



A COLLECTION OF
2, 3 AND 4 BEDROOM HOMES

[CHARLTONGARDENS.CO.UK](http://charltongardens.co.uk)



COUNTRYSIDE
Places People Love

CONTENTS



[Beautifully Designed Homes](#)



[I'm Included](#)



[Local Area](#)



[Transport Links](#)



[Close to the Town & Country](#)



[About Us](#)



[Customer Care](#)



[The Next Steps](#)



[Why Buy New?](#)



[How to Find Us](#)



[Site Plan](#)



[Housetypes](#)



[Specification](#)





CHARLTON GARDENS

BEAUTIFULLY DESIGNED HOMES

Countryside are delighted to showcase our stunning development of 2, 3 and 4 bedroom homes in Apley, Telford. Charlton Gardens will become a key part of Telford's regeneration, with an exclusive selection of detached and semi-detached homes.

Set to become a thriving new community, Charlton Gardens has been carefully designed for everyone and will have a brand-new shopping parade with café, care home, and children's day nursery. There will be plenty of outdoor space to enjoy, including a central open space with play areas for children of all ages as well as picnic tables and benches alongside stunning landscaping.

Whether you're a first-time buyer, looking to move up the property ladder or even downsizing, a great new home with outstanding specification awaits at Charlton Gardens.

[CHARLTONGARDENS.CO.UK](https://www.charltongardens.co.uk)

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' page.

[VIEW OUR SPECIFICATION](#)

THE BRATHAY

Selected features are included where house type size allows.

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LOCAL AREA

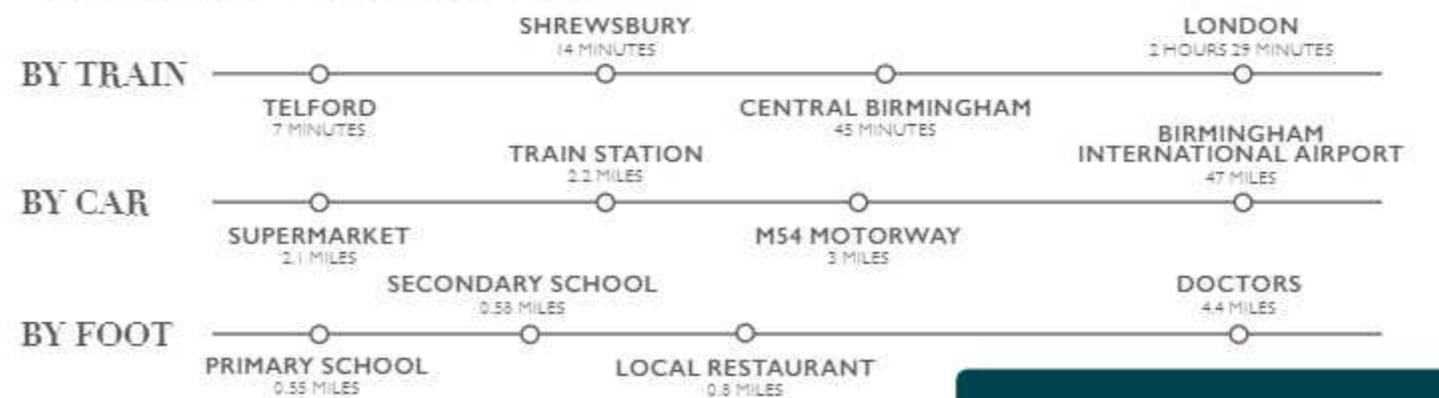
Charlton Gardens is in an excellent location, just five miles from central Telford and two miles from the quaint market town of Wellington. Wellington is a popular town with small independent shops for all your day-to-day needs, cafés, lots of history, and its well-known covered market. For the family shop there are several large supermarkets in nearby Telford. If you're looking for an evening out, Wellington has some great pubs and Telford boasts a fantastic selection of bars and restaurants.

There are numerous great schools close by for children of all ages, and when not at school local families love Apley Woods

with its 56 acres of meadows, pools, trees, and winding footpaths. It is also the site of locally renowned Apley Castle. There's an abundance of nature and birdlife to see, and a specific 'Tree Trail' to tick off the various specimens.

Just 3 and a half miles away you will find The Wrekin, part of the Shropshire Hills Area of Outstanding Natural Beauty (AONB). The hill is popular for walkers and tourists, and rising to a height of 407 metres offers great views of Shropshire.

TRANSPORT LINKS



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CLOSE TO THE TOWN AND THE COUNTRY

Named after Thomas Telford, the famed civil engineer who designed much of Shropshire's canal and rail network during the Industrial Revolution, Telford is a thriving town with great transport links and employment opportunities. To the South of Telford is the aptly named Iron Bridge, which is one of the finest examples of Victorian engineering and now a tourist attraction. A World Heritage Site, the Ironbridge Gorge is home to some amazing museums that make for an unforgettable day out.

For a day's shopping Telford won't disappoint. Telford Shopping Centre is right in the middle of town and boasts a selection of all your favourite stores close together, making for an easy shopping experience. For something a bit different, which children of all ages love, head to the Exotic Zoo in the heart of Telford Town Park. You'll find a wide variety of animals and birds, and interactive experiences as you walk around.

There's plenty to do for all ages at Telford Town Park including a high rope course, adventure golf, disc golf, play areas, gardens to enjoy, cycling routes, walking trails and fishing. It is also home to the popular Telford Wonderland, a magical experience for young children where nursery rhymes and fairy tales come to life.

For an evening out Telford has a wide variety of restaurants and bars. Everything from a traditional pub meal through to fine dining is available. Cocktails are enjoyed at several up market bars as well as more traditional pubs boasting pints of high quality local ale.

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](#)

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 benefiting from a 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 a 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.



**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk



[CHARLTONGARDENS.CO.UK](http://charltongardens.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 RUSLAND

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

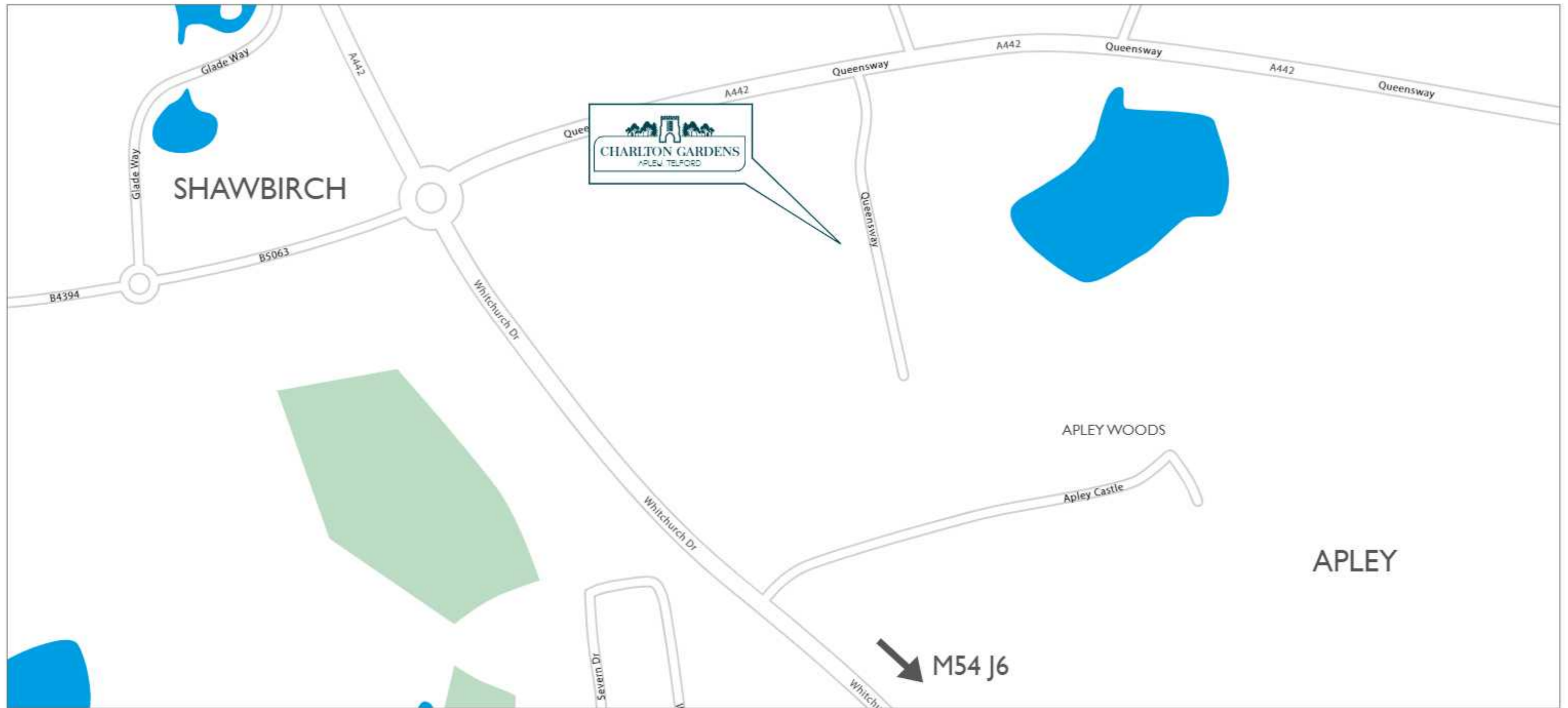
"A Countryside home was absolutely the right choice. Skylight windows, nicely spaced plots and a good sized garden with fencing thrown in – a much more desirable package than what the competition were offering."



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 the M54 J6

From the M54 J6 take the A5223 towards Wellington. After 3 miles take the 3rd exit at the roundabout onto Queensway A442. After 0.1 miles turn right and Charlton Gardens is on the right hand side.

FOR YOUR SAT NAV: TF1 6DA

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



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 – October 2022. 8486.004.

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COUNTRYSIDE
Places People Love

SITE PLAN



Key

- THE ARUN
2 Bedroom Home (759sqft)
- THE ELLESMERE
3 Bedroom Home (855sqft)
- THE ORWELL
3 Bedroom Home (947sqft)
- THE MIDFORD
3 Bedroom Home (986sqft)
- THE WITHAM
3 Bedroom Home (993sqft)
- THE COLEDALE
3 Bedroom Home (1010sqft)
- THE FOSS
3 Bedroom Home (1039sqft)
- THE FOSS FCT
3 Bedroom Home (1052sqft)
- THE BRATHAY
3 Bedroom Home (1095sqft)
- THE RYDAL
3 Bedroom Home (1098sqft)
- THE DERWENT
4 Bedroom Home (1184sqft)
- THE BLAKEWATER
4 Bedroom Home (1214sqft)
- THE BOWMONT
4 Bedroom Home (1262sqft)
- THE WELLINGTON
4 Bedroom Home (1282sqft)
- THE RUSLAND
4 Bedroom Home (1314sqft)
- THE STRATFORD
4 Bedroom Home (1344sqft)
- THE STRATFORD FCT
4 Bedroom Home (1357sqft)
- THE TILMORE
4 Bedroom Home (1395sqft)
- AFFORDABLE HOUSING
- PRIVATE RENTAL

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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 reserves 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 – January 2023, 8942.007.



THE ARUN

TWO BEDROOM HOME



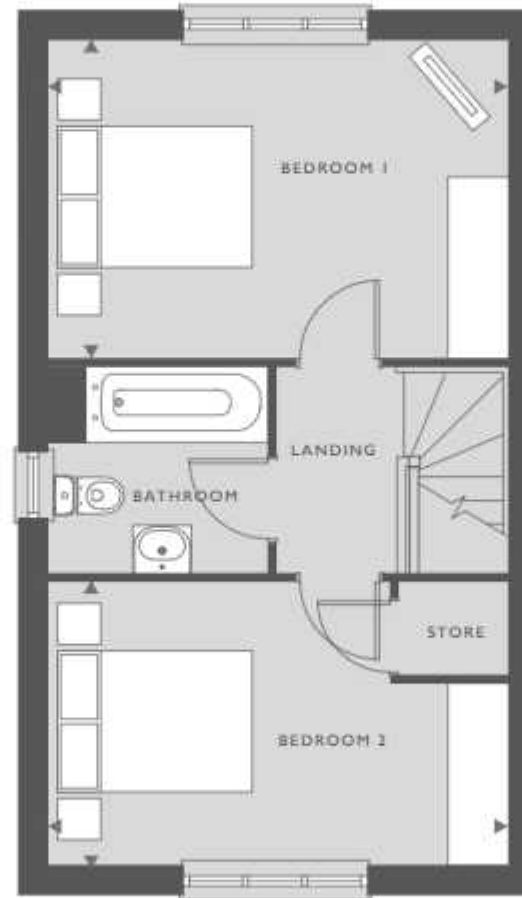

COUNTRYSIDE
Places People Love

THE ARUN

TWO BEDROOM HOME

759 SQFT

70 M²



FEATURES:

- Open-plan kitchen/dining/living room
- Impressive French doors opening onto the garden
- Convenient store room and downstairs WC
- Spacious master bedroom
- One further well-proportioned bedroom
- Modern family bathroom featuring Porcelanosa tiles

GROUND FLOOR

KITCHEN	3.35M X 3.50M	11' X 11'6"
LIVING/DINING ROOM	4.37M X 4.48M	14'5" X 14'9"

FIRST FLOOR

BEDROOM 1	4.37M X 3.07M	14'5" X 10'1"
BEDROOM 2	4.37M X 2.70M	14'5" X 8'11"



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

All plots are freehold. 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 house types 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. Computer generated images are indicative only and can be subject to change. Variations to the external design and landscaping may occur. Please check with a Sales Consultant before reservation. Countryside Partnerships PLC - 17th January 2021, The Arun, Revision A,B, RB, 9335.002.

THE ELLESMERE

THREE BEDROOM HOME



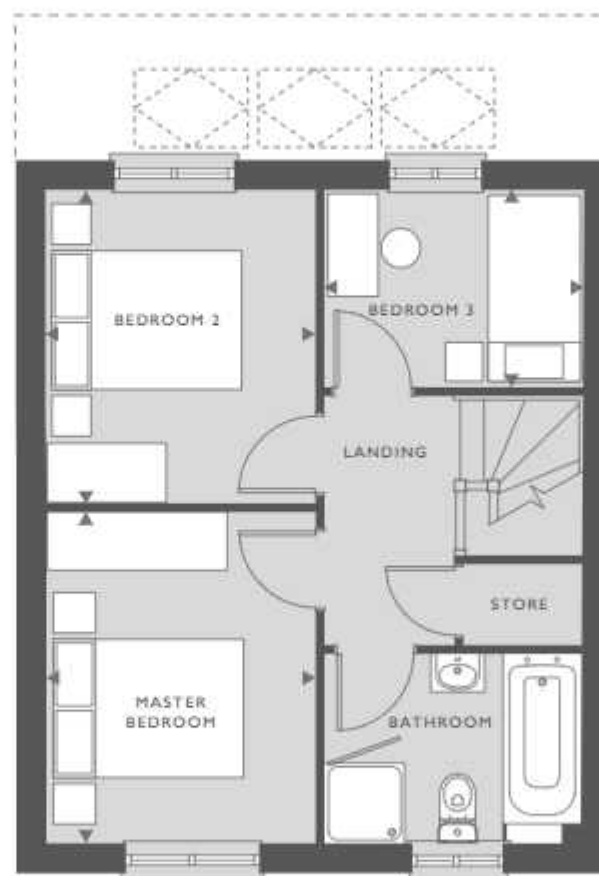
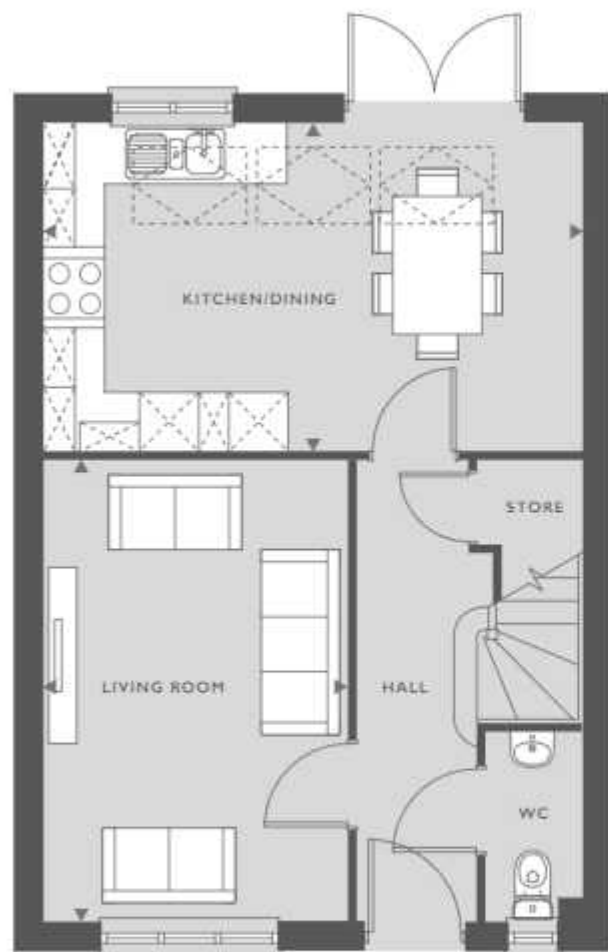

COUNTRYSIDE
Places People Love

THE ELLESMERE

THREE BEDROOM HOME

855 SQFT

79.4 M²



FEATURES:

- Stylish 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	5.34M X 3.29M	17'6" X 10'10"
LIVING ROOM	3.06M X 4.61M	10' X 15'2"

FIRST FLOOR

MASTER BEDROOM	2.71M X 3.33M	8'11" X 10'11"
BEDROOM 2	2.71M X 3.13M	8'11" X 10'4"
BEDROOM 3	2.56M X 1.97M	8'5" X 6'6"



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THE ORWELL

THREE BEDROOM HOME



COUNTRYSIDE
Places People Love

THE ORWELL

THREE BEDROOM HOME

947 SQFT

87.9 M²



FEATURES:

- Stylish open-plan kitchen/dining room
- Spacious separate living room with beautiful bay window
- Master bedroom with en-suite
- Two further well-proportioned bedrooms
- Two sets of French doors leading to the rear garden
- Modern family bathroom with separate shower cubicle

GROUND FLOOR

KITCH/DINING/ FAMILY	3.3M X 6.18M	10'11" X 20'4"
LIVING ROOM	3.3M X 3.6M	10'11" X 12'6"
MASTER BEDROOM	3.14M X 4.04M	10'4" X 13'3"
BEDROOM 2	2.7M X 3.93M	8'10" X 12'11"
BEDROOM 3	2.36M X 2.74M	7'9" X 9'

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THE MIDFORD

THREE BEDROOM HOME



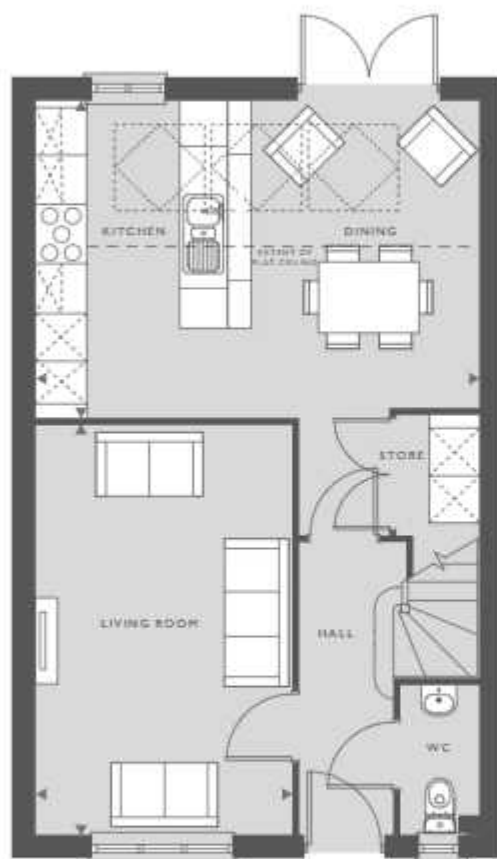

COUNTRYSIDE
Places People Love

THE MIDFORD

THREE BEDROOM HOME

986 SQFT

91.56 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
- Three well-proportioned bedrooms
- Modern family bathroom with separate shower, cubicle decorated with Porcelanosa tiles

GROUND FLOOR

KITCHEN/DINING ROOM	3.99M X 5.49M	13'1" X 18'1"
LIVING ROOM	5.13M X 3.21M	16'10" X 10'6"

FIRST FLOOR

MASTER BEDROOM	3.07M X 4.25M	10'1" X 13'11"
BEDROOM 2	3.01M X 2.52M	9'10" X 8'3"
BEDROOM 3	2.43M X 2.76M	8' X 9'1"



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THE WITHAM

THREE BEDROOM HOME



COUNTRYSIDE

Places People Love

THE WITHAM

THREE BEDROOM HOME

993 SQFT
92.3 MF



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 to front or side
- Convenient downstairs utility store room and WC
- Spacious master bedroom with en-suite
- Two further well-proportioned bedrooms
- Modern family bathroom decorated with Porcelanosa tiles

GROUND FLOOR

KITCHEN/DINING	5.29M X 3.41M	17'5" X 11'2"
LIVING ROOM	3.15M X 4.50M	10'4" X 14'10"

FIRST FLOOR

MASTER BEDROOM	2.83M X 3.65M	9'3" X 12'
BEDROOM 2	3.09M X 2.98M	10'2" X 9'9"
BEDROOM 3	3.09M X 2.69M	10'2" X 8'10"



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THE COLDALE

THREE BEDROOM HOME



COUNTRYSIDE

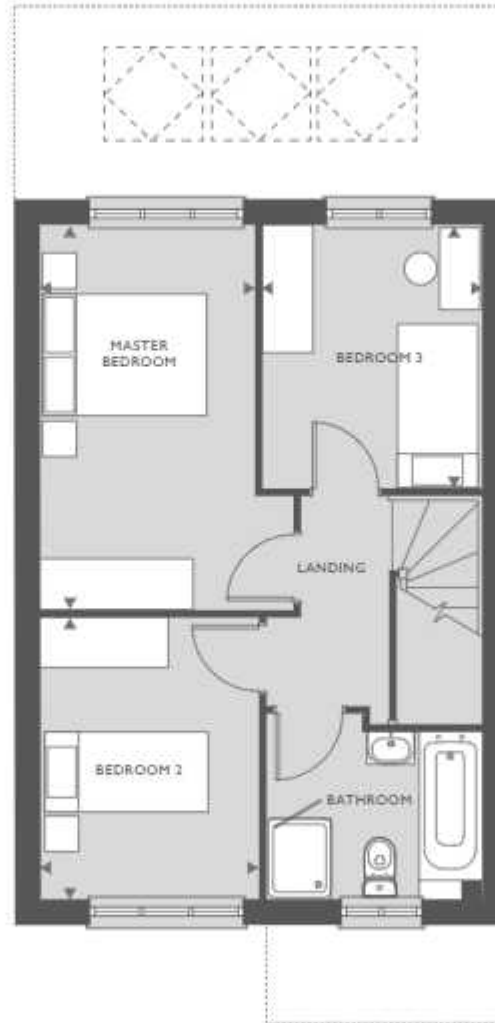
Places People Love

THE COLEDALE

THREE BEDROOM HOME

1010 SQFT

93.80 M²



FEATURES:

- Stylish open-plan kitchen/dining/family room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room
- Large master bedroom
- Convenient downstairs store room and WC
- Two additional well-proportioned bedrooms
- Modern family bathroom decorated with Porcelanosa tiles

GROUND FLOOR

KITCHEN/DINING/ FAMILY ROOM	5.12M X 5.29M	16'10" X 17.5"
LIVING ROOM	4.06M X 4.68M	13'4" X 15.5"

FIRST FLOOR

MASTER BEDROOM	2.54M X 4.45M	8'4" X 14'8"
BEDROOM 2	2.54M X 3.30M	8'4" X 10'10"
BEDROOM 3	2.51M X 3.07M	8'3" X 10'1"



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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"



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

All plots are freehold. 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 house types 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. Computer generated images are indicative only and can be subject to change. Variations to the external design and landscaping may occur. Please check with a Sales Consultant before reservation. Countryside Partnerships PLC – 19th February 2020, The Foss, Revision 0, RB 6335.002.

THE FOSS FCT

THREE BEDROOM HOME



COUNTRYSIDE
Places People Love

THE FOSS FCT

THREE BEDROOM HOME

1052 SQFT

97.7 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	2.98M X 5.24M	9'9" X 17'3"
FAMILY ROOM	3.85M X 2.44M	12'8" X 8'
LIVING ROOM	2.98M X 5.18M	9'9" X 17'

FIRST FLOOR

MASTER BEDROOM	2.98M X 4.03M	9'9" X 13'3"
BEDROOM 2	3.09M X 2.62M	10'2" X 8'7"
BEDROOM 3	2.02M X 2.40M	6'7" X 7'10"



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

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THE BRATHAY

THREE BEDROOM HOME



COUNTRYSIDE

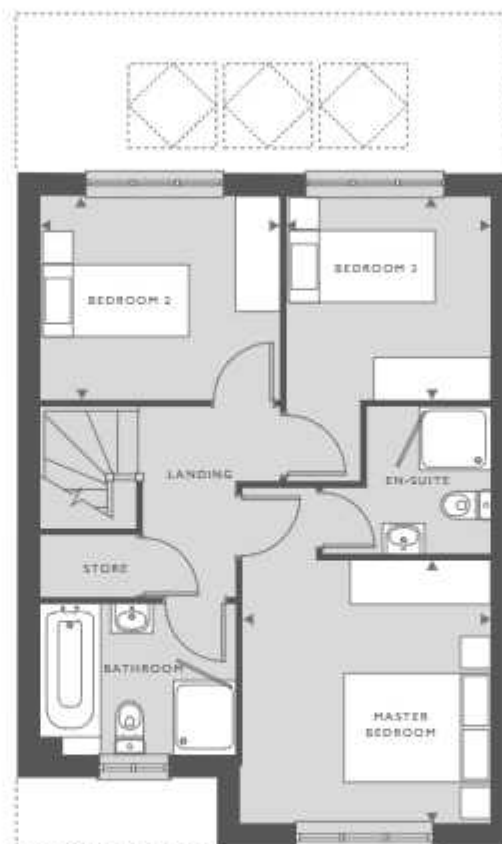
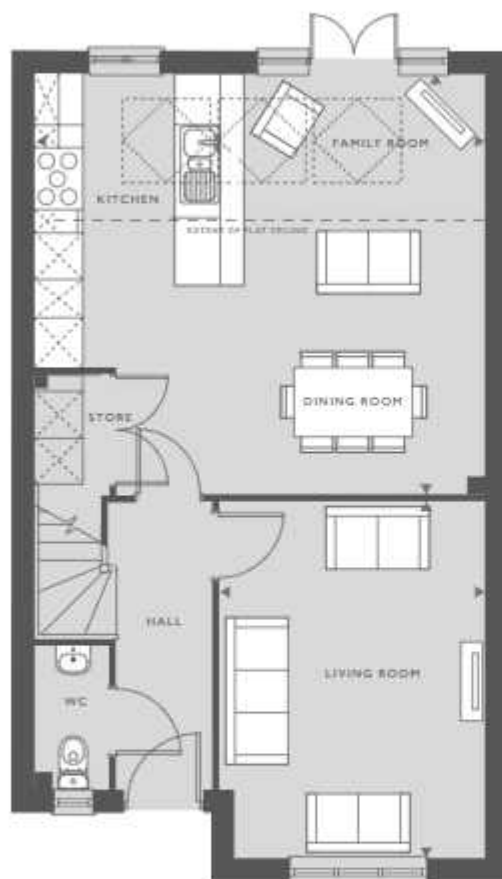
Places People Love

THE BRATHAY

THREE BEDROOM HOME

1095 SQFT

101.7 M²



FEATURES:

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

GROUND FLOOR

KITCHEN/DINING	5.77M X 5.44M	18'11" X 17'10"
LIVING ROOM	3.40M X 4.58M	11'1" X 15'

FIRST FLOOR

MASTER BEDROOM	3.19M X 3.35M	10'5" X 10'11"
BEDROOM 2	3.09M X 2.64M	10'1" X 8'7"
BEDROOM 3	2.56M X 2.65M	8'4" X 8'8"



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THE RYDALE

THREE BEDROOM HOME

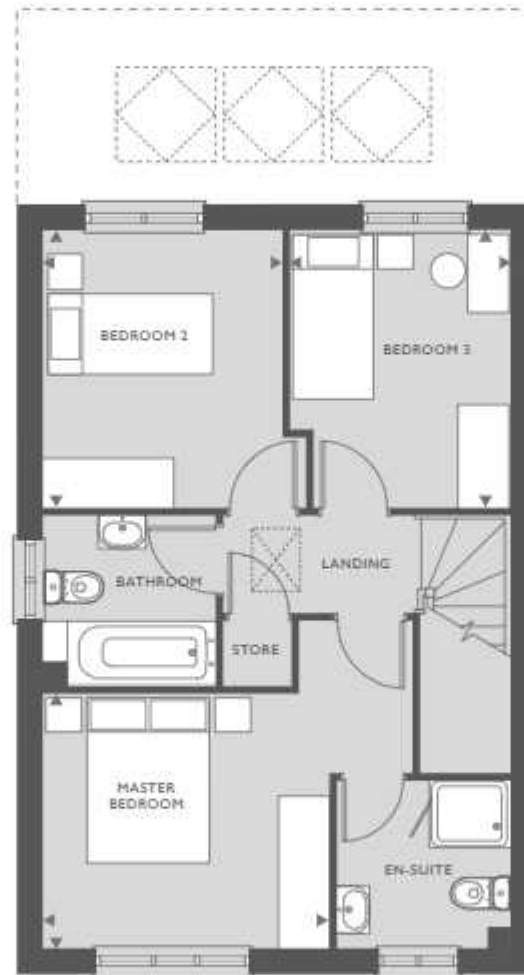
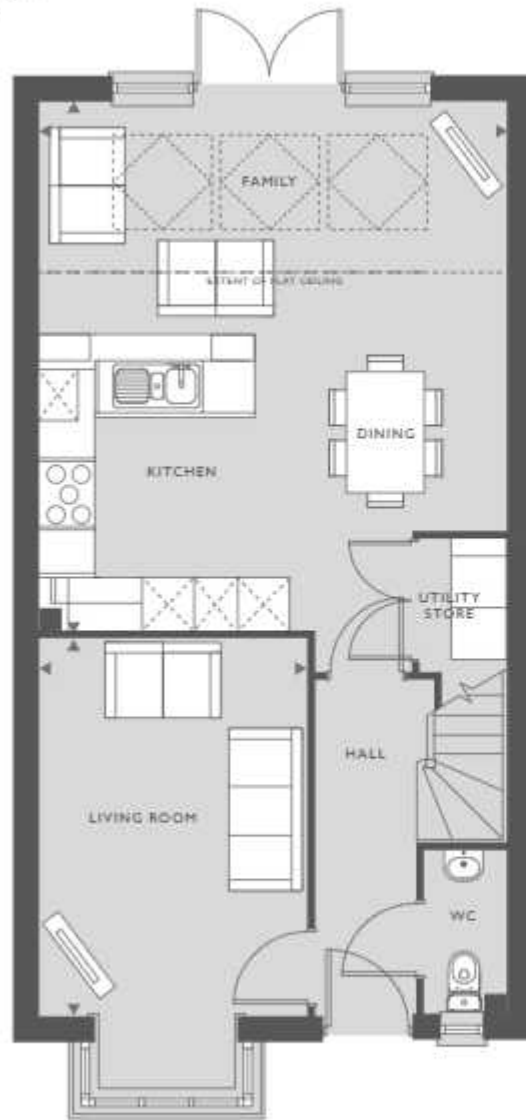


THE RYDAL

THREE BEDROOM HOME

1098 SQFT

101.95 MF



FEATURES:

- Stylish open-plan kitchen/dining/family room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room
- Convenient downstairs store room and WC
- Master bedroom with en-suite
- Two additional well-proportioned bedrooms
- Modern family bathroom cubicle decorated with Porcelanosa tiles

GROUND FLOOR

KITCHEN/DINING/FAMILY ROOM	5.34M X 6.08M	17'7" X 20"
LIVING ROOM	3.9M X 4.35M	10'2" X 14'4"

FIRST FLOOR

MASTER BEDROOM	3.28M X 2.93M	10'9" X 9'7"
BEDROOM 2	2.75M X 3.21M	9'1" X 10'6"
BEDROOM 3	2.53M X 3.21M	8'4" X 10'6"



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THE DERWENT

FOUR BEDROOM HOME



COUNTRYSIDE
Places People Love

THE DERWENT

FOUR BEDROOM HOME

1184 SQFT

110.02 M²



FEATURES:

- Stylish open-plan kitchen/dining/family room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room
- Convenient downstairs store room and WC
- Master bedroom with en-suite
- Three further well-proportioned bedrooms
- Modern family bathroom decorated with Porcelanosa tiles

GROUND FLOOR

KITCHEN	2.71M X 3.40M	8'10" X 11'2"
DINING/FAMILY ROOM	2.71M X 4.83M	8'10" X 15'11"
LIVING ROOM	3.25M X 5.23M	10'8" X 17'2"

FIRST FLOOR

MASTER BEDROOM	3.12M X 3.76M	10'3" X 12'4"
BEDROOM 2	4.01M X 2.67M	13'2" X 8'9"
BEDROOM 3	2.83M X 3.19M	9'4" X 10'6"
BEDROOM 4	2.04M X 3.24M	6'8" X 10'8"



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THE BLAKEWATER

FOUR BEDROOM HOME



COUNTRYSIDE
Places People Love

THE BLAKEWATER

FOUR BEDROOM HOME

1214 SQFT

112.9 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
- Master bedroom with en-suite
- Convenient downstairs store room and WC
- Three further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle decorated with Porcelanosa tiles

GROUND FLOOR

KITCHEN/DINING/FAMILY ROOM	5.27M X 5.79M	17'4" X 19'
LIVING ROOM	3.09M X 4.24M	10'2" X 13'11"

FIRST FLOOR

MASTER BEDROOM	2.70M X 3.44M	8'10" X 11'3"
BEDROOM 2	2.85M X 3.07M	9'4" X 10'1"
BEDROOM 3	2.55M X 3.18M	8'5" X 10'5"
BEDROOM 4	3.31M X 2.18M	10'10" X 7'2"



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THE BOWMOUNT

FOUR BEDROOM HOME



COUNTRYSIDE
Places People Love

THE BOWMONT

FOUR BEDROOM HOME

1262 SQFT

117.2 MF



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 MF



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	2.69M X 3.55M	8'10" 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"



■ SVP

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THE RUSLAND

FOUR BEDROOM HOME



COUNTRYSIDE

Places People Love

THE RUSLAND

FOUR BEDROOM HOME

1314 SQFT

122 M²



FEATURES:

- Open-plan kitchen/dining room with additional family room
- Impressive skylight windows and French doors opening onto the garden
- Separate living room complemented by bay window
- Convenient utility room and downstairs WC
- Spacious master bedroom with en-suite
- Three further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle featuring Porcelanosa tiles

GROUND FLOOR

KITCHEN/DINING/ FAMILY ROOM	5.40M X 5.60M	17'9" X 18'5"
LIVING ROOM	4.28M X 3.41M	14' X 11'2"

FIRST FLOOR

MASTER BEDROOM	3.05M X 3.41M	10' X 11'3"
BEDROOM 2	3.38M X 3.90M	11'1" X 12'10"
BEDROOM 3	3.22M X 2.43M	10'7" X 8'
BEDROOM 4/OFFICE	2.94M X 2.70M	9'7" X 8'10"

- ☐ 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
- 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 STRATFORD ECT

FOUR BEDROOM HOME



COUNTRYSIDE

Places People Love

THE STRATFORD FCT

FOUR BEDROOM HOME

1357 SQFT

126 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 TILMORE

FOUR BEDROOM HOME




COUNTRYSIDE
Places People Love

THE TILMORE

FOUR BEDROOM HOME

1395 SQFT

129.7 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 beautiful bay window
- Convenient downstairs utility room, WC and integral garage access
- Spacious master bedroom with en-suite
- Three further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle and bath decorated with Porcelanosa tiles

GROUND FLOOR

LIVING ROOM	3.35M X 4.63M	11' X 15'2"
KITCHEN	2.70M X 3.66M	8'10" X 12'
DINING	3.60M X 3.66M	11'10" X 12'
FAMILY ROOM	5.65M X 1.84M	18'7" X 6'1"

FIRST FLOOR

MASTER BEDROOM	3.46M X 3.69M	11'4" X 12'2"
BEDROOM 2	2.78M X 3.81M	9'2" X 12'6"
BEDROOM 3	2.78M X 3.42M	9'2" X 11'3"
BEDROOM 4	2.73M X 3.04M	9' X 10'

 Skylight windows

C/C = Cylinder cupboard

 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 and worktops (subject to build stage)
- Upstands to worktops
- Stainless steel single sink and utility in 2 beds
- Stainless steel 1 ½ bowl sink to 3 and 4 beds
- Single lever mixer tap and utility in 2 beds
- Pillar taps in 3 and 4 beds
- Single under worktop oven with 4 ring gas hob and stainless steel splashback in 2 and 3 beds
- Integrated oven with 5 ring gas hob and glass splashback in 4 beds
- Curved glass oven hood
- Integrated fridge/freezer in 4 beds
- White sockets and USB point
- White pendant lamps throughout

BATHROOMS

- White bathroom suite with shower over bath (on selected plots, the shower over bath is handheld)
- Fitted glass shower bath screen
- White porcelain washbasin with chrome mixer tap and clicker waste
- Porcelanosa tiles, 450mm in height from top of bath. Full height tiling to length and sides of bath when high level shower is fitted above bath
- Splashback to basin only
- Full height tiling to all shower walls within shower cubicle
- Chrome bezel LED bulkhead lights

INSIDE YOUR HOME

- Gas-fired boiler heating system
- Round top radiators
- Mains powered smoke or heat detector and battery powered CO2 detector
- Pencil rounded skirting boards and architraves
- Internal woodwork painted brilliant white gloss
- White cottage style internal doors with aluminium door furniture
- Extraction fans to kitchen, utility, bathrooms, en-suites and cloakrooms
- Built-in wardrobe to bedroom one in 4 beds

OUTSIDE YOUR HOME

- Skylight windows
- White UPVC windows and French doors with double-glazing
- Satin chrome front door furniture
- Chrome plated door numerals
- Outside tap
- Rotavated front and rear garden
- Fully turfed front garden with selected trees and shrubs

SECURITY

- Exterior light to front, wire only to rear
- 1.8 metre fencing to rear garden between houses
- Multi-point locking system to front and French doors

GENERAL

- White sockets and switch faceplates
- White pendant lamps throughout
- White matt emulsion to internal walls and ceiling

All the below come as part of our integrated multimedia points:

- Telephone point provided in living room and study of 4 beds
- Media plate in living room
- 2 x USB charging points to bedroom 1

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

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 the specification as necessary and without notice. This does not constitute or form any part of a contract or sale. Images are indicative and may include items of non-standard specification. Please ask a Sales Consultant for further details.

†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.



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