



SISKIN PARK  
WYNWARD



A COLLECTION OF  
3 & 4 BEDROOM HOMES  
[siskinpark.co.uk](http://siskinpark.co.uk)



COUNTRYSIDE  
Homes





SISKIN PARK

## BEAUTIFULLY DESIGNED HOMES

Countryside Homes is proud to introduce Siskin Park, an exciting development of beautifully designed homes in a superb location. Here you'll find a selection of 189 stunning three and four bedroom homes, with something to suit everyone.

Nestled in the village of Wynyard, this unique development benefits from woodland views to one side and open fields to the other for quaint rural living close to local amenities.

All Countryside homes are built to the highest quality and feature our outstanding specification as standard, so whether you're a first-time buyer or looking to upgrade your family home, Siskin Park is the perfect place to put down roots.



## 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?' insert.

THE NEW STAMFORD

Selected features are included where housetype size allows.

SISKINPARK.CO.UK





# LOCAL AREA...

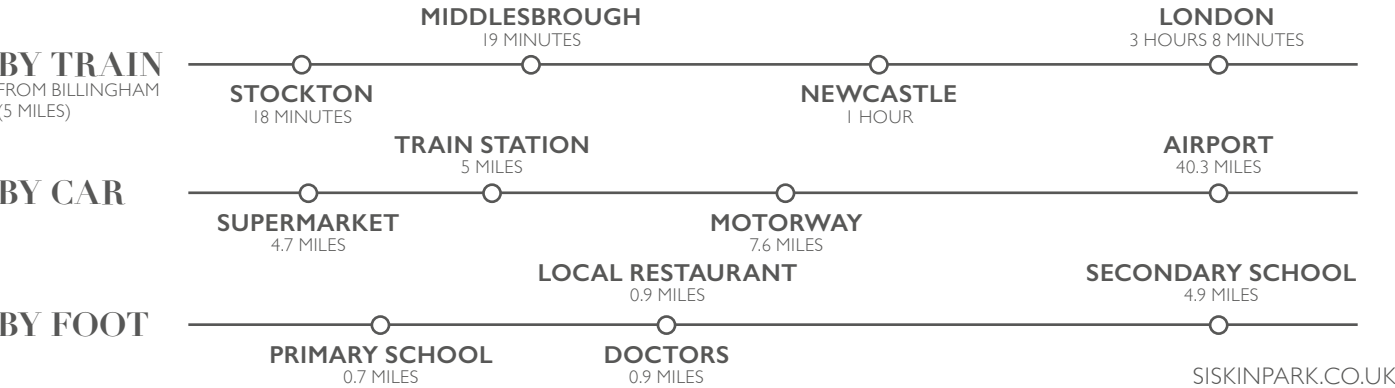
Siskin Park is a key part of an exciting new development programme of new homes, modern workspaces and leisure facilities. The local Billingham town centre market is open every Monday and Saturday. For a more extensive shopping experience, both Stockton town centre and Middlesbrough town centre are less than three miles away.

The iconic Wynyard Hall is conveniently located five minutes away by car. With breathtaking gardens and woodland walks, this is the perfect picnic spot for a family excursion.

Tees Barrage International White Water Centre in Stockton is a superb day out, offering a range of watersports. The facility recently underwent a £4.6m upgrade making it one of the best in the world.

For the little ones, Wynyard C of E Primary School is under a mile away and is rated outstanding by Ofsted. For older children, Northfield School & Sports College is also less than a mile away on an easy bus route.

# TRANSPORT LINKS





A scenic photograph of Durham Cathedral, a large Gothic-style stone building with multiple towers and spires, situated on a steep hill. The hill is covered in dense trees with vibrant autumn foliage in shades of orange, yellow, and green. In the foreground, a calm river reflects the cathedral and the surrounding landscape. A few stone buildings with red-tiled roofs are visible at the base of the hill near the water.

## CLOSE TO THE CITY

Located along the scenic River Wear, Durham is a dynamic city with lots to offer. Home to castles skirting riversides, deer-filled parks and museums that document the city's impressive heritage, there's no shortage of things to do.

Durham is a hotspot for shoppers, with its thriving town centre and Dalton Park – the biggest outlet shopping centre in the region – has a variety of high street and designer stores to suit everyone. If retail therapy isn't what you're looking for, take a culture trip to the iconic cathedral or Crook Hall, which dates all the way back to the 13th century.

For outdoor adventures, look no further than the Durham Dales where you can walk or cycle along the picturesque Derwent Reservoir and stop for a bite to eat at the Millshield picnic site.

With stunning dales and breathtaking coastlines, Durham holds its own as a jewel in the crown of the north-east.



# ABOUT US

Countryside Homes 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.**



## 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 Homes.

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 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](http://www.consumercode.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 **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, 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 Homes 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, green open spaces 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 NEW ASHBOURNE

## CUSTOMER STORIES



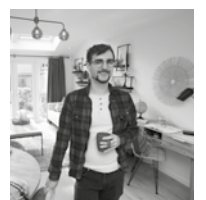
**Suzanne & John**

"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**

"Countryside's Ellesmere 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."

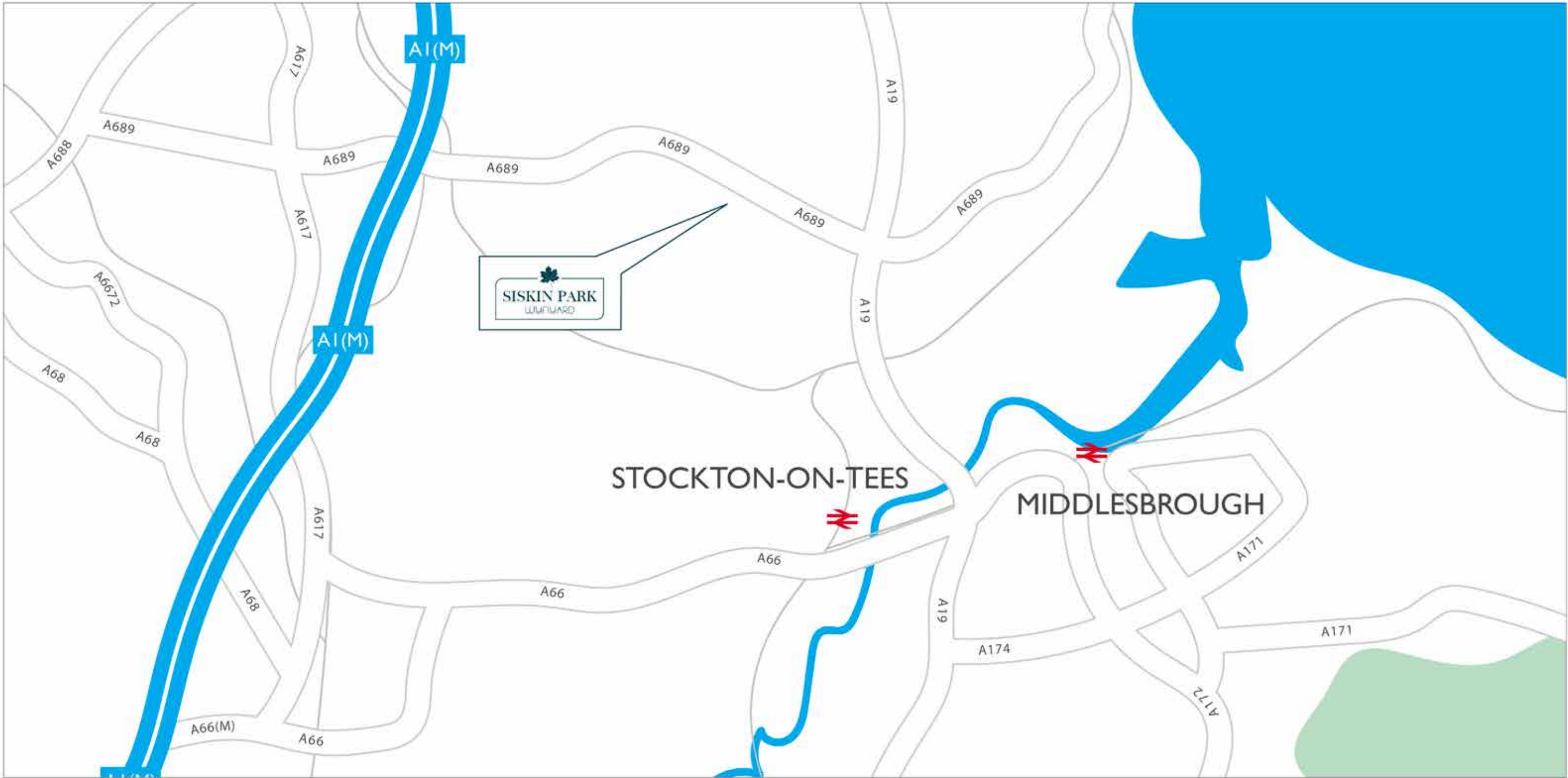


**James**

"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 A1(M)

From J60 of the A1(M) take the A689 towards Hartlepool. At Bradbury Interchange, take the 1st exit onto A689 and continue along Hartlepool Rd/A689 for approximately 7 miles crossing two roundabout. At the third roundabout, take the 3rd exit onto The Wynd and then take your next left. You will find the Siskin Park Sales Office on the right after just 0.3 miles.

## FOR YOUR SAT NAV: TS22 5NN

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

 @Countryside\_PS

 @countryside\_homes\_uk

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 - Online version May 2022. 8273.016.

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# SITE PLAN





# THE NEW WEAVER

THREE BEDROOM HOME



COUNTRYSIDE  
Homes

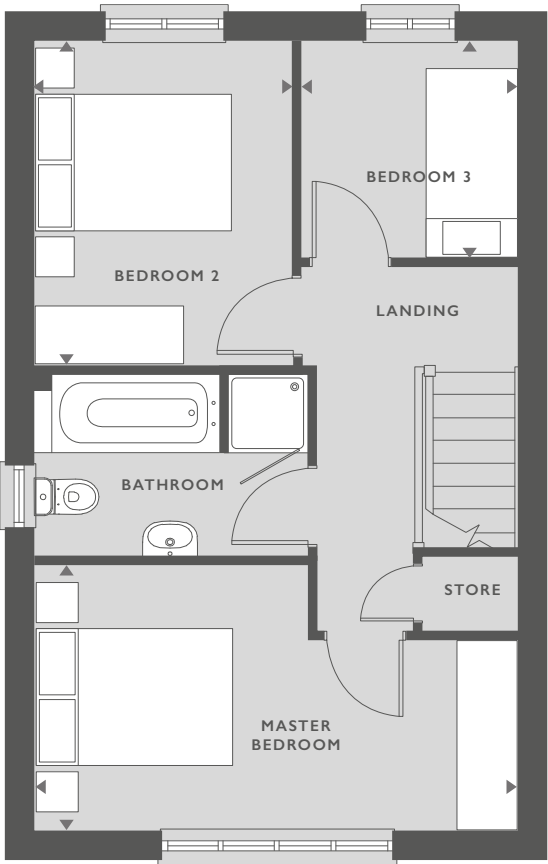
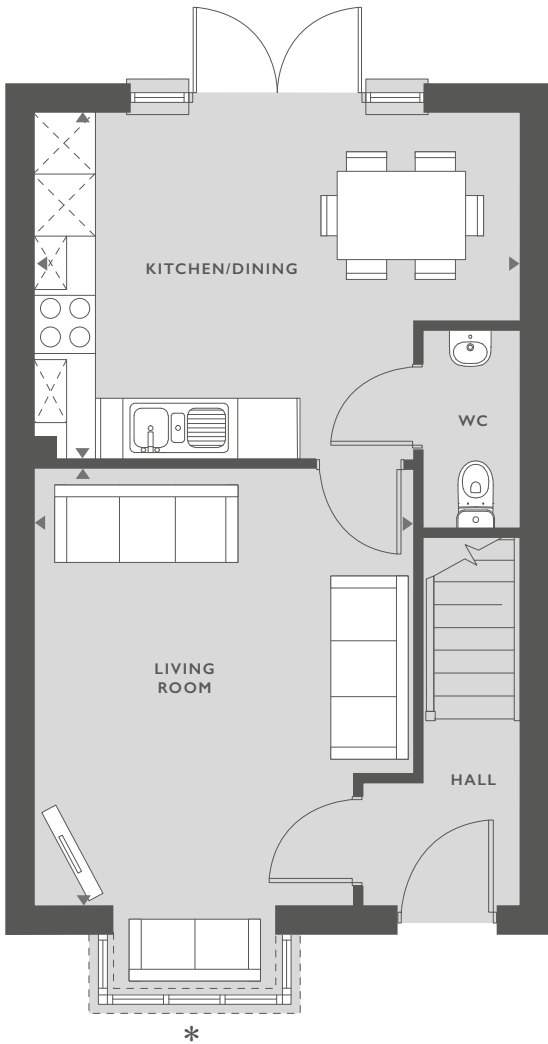


# THE NEW WEAVER

## THREE BEDROOM HOME

865 SQFT

79.5 M<sup>2</sup>



### 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 decorated with Porcelanosa tiles

### 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

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

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# THE LONGFORD SEMI

THREE BEDROOM HOME



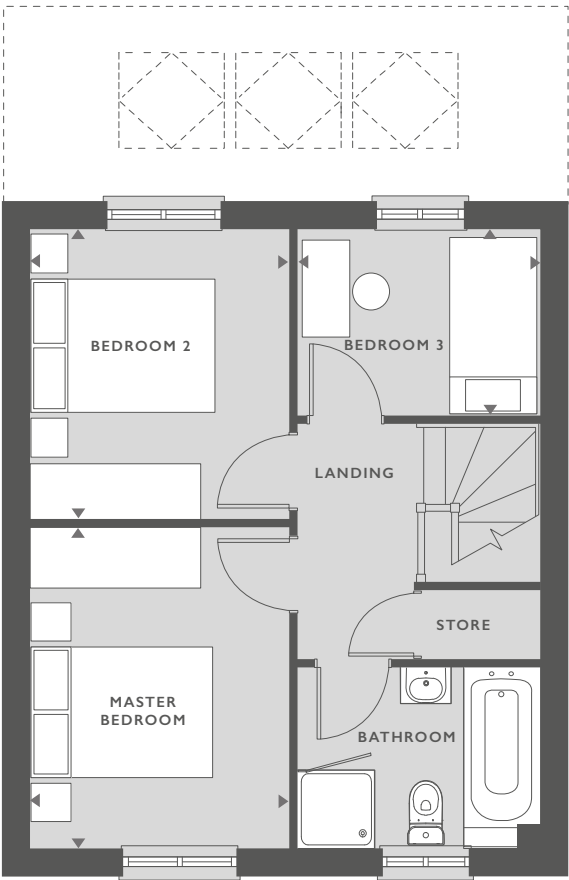
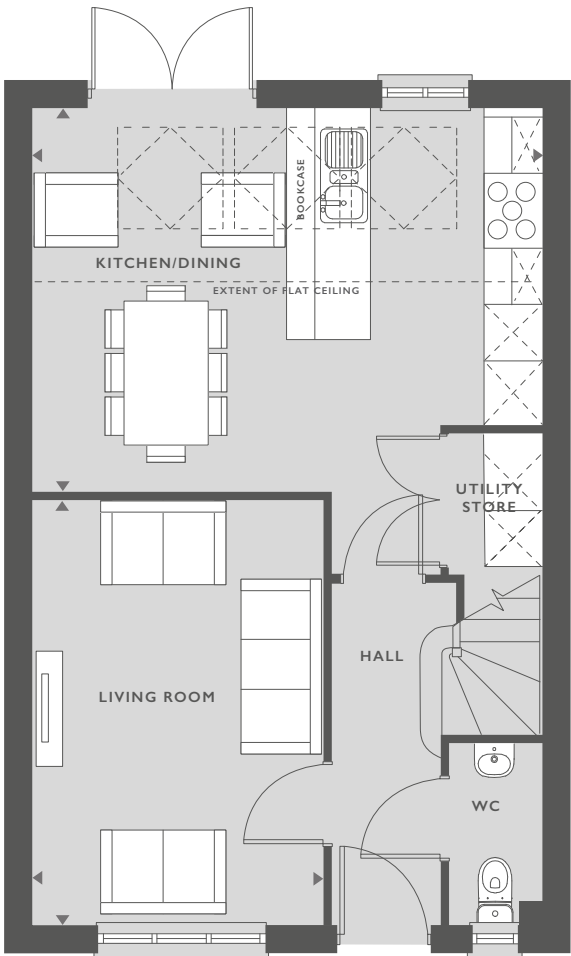
COUNTRYSIDE  
Homes



# THE LONGFORD SEMI

## THREE BEDROOM HOME

893 SQFT  
82.9 M<sup>2</sup>



### FEATURES:

- Stylish open-plan 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	5.39M X 4.07M	17'8" X 13'4"
LIVING ROOM	3.09M X 4.49M	10'2" X 14'9"

### FIRST FLOOR

MASTER BEDROOM	2.74M X 3.40M	9' X 11'2"
BEDROOM 2	2.74M X 3.06M	9' X 10'1"
BEDROOM 3/STUDY	1.97M X 2.56M	6'6" X 8'5"



Skylight windows

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# THE BLYTH

THREE BEDROOM HOME



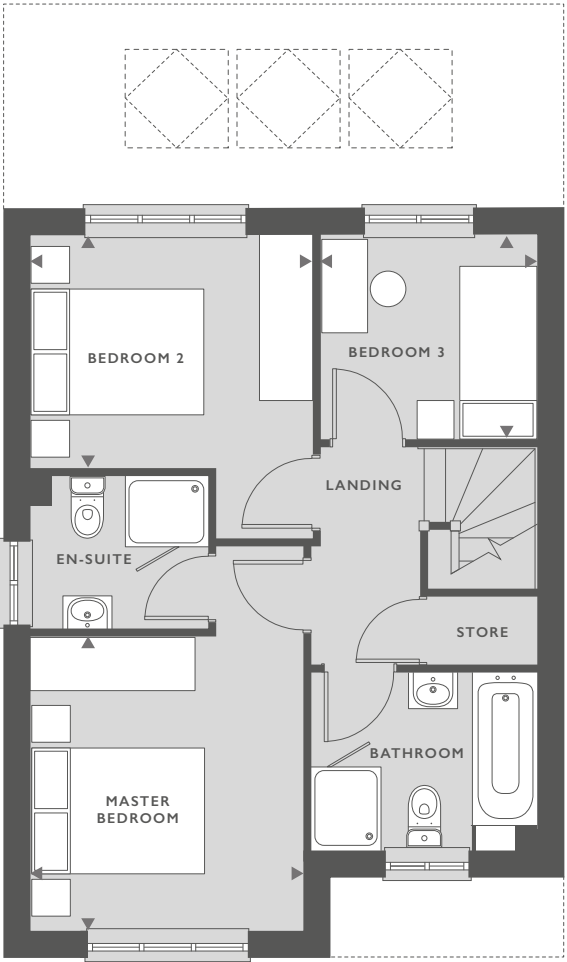
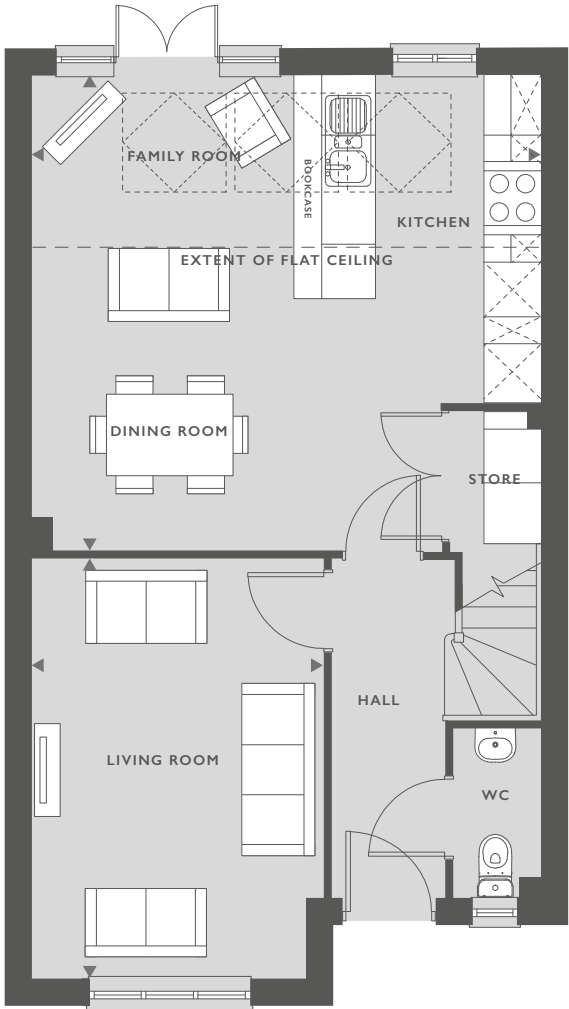
COUNTRYSIDE  
Homes



# THE BLYTH

## THREE BEDROOM HOME

1002 SQFT  
93.1 M<sup>2</sup>



### 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 and en-suite with shower cubicle
- Two further well-proportioned bedrooms
- Modern family bathroom decorated with Porcelanosa tiles

### 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

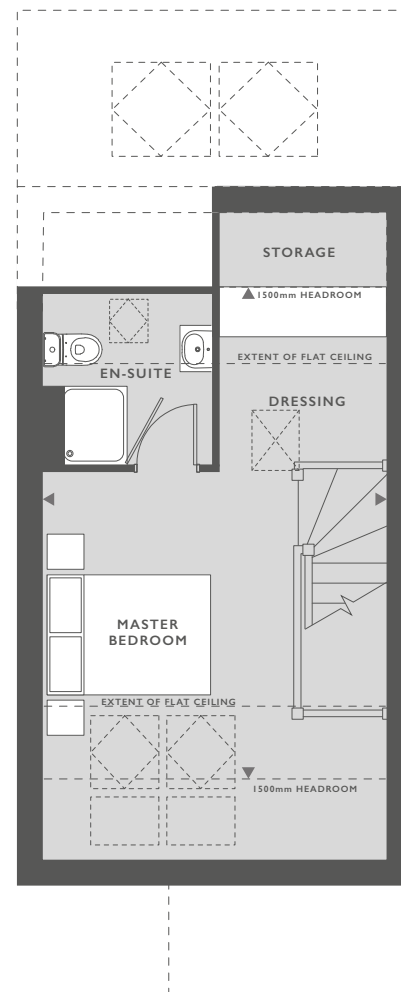
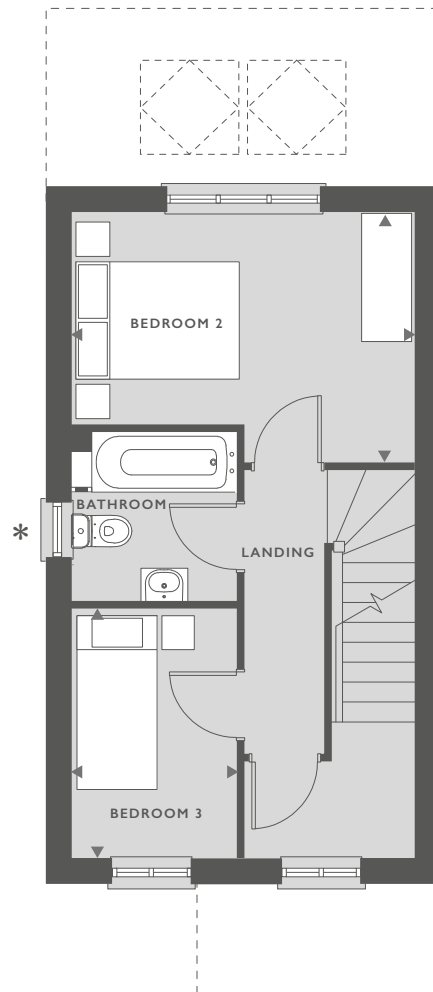
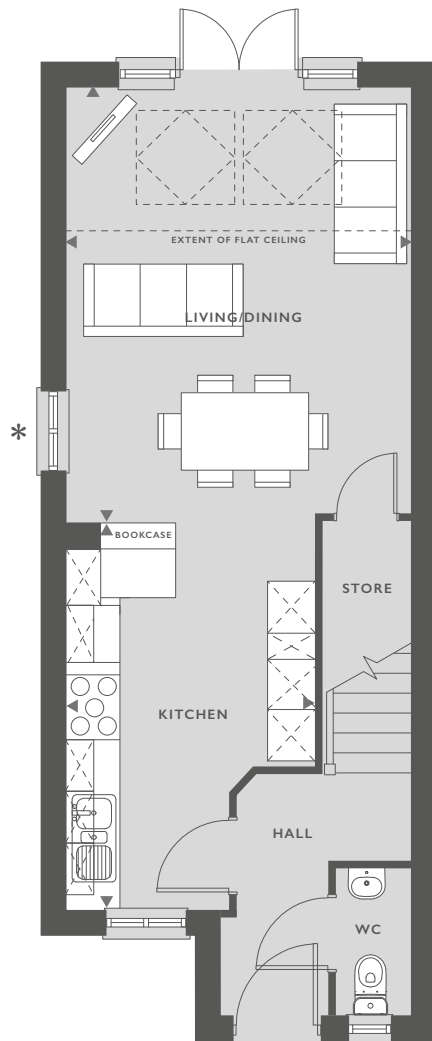


# THE NEW STAMFORD

## THREE BEDROOM HOME

1005 SQFT

93.4 M<sup>2</sup>



### 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

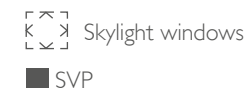
KITCHEN	2.94M X 4.48M	9'8" X 14'9"
LIVING/DINING	4.00M X 5.04M	13'2" X 16'7"

### 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"
#HEADROOM OVER 1.5M		



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# THE NEW WALTON LG

THREE BEDROOM HOME



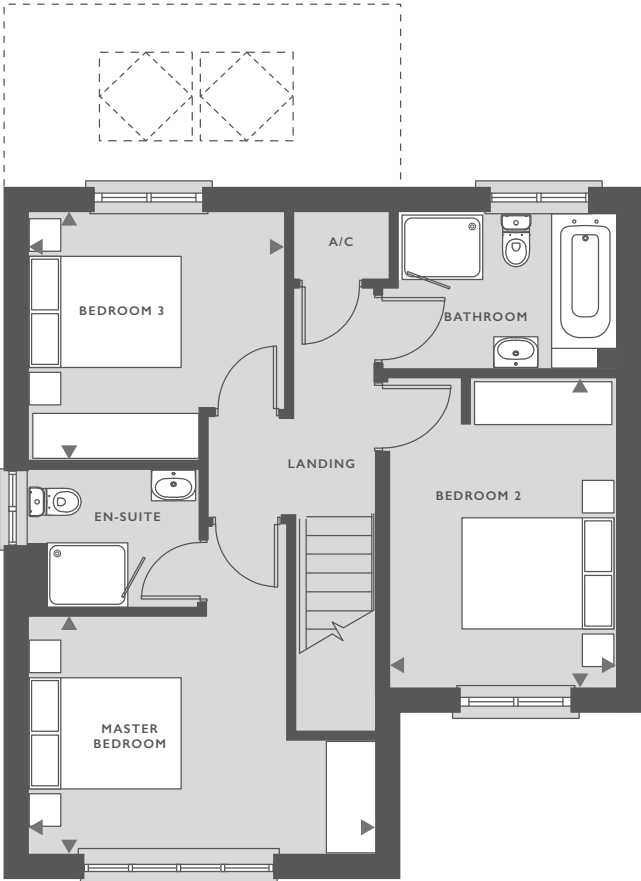
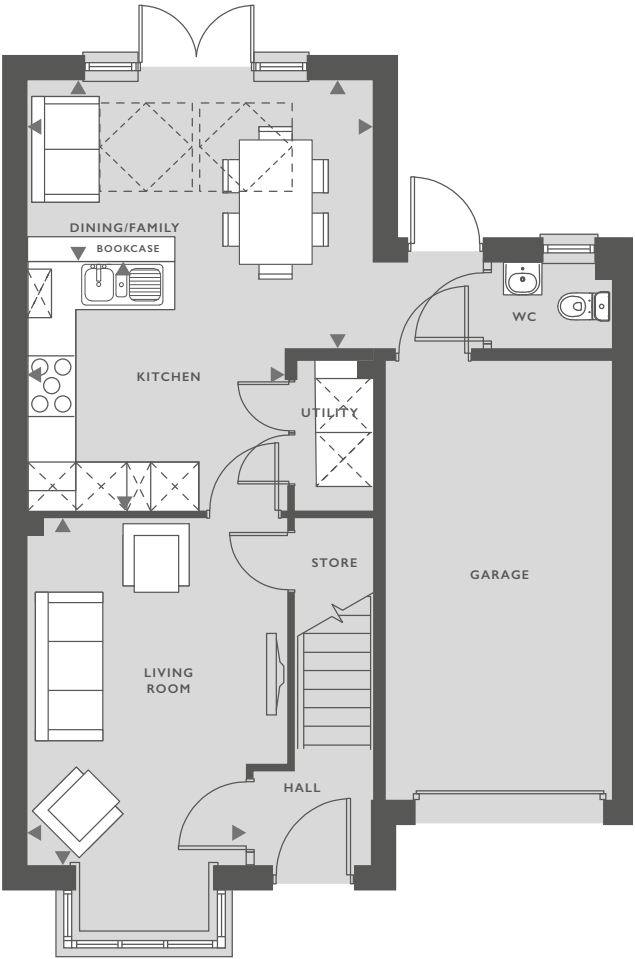
COUNTRYSIDE  
Homes



# THE NEW WALTON LG

## THREE BEDROOM HOME

1116 SQFT  
103.7 M<sup>2</sup>



### 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
- Two further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle and bath decorated with Porcelanosa tiles

### GROUND FLOOR

KITCHEN	3.24M X 3.1M	10'8" X 10'2"
DINING/FAMILY	4.3M X 2.78M	14'1" X 9'1" (L SHAPE)
LIVING ROOM	2.73M X 4.30M	8'11" X 14'1"

### FIRST FLOOR

MASTER BEDROOM	4.30M X 2.92M	14'1" X 9'7"
BEDROOM 2	3.02M X 3.82M	9'11" X 12'7"
BEDROOM 3	3.21M X 3.14M	10'6" X 10'4"

 Skylight windows  
 SVP

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# THE NEW ASHBOURNE LG

THREE BEDROOM HOME



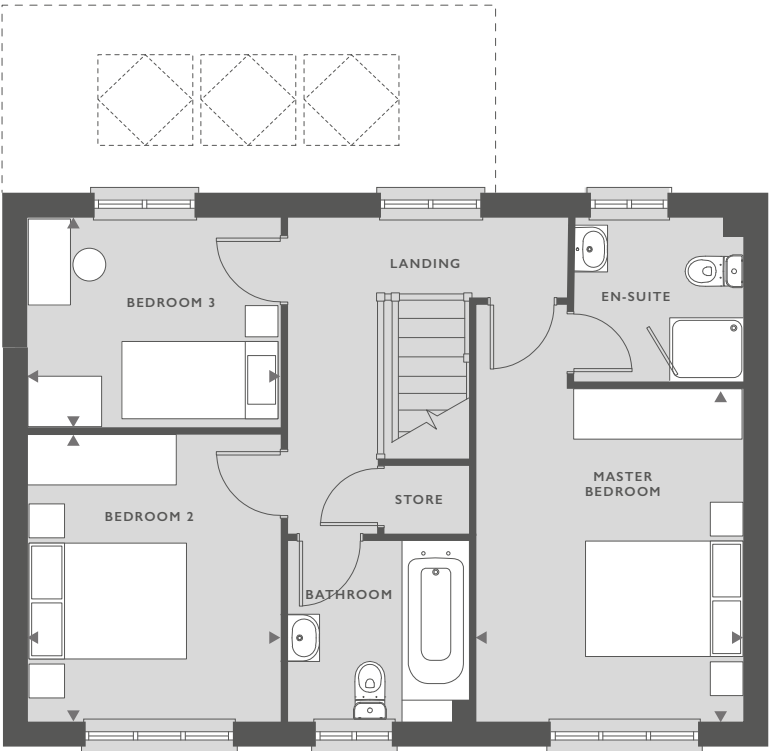
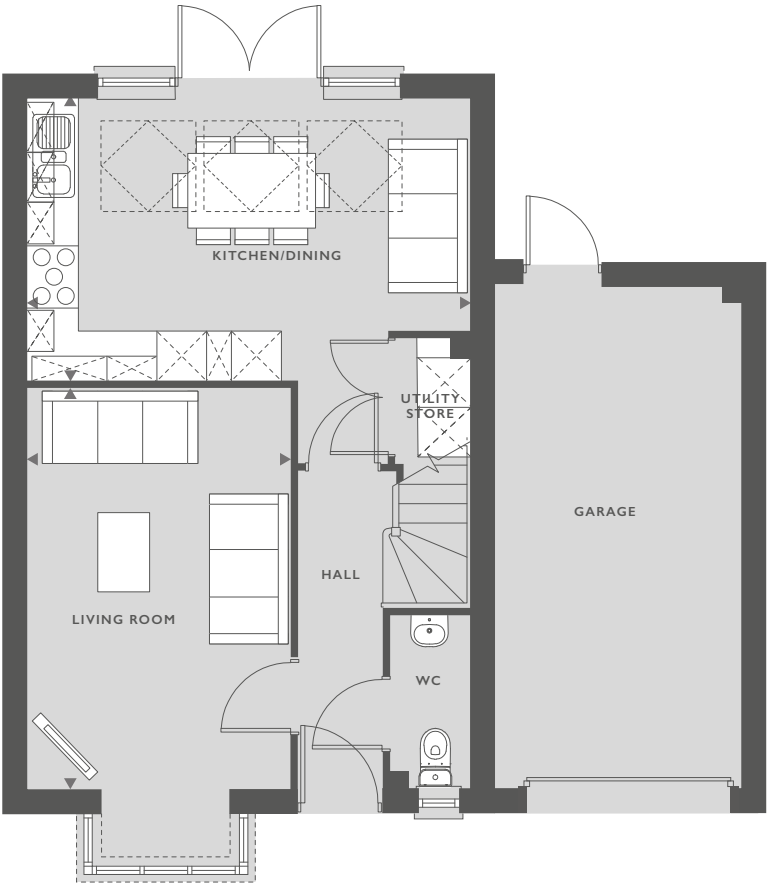
COUNTRYSIDE  
Homes



# THE NEW ASHBOURNE LG

## THREE BEDROOM HOME

1036 SQFT  
96.33 M<sup>2</sup>



### 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
- Master bedroom with en-suite
- Two further well-proportioned bedrooms
- Modern family bathroom
- Single garage

### GROUND FLOOR

KITCHEN/DINING	5.29M X 3.41M	17'5" X 11'2"
LIVING ROOM	3.10M X 4.77M	10'2" X 15'8"

### FIRST FLOOR

MASTER BEDROOM	3.11M X 3.92M	10'2" X 12'11"
BEDROOM 2	3.05M X 3.40M	10' X 11'2"
BEDROOM 3	3.05M X 2.52M	10' X 8'3"



Skylight windows

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# THE NEW ASHBOURNE LG FCT

THREE BEDROOM HOME



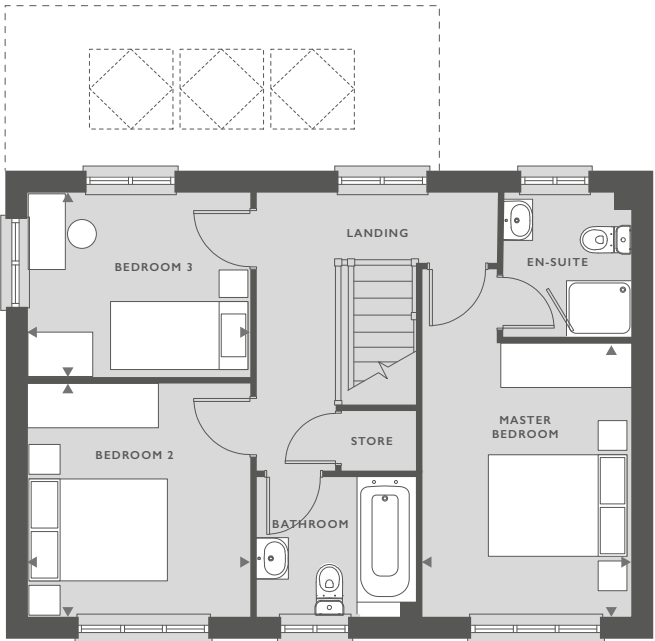
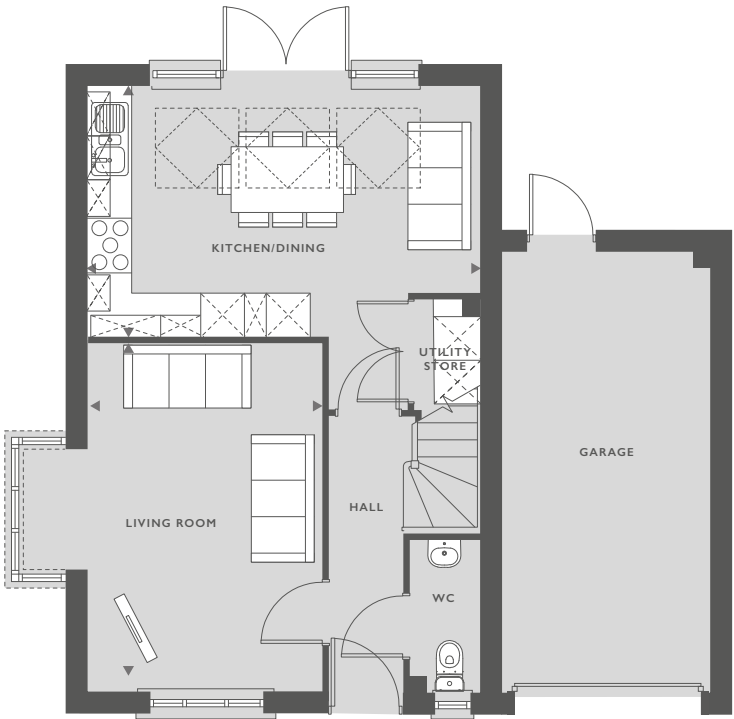
COUNTRYSIDE  
Homes



# THE NEW ASHBOURNE LG FCT

## THREE BEDROOM HOME

1036 SQFT  
96.24 M<sup>2</sup>



### 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
- Master bedroom with en-suite
- Two further well-proportioned bedrooms
- Modern family bathroom
- Single garage

### GROUND FLOOR

KITCHEN/DINING ROOM	5.29M X 3.41M	17'5" X 11'2"
LIVING ROOM	3.10M X 4.50M	10'2" X 14'10"

### FIRST FLOOR

MASTER BEDROOM	3.11M X 3.92M	10'2" X 12'11"
BEDROOM 2	3.05M X 3.40M	10' X 10'5"
BEDROOM 3	3.05M X 2.52M	10' X 8'3"

 Skylight windows  
 SVP

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

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# THE FOSS

THREE BEDROOM HOME



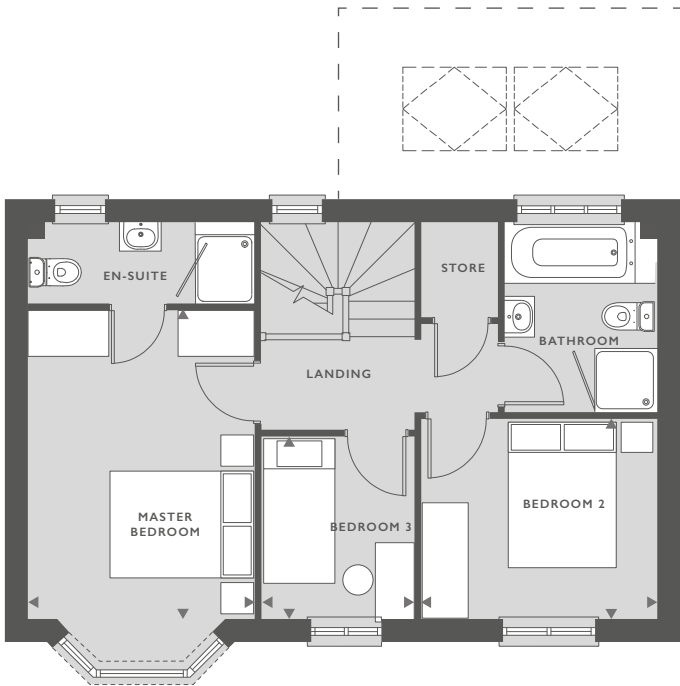
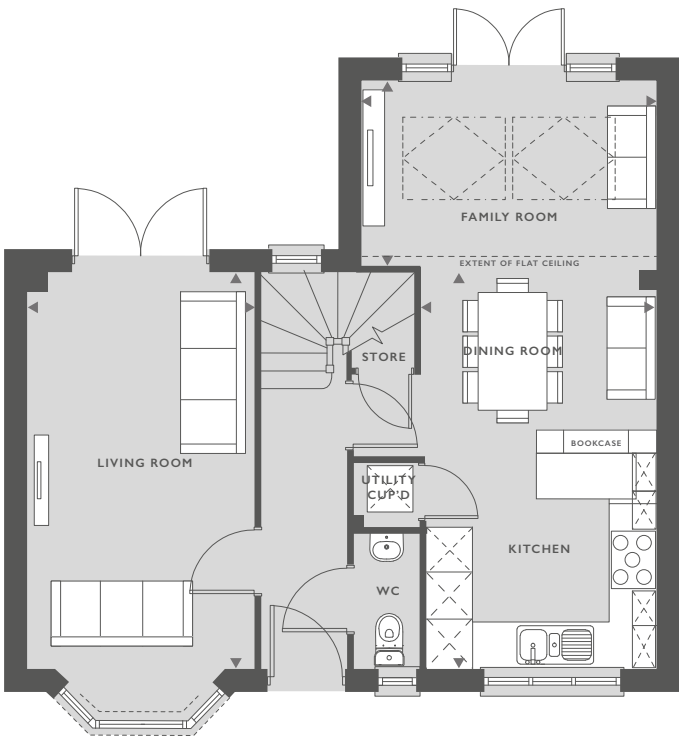
COUNTRYSIDE  
Homes



# THE FOSS

## THREE BEDROOM HOME

1039 SQFT  
96.5 M<sup>2</sup>



### FEATURES:

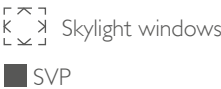
- Stylish open-plan kitchen and dining/family room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room with French doors
- Master bedroom with en-suite
- Two further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle

### 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"



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# THE FOSS FCT

THREE BEDROOM HOME



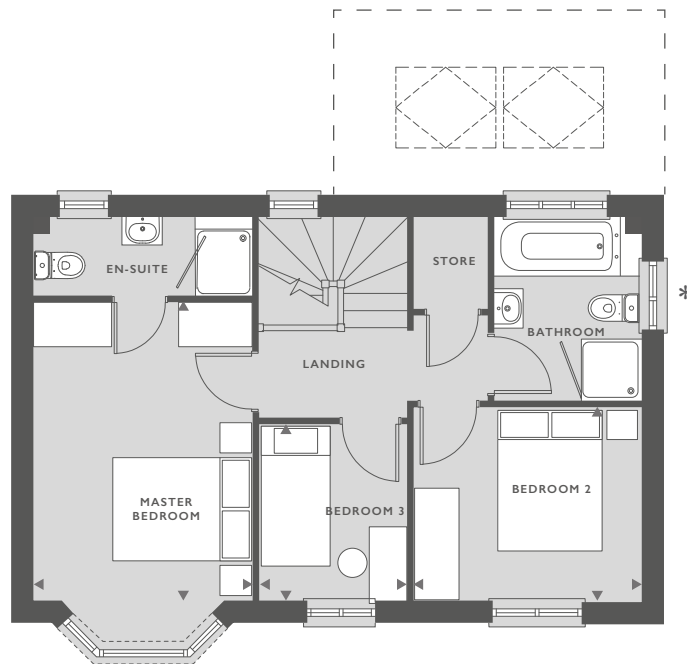
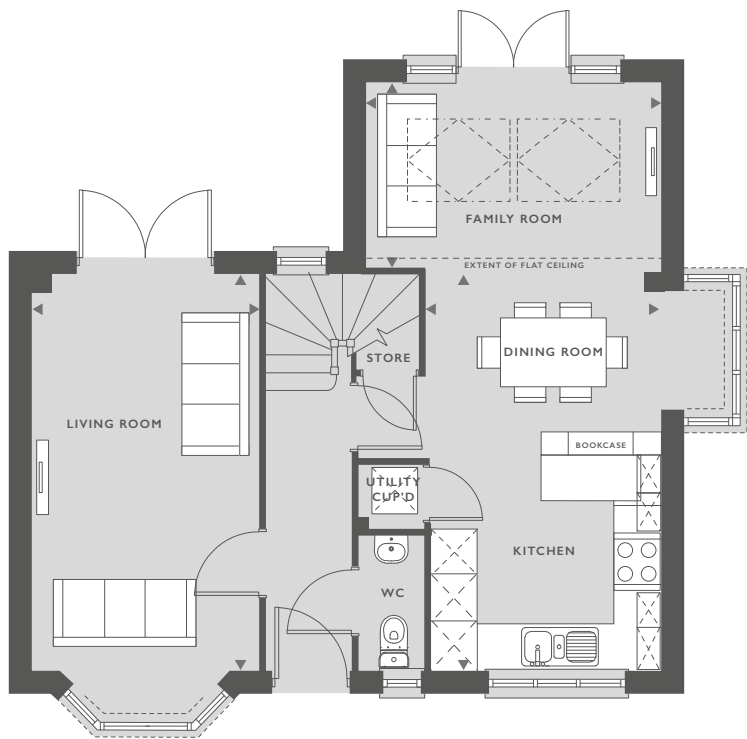
COUNTRYSIDE  
Homes



# THE FOSS FCT

## THREE BEDROOM HOME

1052 SQFT  
97.7 M<sup>2</sup>



### 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"

 Skylight windows  
 SVP

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# THE ASHOP

THREE BEDROOM HOME



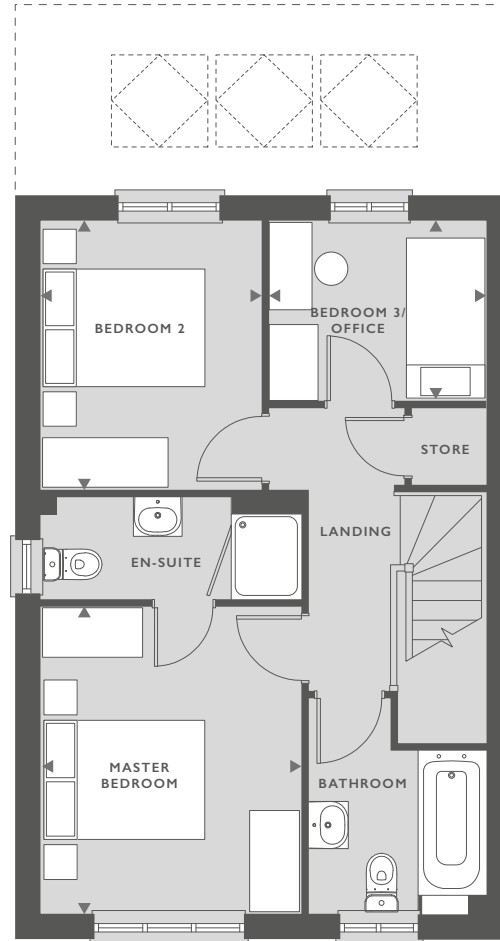
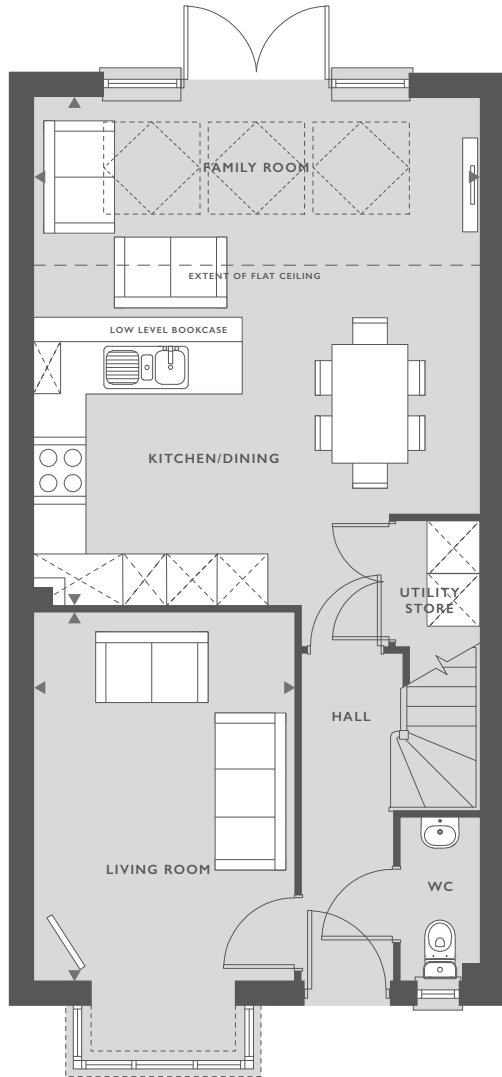
COUNTRYSIDE  
Homes



# THE ASHOP

## THREE BEDROOM HOME

1075 SQFT  
99.87 M<sup>2</sup>



### FEATURES:

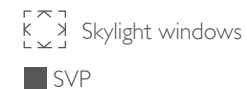
- Stylish open-plan kitchen and dining/family room
- Impressive skylight windows and French doors leading to rear garden
- Master bedroom with en-suite
- Two further well-proportioned bedrooms
- Modern family bathroom

### 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"



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# THE ASHOP FCT

THREE BEDROOM HOME



COUNTRYSIDE  
Homes

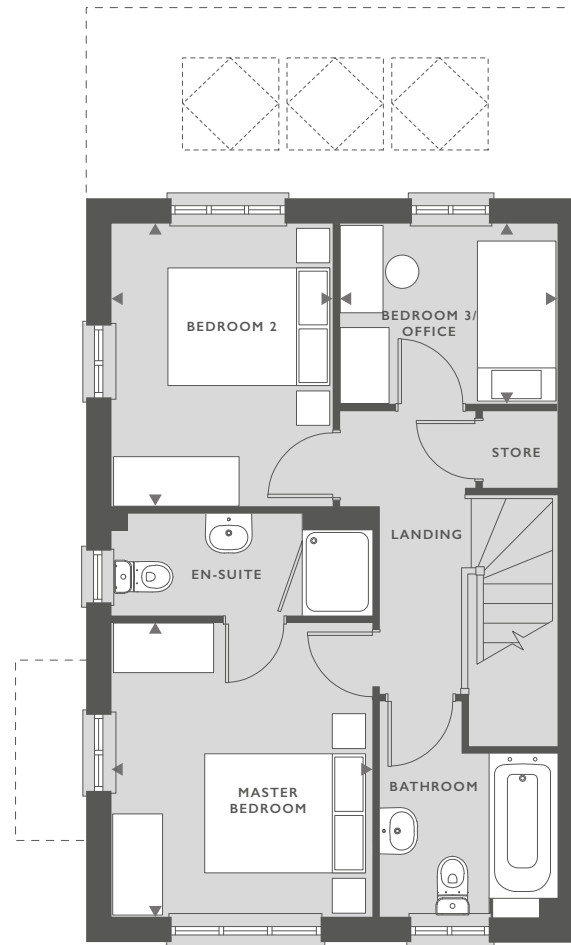
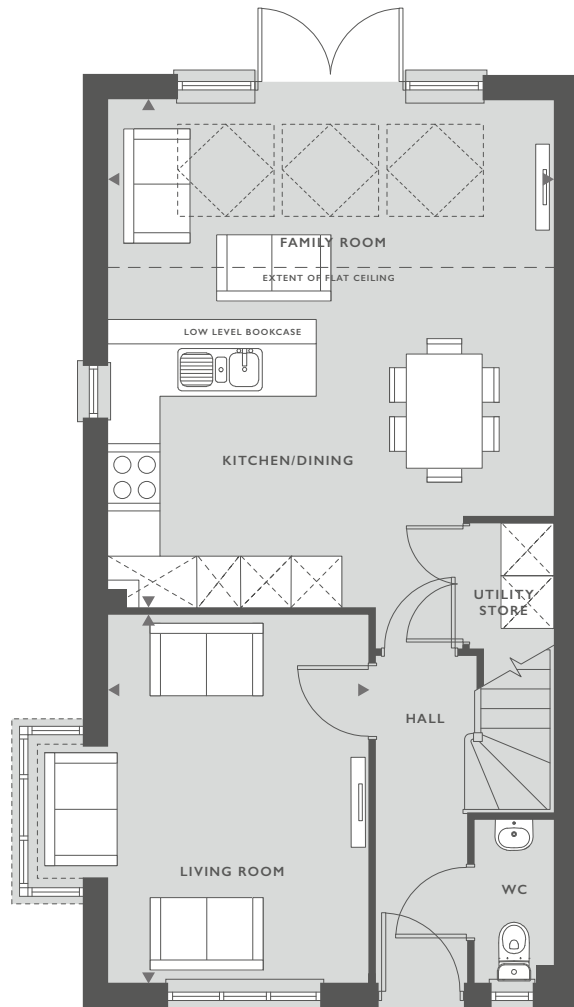


# THE ASHOP FCT

## THREE BEDROOM HOME

1075 SQFT

99.87 M<sup>2</sup>



### 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

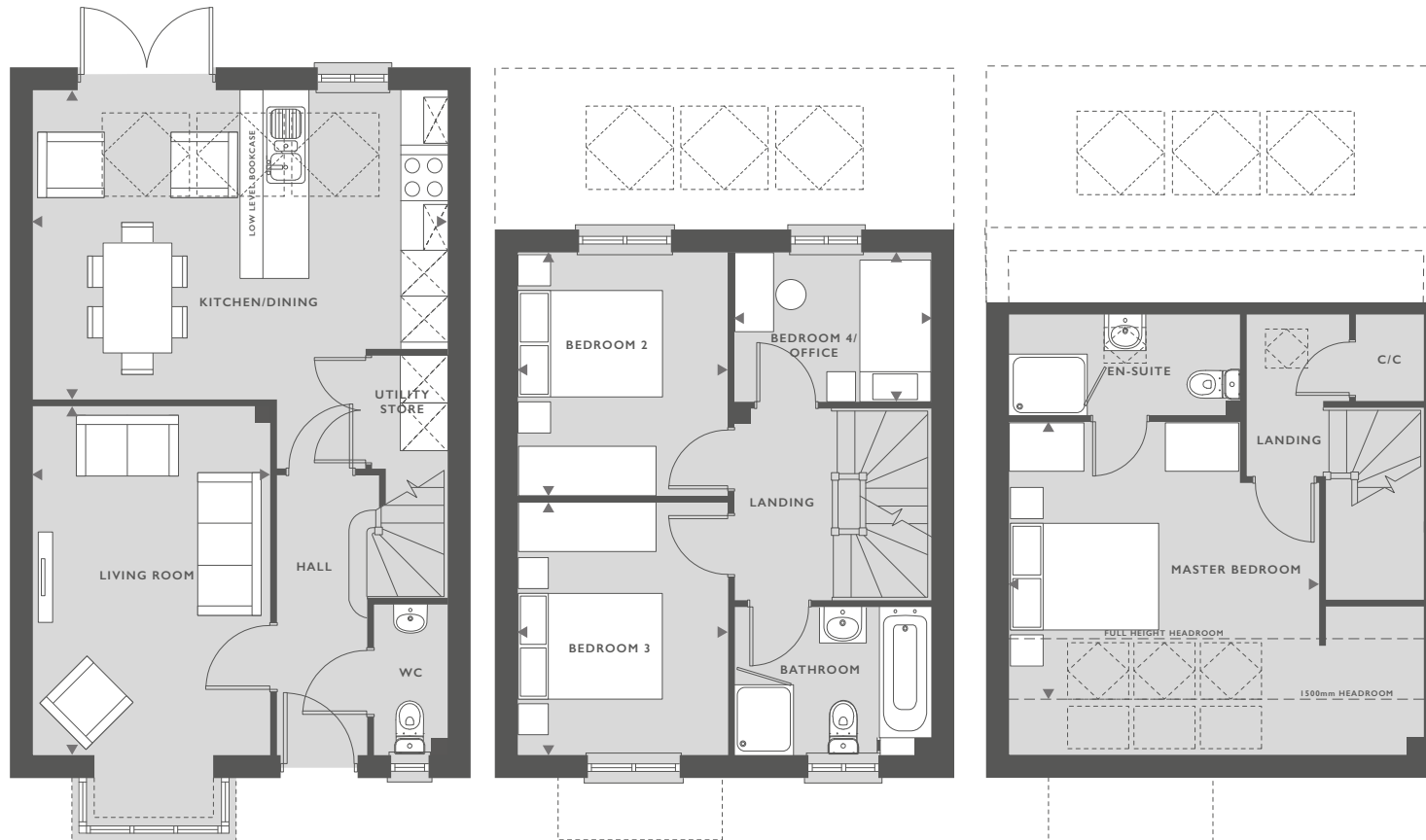


# THE DUNHAM

## FOUR BEDROOM HOME

1199 SQFT

111.3 M<sup>2</sup>



### 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 and WC
- 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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 Skylight windows

C/C = Cylinder cupboard

 SVP

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# THE LYMINGTON LG

FOUR BEDROOM HOME



COUNTRYSIDE  
Homes

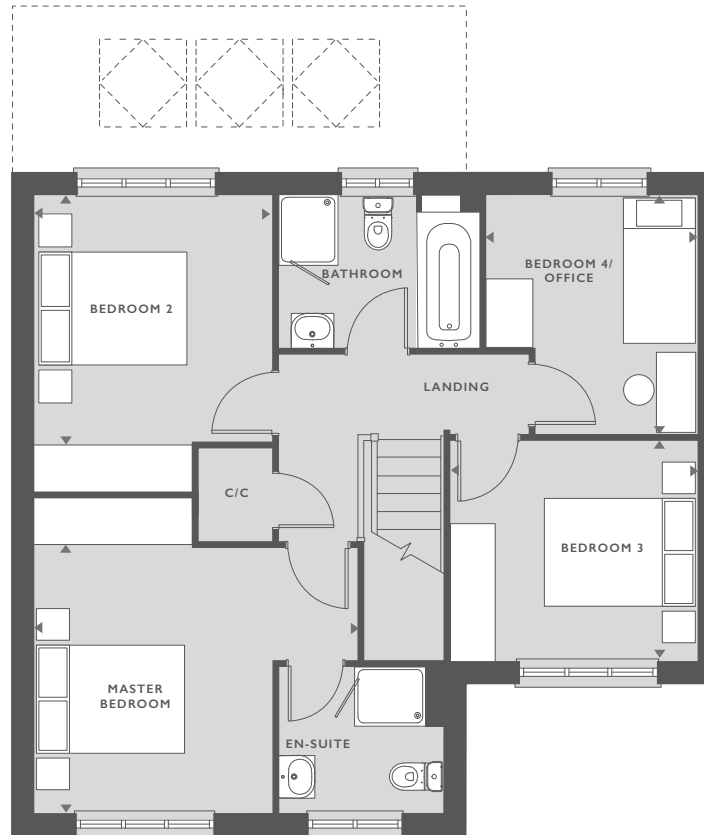
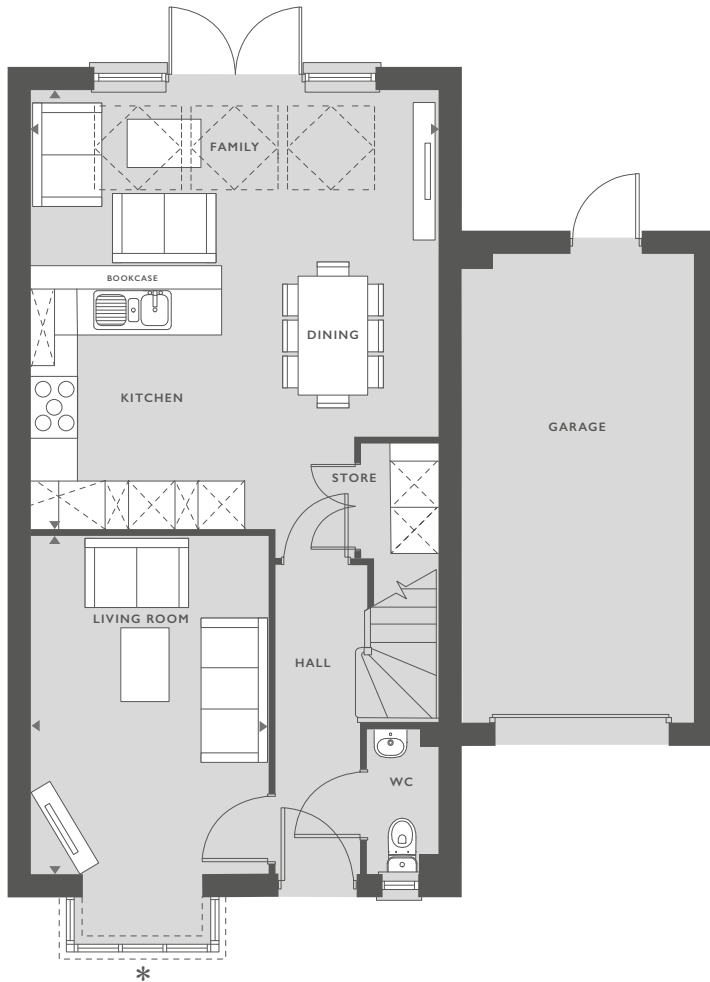


# THE LYMINGTON LG

## FOUR BEDROOM HOME

1252 SQFT

116.3 M<sup>2</sup>



### 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
- Convenient downstairs WC
- Spacious master bedroom with en-suite
- Three further well-proportioned bedrooms
- Modern family bathroom

### GROUND FLOOR

KITCHEN/DINING	5.24 X 5.63	17'3" X 18'7"
LIVING ROOM	3.01 X 4.30	9' 11" X 14'1"

### FIRST FLOOR

MASTER BEDROOM	4.14M X 3.42M	13'7" X 11'3"
BEDROOM 2	3.04M X 3.18M	10' X 10'6"
BEDROOM 3	3.12M X 2.83M	10'3" X 9'3"
BEDROOM 4/OFFICE	2.67M X 3.06M	8'9" X 10'1"

 Skylight windows

C/C = Cylinder cupboard

 SVP

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# THE BOWMONT

FOUR BEDROOM HOME



COUNTRYSIDE  
Homes

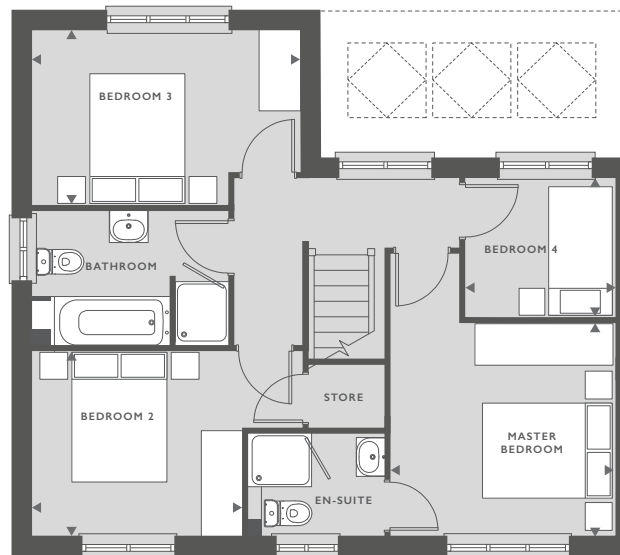
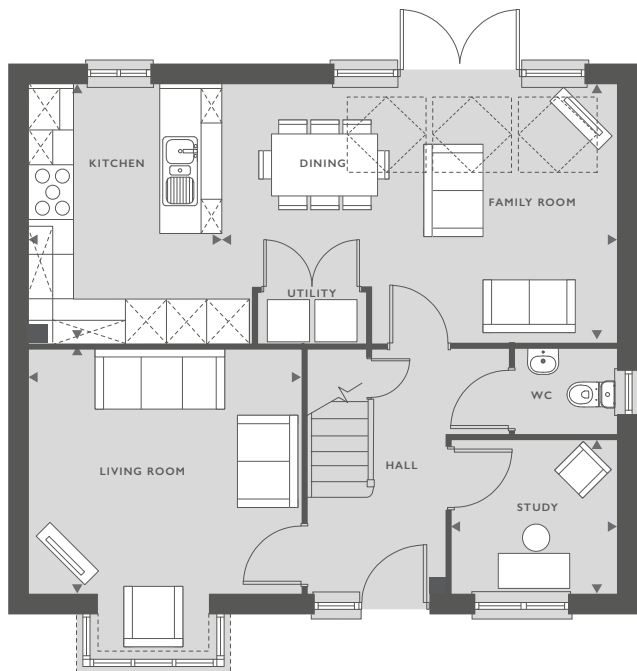


# THE BOWMONT

## FOUR BEDROOM HOME

1262 SQFT

117.2 M<sup>2</sup>



### 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"

 Skylight windows

 SVP

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# THE BOWMONT FCT

FOUR BEDROOM HOME



COUNTRYSIDE  
Homes

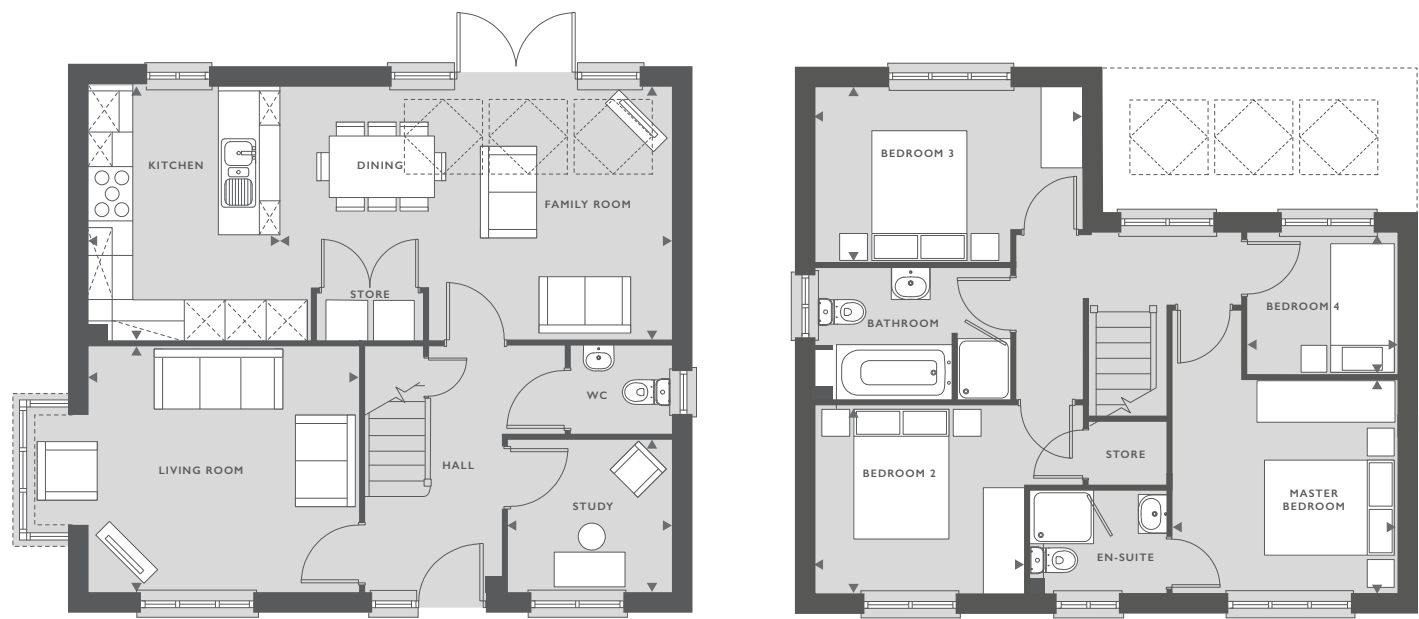


# THE BOWMONT FCT

## FOUR BEDROOM HOME

1262 SQFT

117.2 M<sup>2</sup>



### 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"

 Skylight windows

 SVP

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# THE STRATFORD

FOUR BEDROOM HOME



COUNTRYSIDE  
Homes

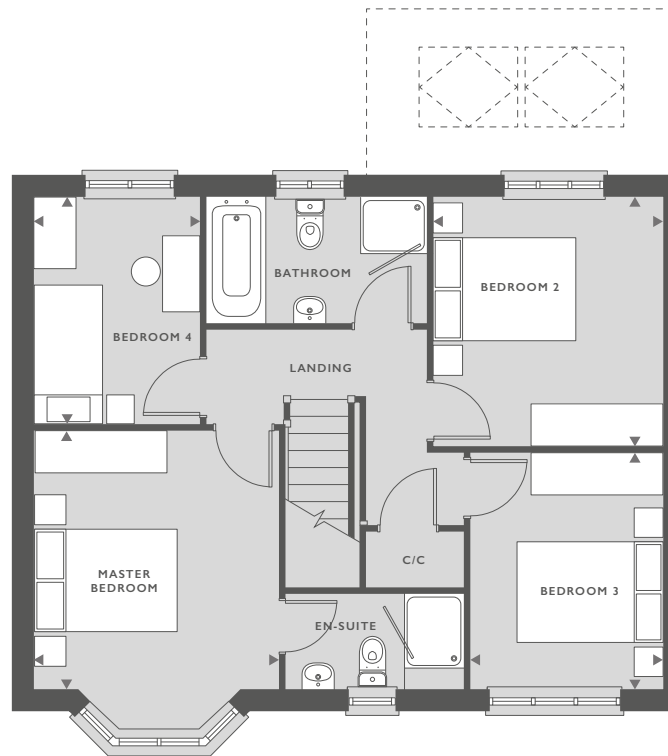


# THE STRATFORD

## FOUR BEDROOM HOME

1344 SQFT

125 M<sup>2</sup>



### 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

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

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# THE STRATFORD FCT

FOUR BEDROOM HOME



COUNTRYSIDE  
Homes

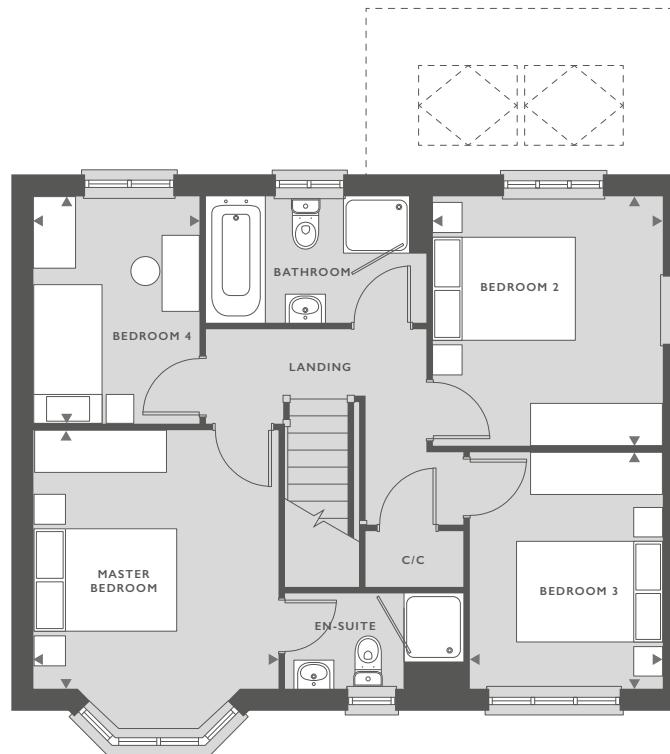
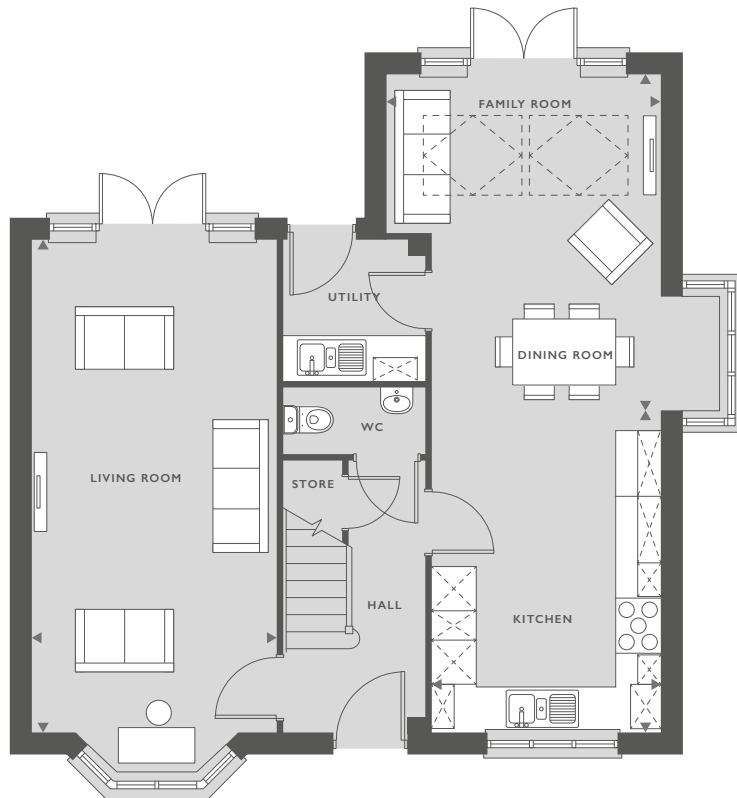


# THE STRATFORD FCT

## FOUR BEDROOM HOME

1357 SQFT

126 M<sup>2</sup>



### 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 OAKHAM LG

FOUR BEDROOM HOME



COUNTRYSIDE  
Homes

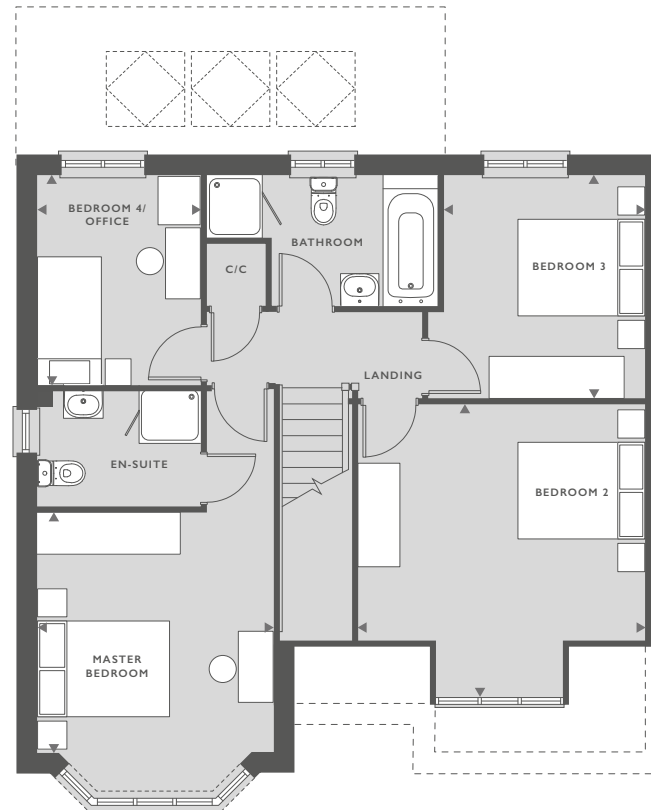
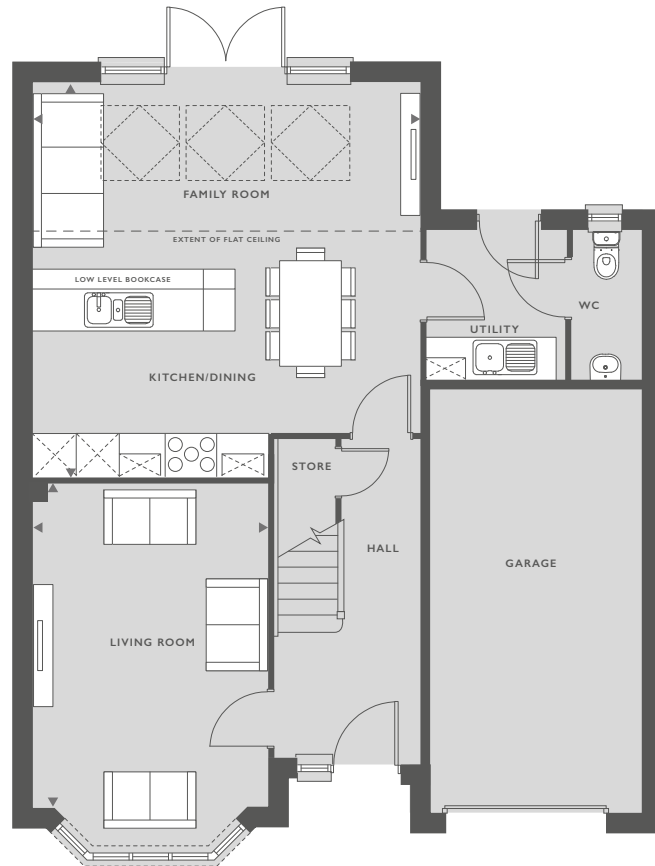


# THE OAKHAM LG

## FOUR BEDROOM HOME

1430 SQFT

132 M<sup>2</sup>



### FEATURES:

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

### GROUND FLOOR

KITCHEN/DINING/ FAMILY ROOM	5.6M X 5.68M	18'8" X 18'18"
LIVING ROOM	3.41M X 4.7M	11'2" X 15'5"

### FIRST FLOOR

MASTER BEDROOM	3.41M X 3.49M	11'2" X 11'6"
BEDROOM 2	4.16M X 4.08M	13'7" X 13'5"
BEDROOM 3	2.85M X 3.22M	9'4" X 10'6"
BEDROOM 4/OFFICE	2.39M X 3.01M	7'10" X 9'11"

 Skylight windows

C/C = Cylinder cupboard

 SVP

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OUR OUTSTANDING SPECIFICATION  
COMES AS STANDARD...



COUNTRYSIDE  
Homes



# WHAT'S INCLUDED IN YOUR NEW HOME?

## KITCHENS

- Choose from a selection of custom designed kitchens with laminate worktops<sup>†</sup>
- Upstands to worktops
- Kitchen units with soft closers and bookcase in kitchen island (selected homes only)
- Stainless steel 1 1/2 bowl sink
- Single lever mixer taps
- Integrated double electric oven with five ring gas hob and glass splashback\*
- Glass/stainless steel chimney hood
- Pelmet lights
- Integrated fridge-freezer
- Chrome LED downlights
- Chrome effect sockets and USB points

## BATHROOMS

- White bathroom suite with shower over bath<sup>#</sup>
- Fitted glass screen above bath where no separate shower enclosure within the same bathroom. Some housetypes feature an en-suite
- White porcelain washbasin with chrome mixer tap and pop-up waste
- Vanity unit to family bathroom and en-suite
- Porcelanosa tiles, with half height tiling to bath, full height tiling to shower cubicles
- Heated chrome towel rail
- Polished edge mirror
- Chrome LED downlights
- Glass shelving with lighting behind bath\*

## INSIDE YOUR HOME

- Gas-fired boiler heating system
- Compact radiators
- Mains powered smoke detectors
- Contemporary V groove skirting boards and architraves
- Internal woodwork painted brilliant white gloss – ash handrails to stairs
- White Newark internal doors with polished chrome door furniture
- Whole house ventilation system

## OUTSIDE YOUR HOME

- Skylight windows
- White UPVC windows and French doors with double-glazed units
- Polished chrome front door furniture
- Outside tap
- Turf, shrubbery and fencing to front and rear gardens where applicable

## SECURITY

- Intruder alarm
- Exterior lights to front and rear
- 1.8 metre timber fencing to garden between houses
- Multi-point locking system to front and French doors

## GENERAL

- Chrome effect sockets and switch faceplates featured downstairs
- White plastic sockets and switch faceplates elsewhere
- Energy-efficient LED lighting
- White matt emulsion to walls and ceilings

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

- Telephone points provided in living room and master bedroom
- Multimedia points in living room, master bedroom and family area
- USB charging points

## PERSONALISE

Reserve your home early and you can personalise to your own taste by choosing your kitchen, worktops, tiles and vanity units free of charge from our extensive range<sup>†</sup>.

Take inspiration from our stunning showhomes that demonstrate our wide variety of options and finishes available.

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

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<sup>†</sup>Choices and upgrades are only available subject to construction stage of the property.

\*Selected features are included where housetype size allows.

<sup>#</sup>On selected plots the shower over bath is handheld.





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