





Computer Generated Image. For indicative purposes only.

An Exclusive Development of Six Superior Quality Village homes, Nestled Within the Heart of the Welland Valley in Medbourne.

Offering the perfect blend of modern luxury living with traditional & meticulous craftsmanship, these exclusive & individually designed properties provide the perfect place to call home.

Bridgedale Rise comprises six unique homes designed & specified with modern living in mind. Open plan living & kitchens areas deliver flexibility & social spaces to keep up with the demands of busy modern lifestyles.

Each home brings carefully considered & well-proportioned accommodation built to exacting standards.

Located in one of Leicestershire's most favoured village locations; Bridgedale Rise has excellent village amenities, market towns on the doorstep & rail links to London St. Pancras in under an hour from both Leicester & Market Harborough, the latter being just a 15 minute car journey from Medbourne.

MEDBOURNE

Medbourne is, by many, considered to be one of the most sought after south east Leicestershire villages, known locally & affectionately as one of the locations within the 'Golden Triangle'.

This quintessential village has excellent local amenities to include a popular public house, village shop, tea rooms, restaurant, active village church & well renowned sporting facilities with playing fields, tennis courts, cricket ground & club house.



TRANSPORT

Mainline stations are located at nearby Market Harborough & Leicester, both providing direct links to London St. Pancras in just under an hour.

The M1 is accessible at junction 20, & the A14 lies to the South.

SHOPPING

The local market town of Market Harborough is an historic charming & vibrant town with a variety of independent shops, boutiques, hotels, restaurants & supermarkets all catering for day to day needs.

SCHOOLING

Schooling within the area is well catered for both within the state & private sector. The Leicester Grammar School, Stonegate School & Leicester High School for Girls are all located along the A6 towards Leicester, & Uppingham & Oakham Schools are also within a half an hour car journey.



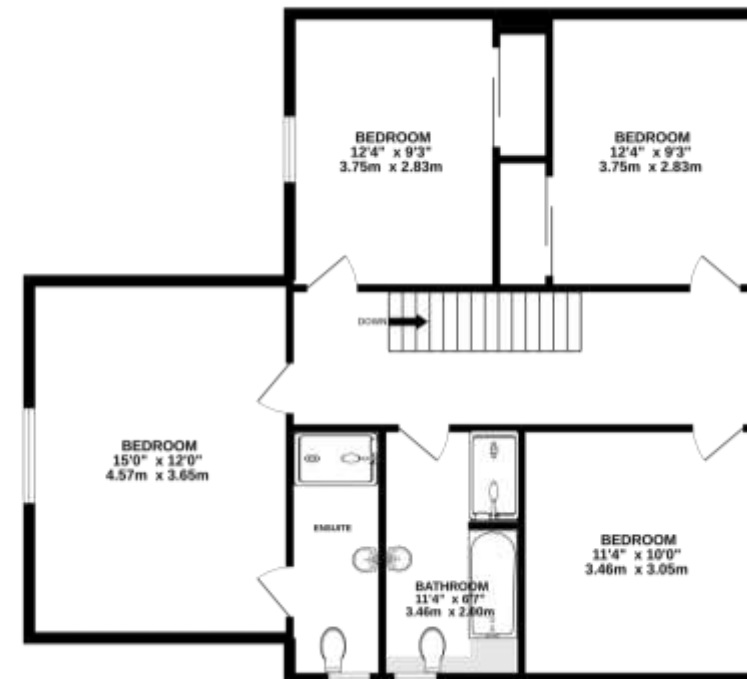
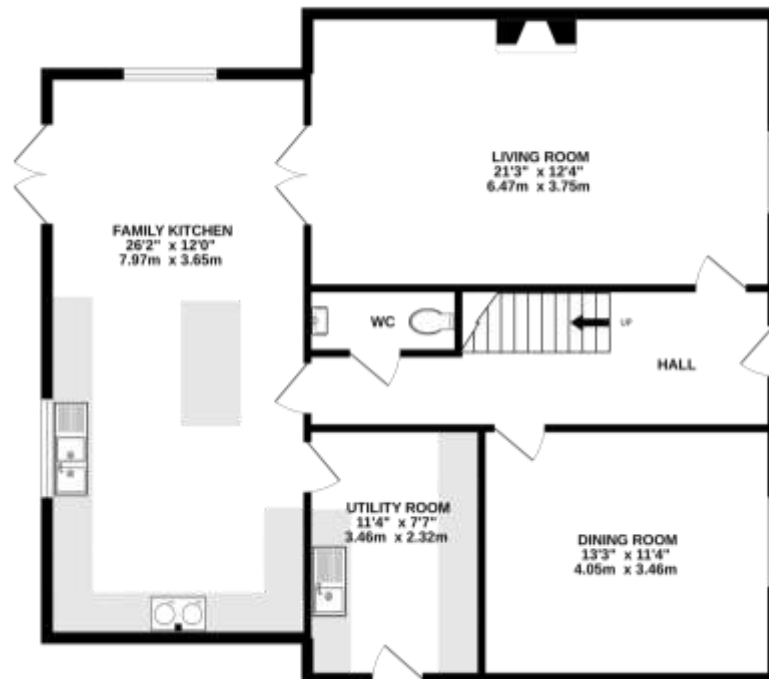
Ashtree House Plot One



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- ❖ Entrance hall
- ❖ Guest cloakroom
- ❖ Open plan living dining kitchen
- ❖ Utility
- ❖ Dining room
- ❖ Reception room
- ❖ Principal bedroom with ensuite shower room
- ❖ Three further double bedrooms
- ❖ Family bathroom
- ❖ Double detached garage

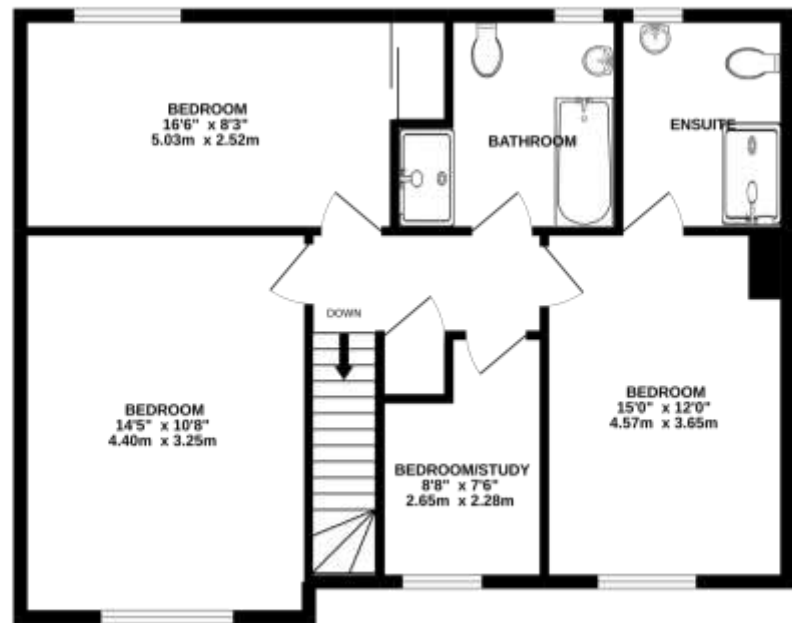
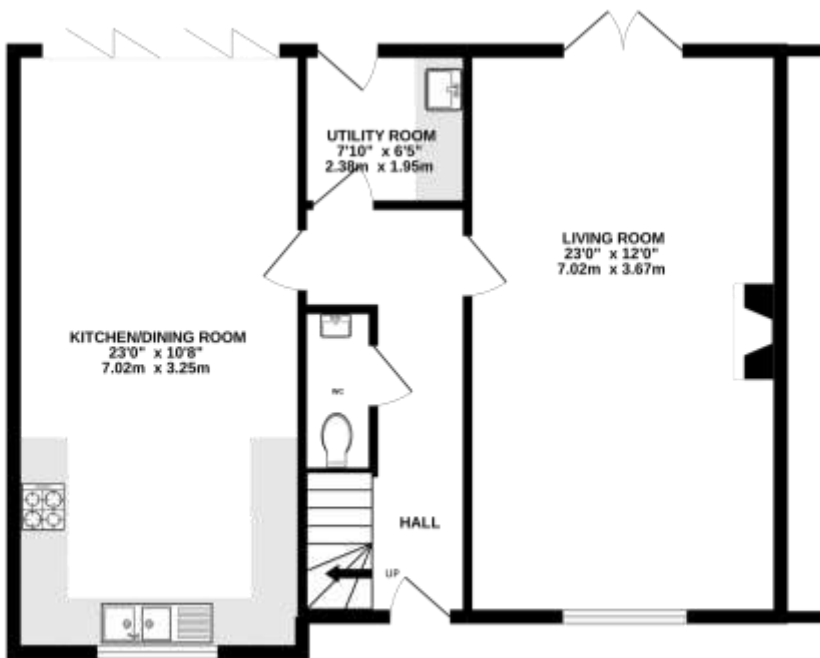
Total Approx. Gross Internal Floor Area = 197 M² (2120 Ft²)
Measurements are approximate. Floorplans are not to scale; final dimensions may be subject to minor changes.

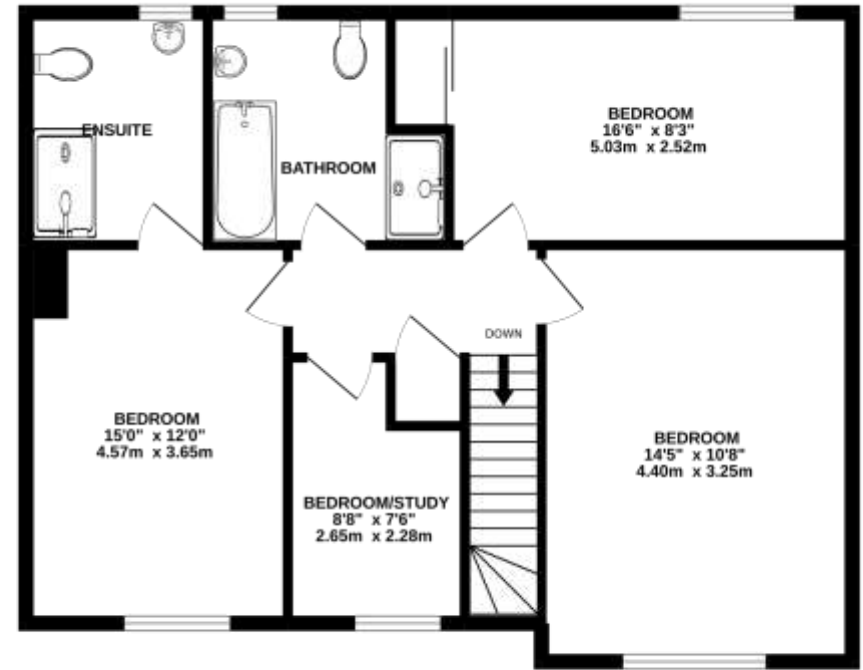
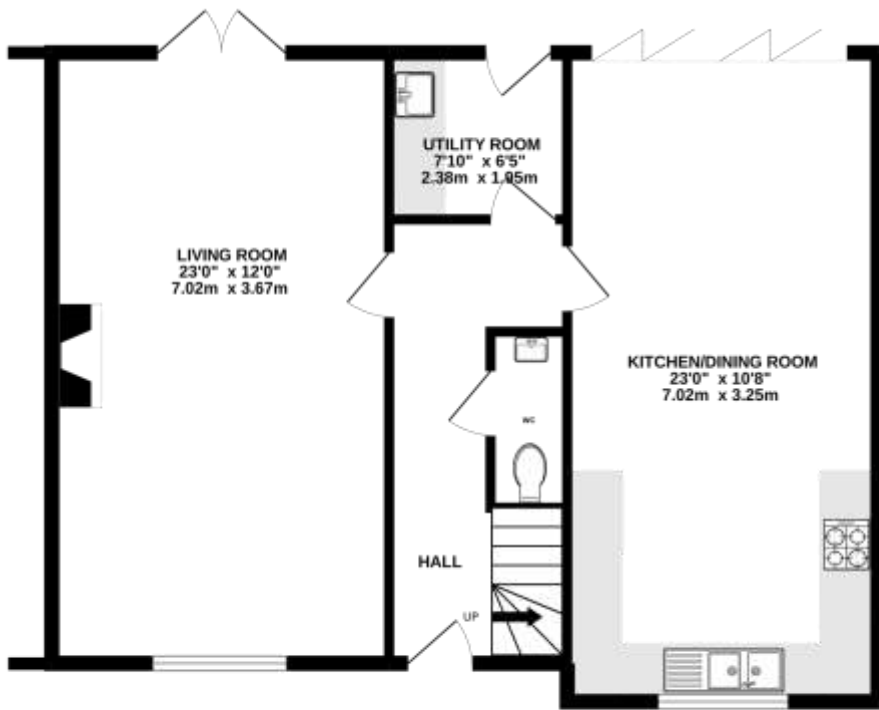


- ❖ Entrance hall
- ❖ Guest cloakroom
- ❖ Open plan living dining kitchen
- ❖ Utility
- ❖ Reception room
- ❖ Principal bedroom with ensuite shower room
- ❖ Two further double bedrooms
- ❖ Bedroom four / Study
- ❖ Family bathroom
- ❖ Two off road parking spaces



Total Approx. Gross Internal Floor Area = 141.7 M² (1525 Ft²)
 Measurements are approximate. Floorplans are not to scale; final dimensions may be subject to minor changes.





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- ❖ Open plan living dining kitchen
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- ❖ Two further double bedrooms
- ❖ Bedroom four / Study
- ❖ Family bathroom
- ❖ Two off road parking spaces

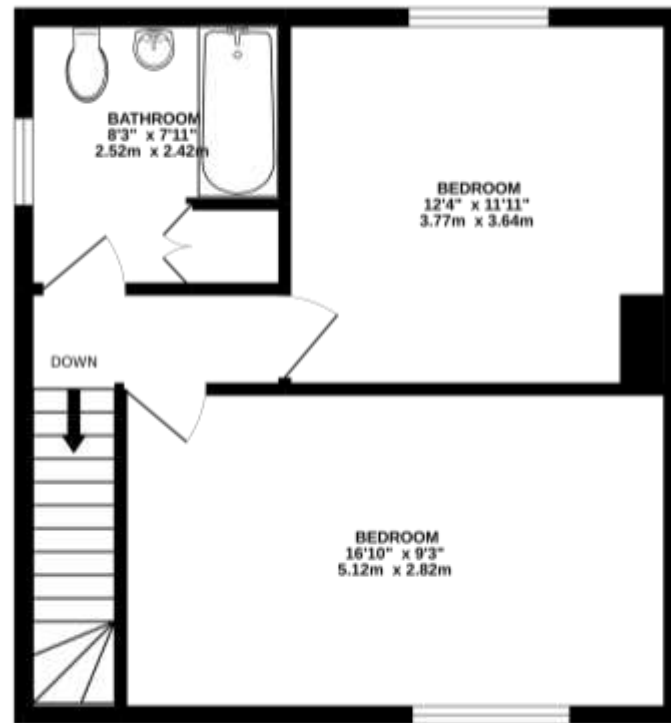
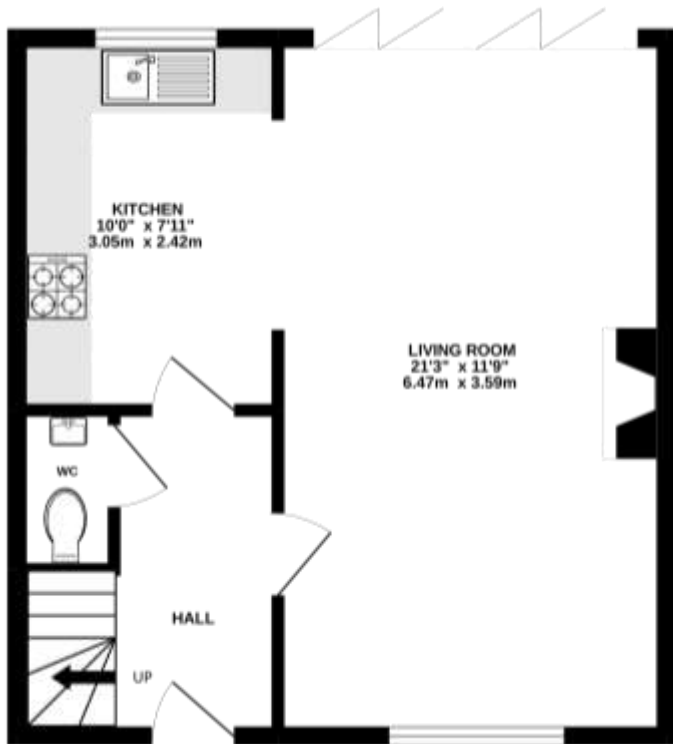


Sutton House
Plot Three



- ❖ Entrance hall
- ❖ Guest cloakroom
- ❖ L shaped open plan living dining kitchen
- ❖ Two double bedrooms
- ❖ Family bathroom
- ❖ Two off road parking spaces

Total Approx. Gross Internal Floor Area = 76.9 M² (828 Ft²)
Measurements are approximate. Floorplans are not to scale; final dimensions may be subject to minor changes.





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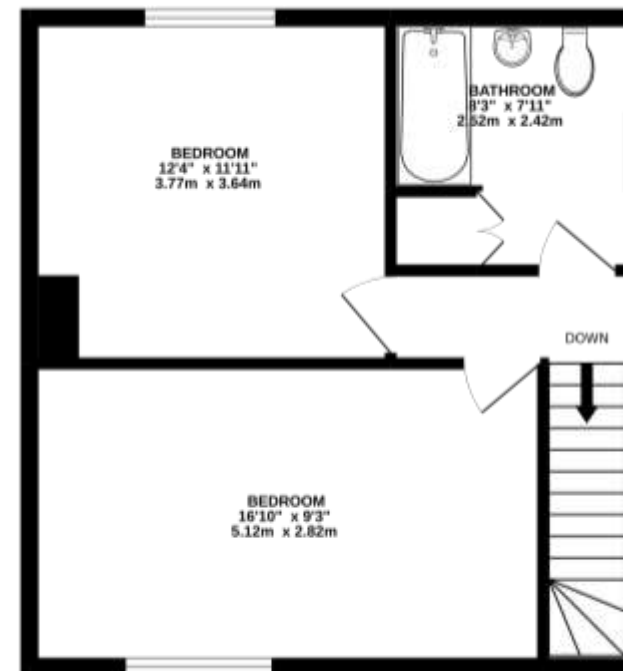
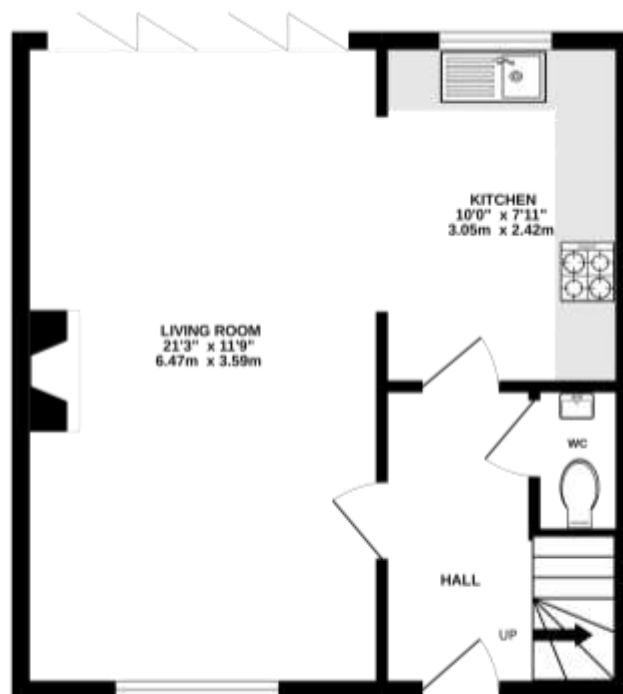
Goadby Cottage

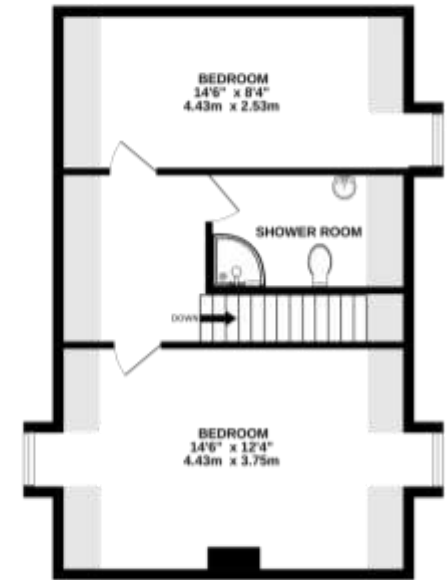
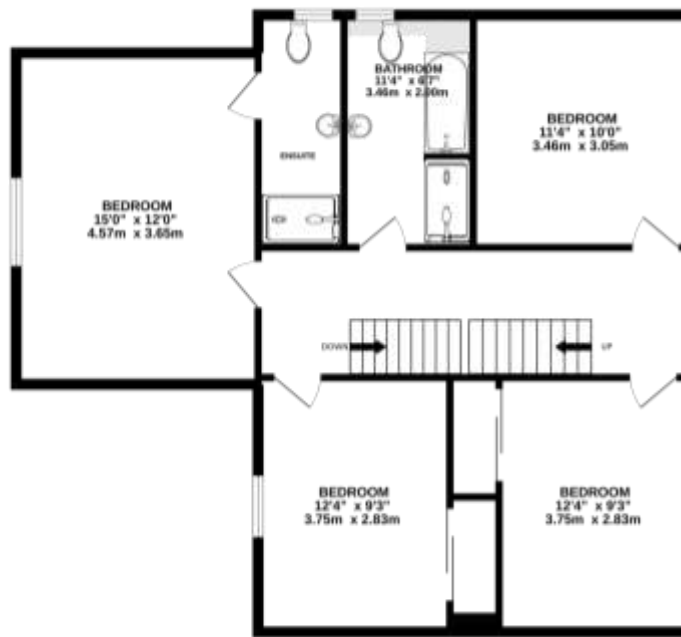
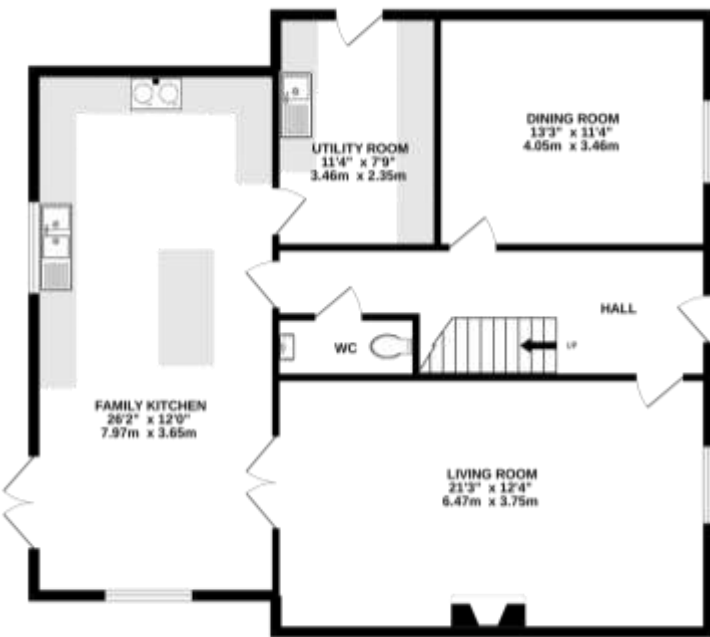
Plot Five



- ❖ Entrance hall
- ❖ Guest cloakroom
- ❖ L shaped open plan living dining kitchen
- ❖ Two double bedrooms
- ❖ Family bathroom
- ❖ Two off road parking spaces

Total Approx. Gross Internal Floor Area = 76.9 M² (828 Ft²)
Measurements are approximate. Floorplans are not to scale; final dimensions may be subject to minor changes.





Total Approx. Gross Internal Floor Area = 250.8 M² (2700 Ft²)
 Measurements are approximate. Floorplans are not to scale; final dimensions may be subject to minor changes.

- ❖ Entrance hall
- ❖ Guest cloakroom
- ❖ Open plan living dining kitchen
- ❖ Utility
- ❖ Dining room
- ❖ Reception room
- ❖ Principal bedroom with ensuite shower room
- ❖ Three further double bedrooms
- ❖ Family bathroom
- ❖ Two double bedrooms to the second floor
- ❖ Shower room to second floor
- ❖ Double detached garage



BRIDGEDALE RISE
 Medbourne
 Blaston View
 Plot Six



Plan is for indicative and illustration purposes only.



Specification

STRUCTURE

- Traditional construction
- Cavity walls with insulated dry lining
- Pre-cast concrete suspended ground floors with ventilated floor void
- Timber first floors
- Attic trusses to roof accommodation (Plot 6 only)
- Trussed rafters to unoccupied roof voids

EXTERNAL FINISHES

- Combination of Natural slate roofing and interlocking plain tiles
- Natural stonework to Plots 1 and 6, heads cills and external features
- Red clay facing brickwork, blue brick splash course
- Pre-formed, brick-clad chimneys and pots
- Quality fascia's, bargeboards and soffits
- Profiled gutters and rwp's
- Flush framed timber windows in heritage colours
- Bi-folding doors
- Velux roof windows where appropriate

INTERNAL FINISHES

- Ground floor selection
- Tile flooring to kitchen areas and adjacent dining/living
- Carpet to bedrooms
- Tiled floors and fully tiled walls to bathrooms

JOINERY

- High quality, natural timber panelled doors
- Generous section, profiled skirtings and architraves with skirting blocks and matching door linings
- Traditional staircase
- Feature solid entrance doors
- Electric sectional garage doors

IRONMONGERY

- High quality, tactile, contemporary products

KITCHENS & UTILITY ROOMS

- High quality kitchens from Sherwin Hall
- Work surfaces and splash-backs
- Integrated appliances

BATHROOM

- Wet-room/walk-in showers
- Concealed pipework/cistern ducts
- High quality appliances

DECORATION

- White matt emulsion to walls and ceilings
- Skirting, architraves etc. to be painted in a white satinwood/eggshell finish
- Satin chrome sockets and switches fitted throughout

LANDSCAPING

- Bridgedale Rise accessed via a communal driveway finished in tarmacadam
- Paved stone to terrace and paths
- Lawns to be seeded/ laid to turf
- Outside tap
- External lighting

SERVICES

- Gas fired central heating
- Mains electric
- Mains water
- Mains drainage
- Local authority: Harborough District Council. Tax bands - TBC
- Internet/telephone buyer to organise connection

MECHANICAL AND ELECTRICAL INSTALLATION

- Ground floor wet underfloor heating
- First floor high quality radiators
- Integrated smoke detector/alarm installation
- Electric car charger to garages

WARRANTY

- The properties will be built to national Building Control Regulations and issued with a 10 year LABC warranty upon completion.

*Every effort has been made to ensure that the information contained in these specifications are accurate, however we reserve the right to change as necessary the architects plans and these specifications without prior notice. These details or the architect's drawings do not constitute or form part of any contract of sale.





For further information or to register your interest
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