



Castle Manor

ASHBY DE LA ZOUCH, LEICESTERSHIRE

A beautiful collection of three, four and five bedroom homes nestled within the attractive market town of Ashby De La Zouch.

Taylor
Wimpey

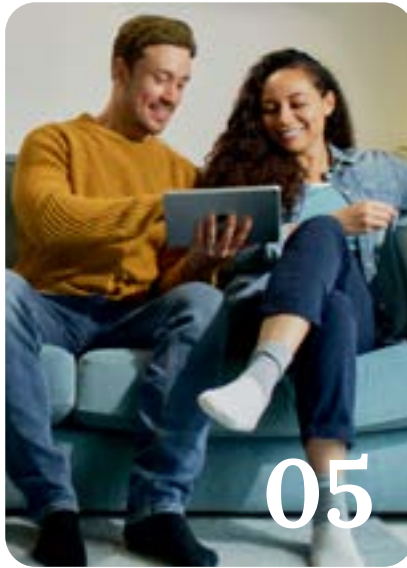
Contents



**Welcome to
Castle Manor**



**Personalise
your home**



**Included
as standard**



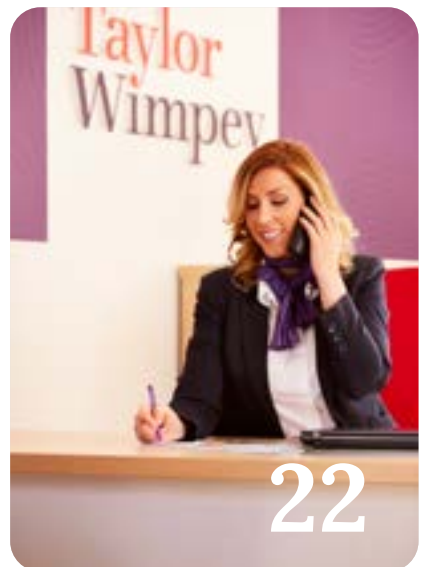
Our homes



Ways to buy



**Take your
next step**



Welcome to Castle Manor

Situated in North West Leicestershire, Castle Manor is a brand new community within the popular market town of Ashby De La Zouch.

The development will benefit from an abundance of new open space, including several new play areas and a trim trail for children, providing opportunities for residents young and old to meet and socialise.



[→ View the site plan](#)

The perfect location

With everyday amenities, great travel links and plenty of choice for walks, recreation and leisure, Castle Manor is ideally located to cater for a variety of lifestyles.

Commuters will benefit from the close proximity of East Midlands Parkway railway station for journeys to London and Nottingham. For trips further afield, East Midlands Airport is just 17 minutes away by car.



Peaceful green open space nearby



High street provides lots of amenities



Enjoy a walk or cycle at Hicks Lodge



[Watch development video](#)



Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.

[→ Find out more](#)



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and Zeno Taps, and lighting gives your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Zanussi oven with built-in gas hob and integrated hood and extractor fan too.

Utility rooms[†]

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and Zeno Taps. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure. For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



Garden[†]

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden – including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. † = Where applicable.

Specification of our houses

Kitchen	
Fitted kitchen with choice of door fronts	✓
Choice of laminate worktops	✓
Sink unit liner	✓
Stainless steel 1½ bowl sink and drainer with mixer tap	✓
Oven	✓
Integrated gas hob	✓
Integrated cooker hood	✓
Plumbing for washing machine	✓
Plumbing for dishwasher*	✓
Space for fridge freezer	✓
Bathrooms, En suites & Cloakrooms	
Chrome taps and fittings	✓
Porcelenosa tiling†	✓
Modern white sanitary ware	✓
Central Heating / Hot Water System	
Fully programmable gas central heating providing hot water	✓
White thermostatic controlled radiators	✓
Cavity wall insulation	✓
Loft insulation in line with building regulations	✓
Wastewater heat recovery	✓
Electrical features	
White power points in line with NHBC requirements	✓
TV socket to lounge and master bedroom (if indicated on working drawings)	✓
Master telephone socket	✓
Extractor fans (as indicated on working drawings)	✓
Mains doorbell	✓
PIR coach lamp to front of property	✓
Wiring only to rear light	✓
Cat 5 cabling to BT point	✓
USB charger point to kitchen	✓

✓ = Standard features * = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

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Specification of our houses

Windows, Doors & Joinery	
PVCu window frames and French doors	✓
Multi Point locking doors	✓
Low maintenance PVCu fascias and soffits	✓
Triple glazing	✓
Utility Room (where shown on floorplans)	
Stainless steel single bowl sink and drainer with mixer tap	✓
Finishing touches	
White emulsion to walls and ceilings	✓
White gloss paint to woodwork (except doors)	✓
White Newark Door with chrome ironmongery	✓
White loft hatch	✓
External	
Front entrance path†	✓
Driveways finished as working drawing	✓
Fencing/boundary wall (as per drawings)	✓
External tap	✓
Door numbers	✓
Photovoltaic panels	✓
Security and safety	
Mains operated smoke detectors supplied in line with building regulations	✓
CO ² monitor (where boiler or gas appliance)	✓
Gardens, paths and drives	
Front garden turfed or shrubbed (weather permitting)†	✓
1.8m fencing to rear garden	✓
Turf to rear garden	✓
Warranties	
NHBC 10 year Build Mark policy	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓

[→ Find out more](#)

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Our homes

→ 3 bedroom homes



→ 4 bedroom homes



→ 5 bedroom homes



→ [View the site plan](#)



The Braxton

3 BEDROOM HOME, TOTAL 1,070 sq ft



GROUND FLOOR

Kitchen/Dining max.

4.25m × 3.43m 14' 0" × 11' 3"

Lounge max.

3.19m × 4.19m 10' 6" × 13' 9"



FIRST FLOOR

Bedroom 2 max.

4.25m × 2.82m 14' 0" × 9' 3"

Bedroom 3

2.15m × 3.59m 7' 1" × 11' 10"



SECOND FLOOR

Bedroom 1 max.

3.13m × 5.52m 10' 3" × 18' 1"

[→ Discover more about this home](#)

[→ View development](#)

*Plot specific windows. Placement of PV Panels on homes may vary between plots - please speak with your sales executive for more information. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. TWEM 73805/October 2023



The Easedale

3 BEDROOM HOME, TOTAL 917 sq ft



GROUND FLOOR

Kitchen/Dining

2.95m x 5.10m 9' 8" x 16' 9"

Lounge

3.02m x 5.10m 9' 11" x 16' 9"



FIRST FLOOR

Bedroom 1

3.08m x 3.92m 10' 1" x 12' 6"

Bedroom 2

2.95m x 2.86m 9' 8" x 9' 5"

Bedroom 3

2.95m x 2.15m 9' 8" x 7' 1"

[→ Discover more about this home](#)

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The Gosford

3 BEDROOM HOME, TOTAL 852 sq ft



GROUND FLOOR

Kitchen/Dining

4.72m × 2.87m 15' 6" × 9' 5"

Lounge max.

3.69m × 4.26m 12' 1" × 14' 0"



FIRST FLOOR

Bedroom 1 min.

2.96m × 2.83m 9' 9" × 9' 4"

Bedroom 2

2.63m × 3.30m 8' 8" × 10' 10"

Bedroom 3 max.

2.00m × 3.55m 6' 7" × 11' 8"

[→ Discover more about this home](#)

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The Marford

4 BEDROOM HOME, TOTAL 1,550 sq ft



GROUND FLOOR

Kitchen

3.32m x 4.79m 10' 11" x 15' 9"

Lounge

4.76m x 3.91m 15' 8" x 12' 10"

Dining/Study

2.66m x 3.04m 8' 9" x 10' 0"

Family room

3.26m x 3.91m 10' 8" x 12' 10"



FIRST FLOOR

Bedroom 1 max.

3.64m x 4.91m 12' 0" x 16' 2"

Bedroom 2 max.

3.32m x 4.00m 10' 11" x 13' 2"

Bedroom 3 max.

3.23m x 4.72m 10' 7" x 15' 6"

Bedroom 4

2.55m x 3.81m 8' 4" x 12' 6"

[→ Discover more about this home](#)

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The Manford

4 BEDROOM HOME, TOTAL 1,368 sq ft



GROUND FLOOR

Kitchen/Dining min.

8.11m x 2.88m 26' 7" x 9' 6"

Lounge

3.88m x 4.74m 12' 9" x 15' 7"

Study

2.10m x 2.62m 6' 11" x 8' 6"



FIRST FLOOR

Bedroom 1 max.

3.88m x 3.72m 12' 9" x 12' 2"

Bedroom 2 max.

3.09m x 4.02m 10' 2" x 13' 2"

Bedroom 3 max.

3.03m x 3.66m 10' 0" x 12' 0"

Bedroom 4 max.

2.75m x 3.97m 9' 0" x 13' 0"

[→ Discover more about this home](#)

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The Trusdale

4 BEDROOM HOME, TOTAL 1,226 sq ft



GROUND FLOOR

Kitchen/Dining max.

3.58m × 6.09m 11' 9" × 20' 0"

Lounge

3.46m × 6.09m 11' 4" × 20' 0"



FIRST FLOOR

Bedroom 1

3.52m × 3.75m 11' 7" × 12' 4"

Bedroom 2 max.

3.64m × 2.95m 11' 11" × 9' 8"

Bedroom 3

2.51m × 3.05m 8' 3" × 10' 0"

Bedroom 4 max.

3.54m × 2.25m 11' 7" × 7' 5"

[→ Discover more about this home](#)

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The Burton

4 BEDROOM HOME, TOTAL 1,236 sq ft



GROUND FLOOR

Kitchen/Dining max.

3.58m × 6.09m 11' 9" × 20' 0"

Lounge

3.46m × 6.09m 11' 4" × 20' 0"



FIRST FLOOR

Bedroom 1

3.52m × 3.75m 11' 7" × 12' 4"

Bedroom 2 max.

3.64m × 2.95m 11' 11" × 9' 8"

Bedroom 3

2.51m × 3.05m 8' 3" × 10' 0"

Bedroom 4 max.

3.54m × 2.25m 11' 7" × 7' 5"



[View development](#)

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The Midford

4 BEDROOM HOME, TOTAL 1,153 sq ft



GROUND FLOOR

Kitchen/Dining

5.71m x 3.38m 18' 9" x 11' 1"

Lounge

3.62m x 4.37m 11' 11" x 14' 4"



FIRST FLOOR

Bedroom 1

3.27m x 3.61m 10' 9" x 11' 10"

Bedroom 2

2.81m x 3.53m 9' 3" x 11' 7"

Bedroom 3 min.

2.81m x 2.52m 9' 3" x 8' 3"

Bedroom 4

2.35m x 2.23m 7' 9" x 7' 4"

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The Wayford

5 BEDROOM HOME, TOTAL 1,837 sq ft



GROUND FLOOR

Kitchen/Dining

5.58m × 3.35m 18' 4" × 11' 0"

Lounge

4.40m × 6.06m 14' 6" × 19' 11"

Dining

3.39m × 3.06m 11' 1" × 10' 1"

Study

3.39m × 2.34m 11' 1" × 7' 8"



FIRST FLOOR

Bedroom 1

3.39m × 3.37m 11' 1" × 11' 1"

Bedroom 2 max.

3.67m × 3.47m 12' 1" × 11' 5"

Bedroom 3

3.81m × 3.02m 12' 6" × 9' 11"

Bedroom 4

4.10m × 2.39m 13' 5" × 7' 10"

Bedroom 5

3.22m × 2.33m 10' 7" × 7' 8"



[View development](#)

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The Ashby

5 BEDROOM HOME, TOTAL 1,814 sq ft



GROUND FLOOR

Kitchen/Dining min.	8.34m × 2.83m	27' 4" × 9' 4"
Lounge max.	4.75m × 4.55m	15' 7" × 14' 11"
Study	2.73m × 2.71m	9' 0" × 7' 7"



FIRST FLOOR

Bedroom 1	3.34m × 3.98m	11' 0" × 13' 1"
Bedroom 4	2.75m × 3.62m	9' 0" × 11' 1"
Bedroom 5	2.54m × 2.98m	8' 4" × 9' 9"



SECOND FLOOR

Bedroom 2	4.40m × 3.40m	14' 5" × 11' 2"
Bedroom 3	3.64m × 2.57m	11' 11" × 8' 5"



[View development](#)

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The Garrton

5 BEDROOM HOME, TOTAL 1,803 sq ft



GROUND FLOOR

Kitchen/Dining min.	8.34m × 2.83m	27' 4" × 9' 4"
Lounge	3.34m × 4.74m	11' 0" × 15' 7"
Study	2.73m × 2.31m	9' 0" × 7' 7"

FIRST FLOOR

Bedroom 1	3.34m × 3.98m	11' 0" × 13' 1"
Bedroom 4	2.75m × 3.62m	9' 0" × 11' 11"
Bedroom 5	2.54m × 2.98m	8' 4" × 9' 9"

SECOND FLOOR

Bedroom 2	3.40m × 4.40m	11' 2" × 14' 5"
Bedroom 3	3.64m × 2.57m	11' 11" × 8' 5"

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Ways to buy

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.



First time buyer?

[→ Here's how we can help](#)

Existing home owner?

[→ Here's how we can help](#)



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Book an appointment to view our show homes.



Take a virtual tour of our homes from the comfort of your sofa.



Have your questions answered by calling our sales executives on **01530 446 004**.



Find out how we can get you moving with our buying schemes.

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CASTLE MANOR Land off Nottingham Road, Ashby De La Zouch, Leicestershire, LE65 1DL

CONTACT US ON 01530 446 004

Taylor Wimpey

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