



THE FAIRWAYS
AT BRACKLEY VILLAGE

A STUNNING COLLECTION OF
2, 3 & 4 BEDROOM HOMES



COUNTRYSIDE
Homes



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THE FAIRWAYS
AT BRACKLEY VILLAGE

BEAUTIFULLY DESIGNED HOMES

Countryside Homes are delighted to introduce our development of 207 exquisite homes found at The Fairways, Brackley Village.

As you would expect from a consistently 5 star awarded house builder these superb homes have been designed for modern living, and are built with eco friendly efficient materials to significantly reduce running costs.

You'll find skylights and French doors in the kitchen and dining areas, top specification Porcelanosa tiling in bathrooms, alongside high quality fixtures and fittings. In addition to all this there are plenty of green spaces on the doorstep, a choice of great local schools and easy transport links whilst being in very easy reach of Manchester city centre.

Whether you are a first time buyer or climbing up the property ladder, The Fairways at Brackley Village has a fantastic home for you!

[THEFAIRWAYSATBRACKLEYVILLAGE.CO.UK](https://thefairwaysatbrackleyvillage.co.uk)

PLACES
PEOPLE LOVE



PROUD TO BE A 5 STAR HBF BUILDER ★★★★★

As a new home builder, we're driven by the desire to help our customers' dreams come true and we build exceptional quality into everything we do.

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 as well as a 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**.

SUSTAINABLE HOMES



Countryside Homes hold more Housing Design Awards than any other developer. This is a clear reflection of our commitment to deliver all our homes in an environmentally responsible, ethical, safe and sustainable manner.

All of our developments and homes carry a modern signature style and character, carefully designed to work for the way people live today. The materials used in the construction process reflect our commitment to both quality as well as the environment and our exacting standards combine to create homes which truly stand the test of time.

As a key UK urban regeneration partner and a leading UK home builder we create places people aspire to live in, build communities from the grassroots up and give our customers a true sense of belonging in their Countryside home.

[FIND OUT MORE](#)



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

[THEFAIRWAYSATBRACKLEYVILLAGE.CO.UK](https://www.thefairwaysatbrackleyvillage.co.uk)

GREENER BY DESIGN



Buying a new home is one of life's biggest decisions and it's more important than ever to live in a home that is not only efficient, but also built with the environment in mind – that's why our homes are Greener by Design.

SAVING YOU MONEY ON YOUR ENERGY BILLS



According to the Home Builders Federation, on average, owners of a new build property save just over £2,000* on household bills each year, with the average annual running costs for a new build totalling £1,500 compared to an average of £3,570 for older properties.

KEEPING YOU COSY OR COOL



Our homes are 27% more energy efficient than the national average* and come with high efficiency double glazing as standard, letting plenty of light and warmth in while minimising heat loss. Additional roof insulation and increased wall thickness are among the other features included that reduce the costs of keeping your home warm in the winter and cool in the summer.

GREENER BY DESIGN

*Refers to an average for all types of new build properties.



SPACES TO SUPPORT YOUR WELLBEING



Countryside design our developments with outdoor and community spaces at the forefront of our minds. From playparks to wildflower meadows to green open spaces, each helps to create a range of nature rich and healthy spaces for people to enjoy.

Local wildlife and biodiversity is always taken into consideration with every single one of our developments undergoing an ecological assessment to make sure that all necessary measures are taken to protect, and often enhance, natural habitats.

SUSTAINABLY SOURCED MATERIALS



We take pride in sourcing materials only from supply chain partners that share our values and commitment to sustainability. In 2021 for example, 99.6% of the timber we purchased directly was sustainably sourced.

**Available in the majority of housetypes. Speak to our Sales Consultants for more details.

[THEFAIRWAYSATBRACKLEYVILLAGE.CO.UK](https://thefairwaysatbrackleyvillage.co.uk)



A PLACE TO CALL HOME

BLACKLEACH COUNTRY PARK



THE PACKET HOUSE, WORSLEY



RHS GARDEN BRIDGEWATER



THE BRIDGEWATER CANAL

The Fairways at Brackley Village boasts great access to local shops which will cover all your day to day needs. Nearby is The Ellesmere Centre, a covered precinct with a good selection of high street favourites as well as banks, a post office and a selection of cafes, pubs and restaurants.

BLACKLEACH COUNTRY PARK

Blackleach Country Park is a huge favourite with the local community, just 1.9 miles away this large park is situated around Blackleach reservoir and holds the Green Flag Award. It is the perfect place to enjoy a relaxing day in the countryside with a picnic or to try your hand at fishing. For a great challenge, the on site orienteering courses are superb fun and courses are set for all abilities!

WORSLEY

Historic and picturesque Worsley is just a short bus or car ride away. The Bridgewater canal connects Worsley to the centre of Manchester and the village played an important part in the cotton industry during the 1700s and 1800s. Now the village is a designated conservation area, and you can enjoy an easy wander along the canal side followed by a meal or a drink in the Worsley Old Hall pub which dates back to the 17th Century – on a summer's day the pub's gardens are absolutely stunning.

RHS GARDENS BRIDGEWATER

Just a short distance down the road is the new RHS Gardens Bridgewater. Purpose built in a fabulous setting, this huge site was planted and developed during the Covid pandemic. Now that the trees and plants are taking hold the gardens won the prestigious European Garden Prize in 2022. A treat for all the family and free to visit for local residents, this is a superb day out for all ages.



CLOSE TO THE
TOWN & CITY

MANCHESTER CITY CENTRE



MEDIACITY UK



MANCHESTER CITY CENTRE

The Fairways at Brackley Village is in a superb location. In one direction you have the bright lights of Manchester city centre and all that it has to offer, in the other you have acres and acres of open green space for fresh air and exercise.

MANCHESTER

Manchester is a truly international city with a well deserved reputation for its nightlife, music and dining scene. After a hard days shopping visit one of the city's many upmarket bars for a cocktail or a beer then maybe enjoy a meal in one of the hundreds of restaurants catering for every cuisine available. Here, Michelin starred restaurants rub shoulders with no nonsense traditional curry establishments which have been around for decades.

BOLTON

Bolton is proud of its status as the largest town in the UK. The town is very easily reached via regular bus services from Little Hulton which go right to the centre.

Bolton grew rapidly during the industrial revolution and was one of the largest cotton producers in the country. The town's architecture reflects this and there are a large number of stunning listed buildings found in the centre.

Bolton is home to several Victorian country parks, with Queen's Park being the local favourite, just outside the town centre displaying a number of beautiful floral displays and open lawned areas.

For a day out with a difference, the Bolton Steam Museum houses around 30 stationary steam engines that used to provide power in the textile mills of the north of England during the industrial revolution.

SALFORD QUAYS

Salford Quays is easily reached by bus. This completely redeveloped Victorian docklands area is home to MediaCity UK where you will find the regional headquarters of the BBC and ITV, as well as shopping, cinemas, the Lowry theatre and any number of ever changing 'pop up' street food vendors to choose from for a bite to eat on the go.

GETTING AROUND



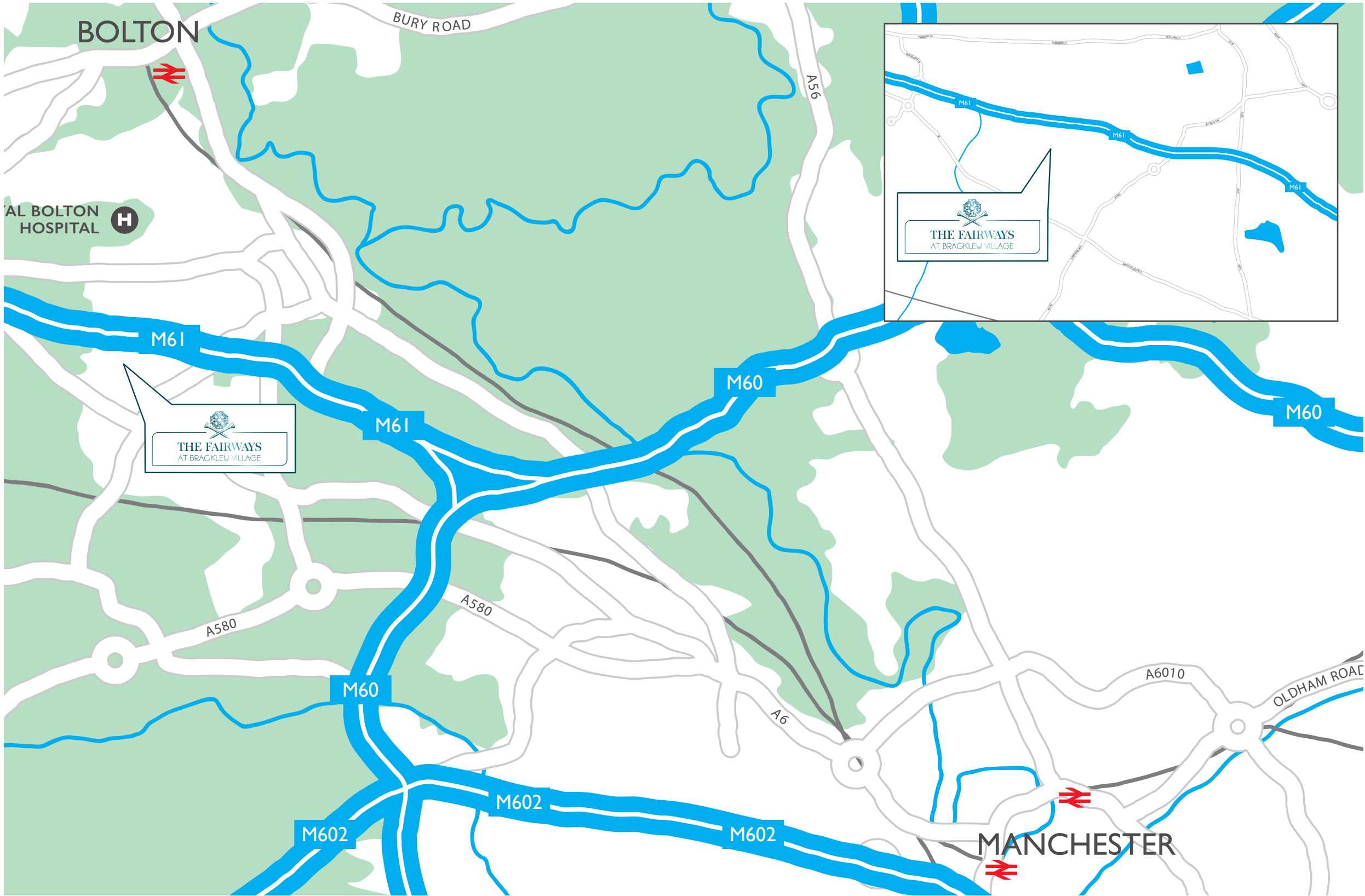
SALFORD QUAYS



BOLTON



MANCHESTER



BY CAR		
M61 Motorway	0.9 miles	
Supermarket	2 miles	
Walkden Railway Station	2.4 miles	
Manchester Airport	20 miles	
BY TRAIN		
Manchester Centre	18 mins	
Bolton	36 mins	
London	3 hours 13 mins	
ATTRACTIONS		
Ellesmere Centre	2.1 miles	
Clifton Country Park	4.5 miles	
RHS Bridgewater	4.6 miles	
Trafford Centre	8.2 miles	
Salford Quays	10 miles	
AMENITIES		
Wharton Primary School	0.5 miles	
Dukesgate Academy (Primary)	0.7 miles	
Mount St Joseph High School	1.5 miles	
Pine Tree Carvery	1.5 miles	
Essa Academy (Secondary)	2.2 miles	
Lugana Italian Restaurant	2.6 miles	

DIRECTIONS
Leave the M61 at Junction 4, take the first exit at the roundabout onto the A6 towards Salford. After 0.4 miles you will find us ready to welcome you on the left hand side.

FOR YOUR SAT NAV: BL5 1BZ



CUSTOMER CARE

We have a dedicated team who will adhere to our 5 star commitment and the New Homes Quality Code for Buyers, ensuring we always deliver the very best se.

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 are also a registered developer with the NHQC, which ensures you as a new homeowner are treated fairly and are fully informed about your purchase before and after signing your contract.



OUR CUSTOMERS



Lara

“The modern open-plan design is one of our favourite things about the home, and the moment I saw the skylight windows – I thought, ‘It’s just heavenly.’ We went to view the show homes and my daughter said Mum I don’t want to go home!”



Elaine and Andy

“Once we saw the showhome, we knew it was the one for us. We had looked at other developers but kept coming back to Countryside because of their reputation and the quality of their homes. We fell in love with the open plan layout of the house, it’s perfect for us and for our lifestyle.”

“WE JUST LOVE THE SKYLIGHTS IN THE KITCHEN! THE OPEN PLAN SPACE AND NATURAL LIGHT WERE BIG SELLING POINTS FOR US.”



James and Olivia

“We didn’t know anything about Assisted Move but the Countryside team explained how it all worked. They helped to sell my apartment, paid the estate agent fees, and let us put our reservation down while we waited. It was perfect. We were told it could take a few weeks – already a quick turnaround – but we never dreamed it would sell in one day!”



Anupam and Shrabanti

“We were getting increasingly worried about living with the baby in our previous apartment, as the heating was constantly on and our energy bills were rising. A house became available at Belle Vue Place, so we decided to go for it. We have noticed the house feels generally warmer, even in winter and we’ve not had to use the heating as much as when we were living in the apartment.”

THE NEXT STEPS



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 **tour** of our website from the comfort of your own home, **talk on the phone or online** or visit us at our **Sales Offices**.

We can even give you a tour in person or virtually of our stunning showhomes at your chosen or other live developments. Our website 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 **ways 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**.

We have a list of extras that you can purchase through us to **personalise your new home**, including flooring, kitchen upgrades and appliances, extra tiling to bathrooms, spotlights, media plates, 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 over 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**.

So what are you waiting for?

Book your appointment now and find your dream home today!

Personalise

YOUR COUNTRYSIDE HOME



	THE IRWELL	THE NEW WEAVER	THE LEA	THE BLYTH	THE NEW STAMFORD	THE ASHOP	THE ASHOP FCT	THE DUNHAM	THE BOWMONT	THE ASHLEY	THE OAKHAM
SQFT	662	865	932	1002	1005	1075	1075	1199	1262	1301	1317
Kitchen											
Choice of standard fitted kitchen (doors & worktops)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Choice of premium fitted kitchen (doors & 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, with stainless steel splashback and curved glass chimney hood	✓	✓	✓	✓	✓	✓	✓				
Hotpoint hob (75 cm) with built-in double high level oven, with glass splashback and curved glass chimney hood								✓	✓	✓	✓
Bosch (75cm) hob with built-in double high level oven, with glass splashback and stainless steel pyramid chimney hood											

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	THE IRWELL	THE NEW WEAVER	THE LEA	THE BLYTH	THE NEW STAMFORD	THE ASHOP	THE ASHOP FCT	THE DUNHAM	THE BOWMONT	THE ASHLEY	THE OAKHAM
SQFT	662	865	932	1002	1005	1075	1075	1199	1262	1301	1317
Kitchen											
Bosch (75cm) hob with two built-in single ovens at high level, with glass splashback and stainless steel chimney hood											
Pendant light fitting	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Pre-wired for under-unit lighting option	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
LED under-unit flexible strip lighting											
Fridge/freezer space	✓	✓	✓	✓	✓	✓	✓				
Indesit Integrated 50/50 fridge/freezer								✓	✓	✓	✓
Space for integrated dishwasher with plumbing and electrics	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Indesit Integrated dishwasher											
Space for washing machine with plumbing and electrics in kitchen	✓	✓	✓		✓						
Space for washing machine with plumbing and electrics in utility				✓		✓	✓	✓	✓	✓	✓
Bathrooms and en-suites(s)											
Ideal Standard contemporary white ConceptAir sanitaryware	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ideal Standard close coupled WC to cloakroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Handheld hair wash attachment		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shower over the bath (full height tiling to length and side of bath)	✓										
Ideal Standard low profile shower tray with glass enclosure to bedroom 1 en suite	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓
Bath in bedroom 1 en suite											
Second shower en suite to selected bedrooms											
Choice of standard Porcelanosa wall tiling (splashback, 450mm 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 to bathroom and en suite(s)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome towel warmer in bathroom and en suite(s)								✓	✓	✓	✓

	THE IRWELL	THE NEW WEAVER	THE LEA	THE BLYTH	THE NEW STAMFORD	THE ASHOP	THE ASHOP FCT	THE DUNHAM	THE BOWMONT	THE ASHLEY	THE OAKHAM
SQFT	662	865	932	1002	1005	1075	1075	1199	1262	1301	1317
Doors and windows											
Front door with multi-point security locking system and security chain	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome plated front door numerals	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PVCu double glazing to windows	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Double glazed PVCu French doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Powder coated aluminium double glazed bi-fold doors											
Internal cottage style pre-primed doors with brass satin finish handles	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Paving outside French/bifold door and path to garage personal door (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
General											
White painted walls and smooth white ceilings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Combined USB/double sockets in kitchen and bedroom 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Multimedia point in living room	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV point to bedroom 1 and family room (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Master telephone socket to lounge and study (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fitted external tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External light fitted to front porch and wiring for external light to rear door	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mains wired smoke detectors with battery backup	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Battery powered carbon monoxide detector (wall mounted) to be provided for each floor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Power and lighting to 'on plot' garage (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Enclosed fenced rear garden, and garden gate (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Landscaped front gardens	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
NHBC Buildmark cover	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
First two years' customer service support from Countryside Homes	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

DEVELOPMENT PLAN



THE FAIRWAYS
AT BRACKLEY VILLAGE

2 bedroom home

Irwell

3 bedroom home

New Weaver

Lea

Blyth

New Stamford

Ashop

Ashop FCT

4 bedroom home

Dunham

Bowmont

Ashley

Oakham

Pre sold

2 bedroom homes

3 bedroom homes

4 bedroom homes



This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and housetype with the Sales Consultant. Development layout plan correct at time of production. 5th June 2024. 0630.004.

THE IRWELL

TWO BEDROOM HOME

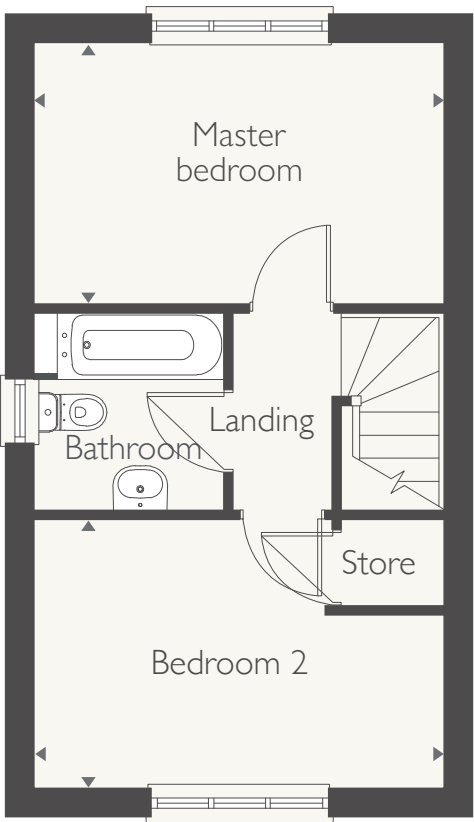
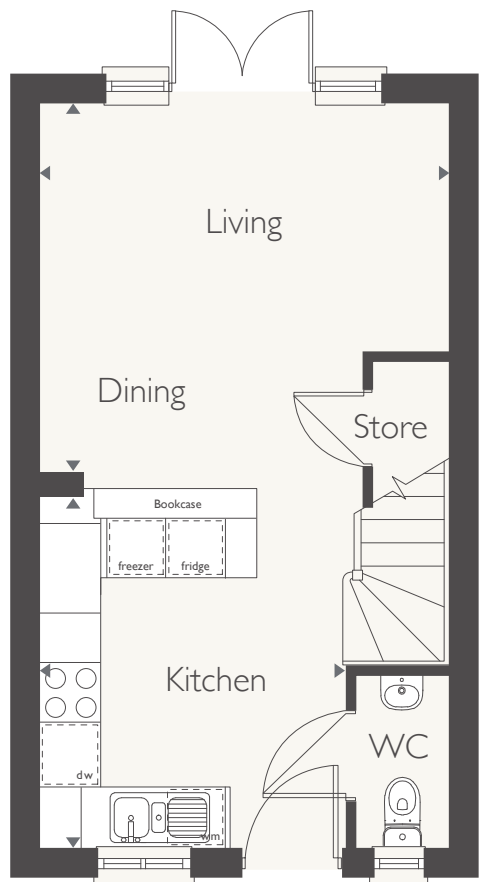


COUNTRYSIDE
Homes

THE IRWELL

TWO BEDROOM HOME

662 SQFT
61.5 M²



INTERNAL IMAGE



FEATURES:

- Stylish open-plan kitchen/dining/living room with French doors leading to the garden
- Convenient store room and separate WC
- Spacious master bedroom
- One further well proportioned bedroom
- Modern family bathroom

GROUND FLOOR

LIVING/DINING ROOM	4.11M X 3.96M	13'6" X 13'
KITCHEN	3.10M X 3.55M	10'2" X 11'8"

FIRST FLOOR

MASTER BEDROOM	4.11M X 2.61M	13'6" X 8'7"
BEDROOM 2	4.11M X 2.74M	13'6" X 9'



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 housetypes 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 – 30th June 2023, The Irwell, Revision F/A, RB 8335.002.

THE NEW WEAVER

THREE BEDROOM HOME

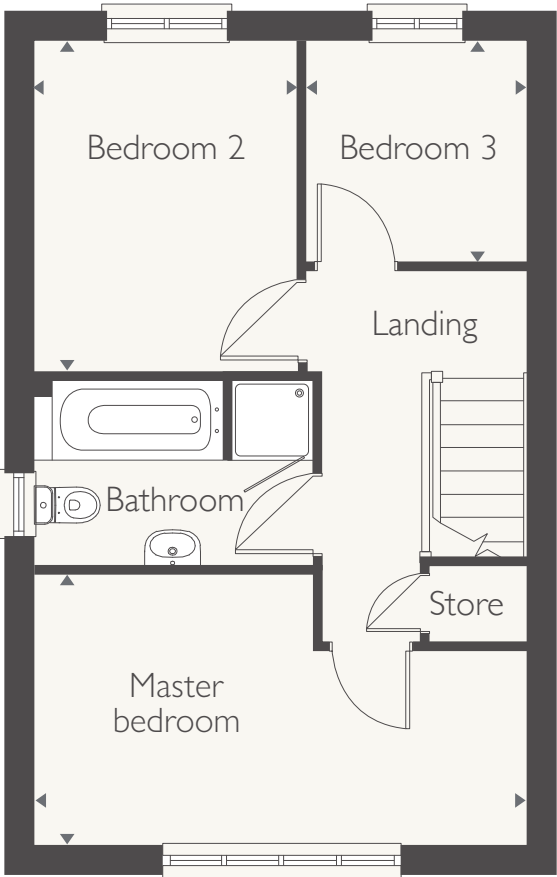
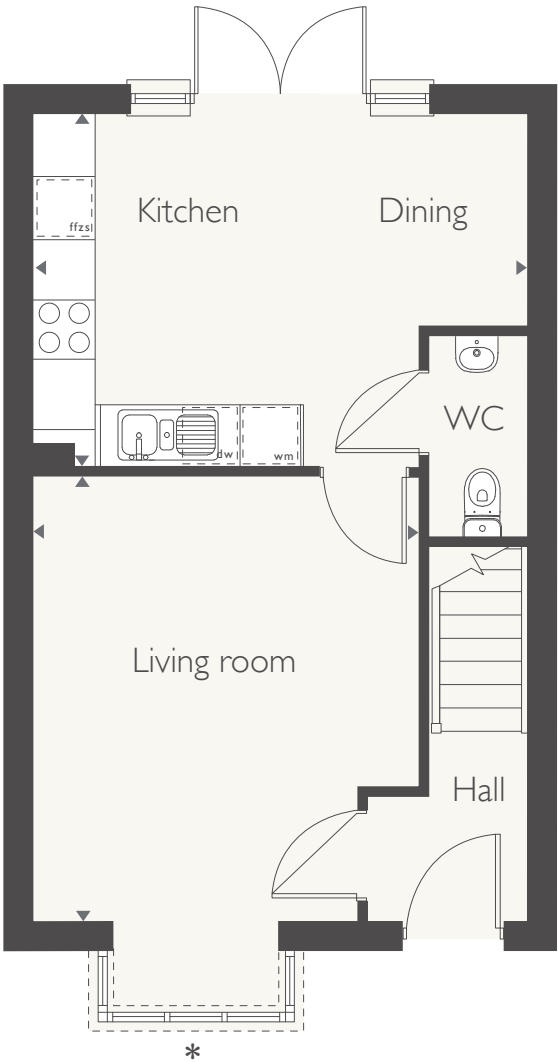


COUNTRYSIDE
Homes

THE NEW WEAVER

THREE BEDROOM HOME

865 SQFT
79.5 M²



INTERNAL IMAGE



FEATURES:

- Spacious living room with contemporary bay window*
- Stylish open-plan kitchen/dining room
- French doors leading to rear garden
- Convenient downstairs WC
- Three well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle

GROUND FLOOR

KITCHEN/DINING	4.93M X 3.54M	16'2" X 11'7"
LIVING ROOM	3.87M X 4.42M	12'8" X 14'6"

FIRST FLOOR

MASTER BEDROOM	4.93M X 2.74M	16'2" X 9'
BEDROOM 2	2.64M X 3.28M	8'8" X 10'9"
BEDROOM 3	2.23M X 2.24M	7'4" X 7'4"

■ SVP

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THE LEA
THREE BEDROOM HOME

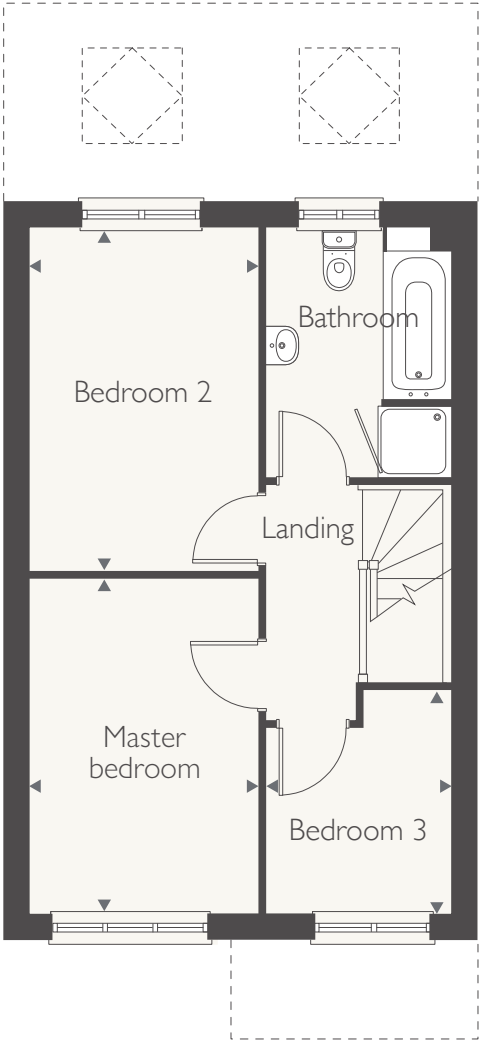
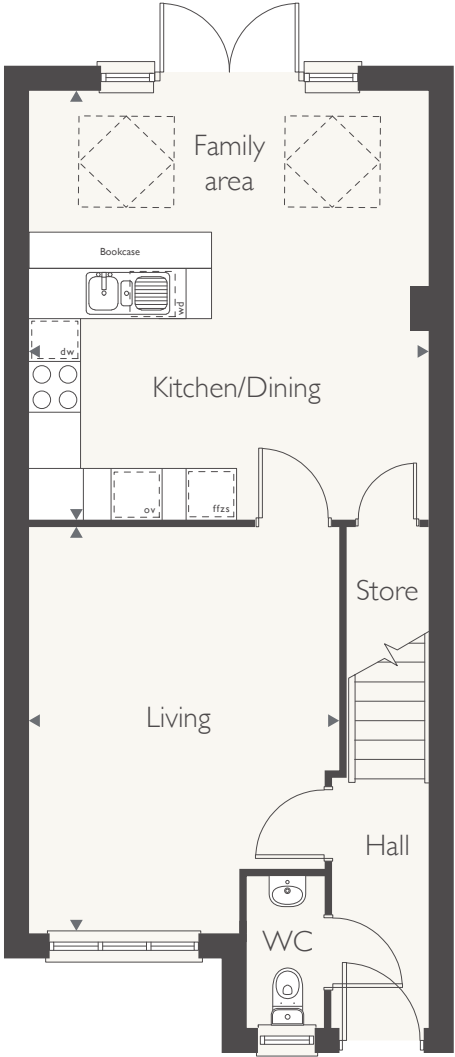


COUNTRYSIDE
Homes

THE LEA

THREE BEDROOM HOME

932 SQFT
86.5 M²



INTERNAL IMAGE



FEATURES:



- Spacious living room
- Stylish open-plan kitchen and dining/family room
- Impressive skylight windows and French doors leading to rear garden
- Under the stairs storage and a convenient downstairs WC
- Three well-proportioned bedrooms, including two doubles
- Modern family bathroom

GROUND FLOOR

KITCHEN/DINING/ FAMILY ROOM	4.79M X 5.11M	15'9" X 16'9"
LIVING ROOM	3.73M X 4.88M	12'3" X 16'

FIRST FLOOR

MASTER BEDROOM	2.63M X 3.83M	8'8" X 12'7"
BEDROOM 2	2.63M X 3.93M	8'8" X 12'11"
BEDROOM 3	2.09M X 2.61M	6'10" X 8'7"

 Skylight windows
 SVP

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THE BLYTH

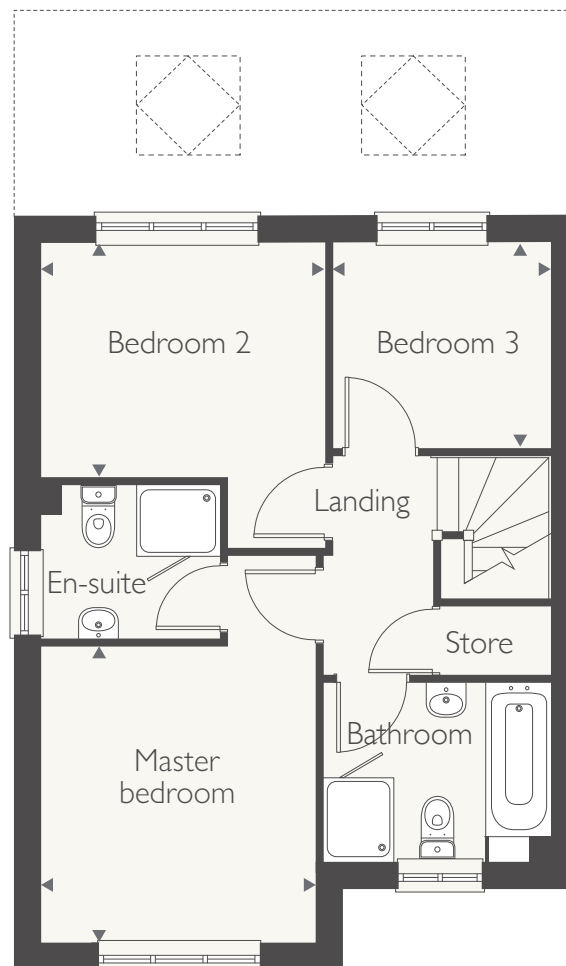
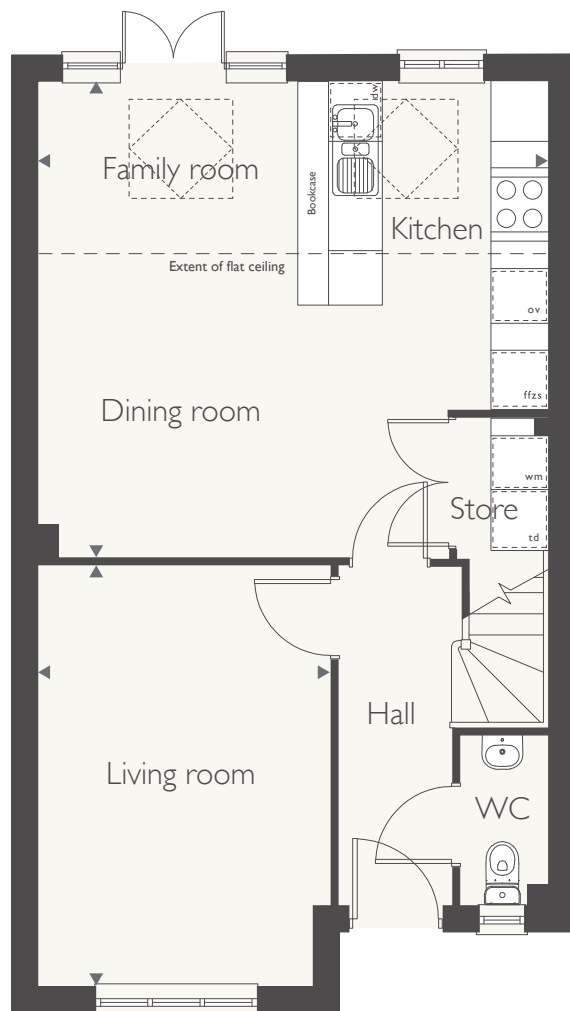
THREE BEDROOM HOME



COUNTRYSIDE
Homes

THREE BEDROOM HOME

1002 SQFT

93.1 M²

INTERNAL IMAGE



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
- Master bedroom and en-suite with shower cubicle
- Two further well-proportioned bedrooms
- Modern family bathroom

GROUND FLOOR

KITCHEN/DINING/ FAMILY ROOM	5.58M X 5.26M	18'4" X 17'3"
LIVING ROOM	3.22M X 4.61M	10'7" X 15'2"

FIRST FLOOR

MASTER BEDROOM	3M X 3.26M	9'10" X 10'8"
BEDROOM 2	3.11M X 2.61M	10'3" X 8'7"
BEDROOM 3	2.41M X 2.26M	7'11" X 7'5"



 Skylight windows



SVP

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THE NEW STAMFORD

THREE BEDROOM HOME



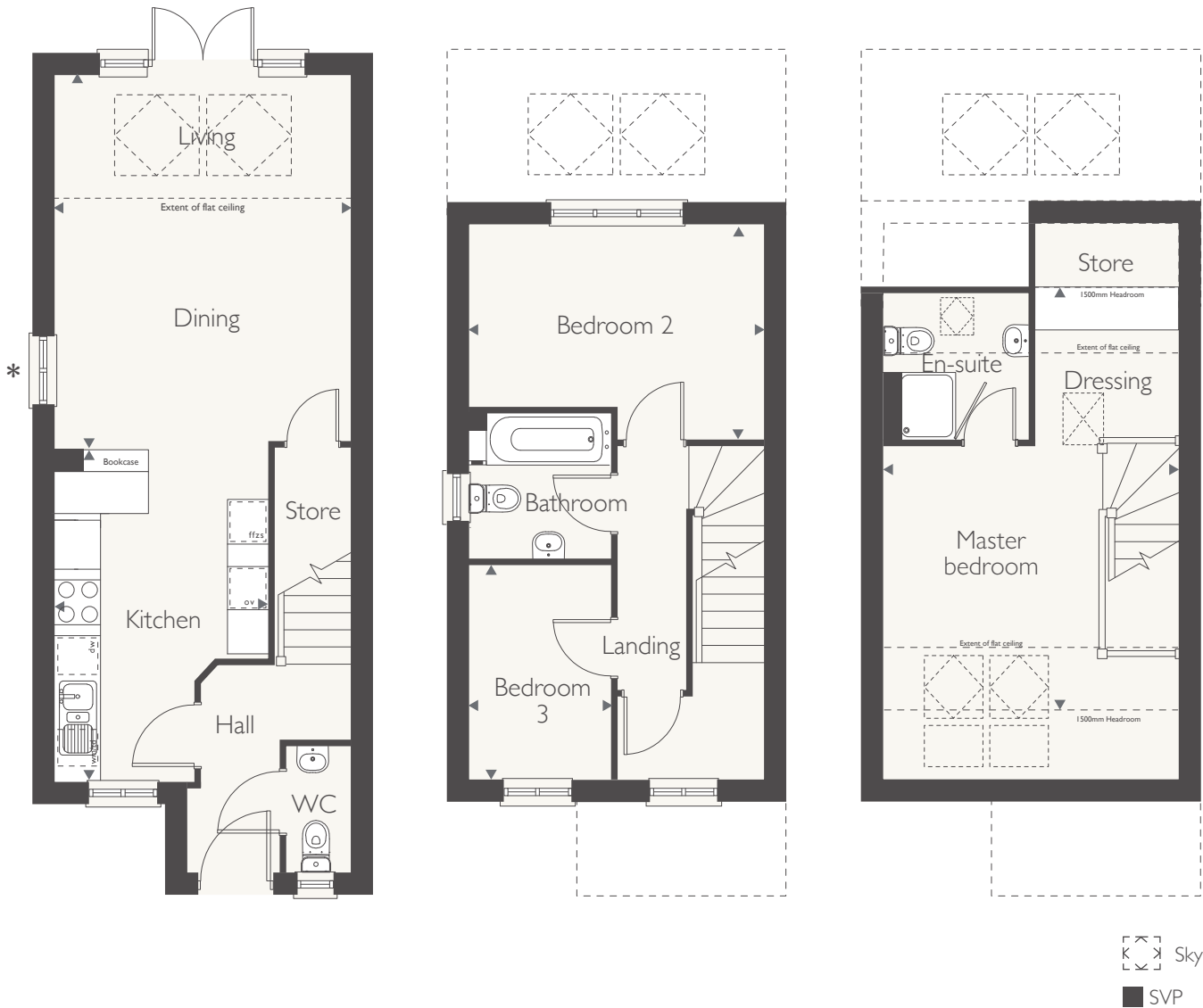
COUNTRYSIDE
Homes

THE NEW STAMFORD

THREE BEDROOM HOME

1005 SQFT

93.4 M²



INTERNAL IMAGE



FEATURES:

- Open-plan kitchen/dining and living room
- Impressive skylight windows and French doors leading to rear garden
- Convenient downstairs store room and WC
- Private master bedroom with en-suite, dressing area and skylight windows
- Two further well-proportioned bedrooms
- Modern family bathroom

GROUND FLOOR

KITCHEN	2.94M X 4.48M	9'8" X 14'9"
LIVING/DINING	4.00M X 5.04M	13'2" X 16'7"

FIRST FLOOR

BEDROOM 2	4.00M X 2.93M	13'2" X 9'8"
BEDROOM 3	1.94M X 2.91M	6'4" X 9'7"

SECOND FLOOR

MASTER BEDROOM	4.00M X 5.62M [#]	13'2" X 18'5"
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[#]HEADROOM OVER 1.5M

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THE ASHOP

THREE BEDROOM HOME



COUNTRYSIDE
Homes

THE ASHOP

THREE BEDROOM HOME

1075 SQFT
99.87 M²



INTERNAL IMAGE



FEATURES:



- Stylish open-plan kitchen and dining/family room
- Impressive skylight windows and French doors leading to rear garden
- Master bedroom with en-suite
- Two further well-proportioned bedrooms
- Modern family bathroom

GROUND FLOOR

KITCHEN/DINING/ FAMILY ROOM	6.02M X 5.28M	19'9" X 17'4"
LIVING ROOM	4.35M X 3.09M	14'4" X 10'2"

FIRST FLOOR

MASTER BEDROOM	3.64M X 3.10M	11'11" X 10'2"
BEDROOM 2	2.65M X 3.20M	8'8" X 10'6"
BEDROOM 3	2.14M X 2.57M	7' X 8'5"

 Skylight windows
 SVP

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THE ASHOP FCT

THREE BEDROOM HOME



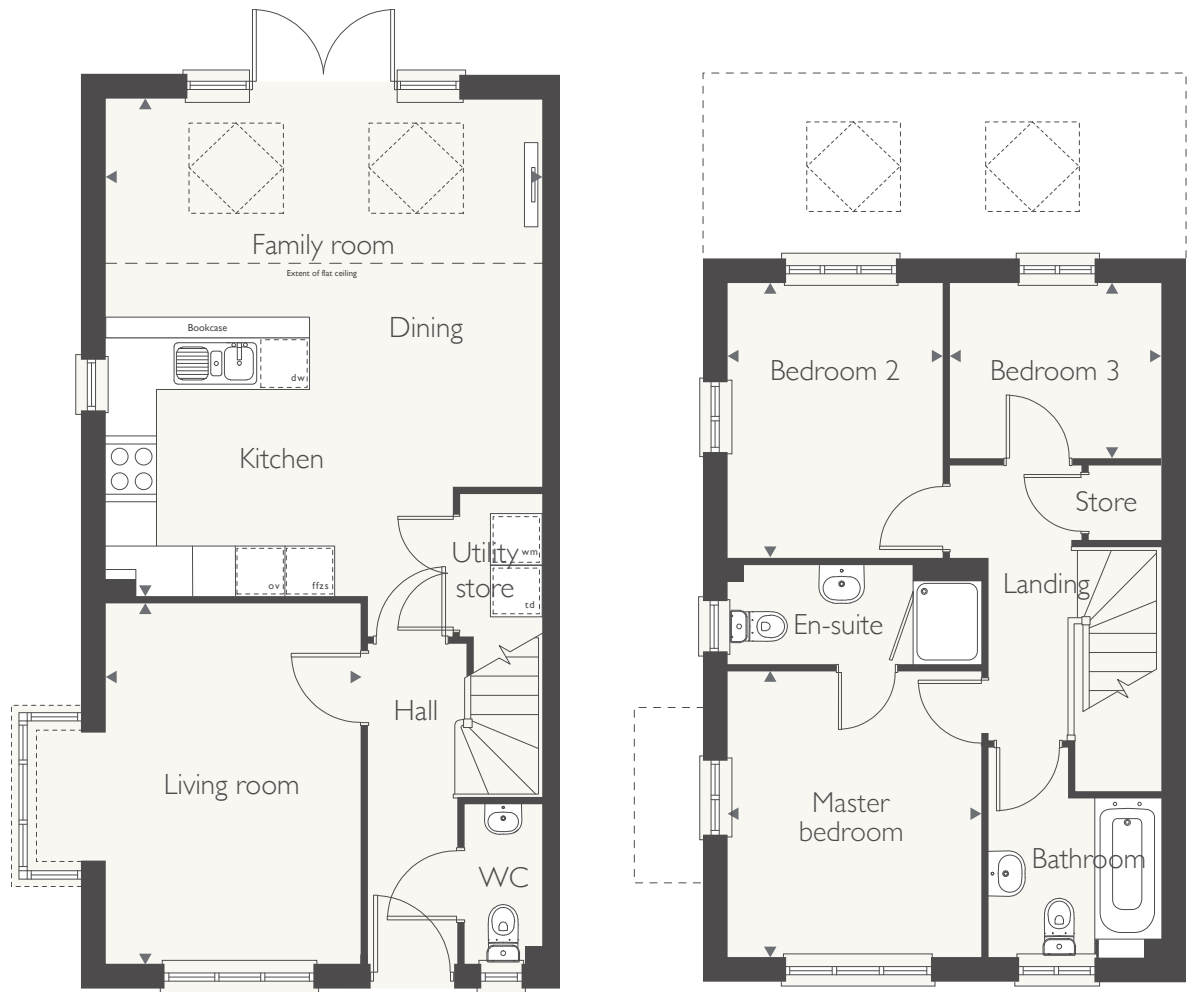
COUNTRYSIDE
Homes

THE ASHOP FCT

THREE BEDROOM HOME

1075 SQFT

99.87 M²



INTERNAL IMAGE



FEATURES:

- Stylish open-plan kitchen and dining/family room
- Impressive skylight windows and French doors leading to rear garden
- Master bedroom with en-suite
- Two further well-proportioned bedrooms
- Modern family bathroom

GROUND FLOOR

KITCHEN/DINING/ FAMILY ROOM	5.28M X 6.02M	17'4" X 19'9"
LIVING ROOM	3.03M X 4.35M	9'11" X 14'4"

FIRST FLOOR

MASTER BEDROOM	3.10M X 3.50M	10'2" X 11'6"
BEDROOM 2	2.64M X 3.35M	8'8" X 11'
BEDROOM 3	2.58M X 2.14M	8'5" X 7'

 Skylight windows

 SVP

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THE DUNHAM

FOUR BEDROOM HOME

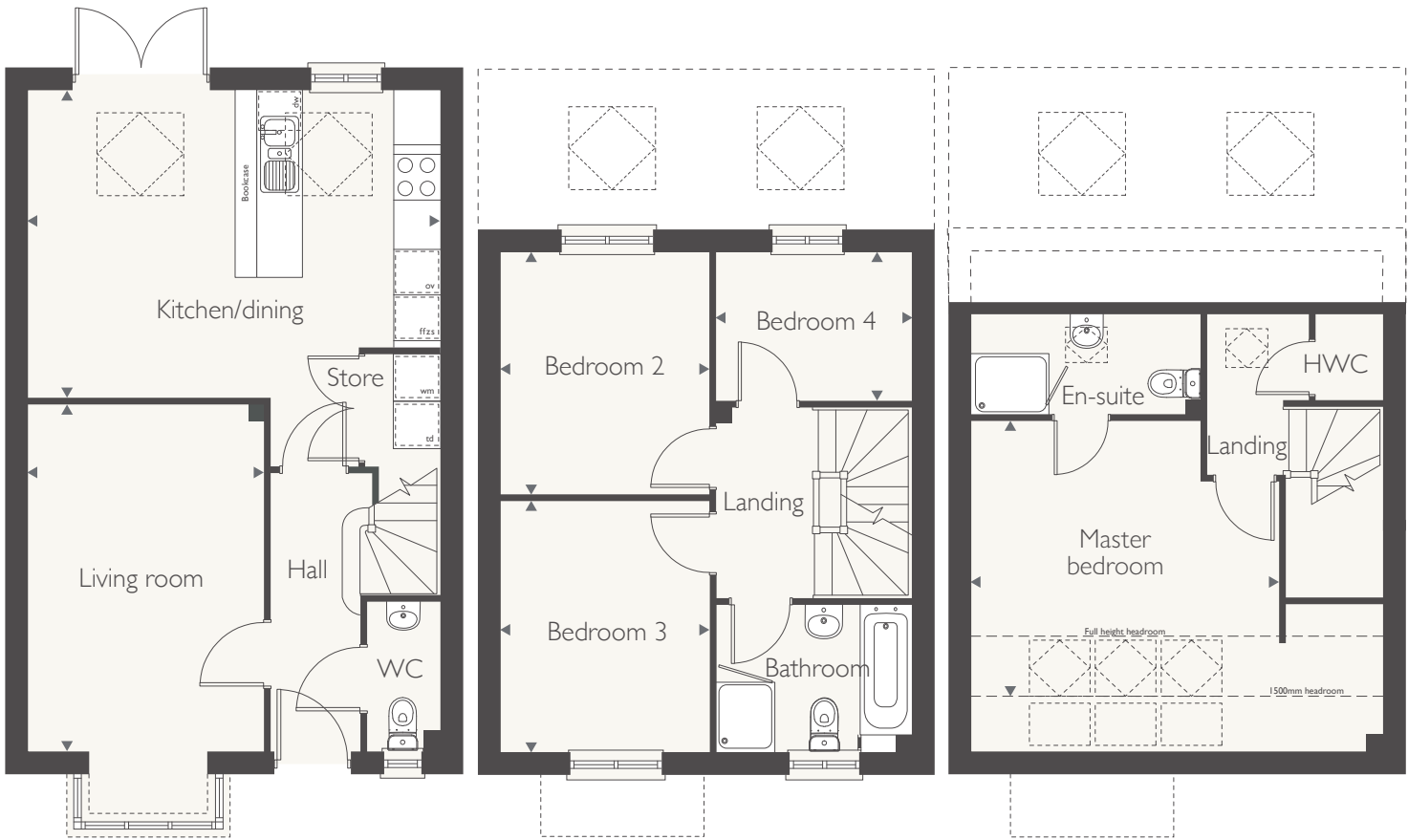


COUNTRYSIDE
Homes

THE DUNHAM

FOUR BEDROOM HOME

1199 SQFT
111.3 M²



INTERNAL IMAGE



FEATURES:

- Stylish open-plan kitchen/dining room
- Impressive skylight windows and French doors
- Spacious separate living room with beautiful bay window
- Convenient downstairs utility room, WC and integral garage access
- Private master bedroom with en-suite and skylight windows
- Three further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle

GROUND FLOOR

KITCHEN/DINING	5.43M X 4.05M	17'10" X 13'4"
LIVING ROOM	3.12M X 4.56M	10'3" X 15'

FIRST FLOOR

BEDROOM 2	2.78M X 3.21M	9'1" X 10'6"
BEDROOM 3	2.78M X 3.33M	9'1" X 10'11"
BEDROOM 4/OFFICE	2.59M X 1.97M	8'6" X 6'6"

SECOND FLOOR

MASTER BEDROOM	4.08M X 3.57M	13'5" X 11'9"
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THE
BOWMONT
FOUR BEDROOM HOME



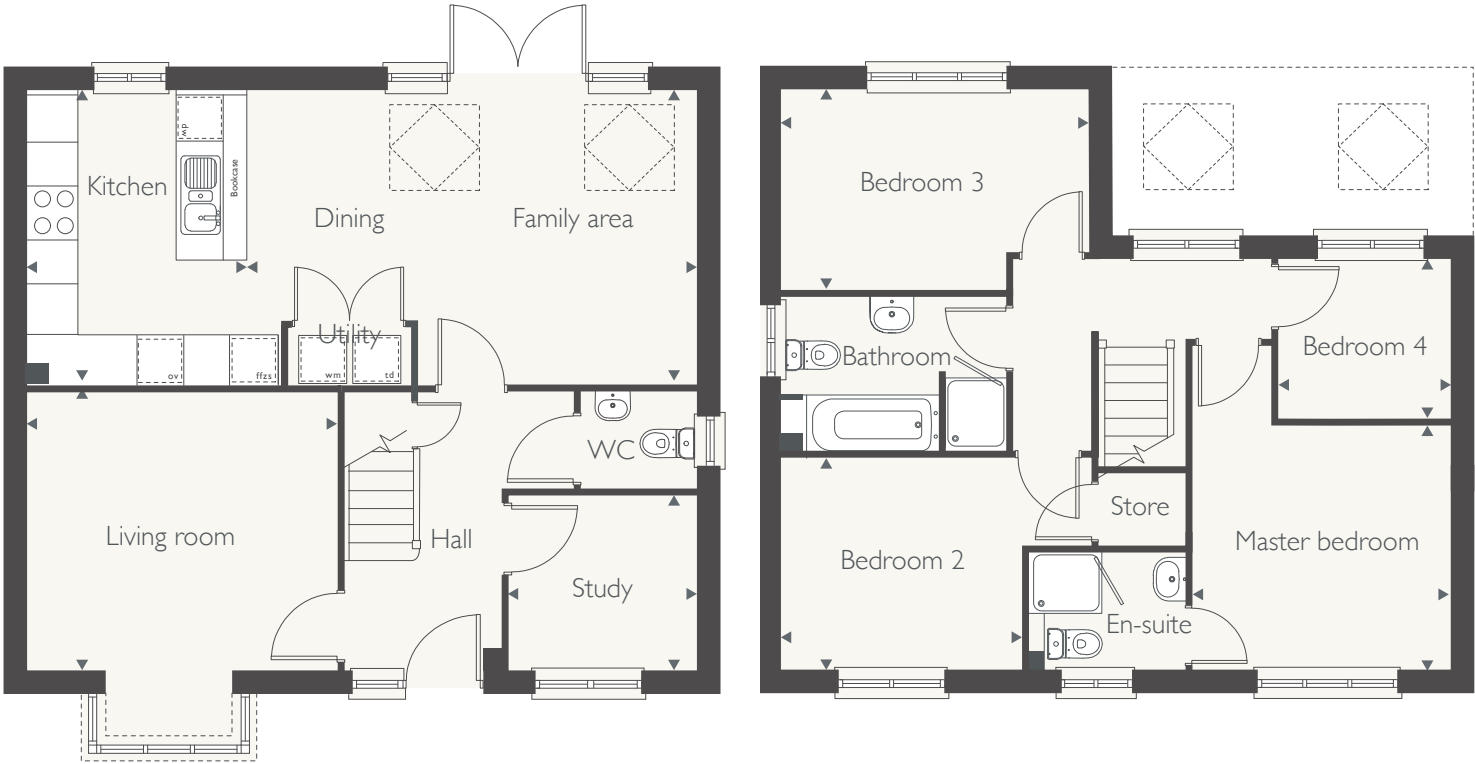
COUNTRYSIDE
Homes

THE BOWMONT

FOUR BEDROOM HOME

1262 SQFT

117.2 M²



INTERNAL IMAGE



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

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"

 Skylight windows

 SVP

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THE ASHLEY

FOUR BEDROOM HOME

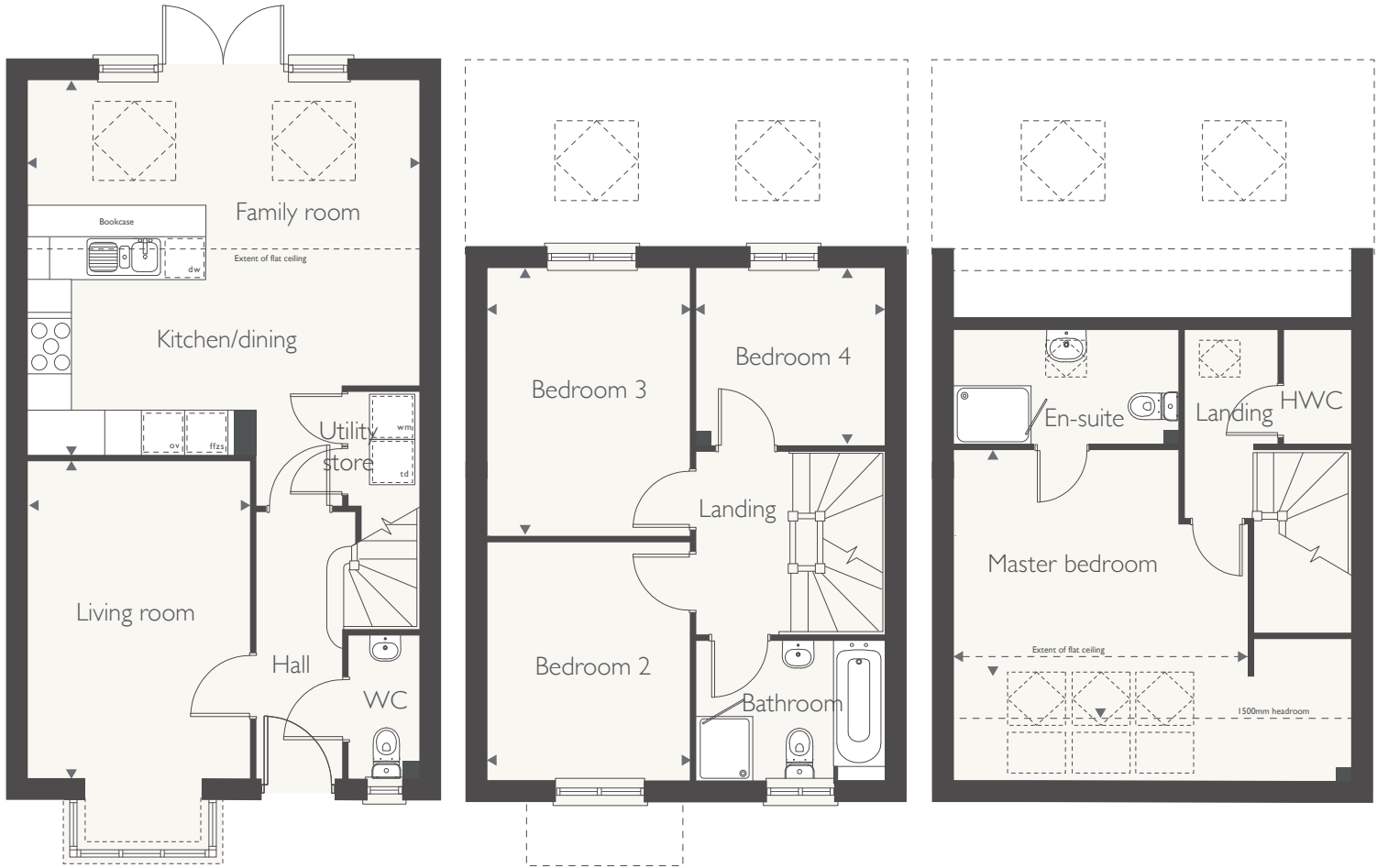


COUNTRYSIDE
Homes

THE ASHLEY

FOUR BEDROOM HOME

1301 SQFT
120.8 M²



INTERNAL IMAGE



FEATURES:

- Stylish open-plan family/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

GROUND FLOOR

KITCHEN/DINING/ FAMILY ROOM	5.39M X 5.13M	17'8" X 16'10" (L SHAPE)
LIVING ROOM	3.08M X 4.34M	10'1" X 14'3"

FIRST FLOOR

BEDROOM 2	2.74M X 3.29M	9'0" X 10'10"
BEDROOM 3	2.74M X 3.62M	9'0" X 11'11"
BEDROOM 4/OFFICE	2.55M X 2.38M	8'5" X 7'10"

SECOND FLOOR

MASTER BEDROOM	4.02M X 3.74M	13'2" X 12'3"
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Skylight windows

C/C = Cylinder cupboard

SVP

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THE OAKHAM

FOUR BEDROOM HOME



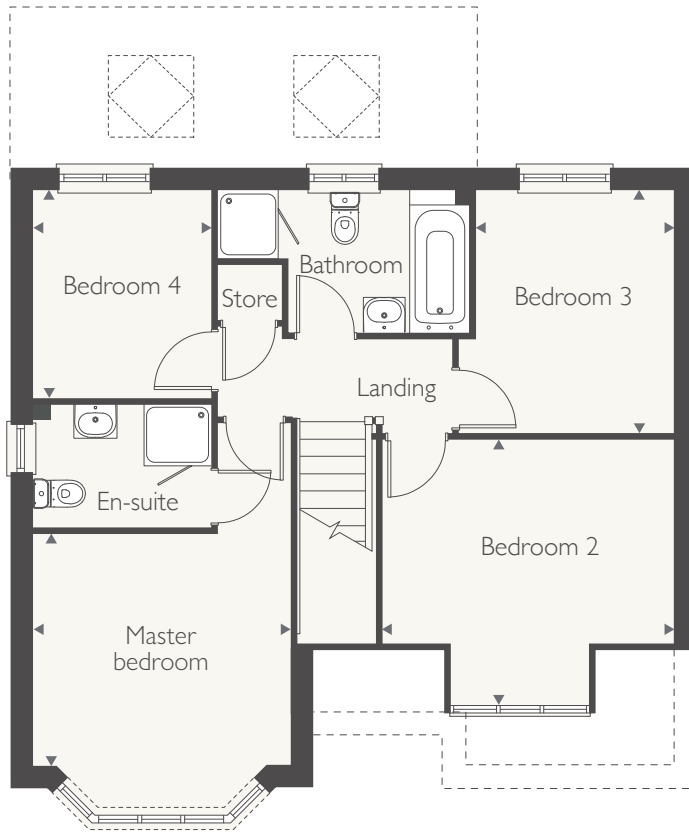
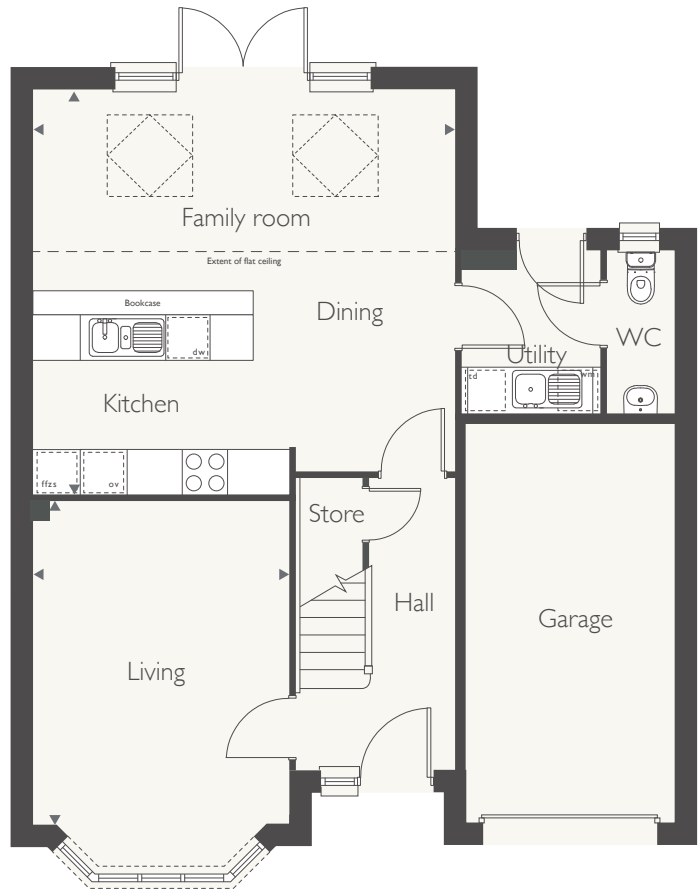
COUNTRYSIDE
Homes

THE OAKHAM

FOUR BEDROOM HOME

1317 SQFT

122.5 M²



INTERNAL IMAGE



FEATURES:

- Spacious living room with stylish bay window
- Stylish open-plan kitchen/dining/family room
- Impressive skylight windows and French doors leading to rear garden
- Convenient downstairs utility room, WC
- Master bedroom with en-suite and large bay window
- Three further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle

GROUND FLOOR

KITCHEN/DINING/ FAMILY ROOM	5.40M X 5.60M	17'9" X 18'5"
LIVING ROOM	4.25M X 3.41M	14' X 11'2"

FIRST FLOOR

MASTER BEDROOM	3.05M X 3.41M	10' X 11' 3"
BEDROOM 2	3.54M X 3.90M	11'8" X 12'10"
BEDROOM 3	3.22M X 2.62M	10'7" X 8'8"
BEDROOM 4/OFFICE	2.77M X 2.39M	9'1" X 7'10"

 Skylight windows

C/C = Cylinder cupboard

 SVP

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THE FAIRWAYS AT BRACKLEY VILLAGE

The Fairways at Brackley Village, Salford Road, Little Hulton
For your Sat Nav: BL5 1BZ

0161 516 7268

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Birchwood
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WA3 6XG
T: 01925 248912

Group Head Office
Vistry Group
11 Tower View
Kings Hill
West Malling
Kent
ME19 4UY

 @Countryside_homes_uk

 @Countryside_PS



COUNTRYSIDE
Homes

*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 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. Distances and travel times taken from www.google.co.uk/maps. Countryside Partnerships - Online version June 2023. 0630.004.