



Rotherby Manor

A STYLISH COLLECTION OF ATTRACTIVE NEW HOMES
SET IN LEICESTERSHIRE'S ROLLING COUNTRYSIDE



BOWBRIDGE
HOMES

RURAL AND IDYLIC

In the heart of North Leicestershire's countryside, just a stone's throw from Leicester

NESTLED NEXT TO the meandering River Wreake from which it takes its name, Frisby-on-the-Wreake's lanes and alleyways are its rich history: several different architectural styles, from half-timbered, chocolate-box cottages to imposing Georgian houses all blend together to give the village its quaint charm.

Frisby offers everything you could want from a village community. Its pretty streets provide a range of amenities to cover everyday needs, with a small shop and post office, a C of E primary school (OFSTED rated Good) and a wide range of clubs and societies ranging from the well-established cricket club to the Frisby Wine Appreciation Society. Ragdale Hall Spa and Hotel offers the chance to unwind in delightful surroundings – just a short drive from Frisby.

Nearby Frisby Lakes is a beautiful location for anglers. The rural roads and lanes around the village are picturesque cycling country and a network of footpaths to explore connects Frisby to neighbouring villages.

Four miles from Frisby-on-the-Wreake is the market town of Melton Mowbray. Globally famed for its pork pies, Melton Mowbray has much to offer besides. As well as a wide variety of eating places, Melton Mowbray has a good range of shops – including many local independent stores, a vibrant market and a number of family-friendly activities, including Twinlakes Park, with exhilarating rides, animals and picnic areas.

Melton Mowbray also has a number of well-regarded schools, including Long Field Academy (secondary and sixth form) and John Ferneley College, a secondary academy.

Despite its rural location, Frisby-on-the-Wreake is well situated for commuters, with easy access to major towns and transport links. Melton Mowbray is around 10 minutes' drive, with Leicester and the M1 only 30 minutes away and Nottingham 35 minutes' drive. Trains from Melton Mowbray serve Peterborough in 40 minutes and London in under two hours.



The Wreake is a peaceful, meandering river.

Frisby's ancient market cross on Main Street.

Nearby Melton Mowbray is a historic and attractive market town.

Melton Mowbray's famous pork pies





Ragdale Hall spa and hotel



LOCATIONS AND DISTANCES ARE APPROXIMATE





This view of Rotherby Manor illustrates its feeling of open space

ROTHERBY MANOR

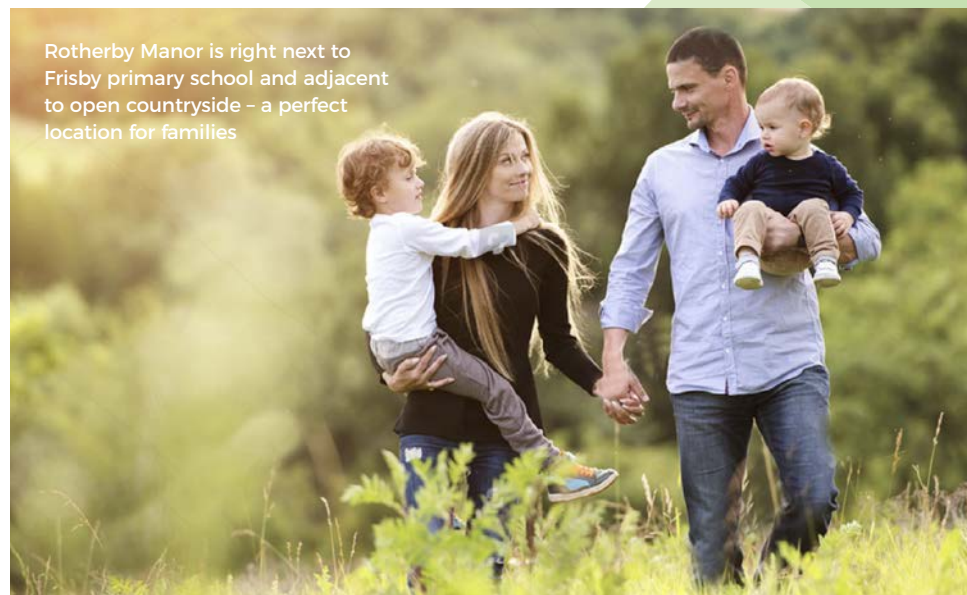
A place for your family to flourish

VILLAGE LIFE is sought after and cherished by many families.

Rotherby Manor at Frisby-on-the-Wreake is the perfect location in so many ways: the local primary school is right next to the development, the rolling Leicestershire countryside is right on the doorstep and there is plenty of green space all around in which to relax, walk the dog and enjoy the fresh air.

With more and more people working from home, many of the properties at **Rotherby Manor** have been designed with this in mind and include a good-sized study, meaning you can spend more time at home rather than travelling to and from work.

Rotherby Manor is right next to Frisby primary school and adjacent to open countryside - a perfect location for families



THE BOWBRIDGE DIFFERENCE

A better home-buying experience

AT BOWBRIDGE HOMES, we only create properties of which we can be proud. We build homes the way we think they should be built and that our buyers aspire to live in. You can rest assured that each of our homes and developments has been thoughtfully designed with a keen eye on the details that improve everyday life.

Rotherby Manor is the latest example of the exciting, meticulously designed development for which **Bowbridge Homes** are renowned. We have brought together traditional external designs and a palette of attractive materials that give the whole development its own character, along with internal layouts that are flexible and perfectly suited to the needs of the modern family. There is ample green space to give the development a feeling of openness.

We'll take the best care of you during your move because we know it means everything



We are proud of not being national housebuilders, as this allows us to look at sites individually and do the right thing for each development site and the community within which it sits.

CUSTOMER CARE is at the very heart of your purchase with us. We know that buying a new home can be stressful, which is why our dedicated sales team will be with you throughout the journey. This doesn't end when we give you the keys to your beautiful new home: we provide a comprehensive handover and introduction to your new home and an ongoing Customer Care service that ensures peace of mind once you have settled in.

Each of our homes comes with the peace of mind of a ten-year NHBC New Homes Warranty and we also subscribe to the Consumer Code for Homebuilders. You can therefore rest assured that every home has been built to the highest standards. For more information please visit www.consumercode.co.uk



The showhome at Rotherby Manor

Rotherby Manor

DEVELOPMENT LAYOUT



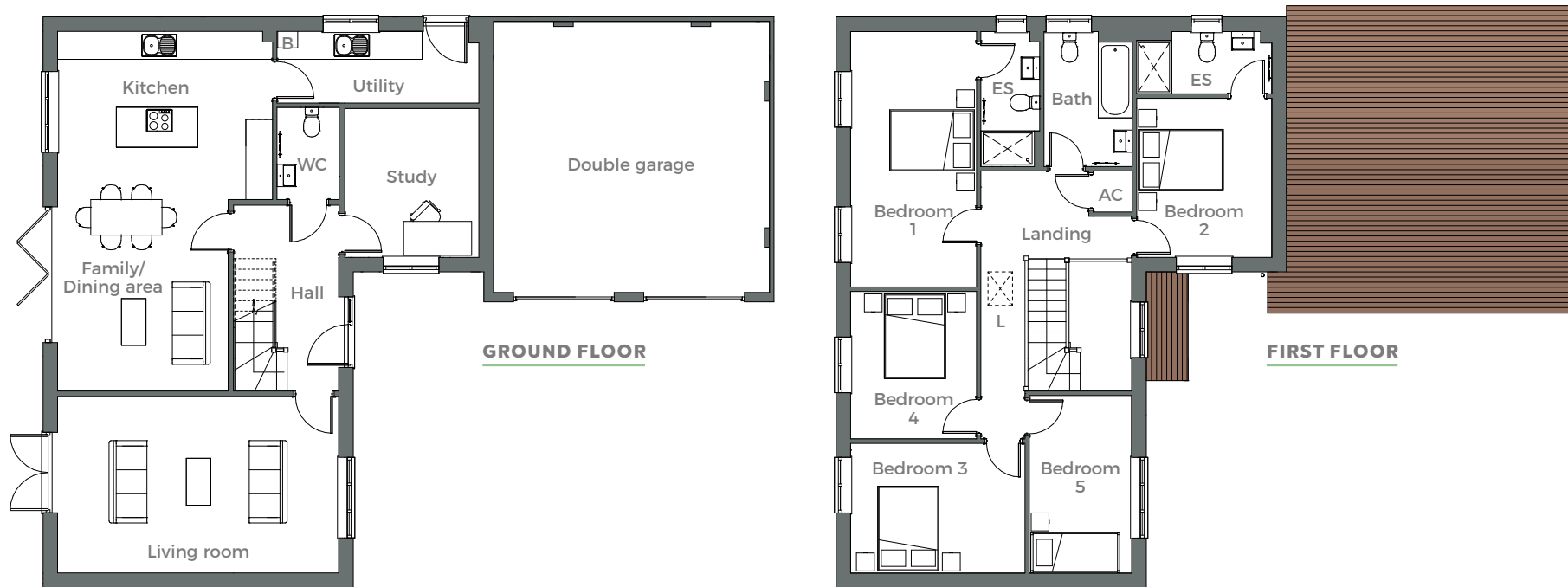
- **The Goscote**
5 bedrooms, 2 ensuites
- **The Ragdale**
4 bedrooms, 2 ensuites
- **The Gaddesby**
4 bedrooms, 2 ensuites
- **The Brooksby**
4 bedrooms, 2 ensuites
- **The Somerby**
3 bedrooms, study, 1 ensuite
- **The Welby**
3 bedrooms, study, 1 ensuite
- **The Kirby**
3 bedrooms, family bathroom
- **The Hoby**
2 bedrooms, study, 1 ensuite
- **The Edendale**
2 bedrooms, study, shower room, family bathroom
- **The Dalby**
2 bedrooms, family bathroom
- Red circle denotes houses sold with Discount in Perpetuity





The Goscote

PLOT 5



INTERIOR DIMENSIONS

GROUND FLOOR			FIRST FLOOR			FIRST FLOOR		
Living room	6900 x 4000 mm	22' 8" x 13' 1"	Bedroom 1	5775 x 2865 mm	18' 11" x 9' 5"	Bedroom 3	3950 x 2950 mm	12' 11" x 9' 8"
Kitchen/Dining/ Family room	8110 x 4865 mm	26' 7" x 15' 11"	Ensuite	3070 x 1345 mm	10' 1" x 4' 5"	Bedroom 4	3335 x 2865 mm	10' 11" x 9' 5"
Study	3380 x 3050 mm	11' 1" x 10' 0"	Bedroom 2	3610 x 3075 mm	11' 10" x 10' 1"	Bedroom 5	4025 x 2335 mm	13' 2" x 7' 8"
Utility room	4570 x 1645 mm	15' 0" x 5' 5"	Ensuite	3075 x 1440 mm	10' 1" x 4' 9"	Bathroom	3070 x 2005 mm	10' 1" x 6' 7"
Double garage	6200 x 6085 mm	20' 4" x 19' 11"						

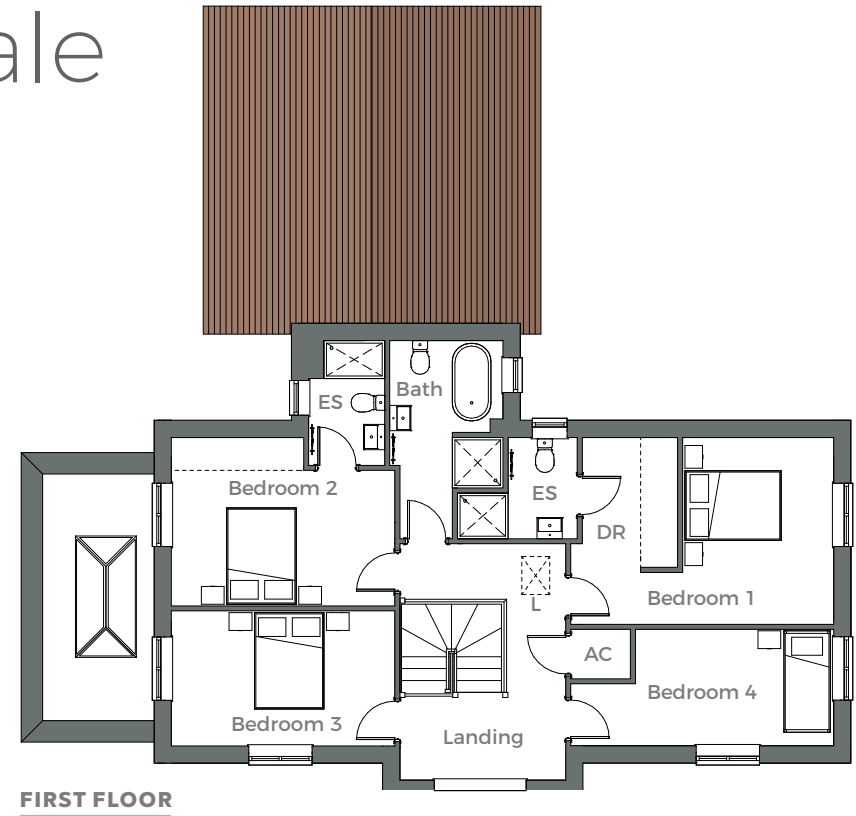
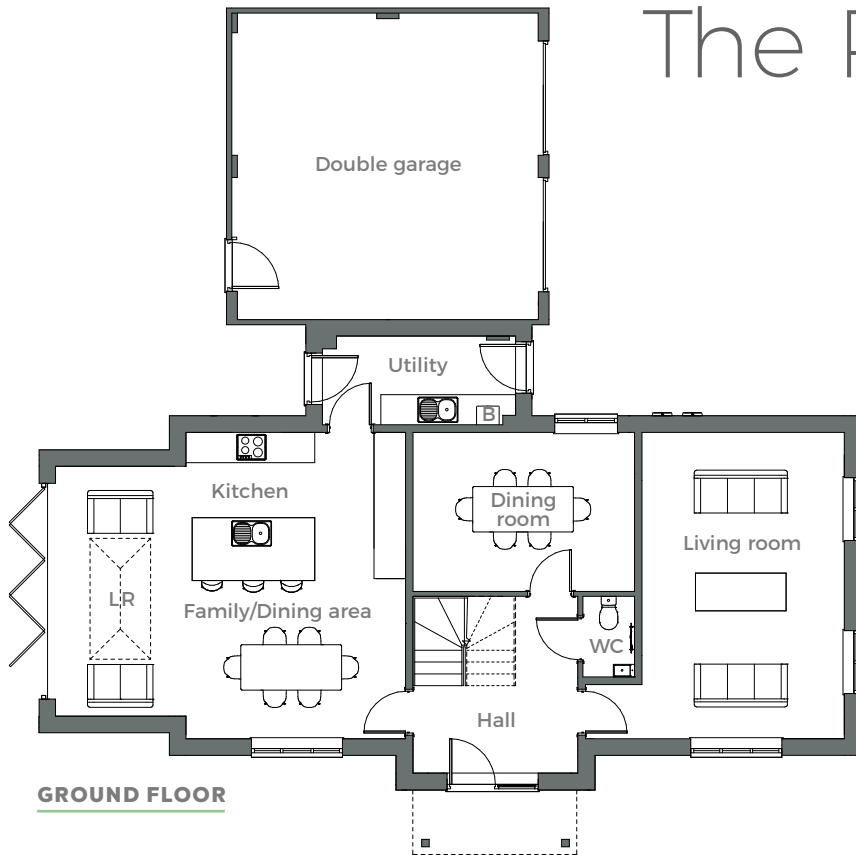
AC Airing cupboard B Boiler ES Ensuite L Loft access WC Cloakroom

All measurements are approximate and are maximum dimensions. Please note that wardrobes are not supplied as standard, and any representation of wardrobes on plans is indicative only.



The Ragdale

PLOT 11



INTERIOR DIMENSIONS

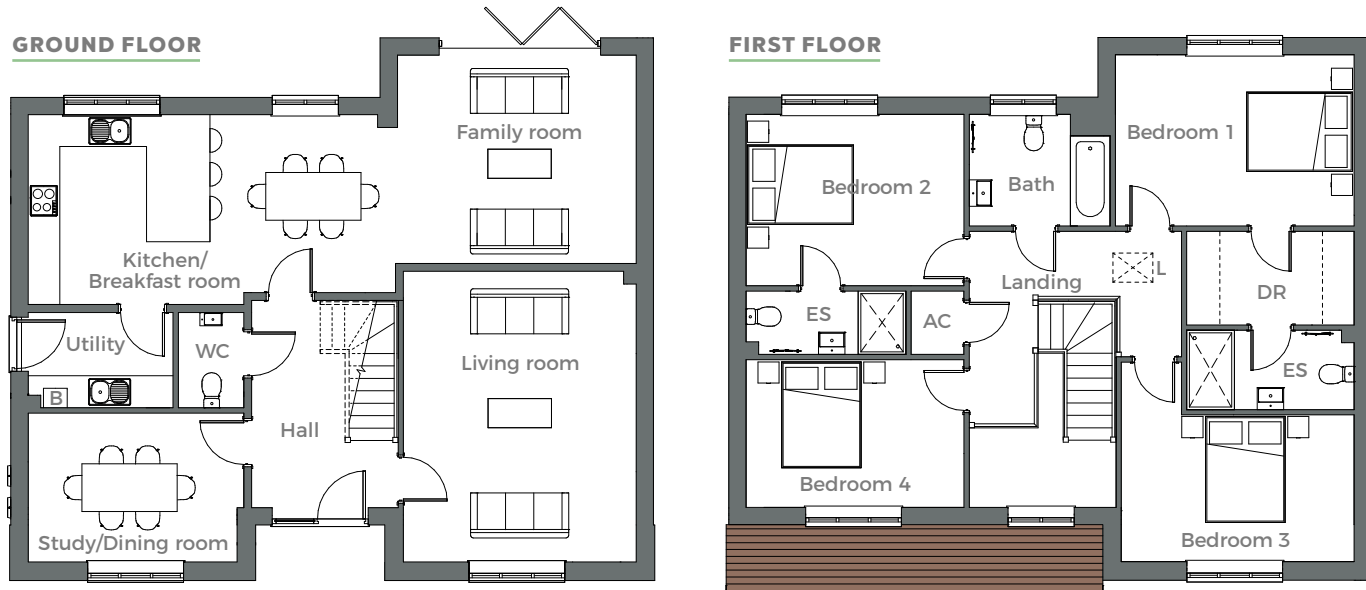
	GROUND FLOOR		FIRST FLOOR	
Living room	6135 x 4065 mm	20' 1" x 13' 4"	Bedroom 1	5585 x 3725 mm 18' 4" x 12' 3"
Kitchen/Family/Breakfast room	6800 x 6105 mm	22' 4" x 20' 0"	Ensuite	1390 x 2035 mm 4' 7" x 6' 8"
Dining room	4450 x 3195 mm	14' 7" x 10' 6"	Dressing room	2600 x 1905 mm 8' 6" x 6' 3"
Utility room	3885 x 1810 mm	12' 9" x 5' 11"	Bedroom 2	4450 x 3360 mm 14' 7" x 11' 0"
Double garage	6085 x 5975 mm	19' 11" x 19' 7"	Ensuite	2500 x 1540 mm 8' 2" x 5' 1"
			Bedroom 3	4450 x 2705 mm 14' 7" x 8' 10"
			Bedroom 4	5215 x 2335 mm 17' 1" x 7' 8"
			Bathroom	3950 x 2275 mm 12' 11" x 7' 5"

AC Airing cupboard B Boiler ES Ensuite DR Dressing room LR Lantern roof WC Cloakroom



The Gaddesby

PLOTS 1 & 2



INTERIOR DIMENSIONS

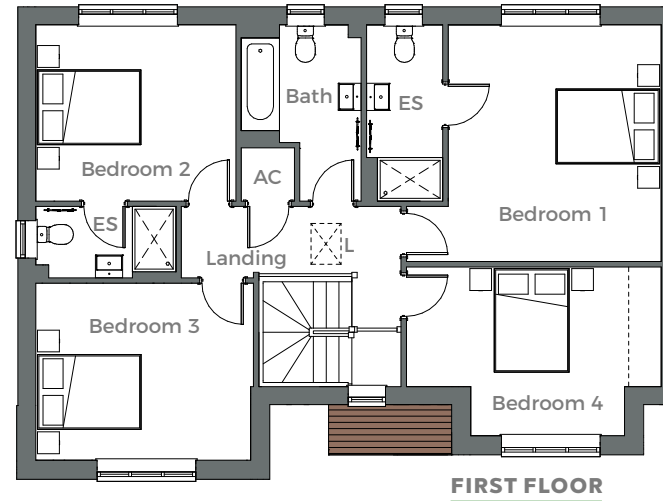
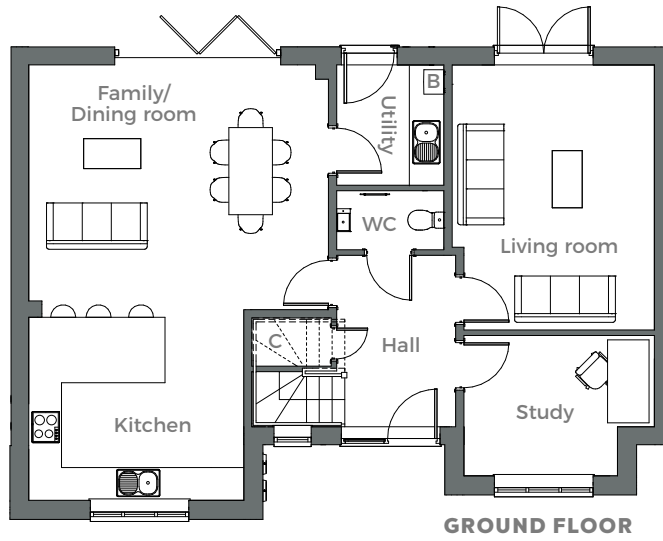
GROUND FLOOR			FIRST FLOOR		
Living room	5540 x 4450 mm	18' 2" x 14' 7"	Bedroom 1	4560 x 3220 mm	14' 11" x 10' 7"
Kitchen/ Breakfast room	6975 x 3635 mm	22' 11" x 11' 11"	Ensuite	3200 x 1525 mm	10' 6" x 5' 0"
Family room	4560 x 3985 mm	14' 11" x 13' 1"	Dressing room	3200 x 1795 mm	10' 6" x 5' 11"
Study/Dining room	4000 x 2850 mm	13' 1" x 9' 4"	Bedroom 2	4155 x 3275 mm	13' 7" x 10' 9"
Utility room	2740 x 1840 mm	9' 0" x 6' 0"	Ensuite	3055 x 1220 mm	10' 0" x 4' 0"
			Bedroom 3	4450 x 2810 mm	14' 7" x 9' 3"
			Bedroom 4	4155 x 2825 mm	13' 7" x 9' 3"
			Bathroom	2685 x 2145 mm	8' 10" x 7' 0"

AC Airing cupboard B Boiler DR Dressing room ES Ensuite L Loft access WC Cloakroom



The Brooksby

PLOTS 3, 8, 10 & 12



INTERIOR DIMENSIONS

GROUND FLOOR

Living room	4910 x 3550 mm	16' 1" x 11' 8"
Kitchen/Family/ Dining room	8050 x 5555 mm	26' 5" x 18' 3"
Study	3550 x 2615 mm	11' 8" x 8' 7"
Utility room	2250 x 2020 mm	7' 4" x 6' 7"

FIRST FLOOR

Bedroom 1	4715 x 4390 mm	15' 6" x 14' 5"
Ensuite	3275 x 1425 mm	10' 9" x 4' 8"
Bedroom 2	3710 x 3275 mm	12' 2" x 10' 9"
Ensuite	2620 x 1335 mm	8' 7" x 4' 4"
Bedroom 3	4000 x 3290 mm	13' 1" x 10' 9"
Bedroom 4	4715 x 3135 mm	15' 6" x 10' 3"
Bathroom	3275 x 2225 mm	10' 9" x 7' 3"

AC Airing cupboard B Boiler C Cupboard ES Ensuite L Loft access WC Cloakroom

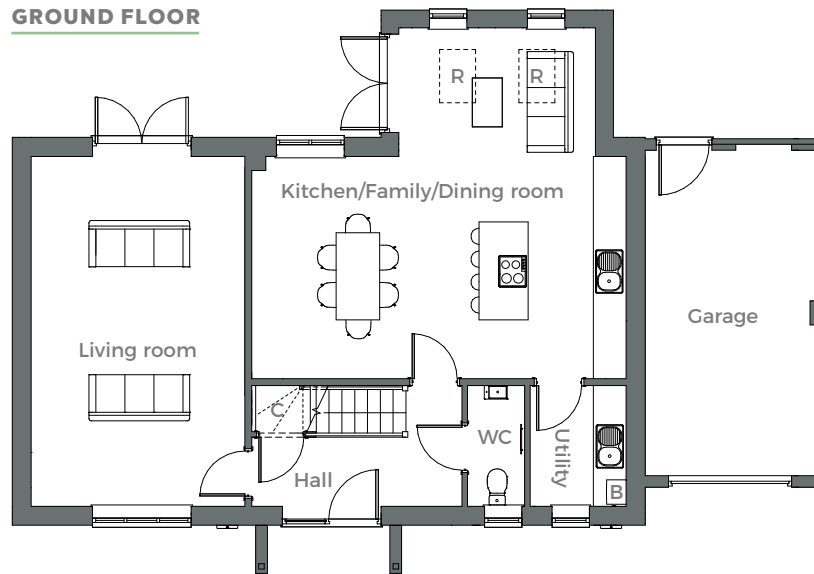


THE SOMERBY | THREE BEDROOMS, ONE ENSUITE, STUDY

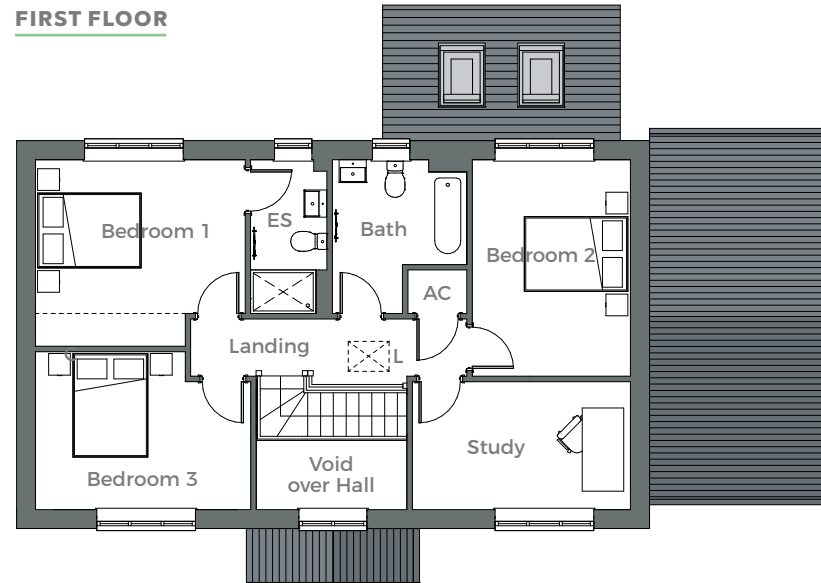
The Somerby

PLOTS 4, 13 & 15

GROUND FLOOR



FIRST FLOOR



INTERIOR DIMENSIONS

GROUND FLOOR

Living room	6475 x 3960 mm	21' 3" x 13' 0"
Kitchen/Family/ Dining room	6915 x 6480 mm	22' 8" x 21' 3"
Utility room	2255 x 1790 mm	7' 5" x 5' 10"
Garage	6200 x 3165 mm	20' 4" x 10' 5"

FIRST FLOOR

Bedroom 1	3885 x 3460 mm	12' 9" x 11' 4"
Ensuite	2860 x 1425 mm	9' 5" x 4' 8"
Bedroom 2	4010 x 2940 mm	13' 2" x 9' 8"
Bedroom 3	3990 x 2935 mm	13' 1" x 9' 7"
Bathroom	2860 x 2495 mm	9' 5" x 8' 2"
Study	4040 x 2385 mm	13' 3" x 7' 10"

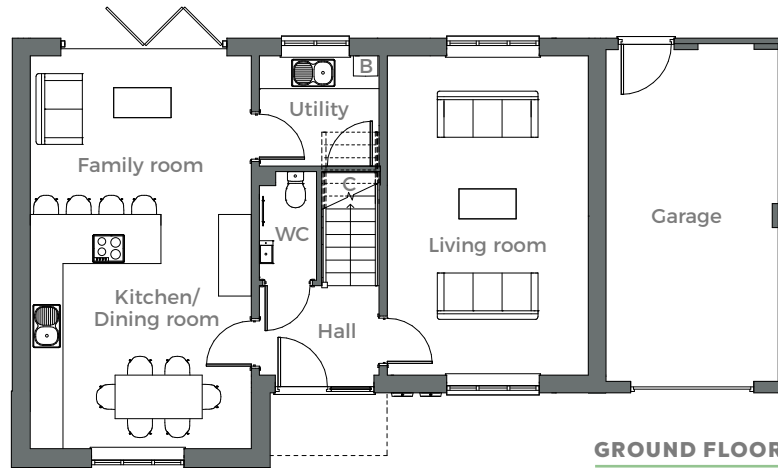
AC Airing cupboard C Cupboard B Boiler ES Ensuite L Loft access R Roof light WC Cloakroom



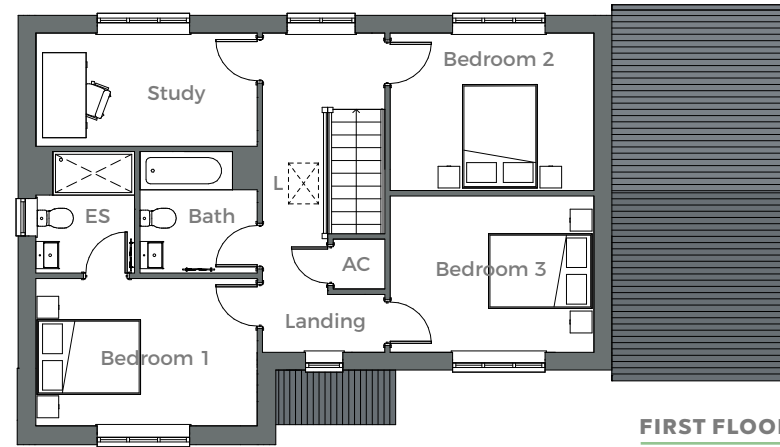
THE WELBY | THREE BEDROOMS, ONE ENSUITE, STUDY

The Welby

PLOTS 16, 34, 35 & 40



GROUND FLOOR



FIRST FLOOR

INTERIOR DIMENSIONS

GROUND FLOOR

Living room	5910 x 3745 mm	19' 5" x 12' 3"
Kitchen/ Dining room	7260 x 4110 mm	23' 10" x 13' 6"
Utility room	2245 x 2060 mm	7' 4" x 6' 9"
Garage	6310 x 3160 mm	20' 8" x 10' 4"

FIRST FLOOR

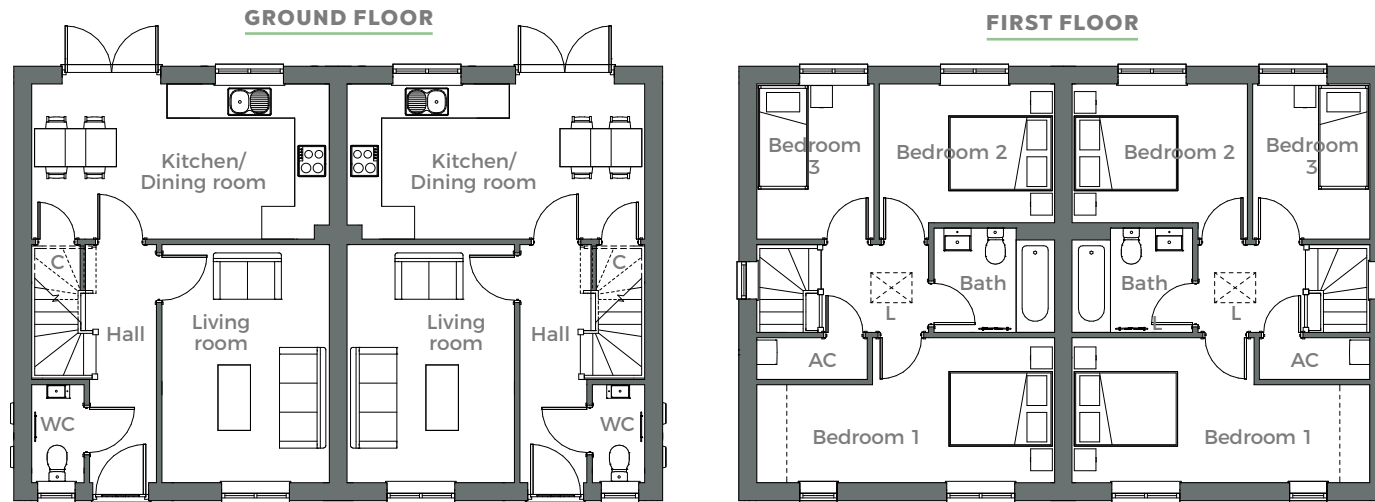
Bedroom 1	4110 x 2740 mm	13' 6" x 9' 0"
Ensuite	2255 x 1850 mm	7' 5" x 6' 1"
Bedroom 2	3780 x 2930 mm	12' 5" x 9' 7"
Bedroom 3	3780 x 2910 mm	12' 5" x 9' 6"
Study	4100 x 2115 mm	13' 5" x 6' 11"
Bathroom	2255 x 2175 mm	7' 5" x 7' 2"

AC Airing cupboard B Boiler C Cupboard ES Ensuite L Loft access WC Cloakroom



The Kirby

PLOTS 17, 18, 26, 27, 31, 32, 38 & 39



INTERIOR DIMENSIONS

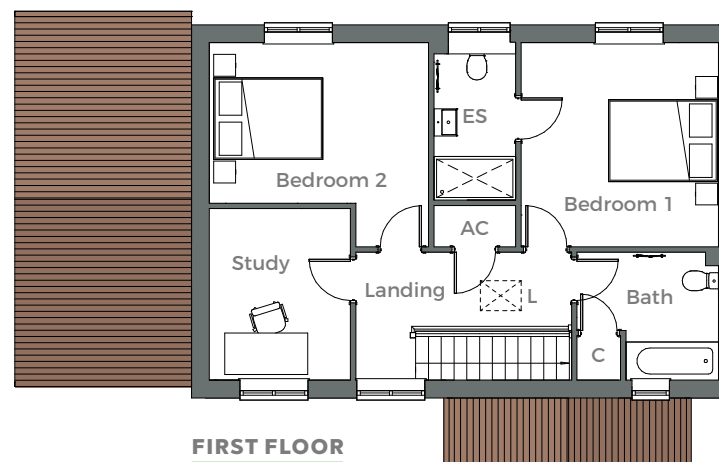
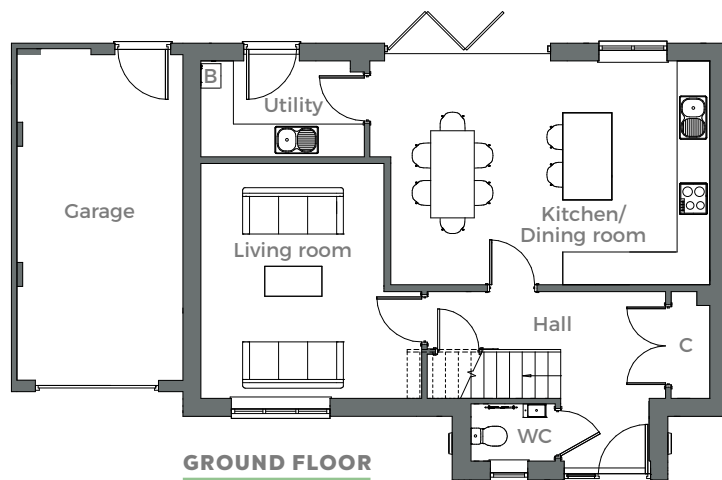
	GROUND FLOOR		FIRST FLOOR	
Living room	4410 x 3200 mm	14' 6" x 10' 6"	Bedroom 1	5820 x 2700 mm 19' 1" x 8' 10"
Kitchen/ Dining room	5500 x 2625 mm	18' 0" x 8' 7"	Bedroom 2	3240 x 2885 mm 10' 7" x 9' 5"
			Bedroom 3	2885 x 2185 mm 9' 5" x 7' 2"
			Bathroom	2240 x 1940 mm 7' 4" x 6' 4"

AC Airing cupboard B Boiler C Cupboard L Loft access WC Cloakroom



The Hoby

PLOTS 14, 19 & 33



INTERIOR DIMENSIONS

	GROUND FLOOR	
Living room	4350 x 4095 mm	14' 3" x 13' 5"
Kitchen/ Dining room	6200 x 4145 mm	20' 4" x 13' 7"
Utility room	3040 x 2000 mm	10' 0" x 6' 7"
Garage	6085 x 3045 mm	20' 0" x 10' 0"

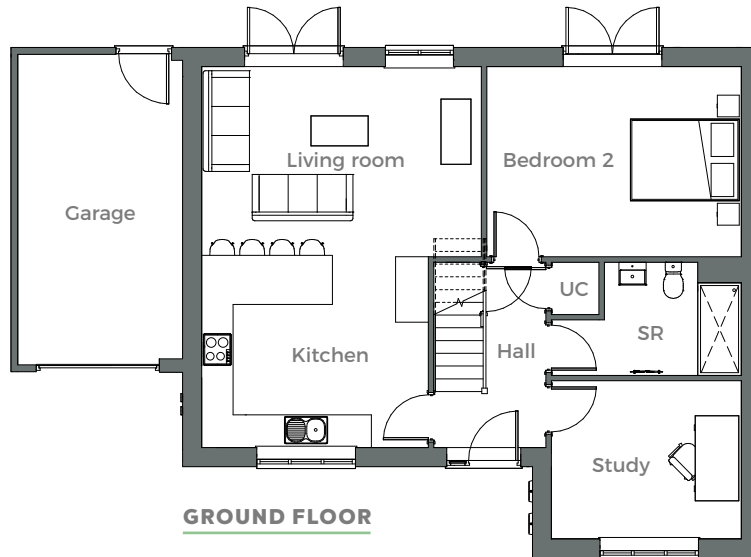
	FIRST FLOOR	
Bedroom 1	3785 x 3660 mm	12' 5" x 12' 0"
Ensuite	2930 x 1525 mm	9' 7" x 5' 0"
Bedroom 2	4065 x 3785 mm	13' 4" x 12' 5"
Study	3185 x 2630 mm	10' 5" x 8' 7"
Bathroom	2635 x 2385 mm	8' 8" x 7' 10"

AC Airing cupboard B Boiler C Cupboard ES Ensuite L Loft access WC Cloakroom

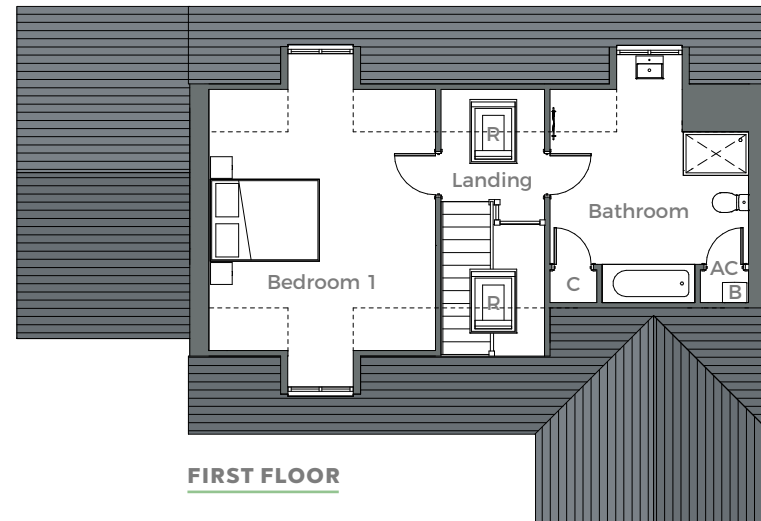


The Edendale

PLOTS 6, 7, 9 & 30



GROUND FLOOR



FIRST FLOOR

INTERIOR DIMENSIONS

GROUND FLOOR

Kitchen/ Living room	7040 x 5160 mm	23' 1" x 16' 11"
Bedroom 2	4700 x 3520 mm	15' 5" x 11' 6"
Shower room	3540 x 2090 mm	11' 7" x 6' 10"
Study	3540 x 2940 mm	11' 7" x 9' 8"
Garage	5480 x 3050 mm	18' 0" x 10' 0"

FIRST FLOOR

Bedroom 1	6140 x 4200 mm	20' 2" x 13' 9"
Bathroom	3940 x 3685 mm	12' 11" x 12' 1"

AC Airing cupboard B Boiler C Cupboard R Roof light SR Shower room UC Utility cupboard ---- Denotes reduced ceiling height

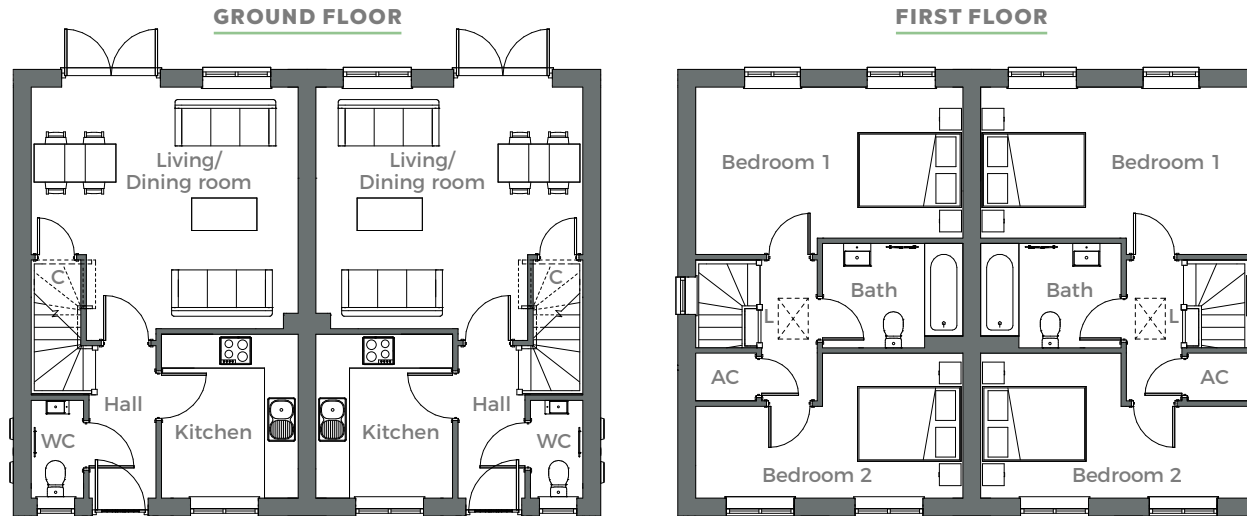
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THE DALBY | TWO BEDROOMS

The Dalby

PLOTS 20*, 21*, 22*, 23*, 24*, 25*, 28, 29, 36* & 37*



INTERIOR DIMENSIONS

	GROUND FLOOR		FIRST FLOOR	
Kitchen	3050 x 3625 mm	10' 0" x 11' 10"	Bedroom 1	4945 x 3110 mm 16' 3" x 10' 2"
Living/ Dining room	5045 x 4690 mm	16' 7" x 15' 5"	Bedroom 2	4945 x 2700 mm 16' 3" x 8' 10"
			Bathroom	2700 x 1940 mm 8' 10" x 6' 4"

AC Airing cupboard B Boiler C Cupboard L Loft access WC Cloakroom

*Perpetuity discounted plots are sold at 75% of market value. You must pass specified criteria to purchase. Please speak to our advisor for more information.

All measurements are approximate and are maximum dimensions. Please note that wardrobes are not supplied as standard, and any representation of wardrobes on plans is indicative only.

SPECIFICATIONS What's included when you buy at Rotherby Manor

Your new home at **Rotherby Manor** will be finished to the highest level, with a number of added extras included as standard.

These include fully-integrated kitchen appliances with a two-year warranty and a beautiful Roca designer bathroom with gloss finish vanity units.

It's all part of our attention to detail to ensure your home has the finish you want - with the highest quality products.



KITCHEN & UTILITY ROOM

Choice of contemporary fitted units with soft close doors and drawers and 40mm square edge laminate worktops with matching upstand**

Fully integrated appliances, to include:

Double⁺⁺⁺ or single⁺ electric oven

Stainless steel cooker hood

Gas hob with glass splashback in a choice of colours

Dishwasher⁺⁺

70-30 fridge/freezer⁺⁺ Space for fridge/freezer in 2 bedroom properties

1.5 bowl stainless steel sink with mixer tap in kitchen

Single bowl stainless steel sink with monobloc tap in utility room*

High quality luxury vinyl flooring

Space for washing machine & tumble dryer in kitchen or utility room according to property layout*

BATHROOMS, EN-SUITES & CLOAKROOMS

Stylish Roca Gap sanitaryware with chrome hardware

Two drawer, soft close vanity units with inset basin to suit layout. Choice of colours available*

Basin with semi-pedestal in 2 bedroom properties and cloakrooms*

Dual flush Roca WCs with soft close seat

Shower over bath* with handset function, glazed shower screen and full surround ceramic tiling

Contemporary Porcelanosa[®] ceramic tiling to specified wall areas**

High quality luxury vinyl flooring

Chrome heated towel rail in bathroom and en-suites

MEDIA & ELECTRICAL

TV points in living room and bedroom 1

Media plate in living room and family area*

Chrome downlights in kitchen, utility, wet rooms, hall and landing. Pendant lights in all other rooms

USB plug sockets in kitchen, living room, bedrooms 1 and study

Ample power points in each property; double socket in understairs cupboard

HEATING & HOT WATER

Gas central heating system with either system boiler and dual-zone thermostat⁺⁺⁺ or combination boiler and single-zone thermostat⁺

Hot water cylinder where applicable⁺⁺⁺

WINDOWS & DOORS

High quality front doors and PVC-u double glazed windows with energy efficient, low emissivity glass

Bi-fold doors (selected plots only)

EXTERNAL FINISHES

Front and rear patios paved with Marshalls Buff Riven slabs

Landscaped and turfed front garden

Turfed rear garden

External tap and power point



INTERNAL FINISHES

Contemporary 'Suffolk' style, white internal doors with chrome ironmongery

White walls with white woodwork

High quality luxury vinyl flooring in hall

All rooms not specified here are ready for flooring or carpet to be laid

SAFETY & SECURITY

Mains supply smoke/fire detector

Mains supply carbon monoxide detector

PIR lights to front and rear doors

Multipoint locking system to external doors

PEACE OF MIND

10 year NHBC New Homes Warranty

We subscribe to the Consumer Code for Homebuilders

UPGRADES & ADDITIONS

A range of upgrade items and packages is available at this development, please speak to the sales negotiator for more information.

* Where applicable ** Choice available dependent on stage of build † 2 & 3 bedroom properties †† 3, 4 & 5 bedroom properties ††† 4 & 5 bedroom properties

° We reserve the right to substitute an equivalent product if necessary. Please see separate Specification document for more detailed information. Photographs throughout the brochure show recent Bowbridge Homes developments.



THE MINTRIDGE FOUNDATION

A sporting chance for young people



The girls from Manor School clearly enjoyed their inspiring time with Pamela Coockey!

At **Bowbridge Homes** we aim to make a positive contribution to the communities that we work in – and this is not just limited to creating amazing new homes!

We are proud to work with **The Mintridge Foundation**, a registered charity based in the East Midlands which is dedicated to enhancing life skills in young people through sport. We have committed to sponsoring a mentoring programme in every community that we are active in.

The Mintridge Foundation provides a support network for young people by harnessing the power of positive sporting role models. Their team of Ambassadors – Olympians, Paralympians and other professional sports stars from over 20 sports, both team and individual – work with young people in schools, clubs and academies across the UK.

They assist young people of all ages, abilities and physical capabilities to develop confidence and resilience, and create awareness of the importance of mental and physical wellbeing through sport.

England Netball Captain Pamela Coockey recently visited Manor School in Raunds on a programme sponsored by Bowbridge Homes, which focused both on netball skills and the skills she has drawn upon during her successful career, such as resilience and determination. As part of the programme, Pamela completed six months of remote mentoring for two specially selected Manor School pupils.

The Mintridge Foundation's successes demonstrate the incredible power of sport: from a mentee's selection, to representing Great Britain in their chosen field, to enabling disabled children to find confidence and happiness just through participation.



NEXT STEPS

Let's get the process underway

The next step on your journey to finding your perfect Bowbridge Home is a simple one: just contact our selling agents.

01858 410200

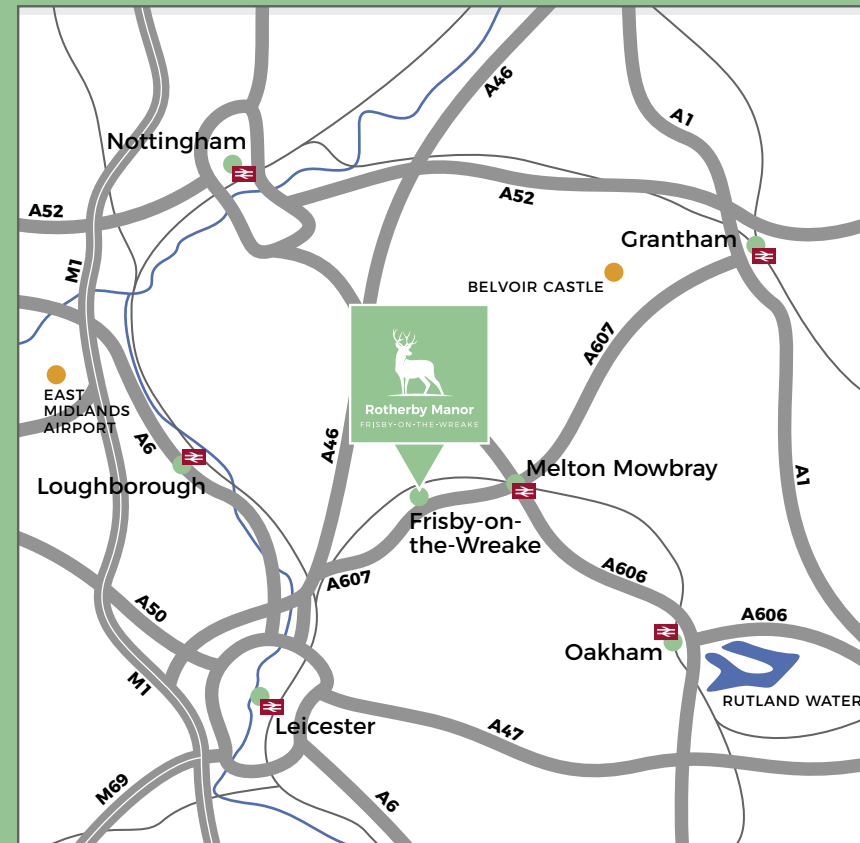


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BOWBRIDGE
HOMES

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