Woking Leisure Centre
3.9 miles | 14 mins drive



Guildford Cathedral
6.2 miles | 9 mins drive



Chessington World of Adventures
11.3 miles | 20 mins drive



Surrey Hills Area of Outstanding Natural Beauty
14.7 miles | 30 mins drive



Distances and timings are approximate and for reference only. Calculated using maps.google.co.uk

A COMMUNITY TO BE PROUD OF











We know that the area surrounding your new home is just as important as the features within your new property. As well as bringing a range of new homes to the area, we also make a commitment, these commitments are chosen based on the needs of our new community and we work with the local council to deliver them. We are proud to have invested towards **£11 million** in local schemes to support the community surrounding your new home in Ripley.







Our homes are **Greener by Design!** From solar panels, high class installation and EV charging points, our homes have everything you need to save on your energy bills.



Some of our **community contributions** and enhancements include:

IMPROVED PUBLIC TRANSPORT FACILITIES 	NATURAL GREEN SPACES 	SPECIAL PROTECTION AREA FOR WILDLIFE 	CYCLE ROUTES 
PRIMARY AND SECONDARY EDUCATION 	HEALTHCARE 	CAR CLUB SCHEME 	HIGHWAY AND ROAD IMPROVEMENT 

Green initiatives found a Allium Park:

197 HEDGEHOG HIGHWAYS 	111 VEHICLE CHARGING POINTS 	143 TREES PLANTED 
WASTE WATER HEAT RECOVERY SYSTEMS 	19 BEE BRICKS 	PV SOLAR PANELS 

PERSONALISE YOUR HOME

Customise your kitchen with stylish worktops, the latest modern appliances and personalise your bathrooms with stunning ceramics. Using the Personalise range, there are various options allowing you to create your perfect property which is truly unique to you.

If you have a preference for flooring, you can select from our diverse range that includes luxurious carpets, stylish Karndean, ceramics and vinyl.

Individualise your bathroom with a choice of tiles or complete your bedroom with fitted wardrobes. Whatever your style, it's your canvas to make your own and allow your personality to shine through your home.

The best thing is that you don't have to decide all this at the time of reserving - you can think about how you want your new home to look in the comfort of your current home.


The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide you with guidance.

We're here to help you make it completely unique, so express yourself with Personalise.



PURCHASE SCHEMES

Wherever you are in the home-buying market - a first-time buyer, looking to step up the property ladder or a downsizer - we have a variety of great purchase assistance schemes!

HOME EXCHANGE	Are you an existing home owner? Our Home Exchange scheme is the simple way to make sure you don't lose out on your brand new Countryside Home - and saves you time and money along the way. We'll buy your property at market value, therefore there are no last minute 'drop-outs'.
SMOOTH MOVE	Are you an existing home owner? Our Smooth Move service is designed to help you sell your old property quickly so that you can make the move into a brand new Countryside Home. We'll deal with the estate agents on your behalf, and even pay the estate agents' fees when your house is sold!
DEPOSIT UNLOCK 	An exclusive scheme for brand new homes, First-time buyers could benefit from the Government-backed equity loan where you only need a 5% deposit to buy a brand new home with a 75% mortgage. The remaining 20% is a government loan, which is interest free for five years.

A HOME DESIGNED WITH YOU IN MIND

We are constantly reviewing our houses and ensuring they are everything that our customers want in a home. We are proud to have developed and launched a new range of homes.

These homes have been created to embrace modern design and styling, whilst retaining classic architectural traditions. An integral part of the design process for our new range of homes was to ensure they have a real wow factor and eye-catching kerb appeal. From designing external elevations to create attractive street scenes through to maximising the flow and size of the rooms, the homes include a variety of features to capture the attention.

The size, positioning and number of windows in our new housing collection have created bright and airy homes, this mixed in with the higher ceilings gives your property a spacious feel.

The flow and layout of the new homes has been a key consideration to accommodate today's lifestyles, with a focus on future living. With the kitchen at the heart of the home, impressive family spaces have been included within them to create sociable living areas, while attention on master bedrooms and en suites has given the homes added desirability.

Many of the properties include popular bi-fold doors helping to bring the outside in and enhance the gardens as an extended living area.



FIRM FOUNDATIONS MEANS PEACE OF MIND FOR YOU

When buying a new home, you want to be sure you can trust your builder. Choosing a Countryside Home gives you the peace of mind that comes from choosing a company that has been building some of the best homes in the UK for more than a hundred years.

We pride ourselves on being one of the country's leading housebuilders and have established an enviable reputation for the quality of our build and design, specification and customer service.

Each Countryside Home is carefully planned both to meet your needs and to integrate into the existing location.

We will often use local materials and reflect regional features. Trees are retained wherever possible and new landscaping added, along with footpaths and cycleways in many cases to help create a wonderful place to live.



SCAN ME FOR
DIRECTIONS



ALLIUM PARK

Ripley, Woking,
Surrey GU23 6HB

Cover photograph a view of Ripley town. Not view from the development. The streetscene shown above has been produced for illustrative purposes only, please check the details of the homes you are interested in with the sales consultant.

Vistry Thames Valley region

550 Oracle Parkway, Thames Valley Park, Reading, Berkshire RG6 1PT. Telephone: 01256 674 100

Produced by the Vistry Group Design Studio.

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DS08816 / 10.24



COUNTRYSIDE
Homes



ALLIUM PARK

Ripley



COUNTRYSIDE
Homes

countrysidehomes.com

ALLIUM PARK

Ripley

2 bedroom homes


 The Becker

3 bedroom homes

 The Baker

 The Globe
Custom build plots

 The Lavender
Custom build plots

 The Sapphire
Custom build plots

4 bedroom homes

 The Lutwidge

 The Regel

 The Mount

 The Ramson

 The Hatter

5 bedroom home

 The Cowley


Pre-sold homes

 1 & 2 bedroom homes

 2 bedroom homes

 3 bedroom homes

 4 bedroom homes

 hedgehog highway
v visitor space
cc car club spaces
ss substation
bcp bin collection point





ALLIUM PARK

Ripley

A HOME DESIGNED WITH YOU IN MIND

We are constantly reviewing our houses and ensuring they are everything that our customers want in a home. That’s why at Allium Park, we will be building 11 three bedroom homes that offer a bespoke ground floor layout so that you can choose the one that suits you!

These homes have been created to embrace modern design and styling, whilst retaining classic architectural traditions. An integral part of the design process for our new range of homes was to ensure they have a real wow factor and eye-catching kerb appeal. From designing external elevations to create attractive street scenes through to maximising the flow and size of the rooms, the homes include a variety of features to capture the attention.

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THE LAVENDER

- 3 storey housetype
- Low energy lighting and ventilation systems
- Electric vehicle charging point*
- Spacious sitting room / dining area with French doors out to the back garden
- Allocated parking
- En suite bathroom to bedroom 1

THE SAPPHIRE

- Low energy lighting and ventilation systems
- Electric vehicle charging point*
- En suite bathroom to bedroom 1
- Allocated parking
- Open plan dining area with bi-fold doors leading out to the garden

THE GLOBE

- 3 storey housetype
- Low energy lighting and ventilation systems
- Electric vehicle charging point*
- Open plan dining area with bi-fold doors leading out to the garden
- En suite bathroom to bedroom 1
- Allocated parking

* Available to selected plots only. Please speak to our sales consultant for further details.

ALLIUM PARK

Ripley, Woking,
Surrey GU23 6HB
01483 945 478



ALLIUM PARK Ripley

THE LAVENDER

3 bedroom home

Homes 132, 133,
136 & 137



GROUND FLOOR	metres	feet / inches
Kitchen	3.28 x 2.28	10' 7" x 8' 9"
Sitting / dining area	4.34 x 4.06	14' 2" x 13' 3"
Kitchen*	3.12 x 2.28	10' 2" x 8' 9"
Sitting / dining area*	5.13 x 4.34	16' 8" x 14' 2"

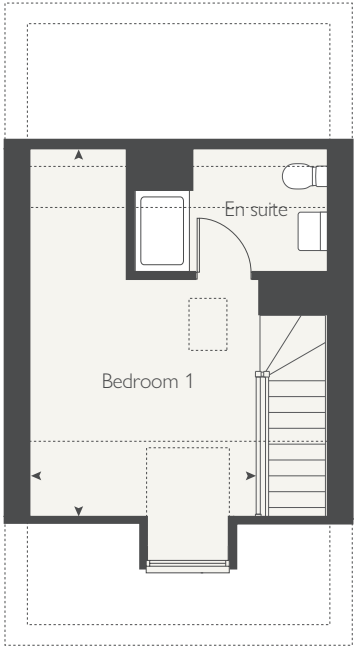
FIRST FLOOR		
Bedroom 2	4.34 x 2.82	14' 3" x 9' 3"
Bedroom 3	3.48 x 2.19	11' 5" x 7' 2"

SECOND FLOOR		
Bedroom 1	5.19 x 3.35	17' 1" x 11' 0"

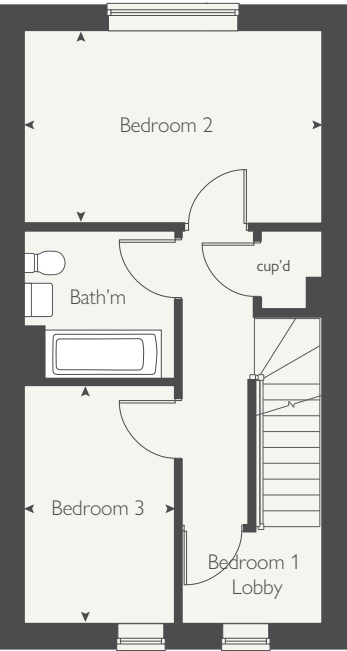
ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◄ ►	measuring points
ws	washing machine space		

The Lavender | CB-320 Ripley |
The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.
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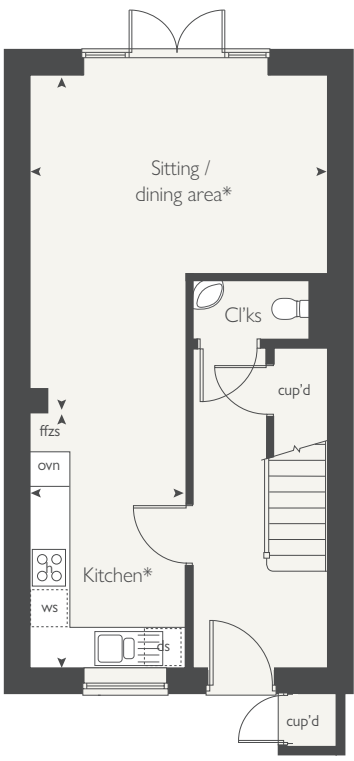
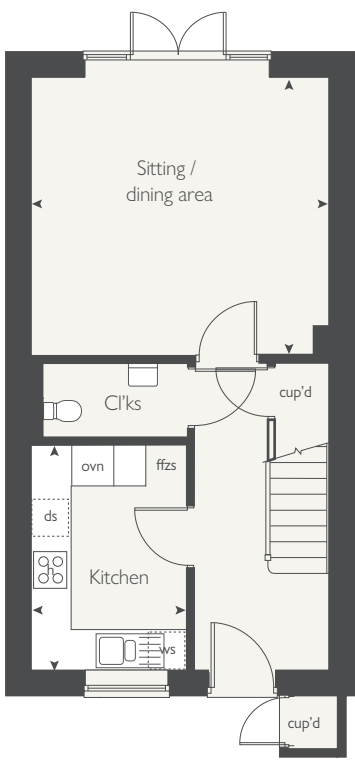
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR - optional layouts



THE SAPPHIRE

3 bedroom home

Homes 129, 130
& 139



GROUND FLOOR	metres	feet / inches
Kitchen	3.90 x 2.50	12' 10" x 8' 3"
Kitchen*	3.90 x 2.50	12' 10" x 8' 3"
Sitting / dining area	5.87 x 4.57	19' 2" x 14' 9"

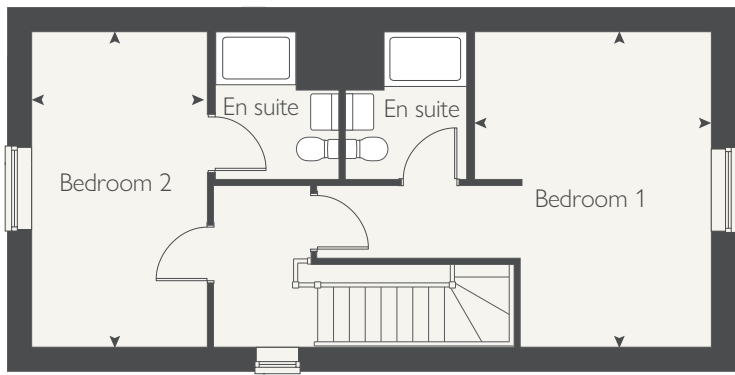
FIRST FLOOR		
Bedroom 3	4.58 x 3.41	15' 0" x 11' 3"
Sitting room	4.58 x 3.12	15' 0" x 10' 3"

SECOND FLOOR		
Bedroom 1	4.58 x 3.44	15' 0" x 11' 3"
Bedroom 2	4.57 x 2.55	15' 0" x 8' 4"

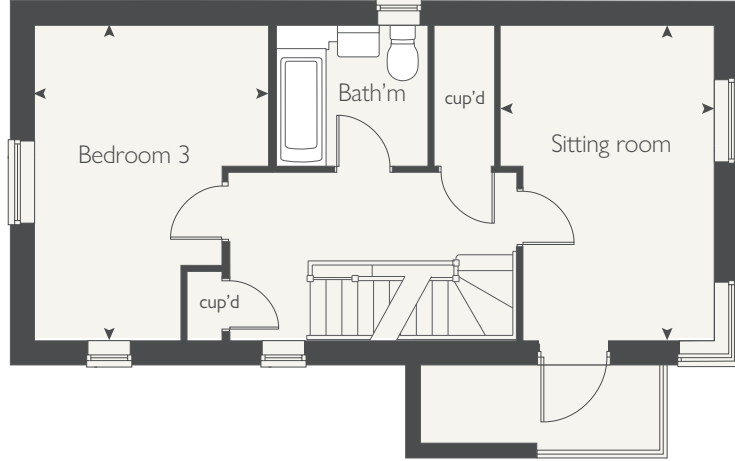
ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◄ ►	measuring points
ws	washing machine space		

The Sapphire | 3B-1 Ripley |
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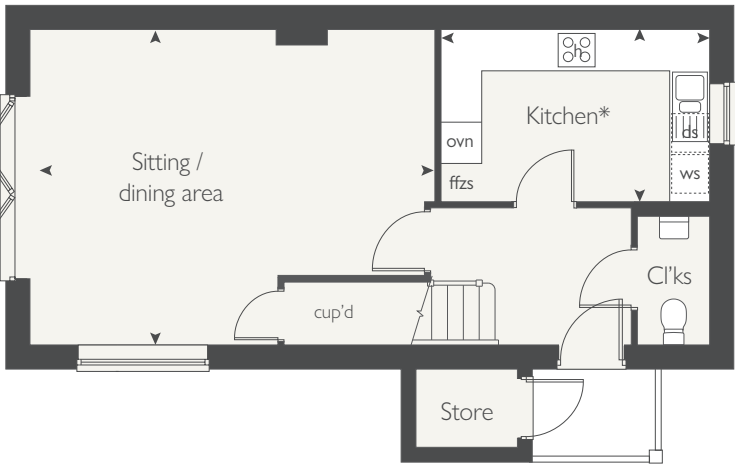
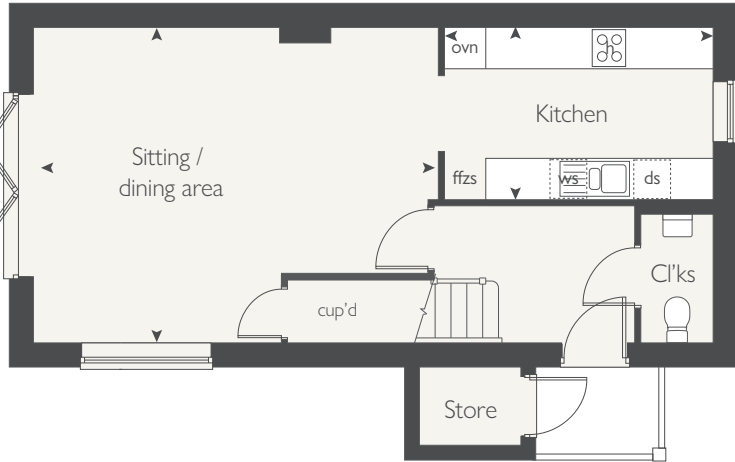
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR - optional layouts



THE GLOBE

3 bedroom home

Homes 131, 134,
135 & 138



GROUND FLOOR	metres	feet / inches
Kitchen	3.60 x 2.50	11' 8" x 8' 2"
Kitchen*	3.60 x 2.50	11' 8" x 8' 2"
Dining / study area	6.17 x 4.57	20' 2" x 14' 9"

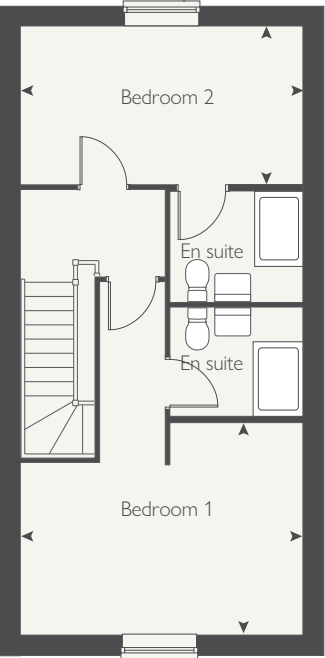
FIRST FLOOR		
Bedroom 3	4.58 x 3.42	15' 0" x 11' 2"
Sitting room	4.58 x 3.12	15' 0" x 10' 2"

SECOND FLOOR		
Bedroom 1	4.58 x 3.44	15' 0" x 11' 3"
Bedroom 2	4.58 x 2.55	15' 0" x 8' 3"

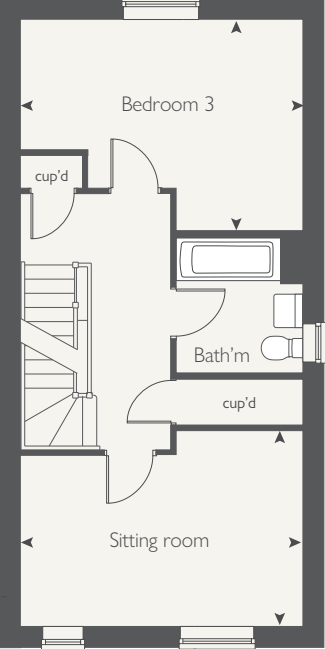
ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◄ ►	measuring points
ws	washing machine space		

The Globe | 3B-3 Ripley |
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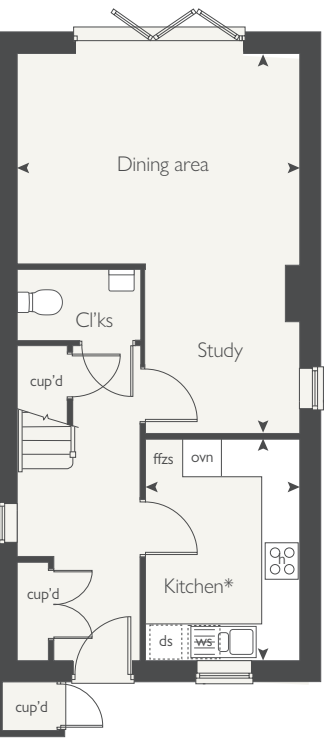
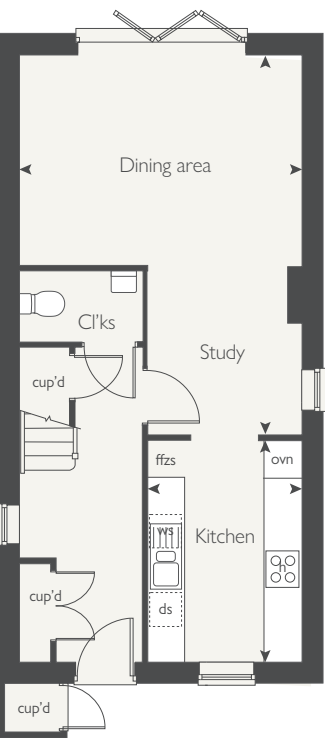
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR - optional layouts



ALLIUM PARK

Ripley

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Personalise** range of extras available.



KITCHEN

	3 bedroom	The Lavender	The Sapphire	The Globe
Choice of Standard fitted kitchen (doors and worktops)*	■	■	■	■
Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap	■	■	■	■
Indesit hob (60cm) with built-in single oven (high level or under) with stainless steel splashback and curved glass chimney hood	■	■	■	■
White pendant lamp	■	■	■	■
Fridge / freezer space	■	■	■	■
Space for dishwasher with plumbing and electrics	■	■	■	■
Space for washing machine with plumbing and electrics in kitchen	■	■	■	■

BATHROOMS AND EN SUITE(S)

Ideal Standard contemporary white sanitary ware suite (pedestal sink and floor standing toilet)	■	■	■	■
Close coupled WC to cloakroom	■	■	■	■
Low profile shower tray with glass enclosure to en suite	■	■	■	■
En suite to bedroom 1	■	■	■	■
Choice of Standard Porcelanosa wall tiling (splashback, half-height over bath,and full-height to shower cubicle)*	■	■	■	■
Chrome bezel LED bulkhead in bathroom / en suite / cloakroom (where applicable)	■	■	■	■
Radiator in bathroom / en suite (where applicable)	■	■	■	■

DOORS AND WINDOWS

Front door with multi-point security locking system and security chain	■	■	■	■
PVCu double glazing to windows	■	■	■	■
Double glazed PVCu French doors	■			
Powder coated aluminium double glazed bi-fold doors		■	■	■

DOORS AND WINDOWS

	3 bedroom	The Lavender	The Sapphire	The Globe
White painted four-panel internal doors with chrome lever handles	■	■	■	■
Paving outside French / bi-fold door (where applicable)	■	■	■	■

GENERAL

White painted walls and smooth white ceilings	■	■	■	■
Combined usb / double sockets in kitchen and bedroom 1	■	■	■	■
Multi-media point in sitting room	■	■	■	■
TV point to family room (where applicable)	■	■	■	■
Master telephone socket (plus to study where shown)	■	■	■	■
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)	■	■	■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■
Light to front porch and wiring to the rear of house (where applicable)	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■
Power and lighting to garage (where applicable and when in curtilage with house)	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■	■
Fitted external tap	■	■	■	■
Landscaped front gardens	■	■	■	■
NHBC Buildmark cover	■	■	■	■
First two years' customer service support from Countryside Homes	■	■	■	■

■ Fitted as standard - included in the property
* Subject to stage of construction

SO MUCH CHOICE...

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new contemporary kitchen and modern bathroom. Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building regulations and only branded appliances are installed in your new home.

Once you know what specification comes included, you'll have a choice from our specially selected tiles for your kitchen and bathrooms, as well as kitchen worktops and cupboard doors. You can then use the Countryside Homes Personalise brochure to add the finishing touches to your home to make it extra special for you!

From personalising your bathrooms with stunning ceramics, or adding smooth sliding wardrobes to your main bedroom, there are a wide range of additional options and upgrades available.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide guidance.



The specification shown is correct at the time of production. Countryside Homes is continually reviewing and updating the specification on all house / apartment types and therefore reserves the right to change specification details. Photographs depict typical Countryside Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant.

Produced by the Vistry Group Design Studio.

DS10821 / 08.24

CUSTOMER USE ONLY

Signed Date



COUNTRYSIDE
Homes



- Electric vehicle charging point
- Waste water heat recovery system
- Solar panels

THE BECKER

2 bedroom home



THE BECKER

2 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen	3.90 x 3.34	12' 7" x 11' 0"
Sitting / dining room	5.52 x 4.16	18' 1" x 13' 6"

FIRST FLOOR

Bedroom 1	4.23 x 3.05	13' 11" x 10' 0"
Bedroom 2	4.23 x 2.65	13' 11" x 8' 8"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

The Becker | 207 Ripley |

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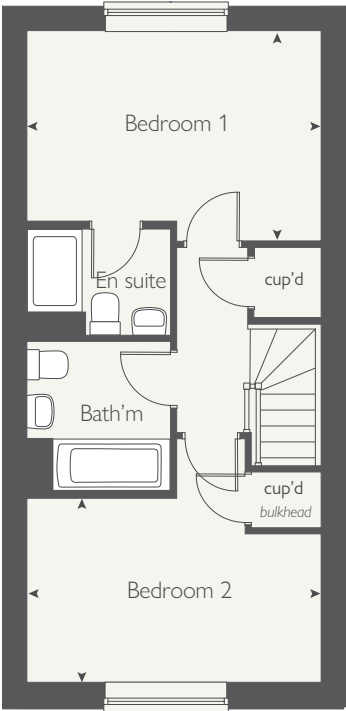
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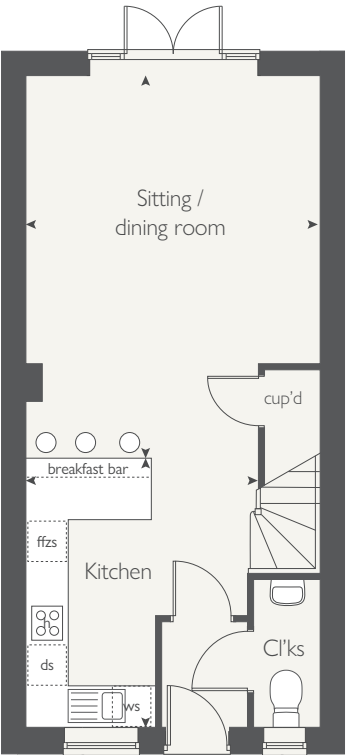


COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR





- Electric vehicle charging point (selected homes only)
- Waste water heat recovery system
- Solar panels

THE BAKER

3 bedroom home



COUNTRYSIDE
Homes

THE BAKER

3 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen	3.50 x 3.50	11' 6" x 11' 6"
Dining room	3.34 x 3.30	11' 0" x 10' 10"
Sitting room	5.47 x 3.45	18' 0" x 11' 4"

FIRST FLOOR

Bedroom 1	5.47 x 3.50	18' 0" x 11' 6"
Bedroom 2	3.56 x 3.23	11' 9" x 10' 7"
Bedroom 3	3.34 x 2.80	11' 0" x 9' 3"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

The Baker | 307 Ripley |

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DS08816 / 11.24



COUNTRYSIDE
Homes



- Electric vehicle charging point
- Waste water heat recovery system
- Solar panels

THE MOUNT

4 bedroom home



THE MOUNT

4 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen	3.70 x 3.84	12' 2" x 12' 7"
Family room	6.16 x 3.48	20' 3" x 11' 5"
Sitting room	5.45 x 3.79	17' 11" x 12' 5"
Dining room	3.72 x 2.74	12' 3" x 9' 0"

FIRST FLOOR

Bedroom 1	4.05 x 3.85	13' 4" x 12' 8"
Bedroom 2	3.71 x 3.42	12' 2" x 11' 3"
Bedroom 3	3.71 x 3.16	12' 2" x 10' 5"
Bedroom 4	3.79 x 3.64	12' 5" x 11' 1"

ovn	oven	ffzr	fridge freezer
h	hob	cup'd	cupboard
ds	dishwasher space	w	wardrobe
ws	washing machine space	< >	measuring points

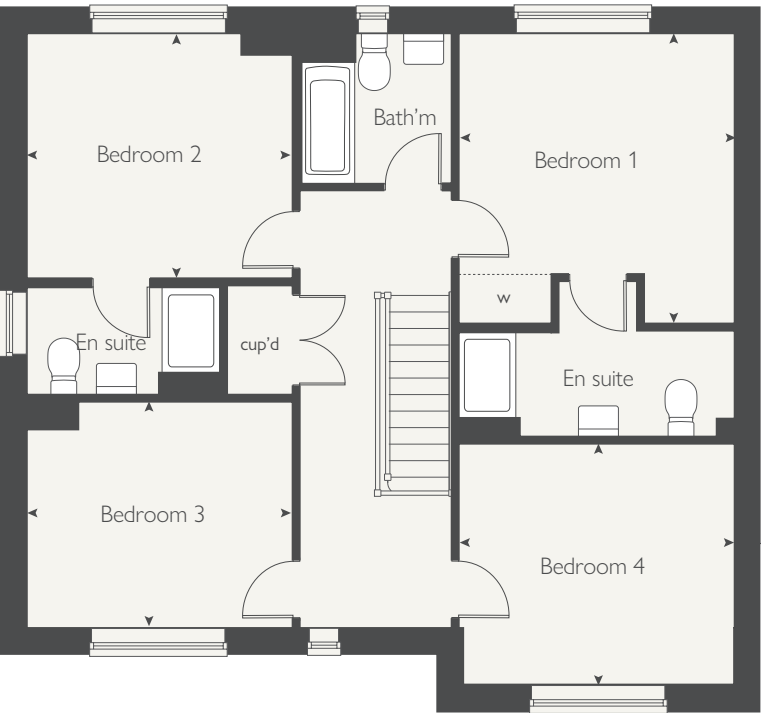
The Mount | 416 Ripley |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

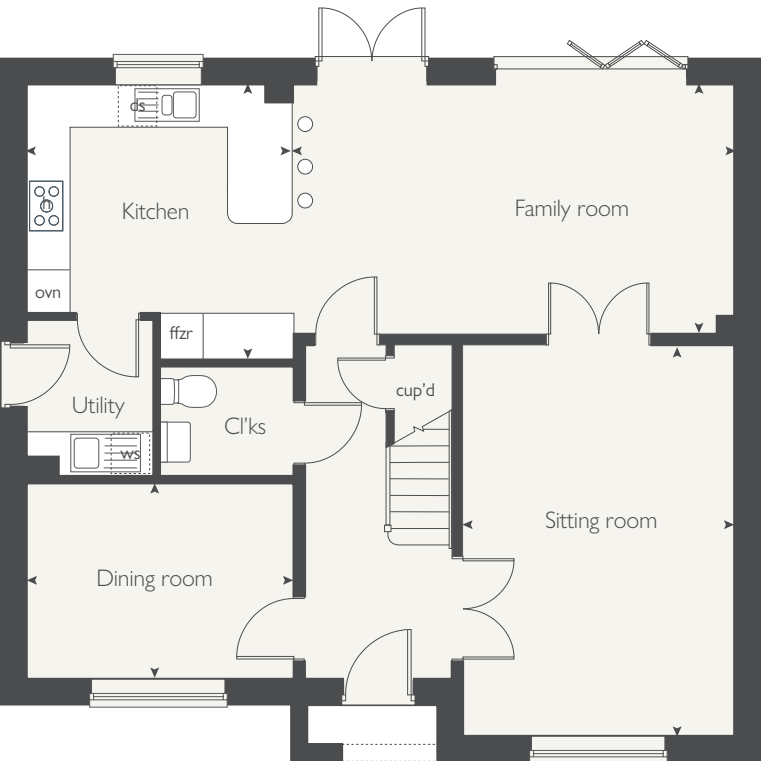
The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

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FIRST FLOOR



GROUND FLOOR



COUNTRYSIDE
Homes



- Electric vehicle charging point
- Waste water heat recovery system
- Solar panels

THE RAMSON

4 bedroom home



THE RAMSON

4 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen	3.60 x 2.50	11' 10" x 8' 3"
Dining area	4.58 x 3.42	15' 0" x 11' 3"
Study	2.76 x 2.50	9' 1" x 8' 3"

FIRST FLOOR

Bedroom 3	4.58 x 3.44	15' 0" x 11' 3"
Bedroom 4 / Study	4.58 x 3.20	15' 0" x 10' 6"
Sitting room	4.80 x 3.00	15' 9" x 9' 10"

SECOND FLOOR

Bedroom 1	5.73 x 4.58	10' 0" x 15' 0"
Bedroom 2	4.58 x 2.55	15' 0" x 8' 4"

ovn	oven	ffzr	fridge freezer
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

The Ramson | 4B-1A Ripley |

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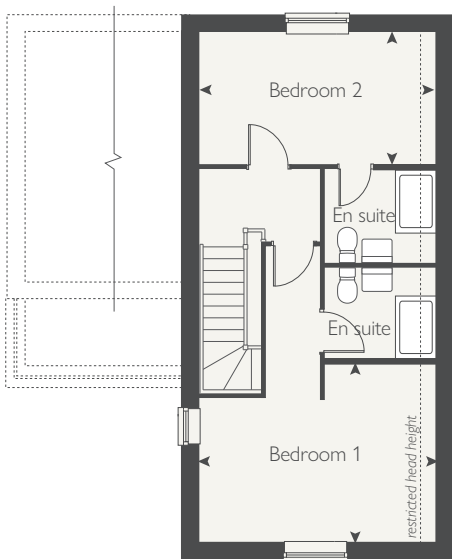
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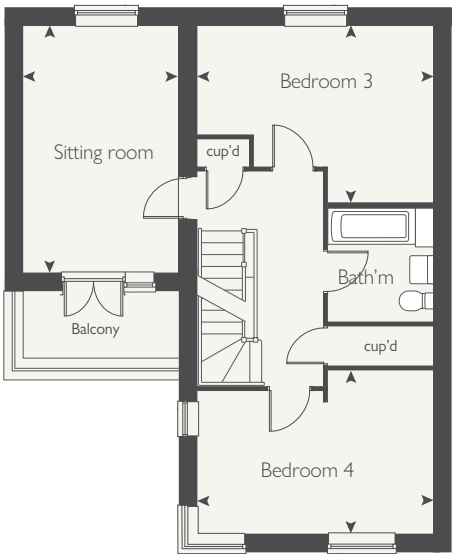


COUNTRYSIDE
Homes

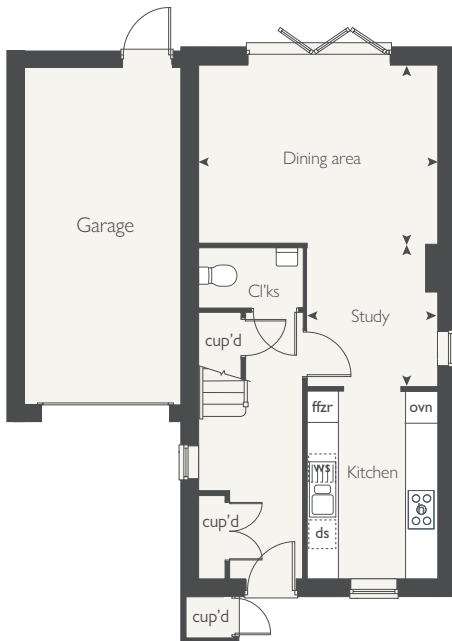
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR





- Electric vehicle charging point
- Waste water heat recovery system
- Solar panels

THE HATTER

4 bedroom home

countrysidehomes.com



COUNTRYSIDE
Homes

THE HATTER

4 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen / dining room	5.37 x 3.85	17' 7" x 12' 8"
Sitting room	4.85 x 2.95	15' 11" x 9' 8"

FIRST FLOOR

Bedroom 1	4.95 x 3.00	16' 3" x 9' 10"
Bedroom 2	4.66 x 2.80	15' 3" x 9' 2"
Bedroom 3	4.11 x 3.07	13' 6" x 10' 1"
Bedroom 4	3.61 x 2.48	11' 8" x 8' 2"

ovn	oven	ffzr	fridge freezer
h	hob	cup'd	cupboard
ds	dishwasher space	w	wardrobe
ws	washing machine space	◀ ▶	measuring points

The Hatter | 401 Ripley |

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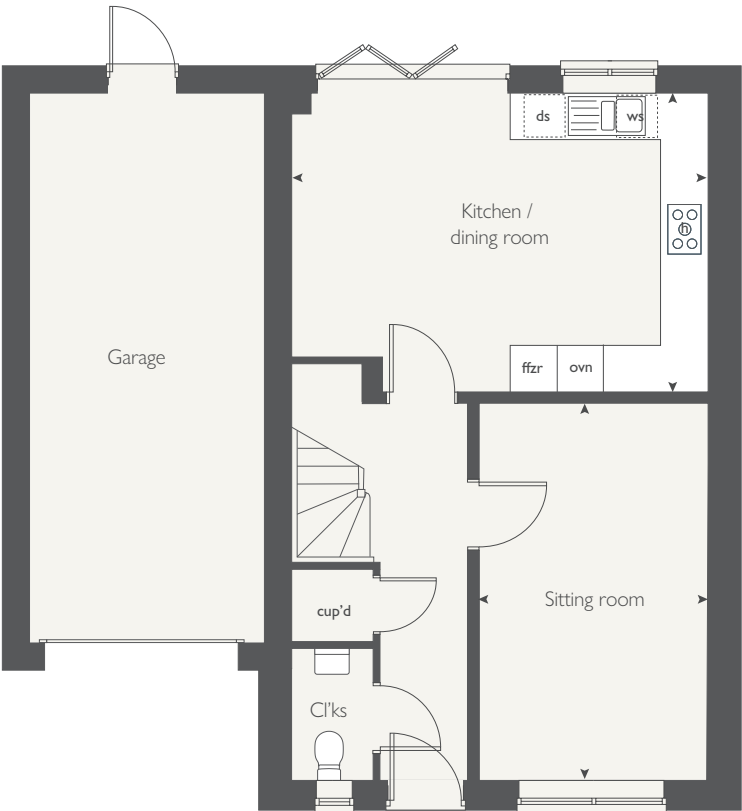
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FIRST FLOOR



GROUND FLOOR





- Electric vehicle charging point
- Waste water heat recovery system
- Solar panels

THE LUTWIDGE

4 bedroom home



4 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen	3.75 x 1.82	12' 4" x 6' 0"
Dining room	4.68 x 4.37	15' 4" x 14' 4"
Sitting room	4.75 x 3.45	15' 8" x 11' 4"

FIRST FLOOR

Bedroom 1	3.45 x 2.77	11' 3" x 9' 1"
Bedroom 2	3.75 x 3.21	12' 4" x 10' 7"
Bedroom 3	3.18 x 2.72	10' 5" x 8' 11"
Bedroom 4	2.95 x 2.30	9' 9" x 7' 9"

ovn	oven	ffzs	fridge freezer
h	hob	cup'd	cupboard
ds	dishwasher space	w	wardrobe
ws	washing machine space	◀ ▶	measuring points

The Lutwidge | 404 Ripley |

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* Windows apply to selected plots only. Please speak to our sales consultant for further details.

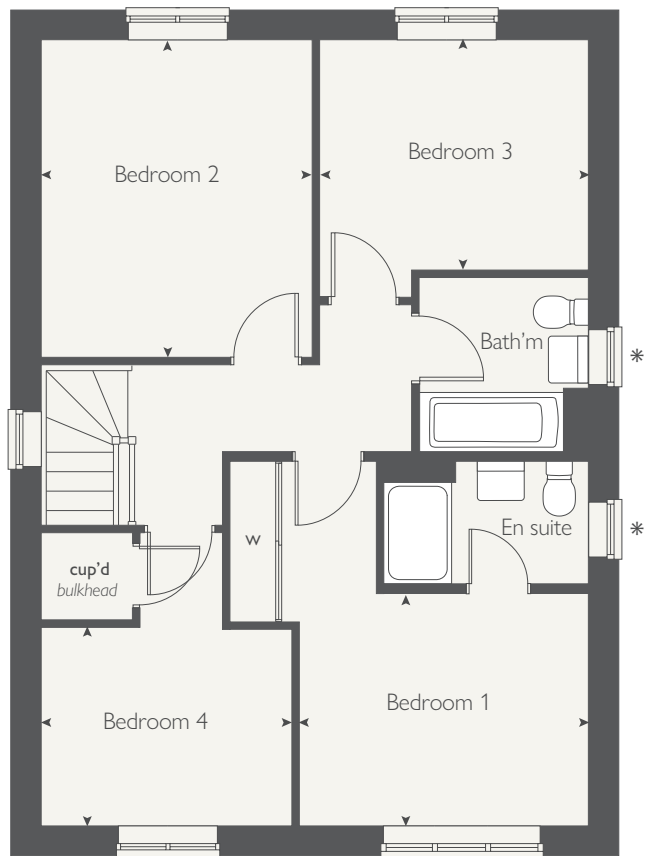
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DS08816 / 11.24

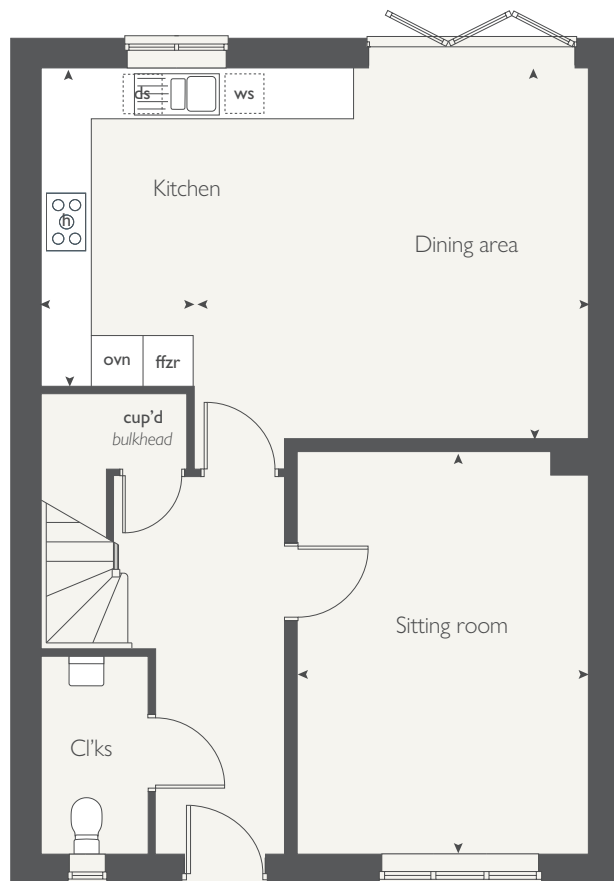


COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR





- Electric vehicle charging point
- Waste water heat recovery system
- Solar panels

THE REGEL

4 bedroom home



COUNTRYSIDE
Homes

THE REGEL

4 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen	5.59 x 3.23	18' 4" x 10' 7"
Sitting room	6.38 x 3.57	20' 11" x 11' 8"
Dining room	3.50 x 3.39	11' 6" x 11' 1"

FIRST FLOOR

Bedroom 1	6.38 x 3.56	20' 11" x 10' 9"
Bedroom 2	4.53 x 3.29	14' 10" x 10' 10"
Bedroom 3	3.29 x 3.18	10' 10" x 10' 5"
Bedroom 4	3.29 x 2.30	10' 10" x 7' 7"

ovn	oven	ffzr	fridge freezer
h	hob	cup'd	cupboard
ds	dishwasher space	w	wardrobe
ws	washing machine space	◀ ▶	measuring points

The Regel | 412 Ripley |

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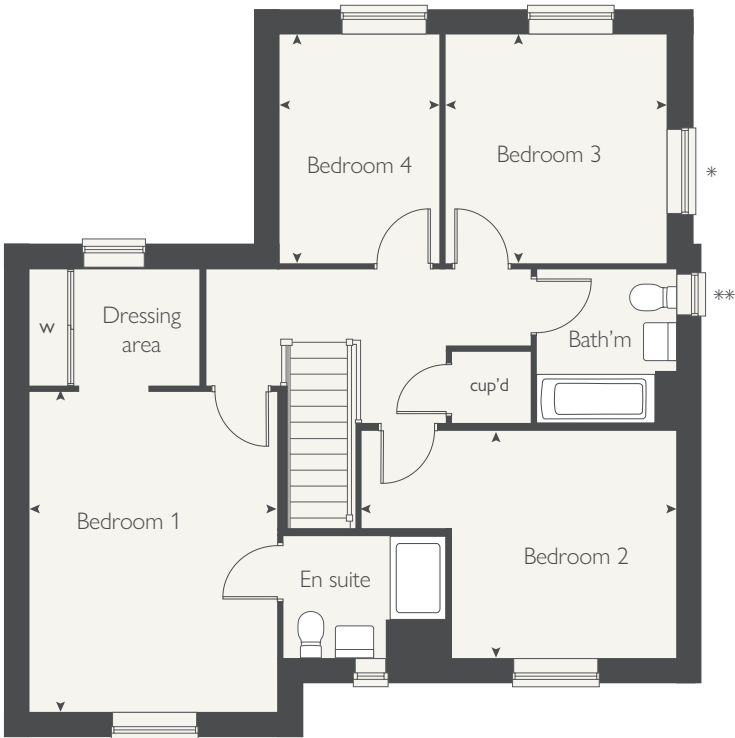
- * Window applies to plots 1, 5, 6, 7, 22, 61 & 183 only. Please speak to our sales consultant for further details.
- ** Window applies to plots 1, 5, 6, 7, 22, 23, 61, 156 & 183 only. Please speak to our sales consultant for further details.
- ^ Window applies to plots 1, 5, 6, 7, 22, 61, 174 & 183 only. Please speak to our sales consultant for further details.

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COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR





- Electric vehicle charging point
- Waste water heat recovery system
- Solar panels

THE COWLEY

5 bedroom home



COUNTRYSIDE
Homes

THE COWLEY

5 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen	3.60 x 3.50	11' 10" x 11' 5"
Family room	6.49 x 3.50	21' 4" x 11' 5"
Sitting room	6.33 x 3.90	20' 9" x 12' 10"
Dining room	3.65 x 2.74	12' 0" x 9' 10"

FIRST FLOOR

Bedroom 1	4.46 x 3.90	14' 8" x 12' 10"
Bedroom 2	3.78 x 3.75	12' 5" x 12' 4"
Bedroom 3	3.79 x 3.40	12' 5" x 11' 2"
Bedroom 4	3.82 x 2.72	12' 7" x 8' 11"
Bedroom 5	3.37 x 2.64	11' 1" x 8' 8"

ovn	oven	ffzr	fridge freezer
h	hob	cup'd	cupboard
dw	dishwasher	w	wardrobe
ws	washing machine space	< >	measuring points

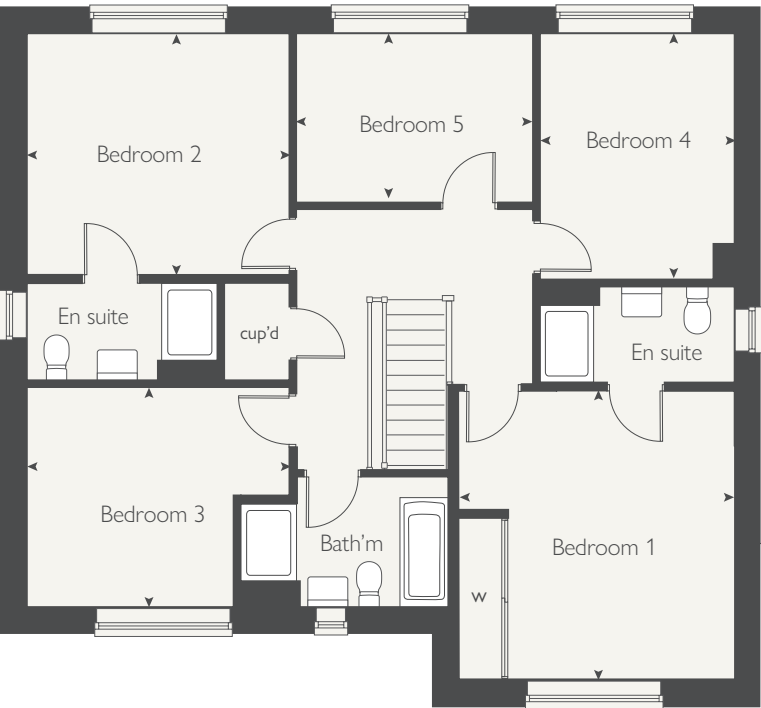
The Cowley | 503 Ripley |

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FIRST FLOOR



GROUND FLOOR



COUNTRYSIDE
Homes



ALLIUM PARK

Ripley

ALLIUM PARK

Ripley

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Personalise** range of extras available.

	2 bedroom The Becker	3 bedroom The Baker	4 bedroom The Regel	The Mount	The Ramson	The Hatter	The Lutwidge	5 bedroom The Cowley
KITCHEN								
Choice of Standard fitted kitchen (doors and worktops)*	■	■	■	■	■	■	■	
Choice of Premium fitted kitchen (doors and worktops)*								■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■							
Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap		■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility			■	■				■
Indesit hob (60cm) with built-in single oven (high level or under) with stainless steel splashback and curved glass chimney hood	■	■						
Hotpoint hob (75cm) with built-in double oven (high level or under), with glass splashback and curved glass chimney hood			■	■	■	■	■	
Bosch (75cm) hob with two built-in single ovens at high level, with glass splashback and stainless steel chimney hood								■
White pendant lamp	■	■	■	■	■	■	■	■
Fridge / freezer space	■	■						
Integrated (Indesit) 50 / 50 fridge freezer			■	■	■	■	■	■
Integrated (Indesit) dishwasher								■
Space for dishwasher with plumbing and electrics	■	■	■	■	■	■	■	
Space for washing machine with plumbing and electrics in utility			■	■				■
Space for washing machine with plumbing and electrics in kitchen	■	■			■	■	■	
BATHROOMS AND EN SUITE(S)								
Ideal Standard contemporary white sanitary ware suite (pedestal sink and floor standing toilet)	■	■	■	■	■	■	■	■
Close coupled WC to cloakroom	■	■	■	■	■	■	■	■
Low profile shower tray with glass enclosure to en suite	■	■	■	■	■	■	■	■
En suite to bedroom 1	■	■	■	■	■	■	■	■
Choice of Standard Porcelanosa wall tiling (splashback, half-height over bath,and full-height to shower cubicle)*	■	■	■	■	■	■	■	
Choice of standard Porcelanosa wall tiling (half-height to walls with fitted sanitary ware, half height over bath and full-height to shower cubicle)*								■
Chrome bezel LED bulkhead in bathroom / en suite / cloakroom (where applicable)	■	■	■	■	■	■	■	■
Radiator in bathroom / en suite (where applicable)	■	■						
Chrome towel warmer in bathroom and en suite(s)			■	■	■	■	■	■
DOORS AND WINDOWS								
Front door with multi-point security locking system and security chain	■	■	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■	■	■



	2 bedroom The Becker	3 bedroom The Baker	4 bedroom The Regel	The Mount	The Ramson	The Hatter	The Lutwidge	5 bedroom The Cowley
Double glazed PVCu French doors	■	■		■	■			■
Powder coated aluminium double glazed bi-fold doors			■	■	■	■	■	■
White painted four-panel internal doors with chrome lever handles	■	■	■	■	■	■	■	■
Paving outside French / bi-fold door (where applicable)	■	■	■	■	■	■	■	■
GENERAL								
White painted walls and smooth white ceilings	■	■	■	■	■	■	■	■
Combined usb / double sockets in kitchen and bedroom 1	■	■	■	■	■	■	■	■
Multi-media point in sitting room	■	■	■	■	■	■	■	■
TV point to family room (where applicable)	■	■	■	■	■	■	■	■
Master telephone socket (plus to study where shown)	■	■	■	■	■	■	■	■
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)	■	■	■	■	■	■	■	
Gas central heating with wall mounted boiler and separate hot water cylinder, programme selector and room thermostat(s)								■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■	■	■	■	■
Light to front porch and wiring to the rear of house (where applicable)	■	■	■	■	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■	■	■	■	■
Power and lighting to garage (where applicable and when in curtilage with house)		■	■	■	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■	■	■	■	■	■
Fitted external tap	■	■	■	■	■	■	■	■
Landscaped front gardens	■	■	■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■	■	■
First two years' customer service support from Countryside Homes	■	■	■	■	■	■	■	■

■ Fitted as standard - included in the property
* Subject to stage of construction

SO MUCH CHOICE...

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new contemporary kitchen and modern bathroom. Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building regulations and only branded appliances are installed in your new home.

Once you know what specification comes included, you'll have a choice from our specially selected tiles for your kitchen and bathrooms, as well as kitchen worktops and cupboard doors. You can then use the Countryside Homes Personalise brochure to add the finishing touches to your home to make it extra special for you!

From personalising your bathrooms with stunning ceramics, or adding smooth sliding wardrobes to your main bedroom, there are a wide range of additional options and upgrades available.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide guidance.



The specification shown is correct at the time of production. Countryside Homes is continually reviewing and updating the specification on all house / apartment types and therefore reserves the right to change specification details. Photographs depict typical Countryside Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant.

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CUSTOMER USE ONLY

Signed Date



COUNTRYSIDE
Homes