



SUSTAINABLE LIVING

OAK VIEW

WOOD END



CAMERON





YOUR NEXT STEP IN SUSTAINABLE LIVING

Sustainable living should be easy, a small step from how we currently live to how our planet needs us to live for the future. It means making more conscious decisions about the choices we have in a way that's easy, seamlessly blending our daily lives with a more energy-conscious focus.

Our first step towards more sustainable living brings a new more energy-efficient home that significantly reduces energy bills and looks after our well-being and the planet.

A home that supports our need to reduce energy consumption, making the right choices to keep us warm in winter, cool in summer, and healthy and safe throughout. You no longer need to make a choice between your comfort and preserving the planet. Our homes are expertly designed to support both.







SUSTAINABLE LIVING



Energy Efficient

Finding the right home that's able to meet your changing needs takes time and can be difficult to come by. A home that's made to last for now and in the future. Our new range of energy-efficient homes is coming to Wood End to offer the very best in sustainable living. This is a special place surrounded by open space, green surroundings, and well-considered design that supports your wellbeing and comfort.

Our new homes come with Photovoltaic Panels (PV) installed on the roof to harness the sun's energy. With inverters designed to convert that energy to electricity we use throughout our homes and with back-up batteries, this energy can be stored over longer periods of time and used throughout the day and night.

Our homes have a range of energy-saving features, including larger wall cavities to accommodate increased insulation, increased under-floor ground insulation, and enhanced window glazing. 400mm of loft insulation ensures that your home is able to retain heat within your home.

Live in a smarter home

Each home is fitted with a Hive active control system, a great way to take control of your heating from your phone, helping to save on energy and your carbon footprint. Stay safe and in control with a Ring video doorbell, enabling you to see, hear and speak to visitors when you're out and know when you've had a parcel delivered.

Using water in your home

Modern water-saving systems are installed throughout your home to help you save on your water and energy use without compromising on your lifestyle or comfort. Low flush toilets and water restrictors help you to use water responsibly, whilst rainwater collection enables you to water the garden or wash the car without the need for a hosepipe.

Showersave uses a cleverly designed pipe within a copper heat exchanger to harness the heat from shower waste-water. When hot water for your shower travels through the waste pipe, the copper pipe draws the heat from the water and transfers it to heat up the cold water supply. The temperature of the cool water increases and requires less energy to heat it up, reducing the cost of showering.

DESIGN HAS THE ABILITY TO IMPROVE OUR WELL-BEING

We believe that everything in your home should add something to your life - either be useful, practical or beautiful.

When we began to design and build homes over 25 years ago, we were drawn to the arts and crafts movement. The simplicity of form, varied materials, functionality, the focus on light all blended together to create great buildings supported through traditional craftsmanship. The movement began back in the 19th century as consumers began to value how things were made. One of the founders of the movement was William Morris the renowned designer and manufacturer. He was passionate about good design supported by premium manufacture, well made products that had lasting value that were for everyday use. He was an advocate for products that were made in small scale by designers and manufacturers who were connected to their products and customers. William Morris was also interested in how well made products could affect social health, what we now call well-being.





Our design ethos

From our foundation to the homes we build today, traditional craftsmanship, quality materials and wellbeing are at our core.

When we design each and every home, we consider how it will make people feel, how the space will flow, what form will create the greatest flexibility, how will each space function, how can we optimise light to create bright and airy rooms. It all contributes to the best architectural design and the greatest sense of wellbeing for its owners.

Your aspirations and needs are at the centre of everything we do from designing each individual home, to thinking about how you'll live in your home and how you'll use the space.

We aim to integrate simple elegant interiors with exteriors to create striking homes that function well, make a difference to the lives of those who live in them, a haven to relax and create lasting memories that carry you through life.



BEAUTIFULLY DESIGNED
AND EXPERTLY CRAFTED
THREE AND FOUR
BEDROOM ENERGY
EFFICIENT HOMES,
PERFECT FOR LIVING
LIFE TO THE FULL.



WHAT'S INCLUDED

Each home is finished to the highest standard with a focus on sustainable design to create a truly beautiful home that enables you to live more sustainably. Built to exacting standards, we use premium materials chosen for their quality, excellence, aesthetics and durability.

Energy saving features

- » Premium increased cavity wall with improved insulation and ground floor insulation for reduced energy bills and more comfortable living
- » Enhanced glazed windows
- » Efficient combination boiler
- » Premium appliances with energy efficient ratings
- » Battery storage
- » Photo Voltaic solar panels
- » Hive Active Control System
- » Controlled air flow with mechanical ventilation
- » Water-saving features
- » Waste-water recovery
- » Led lighting throughout the home

Premium finishings

- » British designed and manufactured kitchen
- » Premium appliances including* built-in oven, ceramic/ induction hob, extractor hood, fridge freezer and integrated dishwasher
- » Your choice of kitchen finishes including work surfaces, cupboard doors, handles and stainless steel splash back*
- » A choice of built-in wardrobes for your master bedroom*
- » En suite shower room and bathroom with contemporary white sanitary ware*
- » Your choice of Porcelanosa tiling in bathroom and en suite

Outside

- » RING wired doorbell
- » Water butts
- » EV charger available at additional cost†
- » Landscaped front garden with private driveway*

Home warranty

- » A 10-year NHBC warranty for added peace of mind

* Selected house types.

† Plots 1, 3 and 23 have EV chargers as standard.





Freehold



Sq ft floor area



Expected energy rating

CHAPMAN

3 bedroom detached home

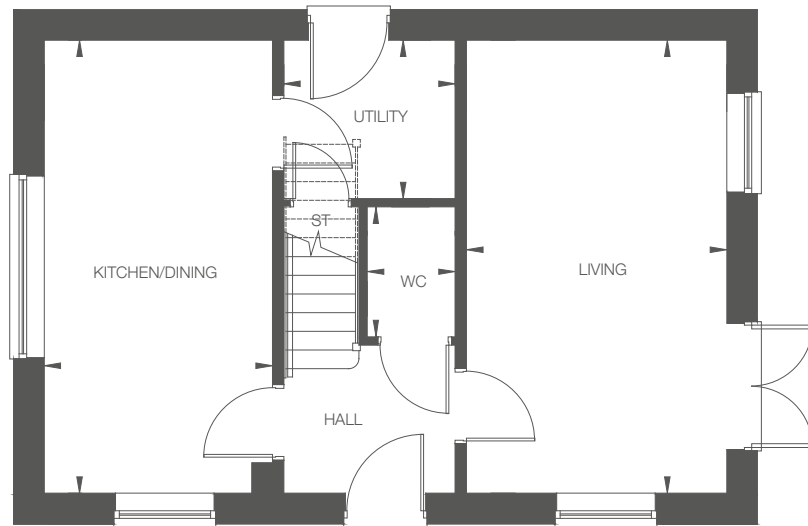
Plots 6, 20

This superb detached family home offers privacy and serenity. On entering the kitchen dining area, you will find an inviting bright space occupying the full length of this home. The dining area is ideal for entertaining guests whilst you cook. The kitchen is designed by a local British company with a choice of finishes and work surfaces to suit your tastes. It comes with built-in appliances and your choice of flooring crafted to the highest standard and complemented with a sleek glass splashback in a variety of colours to choose from. Beyond the kitchen, you will find a utility with outside access and an additional sink, and under stair storage to maximise space. Across the hall, you'll find the spacious living space which, like the kitchen diner, also extends the full length of the home. Complete with French doors, it's easy to extend this social space outside in warmer months.

The first floor you will find a sizable central landing with access to all bedrooms, and the main bathroom. The master bedroom includes a built-in wardrobe, and a stunning en suite with a window, bathing the room in natural light. The main bathroom also has contemporary white sanitary ware with a choice of tiling from Porcelanosa. The second bedroom is a sizable double bedroom to the front of the home and bedroom three to the rear provides the ideal opportunity for a work from-home office, or a nursery.

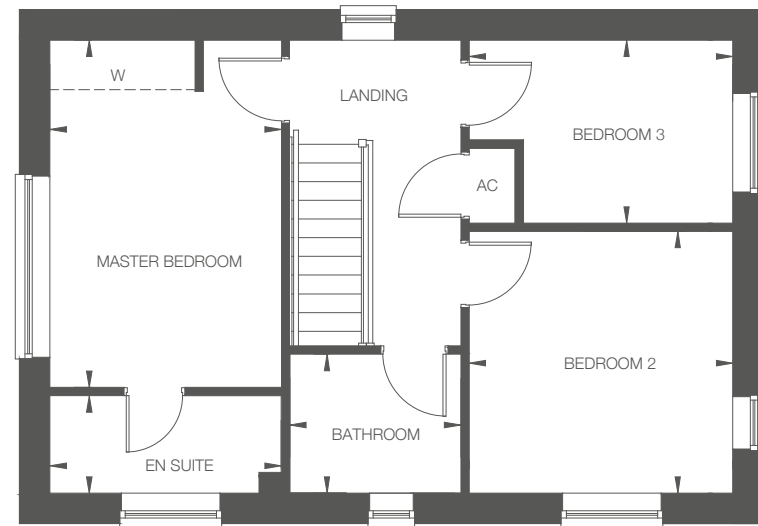
Your home also comes with a 10-year warranty for added peace of mind.





Ground floor

Living	3.19m x 5.54m	10' 5" x 18' 2"
Kitchen/Dining	2.79m x 5.54m	9' 2" x 18' 2"
Utility	2.10m x 1.94m	6' 11" x 6' 4"
WC	1.08m x 1.59m	3' 6" x 5' 3"



First floor

Master bedroom	2.83m x 4.25m	9' 3" x 13' 11"
En suite	2.83m x 1.19m	9' 3" x 3' 11"
Bedroom 2	3.23m x 3.20m	10' 7" x 10' 6"
Bedroom 3	3.23m x 2.24m	10' 7" x 7' 4"
Bathroom	2.10m x 1.70m	6' 10" x 5' 7"

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Freehold



Sq ft floor area



Expected energy rating

HAMMOND

3 bedroom detached home with garage

Plots 2, 7

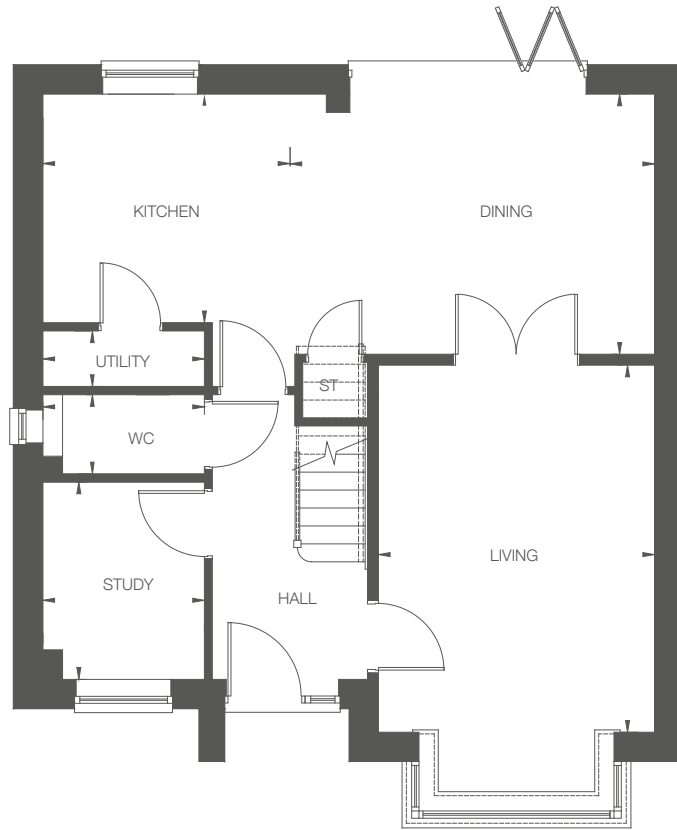
Return to the hammond where you'll find a beautifully presented living room waiting to take the weight off your feet. A homely space, that overlooks the front garden with a multi functional bay window which can be used as relaxing space or a working space and there's plenty of room for little feet or little paws to run and welcome you home. Or, you can head directly into the kitchen and dining area which occupies the rear half of the home. This modern, open-plan space features a British designed and manufactured kitchen complete with modern energy efficient appliances, including a built-in oven. There's plenty of space for a dining area with views to the rear garden through bi-fold doors, and a separate utility for all your laundry needs.

Upstairs, the landing leads to a good-sized master bedroom with an dressing area and en suite shower room finished in beautiful Porcelanosa tiling. Two further bedrooms – to the rear of the home – share a family bathroom.

Additional, practical features include various storage spaces, downstairs cloakroom and private parking for up to two cars.

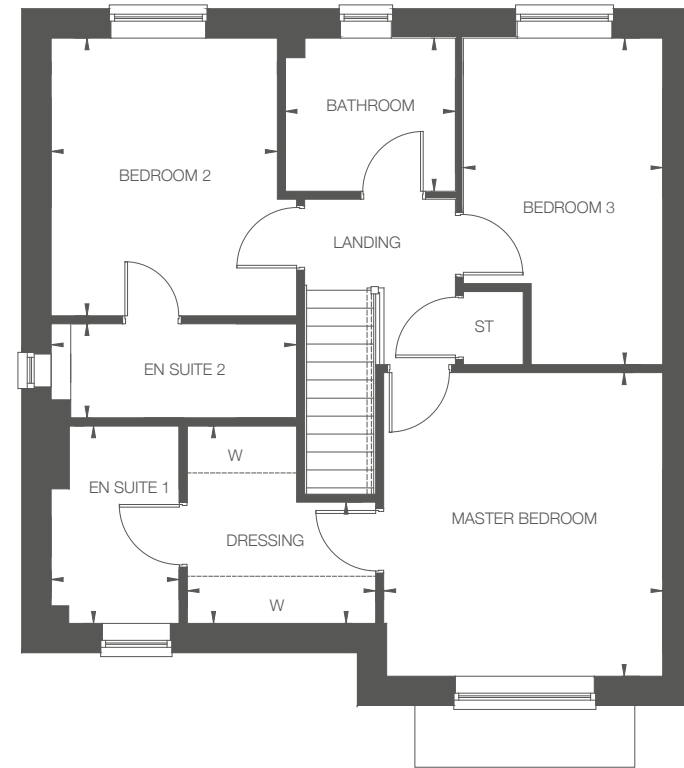
The Hammond also comes with a 10-year warranty for added peace of mind.





Ground floor

Living	3.52m x 4.68m	11' 7" x 15' 4"
Kitchen	3.15m x 2.91m	10' 4" x 9' 7"
Utility	2.06m x 0.71m	6' 9" x 2' 4"
Dining	4.64m x 3.31m	15' 3" x 10' 10"
Study	2.6m x 2.51m	6' 9" x 8' 3"
WC	2.06m x 1.01m	6' 9" x 3' 4"



First floor

Master bedroom	3.56m x 3.87m	11' 8" x 12' 8"
En suite 1	1.63m x 2.51m	5' 4" x 8' 3"
Dressing	2.40m x 2.51m	7' 11" x 8' 3"
Bedroom 2	2.88m x 3.54m	9' 5" x 11' 7"
En suite 2	3.10m x 1.20m	10' 2" x 3' 11"
Bedroom 3	2.57m x 4.18m	8' 5" x 13' 9"
Bathroom	2.17m x 1.95m	7' 1" x 6' 5"

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Freehold



Sq ft floor area



Expected energy rating

EPTON

4 bedroom detached home

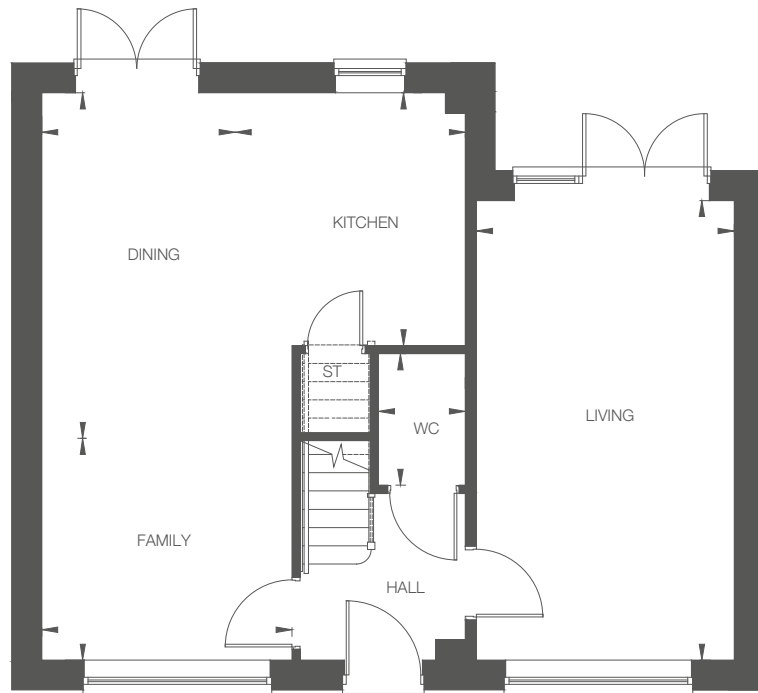
Plot 21

The Epton, features all the space and elegance you could hope for. On entering the Epton you will be welcomed with a spacious hallway with access to the living room, kitchen and WC ideal for any visiting guests. The kitchen dominates the lower floor of this spacious home. A large front-facing window fills the family area with natural light, flowing into the dining portion at the opposite end of the room. In the dining area, French doors open to your rear garden, providing you with even more natural light. An elegant, bespoke British designed kitchen with a choice of finishes and work surfaces to suit your tastes. It comes with built in appliances and your choice of flooring, further under-stair storage perfect for a pantry, as well as an additional peninsula with the opportunity to function as a breakfast bar, ideal for busy family breakfasts. In addition to your beautiful family area, this home also features a large living room on the other side of the ground floor, with a large front-facing window and a second set of French doors at the rear.

The first floor includes all bedrooms and the family bathroom. An en suite bathroom is located in the master bedroom, and this bedroom also boasts a large window and built-in wardrobes. The second bedroom, has a front facing window and third bedroom is perfect for a guest bedroom and single bedroom which can be used as an office, nursery, or child's bedroom, as your family grows.

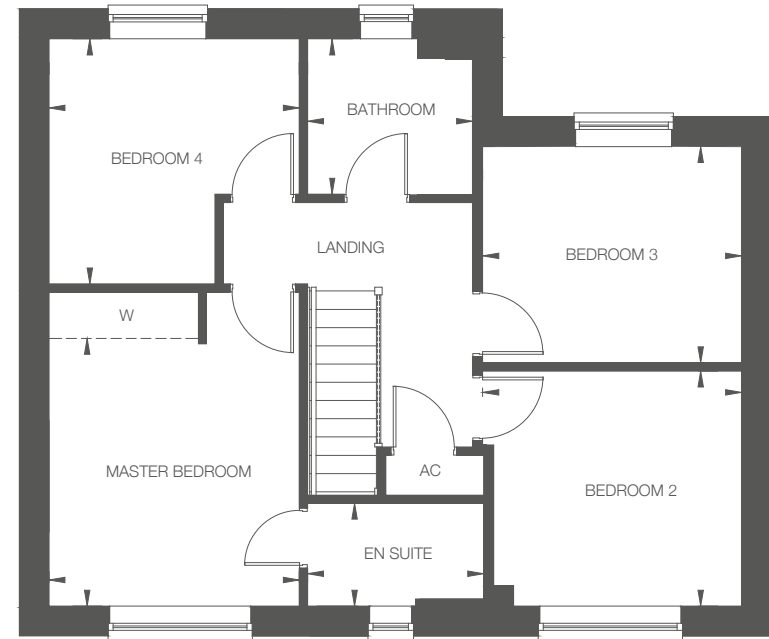
Furthermore, a 10-year warranty is included for added peace of mind.





Ground floor

Living	3.24m x 5.77m	10' 7" x 18' 11"
Kitchen	2.89m x 3.17m	9' 6" x 10' 5"
Dining	2.43m x 4.34m	8' 0" x 14' 3"
Family	3.14m x 2.78m	10' 4" x 9' 2"
WC	1.09m x 1.65m	3' 7" x 5' 5"



First floor

Master bedroom	3.14m x 3.36m	10' 4" x 11' 0"
En suite	2.21m x 1.29m	7' 3" x 4' 3"
Bedroom 2	3.25m x 2.95m	10' 8" x 9' 8"
Bedroom 3	3.25m x 2.72m	10' 8" x 8' 11"
Bedroom 4	3.14m x 3.08m	10' 4" x 10' 1"
Bathroom	2.07m x 1.95m	6' 10" x 6' 5"

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Freehold



Sq ft floor area



Expected energy rating

GARDENER

4 bedroom detached home with garage

Plots 4, 5, 8

The Gardener is designed to be flexible with spaces that work as a multi-functional home. The entrance hall leads to a large and airy living room with a bay window that adds to the light and provides a nook for a reading chair or a desk. Opposite the living room is a separate study that could also become a formal dining room or a children's playroom. The rear of the room is open plan with a spacious kitchen, breakfast bar and space for either casual dining or a family space. This multi-function approach gives the greatest opportunity for your home to change with your changing needs.

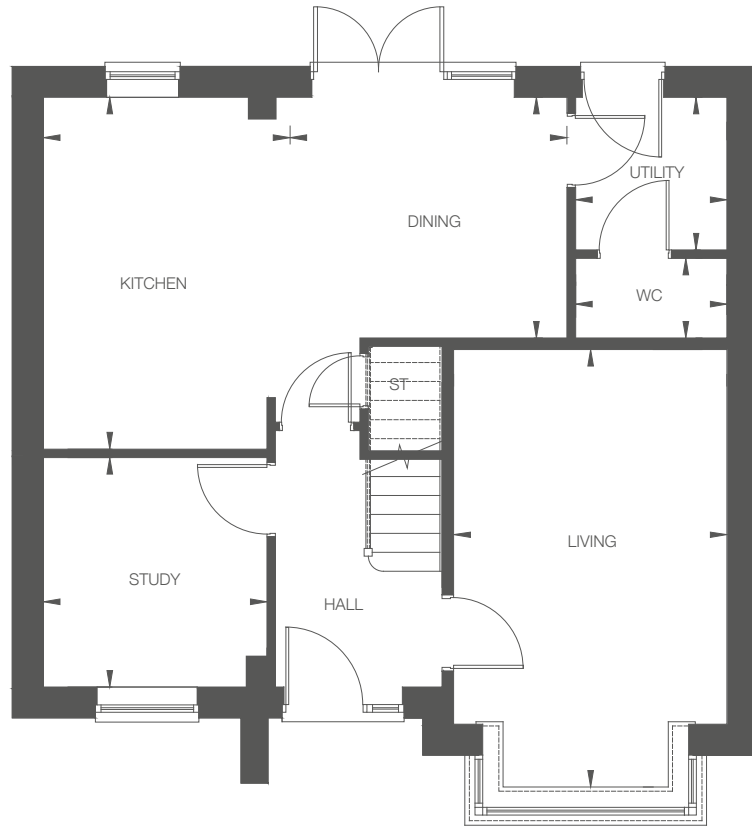
Each kitchen is British designed, with plenty of storage and good work surfaces. The added full height window in the kitchen adds to the light airy feel. The kitchen includes a range of premium energy saving appliances and you can choose finishes to suit your taste. Downstairs also has a separate laundry room and guest cloakroom.

Upstairs, there are four bedrooms. The master bedroom has built-in wardrobes and its own en suite with white contemporary sanitary ware and a double shower. There are two other double bedrooms and a single bedroom.

The family bathroom also has contemporary white sanitary ware with a bath and separate shower. Both offer a wide choice of tiling from Porcelanosa.

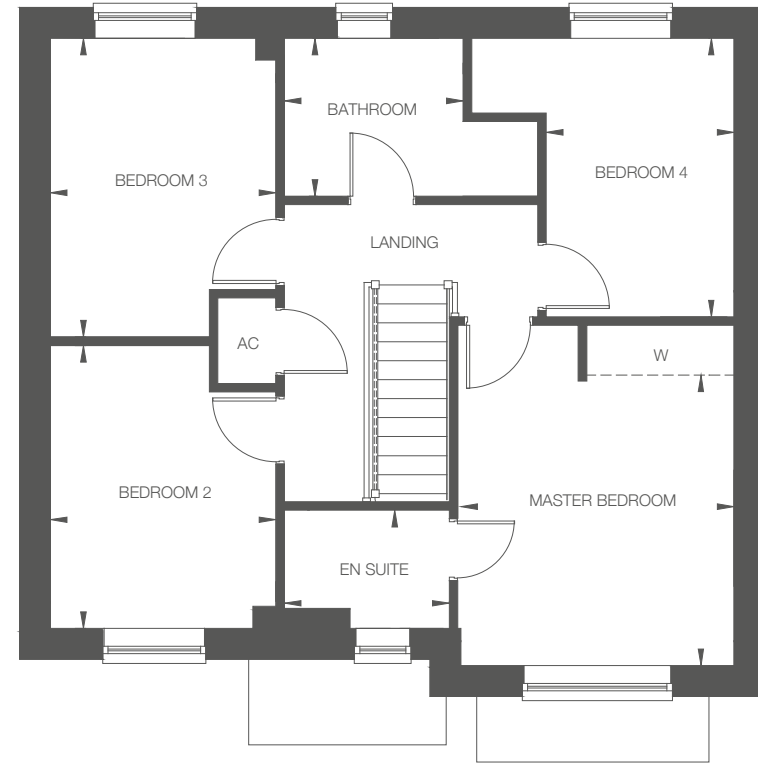
Outside, there is a private paved driveway and single garage. Your home comes with a 10-year warranty for added peace of mind.





Ground floor

Living	3.29m x 5.28m	10' 10" x 17' 4"
Kitchen	4.25m x 2.97m	13' 11" x 9' 9"
Utility	1.82m x 1.84m	6' 0" x 6' 1"
Dining	3.34m x 2.91m	11' 0" x 9' 6"
Study	2.77m x 2.70m	9' 1" x 8' 10"
WC	0.96m x 1.82m	3' 2" x 6' 0"



First floor

Master bedroom	3.29m x 3.50m	10' 10" x 11' 6"
En suite	1.99m x 1.43m	6' 6" x 4' 8"
Bedroom 2	2.72m x 3.41m	8' 11" x 11' 2"
Bedroom 3	2.72m x 3.61m	8' 11" x 11' 10"
Bedroom 4	2.26m x 3.36m	7' 5" x 11' 0"
Bathroom	1.91m x 2.16m	6' 3" x 7' 1"

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Freehold



Sq ft floor area



Expected energy rating

HATTON

4 bedroom detached home with garage

Plots 22, 25

The Hatton is a great open-plan home with a focus on light and space. It has been designed for those who want a modern, functional kitchen with casual dining space overlooking the garden, and who also want a separate living room for entertaining and relaxing. The living areas benefit from plenty of space and light providing a great relaxed setting to spend time with your loved ones.

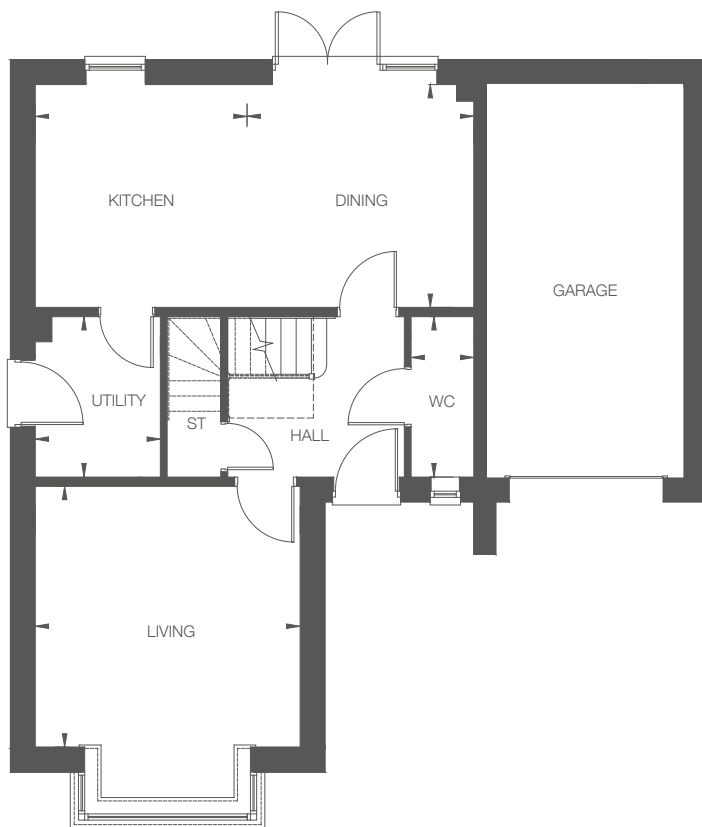
The British designed kitchen is built with a focus on working space and abundance of light. Premium energy efficient appliances complete the kitchen which comes with breakfast bar ideal for casual dining. There is plenty of space for a dining table overlooking the garden. A set of French doors leading out to the garden create a lovely link between this fantastic family home and the private garden, the perfect space for al fresco dinners and spending time in the sunshine. The kitchen comes with a choice of finishes to suit your taste. Downstairs also has a separate laundry room and guest cloakroom.

Upstairs, there are four double bedrooms. The master bedroom has built in wardrobes and its own en suite with a double shower and white contemporary sanitaryware. Two windows create a lovely light filled room. The family bathroom has a bath and separate double shower, equipped with contemporary white sanitary ware. Both bathroom and ensuite offer a choice of tiling from Porcelanosa.

Outside, there is a private paved driveway and single attached garage. Your home comes with a 10-year warranty for added peace of mind.

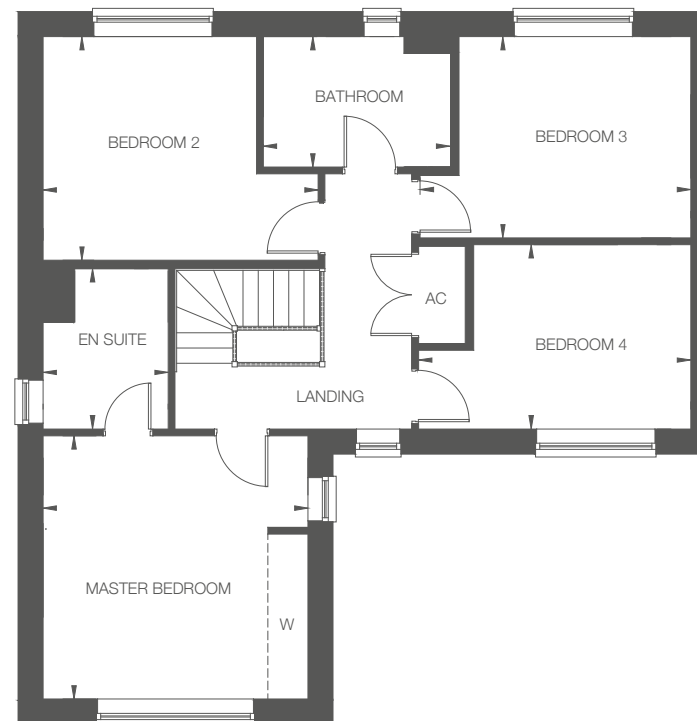
Plot 25 has an additional door from the garage to the rear garden.





Ground floor

Living	4.07m x 3.92m	13' 4" x 12' 10"
Kitchen	3.20m x 3.40m	10' 6" x 11' 2"
Utility	1.93m x 2.45m	6' 4" x 8' 1"
Dining	3.49m x 3.40m	11' 5" x 11' 2"
WC	1.00m x 2.45m	3' 3" x 8' 1"



First floor

Master bedroom	4.07m x 3.95m	13' 4" x 12' 11"
En suite	1.93m x 2.45m	6' 4" x 8' 0"
Bedroom 2	4.17m x 3.40m	13' 8" x 11' 2"
Bedroom 3	4.10m x 3.07m	13' 6" x 10' 1"
Bedroom 4	4.13m x 2.81m	13' 7" x 9' 3"
Bathroom	2.80m x 1.96m	9' 2" x 6' 5"

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Freehold



Sq ft floor area



Expected energy rating

HUDSON

4 bedroom detached home with garage

Plots 24, 26

The Hudson has been designed as a great family home with a combination of open-plan living and a separate living space when you want to relax. Light airy spaces are at the heart of the design, brought to life with large bi-fold doors and floor to ceiling windows overlooking the garden. The result is a great light open plan kitchen with plenty of space for informal dining, a place where you'll want to spend time.

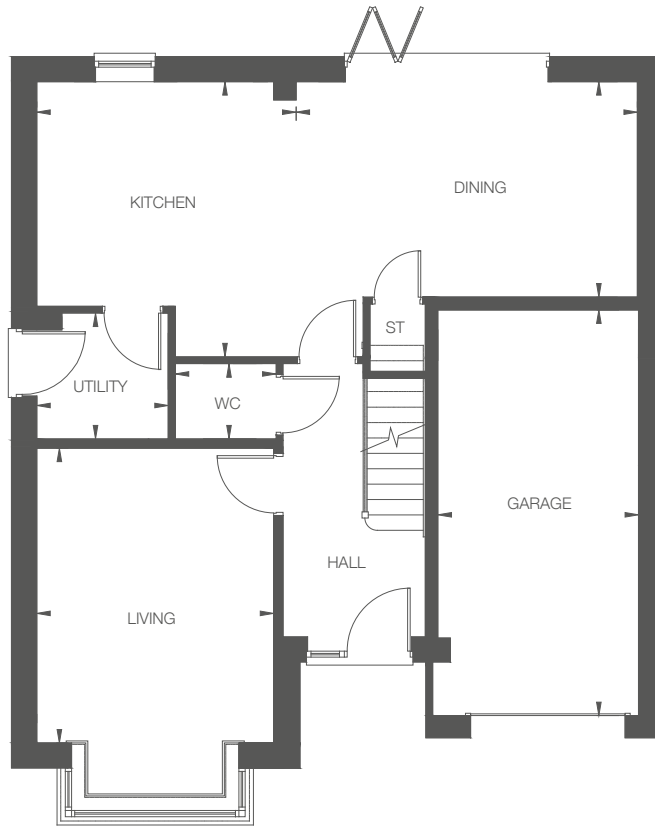
The kitchen is British designed with a choice of finishes and work surfaces to suit your tastes. It comes with built-in energy efficient appliances and your choice of flooring. You'll benefit from a separate utility room with additional storage and a door leading outside. The living room is also designed to make the most of light with a feature bay window that provides the perfect place for a desk when working from home.

This is a new generation family home with an array of sustainable built-in features that will significantly reduce your energy bill without requiring a change in lifestyle. The Hudson also benefits from cutting-edge technology, including sensors, smart meters, smart lighting, photo voltaic solar panels and battery storage which help to keep your energy costs down and minimise your carbon footprint.

On the first floor, there are four double bedrooms, including a master bedroom, with its own en suite and built-in wardrobes providing good storage. The en suite comes with a sleek double shower. Both the en suite and main bathroom are designed with contemporary white sanitaryware and your choice of Porcelanosa tiles. In keeping with the home's sustainable ethos, the bathrooms are equipped with low flush toilets and low flow faucets and shower heads to reduce water waste.

Outside, there is a private paved driveway and single garage. Your home comes with a 10 year warranty for added peace of mind.

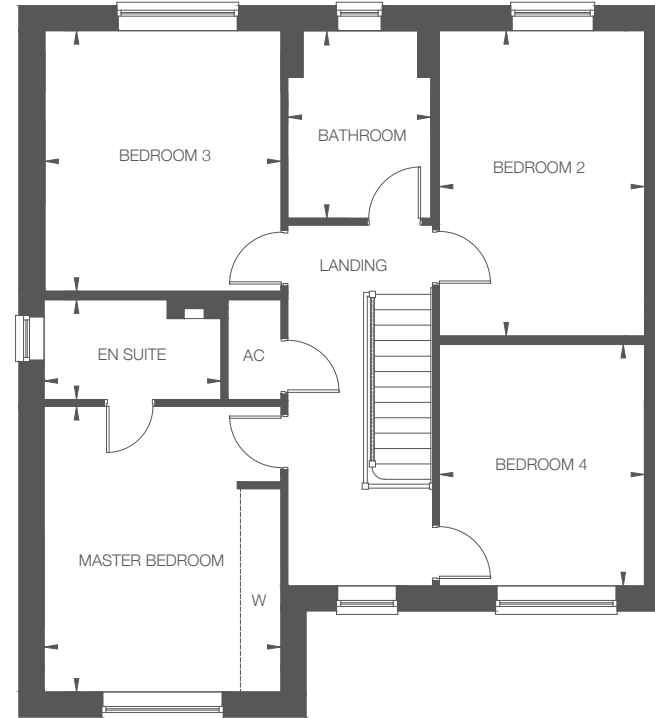




Ground floor

Living	3.52m x 4.38m	11' 7" x 14' 4"
Kitchen	3.85m x 4.09m	12' 8" x 13' 5"
Utility	1.96m x 1.87m	6' 5" x 6' 1"
Dining	5.07m x 3.20m	16' 7" x 10' 6"
WC	1.50m x 1.12m	4' 11" x 3' 8"
Garage	2.98m x 6.00m	9' 9" x 19' 8"

Room dimension may vary plot by plot please consult with the sales consultant and working drawings.



First floor

Master bedroom	3.52m x 4.23m	11' 7" x 13' 11"
En suite	2.63m x 1.48m	8' 8" x 4' 10"
Bedroom 2	3.05m x 4.53m	10' 0" x 14' 11"
Bedroom 3	3.51m x 3.87m	11' 6" x 12' 8"
Bedroom 4	3.05m x 3.58m	10' 0" x 11' 9"
Bathroom	2.12m x 2.78m	7' 0" x 9' 1"

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Freehold



Sq ft floor area



Expected energy rating

KIPLING

4 bedroom detached home

Plot 3

This grand family home combines exceptional style inside and out with a taste of British architectural tradition. A modern take on how family accommodation should look and feel, The Kipling boasts a large open plan kitchen/ dining area, designed to provide the ideal place to spend time together without compromising on space and comfort.

Gather around the breakfast bar in this modern kitchen equipped with an integrated fridge freezer, extra-large built-in oven, integrated hood and dishwasher. A set of French doors overlook the private garden with plenty of space to create and share memories with your family and friends on regular days or special occasions.

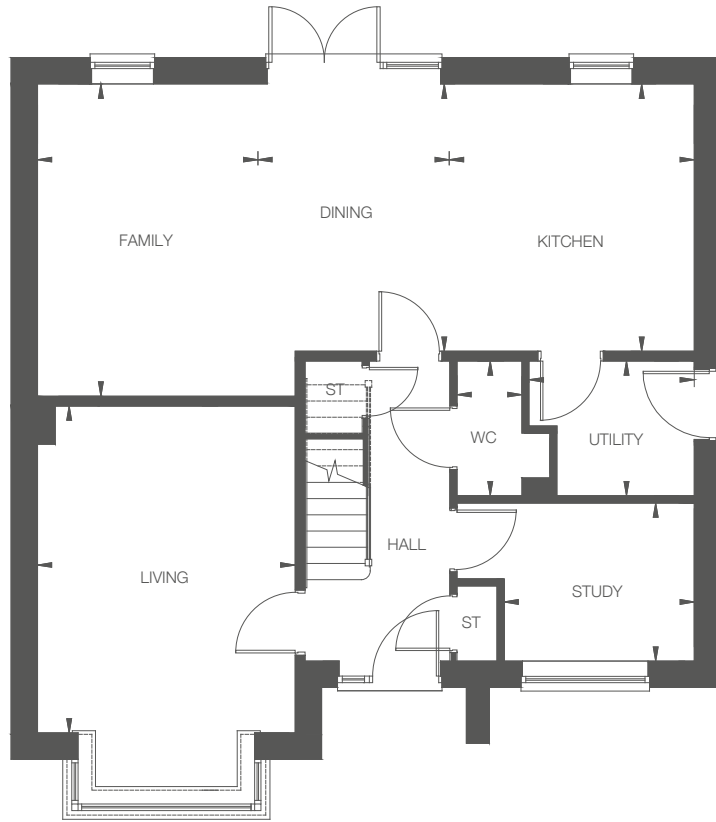
A discretely positioned utility room and a downstairs WC complete the functionality and style of this space.

At the front of the house, a separate spacious living room and study create additional versatility in this executive family home, allowing you to convert and utilise this space to suit your family's needs and lifestyle.

Upstairs features an en-suite master bedroom with built-in wardrobes. Enjoy your own private bathroom complete with Porcelanosa tiling to match every taste. A second en-suite bedroom and two further bedrooms together with a contemporary family bathroom complete this impressive home, ideal for a family of any size or for hosting guests overnight.

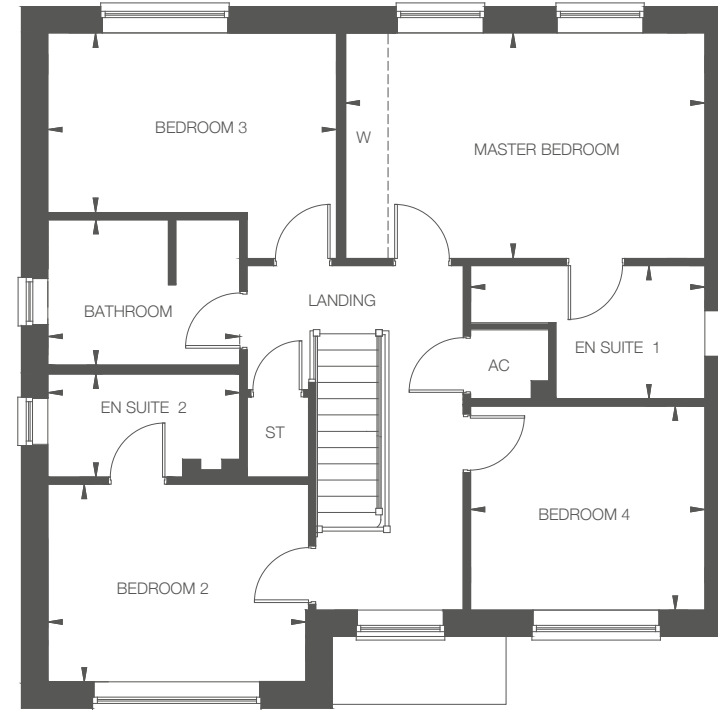
The Kipling comes with solar panels, double garage and 10-year warranty for extra peace of mind.





Ground floor

Living	3.63m x 4.61m (min)	11' 11" x 15' 1"
Kitchen	3.45m x 3.77m	11' 4" x 12' 4"
Family	4.40m x 3.11m	14' 5" x 10' 2"
Utility	1.90m x 2.33m	6' 3" x 7' 8"
Dining	2.70m x 3.77m	8' 10" x 12' 4"
Study	2.23m x 2.68m	7' 4" x 8' 10"
WC	0.91m x 1.90m	3' 0" x 6' 3"



First floor

Master bedroom	3.18m x 5.07m	10' 5" x 16' 7"
En suite	3.30m x 1.88m	10' 10" x 6' 2"
Bedroom 2	2.78m x 3.63m	9' 2" x 11' 11"
En suite 2	1.45m x 2.70m	4' 9" x 8' 10"
Bedroom 3	2.53m x 4.07m	8' 4" x 13' 4"
Bedroom 4	2.88m x 3.30m	9' 5" x 10' 10"
Bathroom	2.05m x 2.70m	6' 9" x 8' 10"

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Freehold



Sq ft floor area



Expected energy rating

MADOX

4 bedroom detached home

Plot 1

As soon as you step inside The Madox, you'll be struck by the size and splendour of this modern executive home. From the hallway you'll be led straight into the open plan kitchen/dining area which boasts a great view to a private garden and is flooded with natural light. This will soon become your favourite place to be, whether you're entertaining guests or spending time with your family. The stylish, sleek kitchen features a range of high-quality appliances from Neff, a premium kitchen technology brand, including an integrated fridge freezer, extra-large built-in oven, integrated hood and dishwasher.

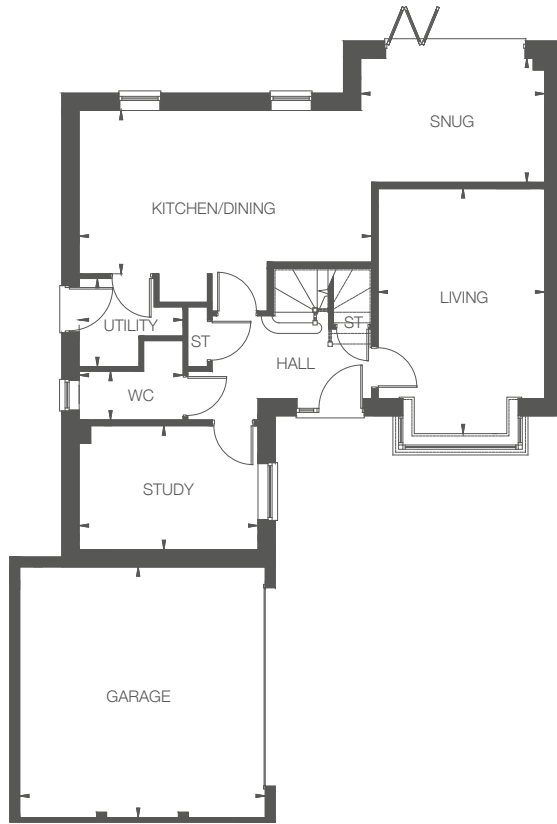
To the right of the hallway sits a generously sized living room, providing a separate space to unwind, an ideal setting for more formal gatherings. An additional room downstairs designated as a study will help to meet demands of today's remote and hybrid working models or provide an extra room that you could make your own.

Downstairs also benefits from a WC and discreet utility room.

The master bedroom upstairs comes with an en-suite for added convenience and luxury. It also features an impressive dressing area with plenty of space to store your outfits, relax or indulge in some self-care. The en-suite is equipped with your choice of wall and floor Porcelanosa tiling and white contemporary sanitary ware. Three additional bedrooms and a family bathroom complete this beautiful family home.

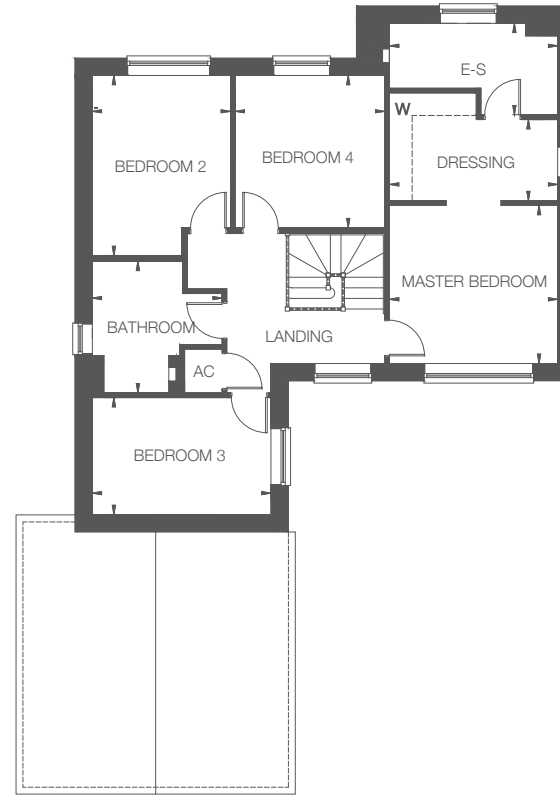
The Madox comes with solar panels, integrated garage and 10-year warranty for extra peace of mind.





Ground floor

Living	5.28m x 3.59m	17' 4" x 11' 9"
Kitchen/Dining	6.31m x 3.53m	20' 8" x 11' 7"
Snug	3.97m x 2.68m	13' 0" x 8' 9"
Utility	1.90m x 2.24m	6' 3" x 7' 4"
Study	2.70m x 3.86m	8' 10" x 12' 8"
WC	1.05m x 2.24m	3' 5" x 7' 4"
Garage	5.30m x 5.41m	17' 5" x 17' 9"



First floor

Master bedroom	3.63m x 3.41m	11' 11" x 11' 2"
En suite	3.63m x 1.97m	11' 11" x 6' 6"
Dressing	1.75m x 3.63m	5' 9" x 11' 11"
Bedroom 2	2.98m x 3.91m	9' 9" x 12' 10"
Bedroom 3	2.53m x 3.86m	8' 3" x 12' 8"
Bedroom 4	3.23m x 3.29m	10' 7" x 10' 9"
Bathroom	2.80m x 2.84m	9' 2" x 9' 4"

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Freehold



Sq ft floor area



Expected energy rating

MORGAN

4 bedroom detached home with garage

Plot 23

This is an elegant double fronted home with symmetry that creates real impact on arrival. Our design ethos focuses on creating great entertaining space while providing flexible living accommodation that can change as your life changes.

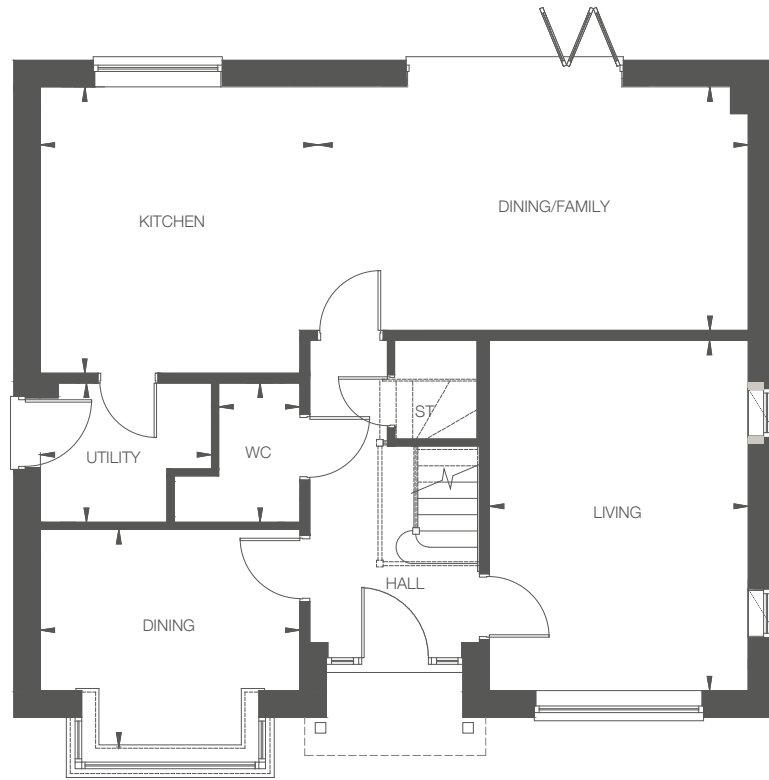
Here the kitchen is the centrepiece of the home with a choice of kitchen styles, premium appliances and plenty of work surfaces. The kitchen is designed and built in Britain with an emphasis on space for cooking and casual dining. The kitchen is open plan with space for a dining table overlooking the garden, and space for casual seating. Overall this is a spacious and light room with glass doors leading onto the garden. A separate laundry room has a door leading outside for ease.

The living room overlooks the front of the home with three windows, again creating a light and airy feel. On the opposite side of the hall there is a separate study that is large enough for more formal dining if preferred. A guest cloakroom is just off the entrance hall.

Upstairs, there are four spacious double bedrooms and family bathroom. The master suite has corner built in wardrobes leaving plenty of space for individual pieces of furniture. There the en suite has a double shower and white contemporary sanitaryware. The guest bedroom has its own en suite also with a double shower. The family bathroom is also contemporary with white sanitaryware and a separate double shower. All bathrooms have a choice of Porcelanosa tiling. There are two other double bedrooms with space for storage.

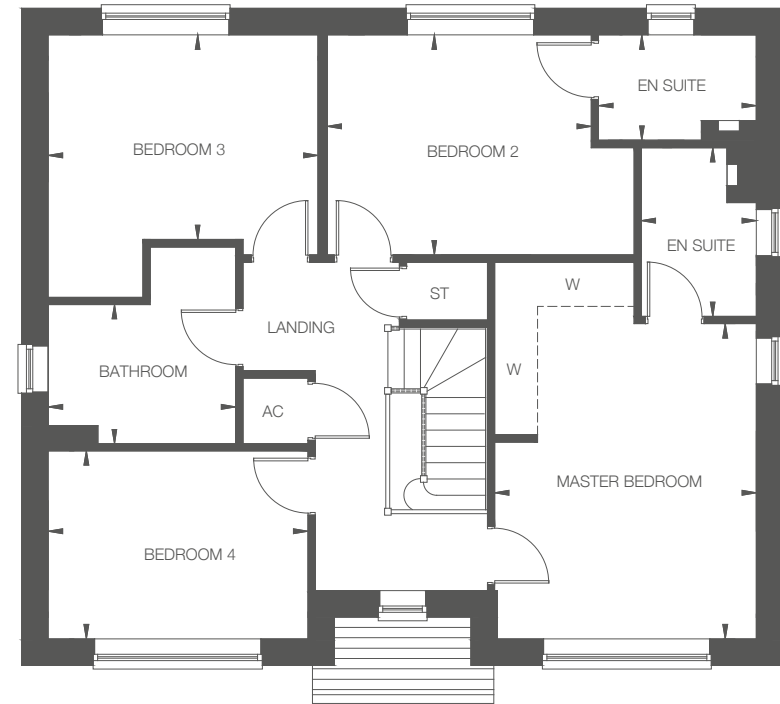
Outside, there is a private paved driveway and separate garage. Your home also comes with a 10 year warranty for added peace of mind.





Ground floor

Living	3.63m x 4.91m	11' 11" x 16' 1"
Kitchen	3.90m x 4.02m	12' 9" x 13' 2"
Breakfast/Family	6.04m x 3.42m	19' 10" x 11' 2"
Utility	2.40m x 1.95m	7' 10" x 6' 5"
Dining	3.64m x 3.05m	11' 11" x 10' 0"
WC	1.14m x 1.95m	3' 9" x 6' 5"



First floor

Master bedroom	3.63m x 4.42m	11' 11" x 14' 6"
En suite 1	1.61m x 2.37m	5' 3" x 7' 9"
Bedroom 2	3.70m x 3.09m	12' 2" x 10' 1"
En suite 2	2.21m x 1.48m	7' 3" x 4' 10"
Bedroom 3	3.78m x 2.87m	12' 5" x 9' 5"
Bedroom 4	3.64m x 2.64m	11' 11" x 8' 8"
Bathroom	2.63m x 1.96m	8' 8" x 6' 5"

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YOUR NEW NEIGHBOURHOOD

As well as choosing the right home, it's important to choose the right location for your home.

The map opposite shows you each home and its position within the surroundings.

The coloured legend helps you to identify your preferred design.



CHAPMAN

3 bed detached
plots 6, 20



HAMMOND

3 bed detached
plots 2, 7



EPTON

4 bed detached
plot 21



GARDENER

4 bed detached
plots 4, 5, 8



HATTON

4 bed detached
plots 22, 25



HUDSON

4 bed detached
plots 24, 26



KIPLING

4 bed detached
plot 3



MADOX

4 bed detached
plot 1



MORGAN

4 bed detached
plot 23



This information is for illustrative general guidance only.
Computer generated image, details may vary.



A NEW PLACE TO LIVE

From its modest beginnings over a 100 years ago, Wood End is an emerging hub for families and couples seeking to build a better, more comfortable life. Ideally located within commutable distance from nearby cities and towns, the village is within easy reach of local amenities and frequent transport links. Wood End is home to a co-operative store, post office, local hairdresser salon, and attractive garden centre. The village church, which dates to the early Edwardian era, working men's club, village hall and Wood End's very own primary school provide excellent facilities for members of the community of all groups and ages to learn, socialise and enjoy.

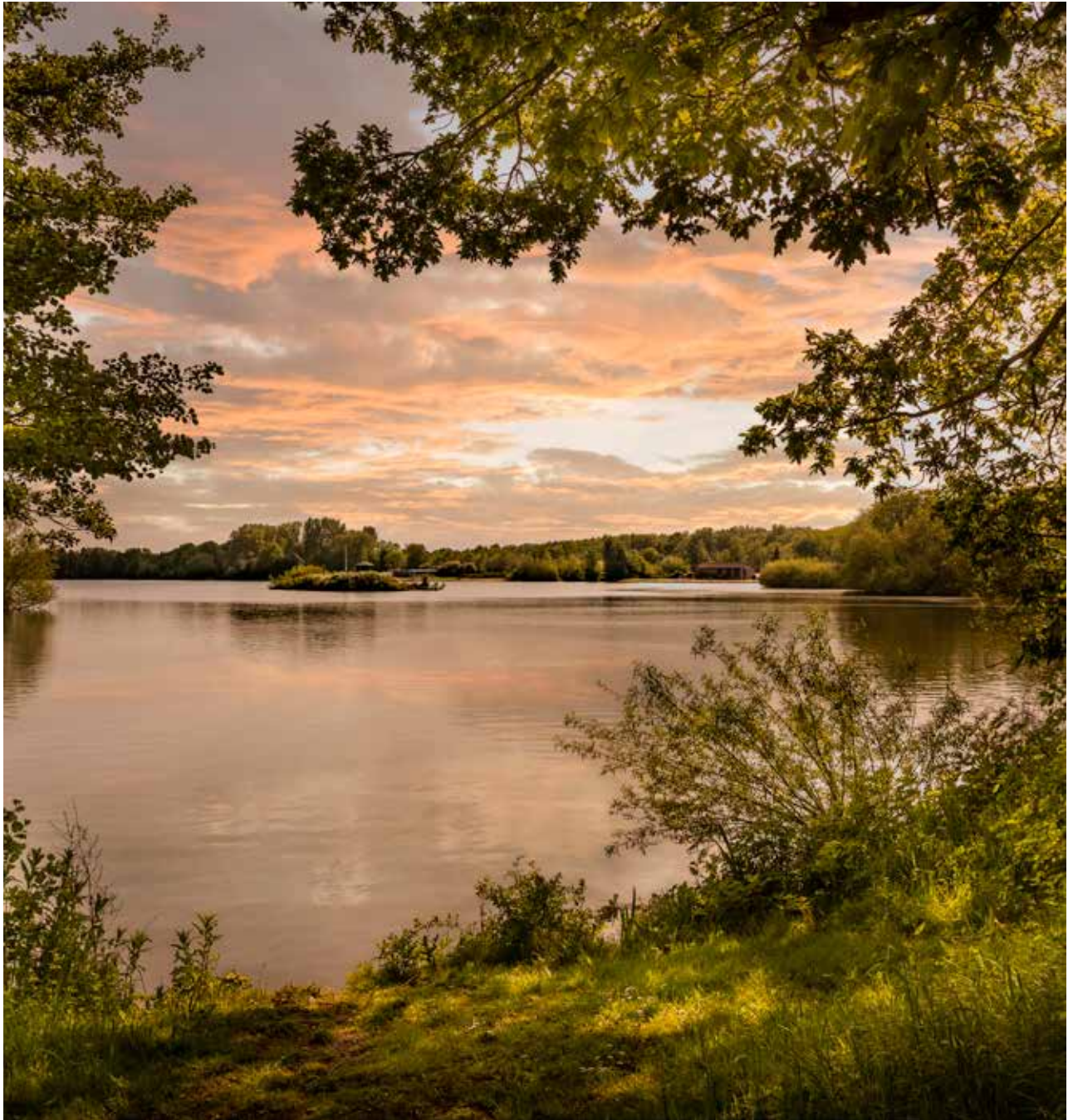
A NEW PLACE TO TRAVEL AND WORK

Wood End lies just five miles west of Atherstone, its nearest town. It's a well-connected place with easy access to the M42 and A5 which also benefits from reliable bus service throughout the day. Living in the village you'll have access to the market towns of Tamworth to the north and Sutton Coldfield to the west. Less than a 30-minute drive away are the metropolitan cities of Birmingham and Coventry, which offer excellent work, education and retail opportunities.



WOVEN INTO THE LANDSCAPE

Here you'll enjoy the benefits of rural living in homes uniquely designed with traditional exteriors and modern, highly functional interiors that will meet your every need. These are homes that will stand the test of time; homes built with care for the environment and the surrounding landscape. Inspired by its history, together we're shaping the future of Wood End for the next generations to come.





EDUCATION

A number of schools can be found in catchment of the development, including Kingsbury School, a popular choice for parents, which has provided “good” secondary education for generations of pupils. Wood End prides itself with its own primary school built on a strong community spirit and providing students with “good” educational standards. The area enjoys excellent further education options with the academically excelling North Warwickshire and South Leicestershire College at Nuneaton, southeast of Wood End, and Tamworth and Lichfield College to the northwest.

ACTIVE LIFESTYLE

A rural haven on the edge of Warwickshire, Wood End benefits from the peace and quiet of its green surroundings and enjoys access to an array of nature attractions waiting to be explored. Situated just a 10-minute drive away, Kingsbury Water Park is home to 15 lakes in over 600 acres of majestic country park and one of the area's most popular places. Pick and choose from a wide range of fun-filled family activities whether that's enjoying a family barbeque, watching the native wildlife and birds, fishing by the lakes or having a stroll along the surfaced paths overlooking the water.

Living in Wood End you'll be spoiled for opportunities to stay outdoors and enjoy a healthier, more sustainable lifestyle. Immerse yourself in nature, improve your wellbeing and spend some quality time with your loved ones on a special day out in Kingsbury Wood, a semi-ancient woodland, designated as a site of special scientific interest. If you prefer to stay more local, the village has a large playing field, football pitch and play area for the younger members of the community.



SPORT AND LEISURE

Leading leisure facilities in and around the area offer a wealth of opportunities to lead an active lifestyle and look after your well-being. Whether you enjoy swimming or going to the gym, the Kingsbury Leisure Centre has a 25-metre swimming pool, while the Atherstone Leisure Complex, just five miles away, offers excellent gym facilities and regular swimming sessions. Surrounded by swathes of farmland countryside, Wood End is ideal for equestrian activity, with several riding centres located in the area. Spending a quality Sunday afternoon with family and friends is guaranteed to be fun if you fancy watching the local football club play in the Tamworth & District League.



DINING AND RESTAURANTS

Thanks to its excellent connectivity, Wood End is just a short drive away from some of North Warwickshire's exquisite dining spots, while also benefiting from Coventry's and Birmingham's diverse restaurant scene. Luxury dining experiences, rustic gastropubs, popular chain restaurants – you name it. Here you'll truly be spoilt for choice when planning a meal out or feeling adventures and wanting to try something new. Choose from Birmingham and the surrounding area's 2200 restaurants, including five Michelin star restaurants, covering over 30 cuisines from across the globe, some of which have been frequented by Hollywood A-listers and British celebrities.



RETAIL AND AMENITIES

Wood End benefits from a range of local amenities with large retail shops situated only a short drive away. You can grab some everyday items from the village store, pass by the post office, or pamper yourself at the hairdresser's, all whilst staying local. On a warm summer day, Planters Garden Centre is an excellent place to gain some inspiration for the garden and mingle with the local community. Situated less than a 30-minute drive away, Birmingham and Coventry offer a wide variety of retail parks and shops for every budget and occasion.





AS A FAMILY COMPANY,
WE BELIEVE IT'S
IMPORTANT TO SHOW
YOUR FAMILY THE
VERY BEST CARE.

We're committed to the highest standards of customer care and attention, from the first time you make contact with us to after you move into your home, because we believe our service should be as wonderful as the homes we build.

We want to make moving home an exciting experience and we understand how to do that with an easy process that's simple to follow. You'll have a dedicated sales advisor and legal administrator to manage the buying process and ensure that everything is completed in a timely manner so that you can concentrate on choosing the finishes for your new home. They are on hand to help and guide you, answer questions and make sure you have a great experience.

We are a HBF (Home Builders Federation) 5 Star builder, one of a few in the UK to have been awarded this accolade with over 95% of our customers happy to recommend us.

Financing your home is as important as choosing it. You'll want the reassurance of knowing you've chosen the right mortgage rate, the right fixed period and the right lender.

You can choose to arrange your mortgage with an Independent Financial Advisor of your choice, or we're happy to recommend one from our panel. They are experts in arranging mortgages for new homes. As specialists in their field, they have access to the whole market and often can secure mortgage rates that are not available to other mortgage brokers.

Their service is complimentary and their advice is independent. It's worth a call to give you other mortgage options to consider.

The Consumer Code

We believe in providing the best care for each of our customers, putting service at the centre of what we offer. As a member of the National Home Builders Federation (NHBC) we support the code and agree to comply with the Code requirements. It's part of our promise to you.

New Homes Quality Board

We believe in providing the best care for each of our customers, putting service at the centre of what we offer. We are a registered member of the New Homes Quality Board. We support its regulations and agree to comply with its requirements. It's part of our promise to you.

The regulations are designed to help you understand what levels of service to expect from us, feel fully informed about your purchase and know your consumer rights before and after you move in. It covers every stage of the home-buying process – pre-contract, exchange of contract and during occupation. We are here to help in any way we can so if you have queries about New Homes Quality Board or any other part of your purchase, please let us know. We'll be happy to help. A copy of the full regulations can be found on our website under Customer Support.

We are committed to tailoring our support to our customers based on their individual needs. Our staff are here to help you when you need us, whether you need additional support or find yourself in a challenging situation.

If you are experiencing circumstances that mean you may be in a vulnerable situation, we would encourage you to let us know. If you share this information with us, we'll take the time to understand your needs and work with you to support those needs.

We will always deal with any information that you provide sensitively and in confidence and we'll always let you know how we will record this information. We will ask for consent before we make a note on your customer profile, to ensure that you won't need to tell us again in the future. Customers will have complete control over this information and can change or remove it at any time.





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