



CHESTNUT EDGE
STOKE ALBANY



HOMES FIT FOR THE FUTURE

You don't have to sacrifice tradition for innovation at Chestnut Edge. This development of beautiful, traditionally designed homes incorporates some of the latest eco-friendly technology, reducing energy needs without compromising on character.

On the edge of the rural idyll of Stoke Albany, these two, three and four-bedroom homes benefit from lots of space indoors and outdoors, perfect whether you're a busy family or looking for a more relaxed pace of life.

All homes at Chestnut Edge are EPC A-rated, include photovoltaic solar panels on the roof and a hybrid inverter ready for a home battery to store excess generated energy. Air source heat pumps, underfloor heating and high levels of insulation ensure you'll stay warm and cosy. A smart EV charger optimises the energy

from your solar panels and ultra-fast full fibre broadband can cope with everyone's bandwidth needs and make working from home a breeze.

These homes look good, too: they're all sizeable plots with great street appeal. Natural stone, red brick and rendered walls are paired with natural slate or plain tile roofs. Each home has a double or single garage, generous parking and a private rear garden.

Whatever stage of life you're at, you'll find Chestnut Edge a delightful, appealing and well-connected place to live.





COUNTRY LIVING IN A TIMELESS VILLAGE COMMUNITY

With just a few hundred residents, Stoke Albany is a thriving village community and is perfectly situated for an easy-going rural lifestyle.



The village gets its name from William D'Albini, the first Earl of Arundel, who held the village in the 12th Century. The Old School House now serves as the village hall, hosting community activities like yoga classes, Brownies, a choir and a preschool/nursery; and every June the village comes together for Stoke Feast, a traditional fete raising money for local charities.

Stoke Albany also boasts a popular thatched inn, the White Horse, well used by locals and visitors alike. It dates from the early 18th century and is a short stroll from Chestnut Edge.

Wilbarston CE Primary School (rated 'good') is just 10 minutes' walk away and there are several secondary choices 15 minutes away in Market Harborough, including Robert Smyth Academy and Welland Park Academy (both rated 'good'). Brooke Weston Academy in Corby is rated 'outstanding'.

Notable independent schools in the area include Leicester Grammar (14 miles), Rugby (30 miles), Uppingham (11 miles), Wellingborough (18 miles), and Oakham (22 miles).

Stoke Albany is surrounded by great walking and cycling country. East Carlton Country Park, just a five-minute drive away, has 102 acres of parkland and woodland with a café and shop; and children will enjoy West Lodge Farm Park, voted Northamptonshire's best family attraction.

Shopping in nearby Market Harborough offers something for everyone. Memorable for its picturesque timber-framed Old Grammar School, there's a host of independent boutique and artisan shops and cafés, an eco-village with sustainable retailers, and an award winning farm shop on the edge of town.

Members and visitors are welcome at Market Harborough Golf Club, and Harborough Leisure Centre, with its three pools, gym and packed timetable of fitness classes is popular with residents of all ages.

Approximate driving distances from Chestnut Edge

- Market Harborough - 6 miles
- Corby - 6.5 miles
- Leicester - 20 miles
- Northampton - 23 miles
- Peterborough - 32 miles
- Nottingham - 45 miles
- Cambridge - 55 miles
- Birmingham - 57 miles
- London - 90 miles

Direct train journey times from Market Harborough

- Kettering - 10 minutes
- Leicester - 12 minutes
- Loughborough - 25 minutes
- Nottingham - 45 minutes
- London St Pancras - 1 hour



HARBY

Plot 3 & 4 and 10 & 11: A semi-detached three-bedroom home with a single garage

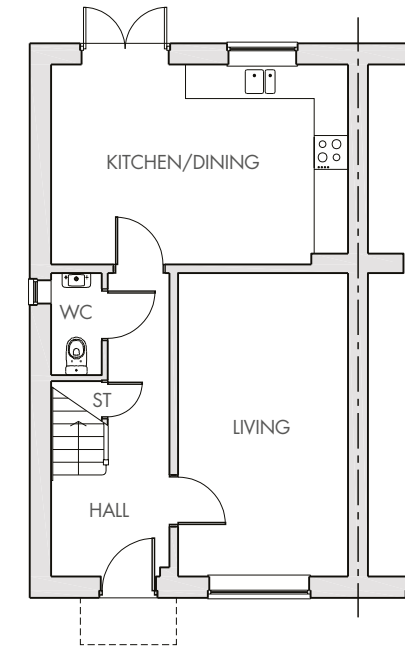
An elegant semi-detached home designed with both style and functionality in mind, the Harby offers a comfortable and convenient living experience.

The impressive kitchen-dining room welcomes you with open arms, featuring French doors that open onto the inviting patio area, perfect for al fresco dining and entertaining.

Bedroom 1 comes with fitted wardrobes and an en-suite, providing a private sanctuary for relaxation. Two additional bedrooms offer versatility, perfect for accommodating a growing family or creating a home office and a stylish family bathroom completes the sleeping quarters.

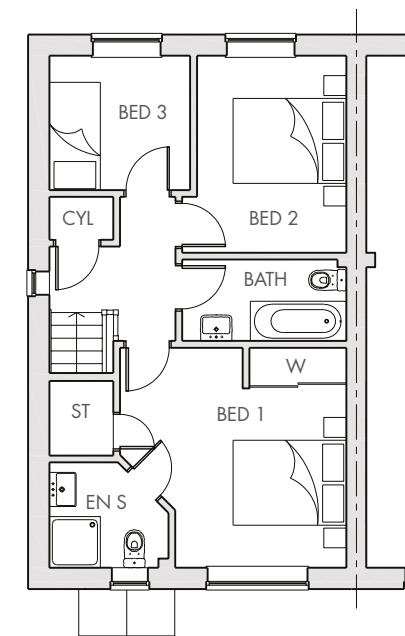
With an A Rated Energy Performance Certificate, Solar panels and an EV charger the Harby showcases its energy-efficient design and focus on sustainability, allowing residents to embrace greener living.

The Harby includes a single garage and driveway parking for two cars.



Ground floor

Room	Metres	Feet
Living	3.00 x 5.35	9'10" x 17'7"
Kitchen/Dining	5.24 x 3.53	17'2" x 11'7"
WC	0.89 x 1.80	2'11" x 5'11"



First floor

Room	Metres	Feet
Bed 1	3.99 x 3.88	13'1" x 12'9"
En suite	2.10 x 1.86	6'11" x 6'1"
Bed 2	2.64 x 3.47	8'8" x 11'5"
Bed 3	2.48 x 2.37	8'2" x 7'9"
Bathroom	2.90 x 1.44	9'6" x 4'9"

The CGI showcases plots 3 and 4. The floor plans show plot 4. Similar homes can be found on plots 10 and 11, with minor variations due to the attached garage





DINGLEY

Plot 12: A detached four-bedroom home with an integral double garage

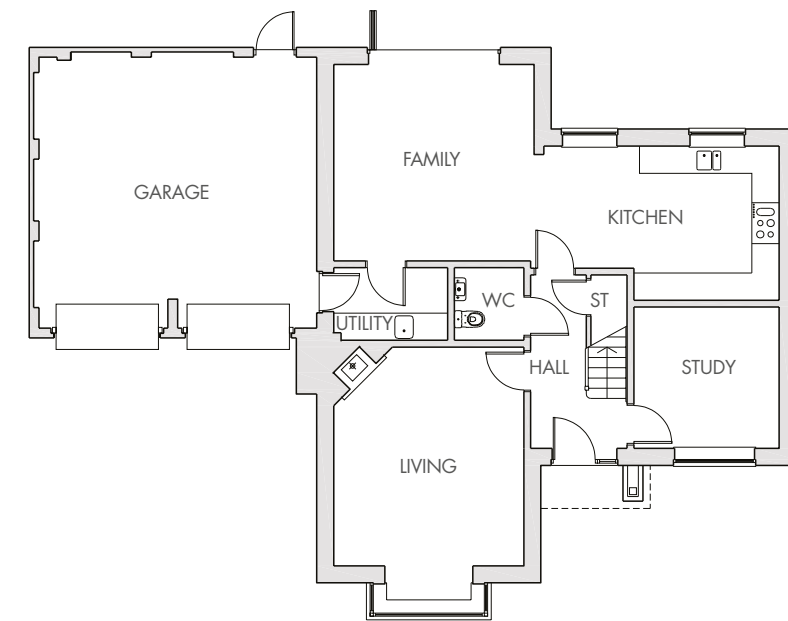
This impressive, detached home combines contemporary design, spacious interiors and a desirable location for a truly exceptional living experience.

The generous kitchen-family room is a standout feature, with folding-sliding doors that seamlessly connect the indoor space to the large south-facing garden, flooding the home with natural light. A spacious living room with a working fireplace is a cosy sanctuary for quiet evenings or gatherings. A roomy study also offers a dedicated home working space.

The first floor is a haven of comfort, with bedrooms 1 and 2 boasting fitted wardrobes and en-suites for ultimate relaxation. Two more bedrooms provide flexible options, whether for guests or family members. A stylish family bathroom completes the ensemble, designed with sophistication in mind.

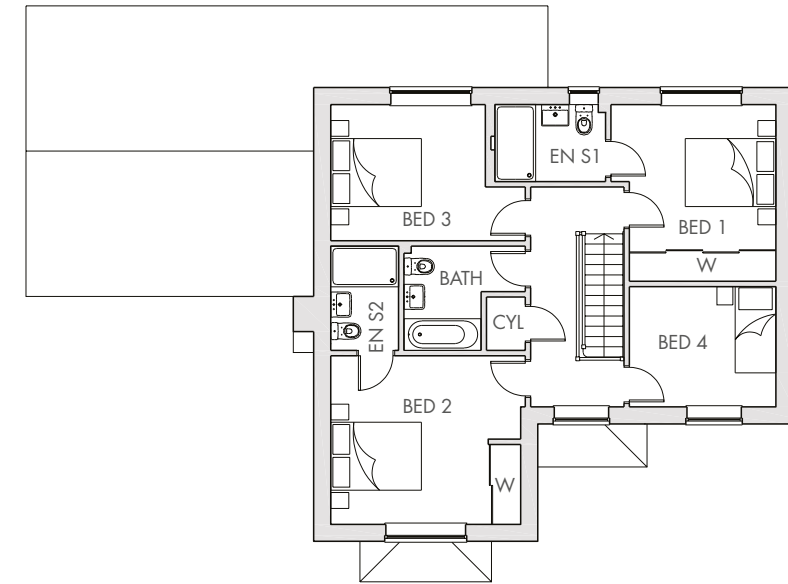
The Dingley boasts an A Rated Energy Performance Certificate, together with solar panels and an EV charger exemplifying the home's commitment to energy efficiency and sustainable living.

Parking is effortless with an integral double garage and additional space for three cars on the driveway.



Ground floor

Room	Metres	Feet
Living	4.19 x 5.57	13'9" x 18'3"
Kitchen/Family	9.82 x 4.33	32'3" x 14'2"
Utility	2.51 x 1.60	8'3" x 5'3"
Study	3.20 x 3.12	10'6" x 10'3"
WC	1.53 x 1.60	5'0" x 5'3"



First floor

Room	Metres	Feet
Bed 1	3.64 x 3.30	11'11" x 10'10"
En suite 1	2.44 x 1.70	8'0" x 5'7"
Bed 2	4.29 x 3.72	14'1" x 12'2"
En suite 2	1.50 x 2.30	4'11" x 7'7"
Bed 3	3.41 x 3.00	11'2" x 9'10"
Bed 4	3.23 x 2.65	10'7" x 8'8"
Bathroom	2.67 x 2.30	8'9" x 7'7"



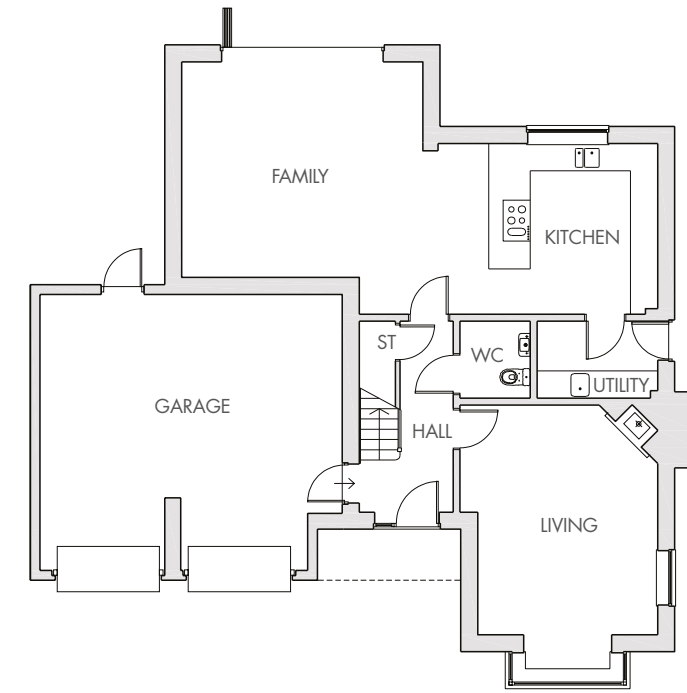


FARNDON

Plots 1, 2, 13 & 14: A detached four-bedroom home with an integral double garage

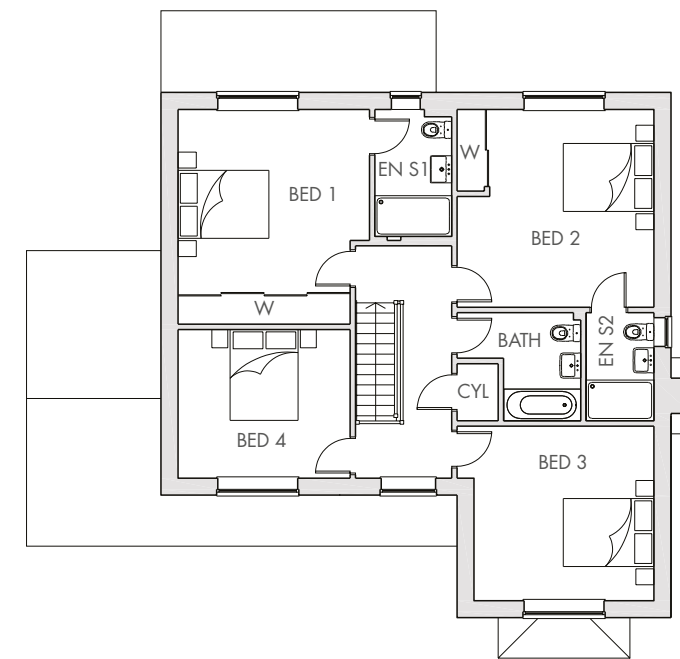
This stunning detached home combines luxurious living spaces and modern features, perfect for families looking for a comfortable and stylish home. Step inside and experience the epitome of elegance and the energy efficiency delivered by the A Rated Energy Performance Certificate. The ground floor features a generous kitchen-family room, a space where culinary delights and quality time with loved ones converge seamlessly. The folding-sliding doors open onto a patio area, perfectly blending indoor and outdoor living. Additionally, the spacious living room boasts a working fireplace, creating a cosy ambiance for relaxation and entertainment.

Retreat to the first floor, where you'll discover the serene sanctuary of the bedrooms. Bedrooms 1 and 2 both benefit from fitted wardrobes and en-suites. Two more double bedrooms provide ample space for family members or guests, while a stylish family bathroom adds a touch of luxury. Parking is made easy with an integral double garage and a driveway that accommodates up to three cars. The Farndon is equipped with solar panels and an EV charger, showcasing its commitment to sustainability and future-proofed living.



Ground floor

Room	Metres	Feet
Living	4.36 x 5.81	14'4" x 19'1"
Kitchen/Family	10.49 x 5.57	34'5" x 18'3"
Utility	2.66 x 1.70	8'9" x 5'7"
WC	1.55 x 1.70	5'1" x 5'7"



First floor

Room	Metres	Feet
Bed 1	4.22 x 4.13	13'10" x 13'7"
En suite 1	1.70 x 2.80	5'7" x 9'2"
Bed 2	4.34 x 4.36	14'3" x 14'4"
En suite 2	1.50 x 2.38	4'11" x 7'10"
Bed 3	3.97 x 3.84	13'0" x 12'7"
Bed 4	3.79 x 3.38	12'5" x 11'1"
Bathroom	2.72 x 2.38	8'11" x 7'10"





ASHLEY

Plots 17 & 18: A detached two/three-bedroom bungalow with a single garage

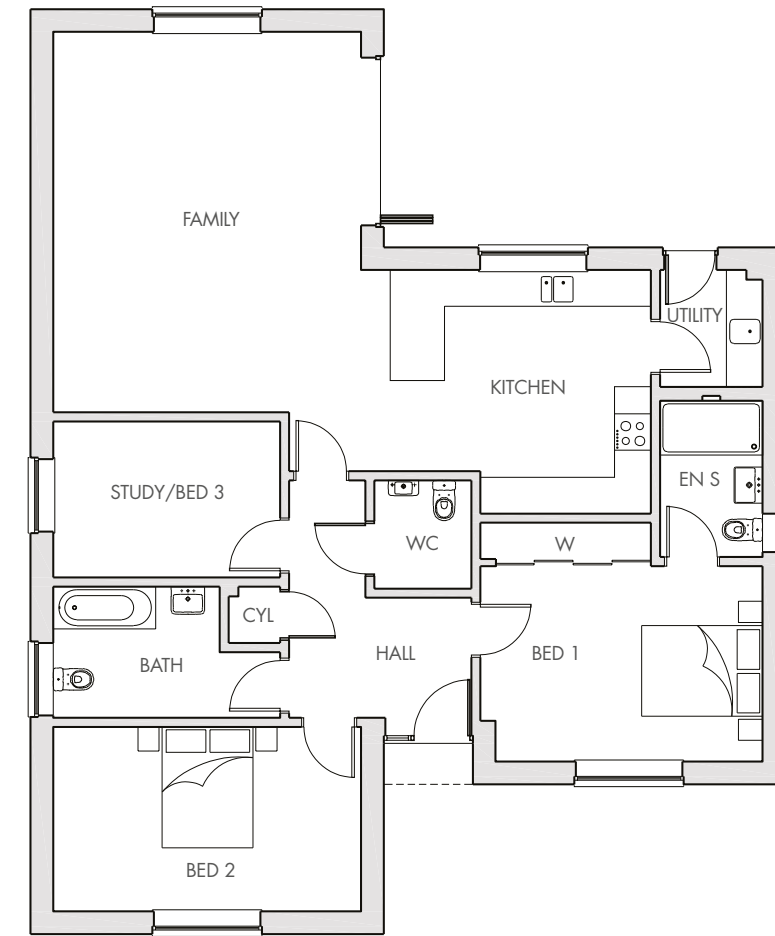
A charming detached bungalow with a single garage that combines elegance and comfort in perfect harmony. Nestled off a private drive overlooking green space, the Ashley offers tranquillity and comfort in a picturesque setting.

Step into the generous kitchen-family room, complete with folding-sliding doors that open onto a spacious patio area, creating a seamless connection between indoor and outdoor living.

Bedroom 1 features fitted wardrobes and an en-suite, ensuring a peaceful retreat. The second double bedroom offers versatility, with the option of a third bedroom or study to suit your needs. A stylish family bathroom complements the sophisticated design of this home.

The oversize single garage has an additional workshop/storage space, providing convenience and functionality. Parking is abundant with a driveway that accommodates up to three cars.

The Ashley boasts an A Rated Energy Performance Certificate, ensuring energy efficiency and reduced environmental impact. Solar panels and an EV charger exemplify the Ashley's commitment to sustainable living and embracing renewable energy.



Ground floor

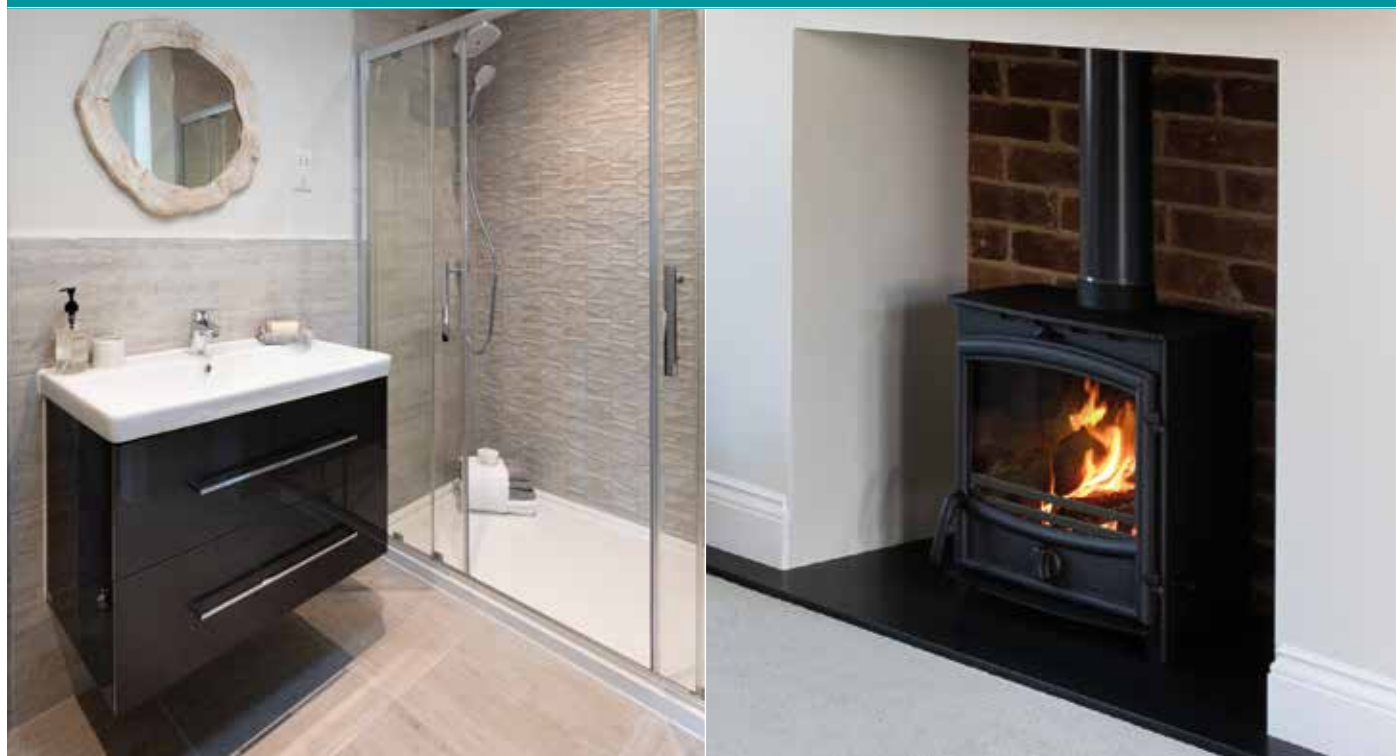
Room	Metres	Feet
Kitchen	5.98 x 4.03	19'7" x 13'3"
Family	5.09 x 6.29	16'8" x 20'8"
Utility	1.70 x 1.93	5'7" x 6'4"
Study/Bed 3	3.75 x 2.58	12'4" x 8'6"
WC	1.60 x 1.79	5'3" x 5'10"
Bed 1	4.67 x 3.23	15'4" x 10'7"
En suite	1.70 x 2.59	5'7" x 8'6"
Bed 2	5.09 x 3.05	16'8" x 10'0"
Bathroom	3.75 x 2.17	12'4" x 7'1"





THE SPECIFICATION

Quality is everything when it comes to the fixtures and fittings in your new home. At Grace Homes, we select only the best, top-of-the-range appliances and sanitary ware from prestige suppliers. Exquisite natural materials are also carefully chosen such as oak, porcelain and stone. And all these elements are brought together with our trademark exceptional finish and exacting attention to detail.



Kitchen

- Quartz work surfaces and upstand*
- Porcelanosa floor tiles*
- Appliances by Siemens or Neff:
 - Integrated multi-function oven (double oven to four bedroom homes)
 - Integrated fridge freezer
 - Integrated dishwasher
 - Induction hob
 - Integrated washer-dryer to the Harby

Utility (where applicable)

- Porcelanosa floor tiles*
- Quartz work surfaces and upstands*
- Plumbing and electrics for a washing machine and tumble dryer

Bathrooms, en-suites and cloakroom

- Vanity units to all master en-suites
- Villeroy & Boch basins, baths and WCs
- Hansgrohe brassware throughout
- Porcelanosa tiling to floors and specified wall areas*

Wardrobes

- Fitted wardrobes to all primary bedrooms and to the second bedrooms to the Dingley & Farndon
- Wardrobes have sliding doors with a choice of finish available *

Internal joinery

- Painted internal doors with brushed stainless-steel ironmongery
- Stylish staircase with oak handrail

Heating and hot water

- Ultra-quiet Mitsubishi Ecodan air source heat pump providing highly efficient and emissions-free heating and hot water
- Fully programmable underfloor heating on the ground floor
- Thermostatically-controlled radiators upstairs
- Working fireplace with an oak mantle in the Dingley & Farndon, ideal for a multi-fuel or wood-burning stove

Windows and doors

- Front door with solid timber core and plastic skin featuring high thermal and security performance
- Residence 9 high performing flush sash UPVC windows
- Aluminium folding-sliding doors link the kitchen-family room to the garden in every home with the exception of the Harby

Garage

- Sectional garage doors which are fully insulated
- Motorised garage doors with remote control

Media and electrical

- Smart TV/ HD distribution to each TV point
- Low energy lighting throughout with recessed LED downlights in kitchen and bathrooms
- Photovoltaic solar panels

Security

- NSI Gold certified security alarms
- Window locks to non-escape windows
- External doors have a multi-point locking system

Outside

- Landscaped and turfed front gardens with rear gardens laid to lawn
- Generous patio and paths in natural stone
- Outside tap
- Electric car charging points
- Parking areas feature tegular paving or similar finish

Peace of mind

- 10 year Premier Guarantee New Homes Warranty
- We subscribe to the Consumer Code for Homebuilders





A HOME BUILT WITH CARE

We are on a mission to create the perfect home for you and your family. Specialising in small-scale developments of unrivalled quality, our reputation for excellence shines through in everything we do.



There's something different about a Grace Homes property. As you look around, you'll see our trademark care and attention to detail in every aspect of the home we build for you. The rooms are generously proportioned and flooded with light. The large gardens are fully turfed and ready to enjoy. And all the materials you see – from the quartz worktops to the generous patios and paths - are of exceptional quality.

We also make sure that as much as possible is included as standard in the price you pay for your new home. There are no hidden extras. Kitchen and bathroom floors are tiled, quartz worktops and underfloor heating are included as standard, and outside comes complete with Photovoltaic solar panels, an electric car charging point, turfed lawns and lighting. Everything has been thought through, so that all you have to do is enjoy your new life in your beautiful new home.

Don't just take our word for it. The feedback we get from our customers makes all our hard work worthwhile. They tell us about the above-and-beyond customer care they receive from every single member of our staff. And a large proportion of our new home owners come to us thanks to recommendations from previous Grace Homes customers.

We couldn't be prouder of our latest win of UK Medium-Sized Housebuilder of the Year at the National Federation of Builder's Construction Awards of Excellence.

A MORE SUSTAINABLE FUTURE

At Grace Homes, we are committed to creating sustainable homes that not only provide comfort and style but also contribute to a greener future.

Our developments offer a range of impressive features that prioritise energy efficiency and environmental responsibility, ensuring a truly modern and sustainable living experience.

We are proud to offer sustainable homes that combine luxurious living with environmental consciousness.

By choosing our development, you join a community committed to reducing carbon emissions, minimising energy consumption, and embracing a greener way of life and reducing your bills at the same time. Experience the future of housing with us and make a positive impact on the world.



BUILDING COMMUNITIES

Ensuring our new developments connect to existing communities and have a positive local impact



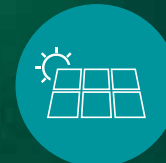
EPC 'A-RATED'

The best rating possible, exceeding current building regulations and delivering exceptional energy efficiency



AIR SOURCE HEAT PUMP

A low energy, high efficiency heat and hot water system that works in tandem with your underfloor heating to deliver comfort and sustainability



PHOTOVOLTAIC PANELS

Fitted as standard and scaled to suit the size of your home, designed to supplement your renewable energy supply



RENEWABLE ELECTRICITY

All of your power requirements provided from a renewable energy supply



UNDERFLOOR HEATING

Controllable efficient warmth allowing you to optimise your living space



SMART EV CHARGER

Ready to power your existing vehicle or help you switch to a greener electric vehicle



WATER SAVING

State of the art taps and shower fittings that conserve water without compromising on functionality



FIBRE BROADBAND

Ultra fast connectivity for your leisure and home working needs



BIODIVERSITY & OPEN SPACE

Developments designed to deliver amazing open spaces, enhance bio-diversity, create wildlife areas and provide for sustainable drainage



AN AWARD-WINNING HOUSE BUILDER

We are thrilled to have received recognition for our industry-leading craftsmanship, excellence and expertise over the years:

- Winner: UK medium-sized housebuilder of the year at the NFB's Construction Awards of Excellence 2023
- Winner: Best Medium New Housing Development in the West Midlands, LABC Building Excellence Awards 2022
- Winner: Best Medium New Housing Development in the East Midlands, LABC Building Excellence Awards 2021
- Awarded Premier Guarantee Quality Recognition Award, 2021
- Finalist: Service Excellence, National SME Business 2021 Awards
- Winner: Best Small New Housing Development in the East Midlands, LABC Building Excellence Awards 2020



Specification Changes

We reserve the right to make changes to the specification during the course of the construction process. To ensure that you have the most up-to-date specification for a specific home please call us on 01536 740019 or check at the point of reservation.

Site Plan

The site plan is intended for illustrative purposes only. Construction and landscaping details can change during the course of the development. Trees and planting shown are indicative and actual numbers and positions may vary. The site plan does not form any part of a warranty or contract.

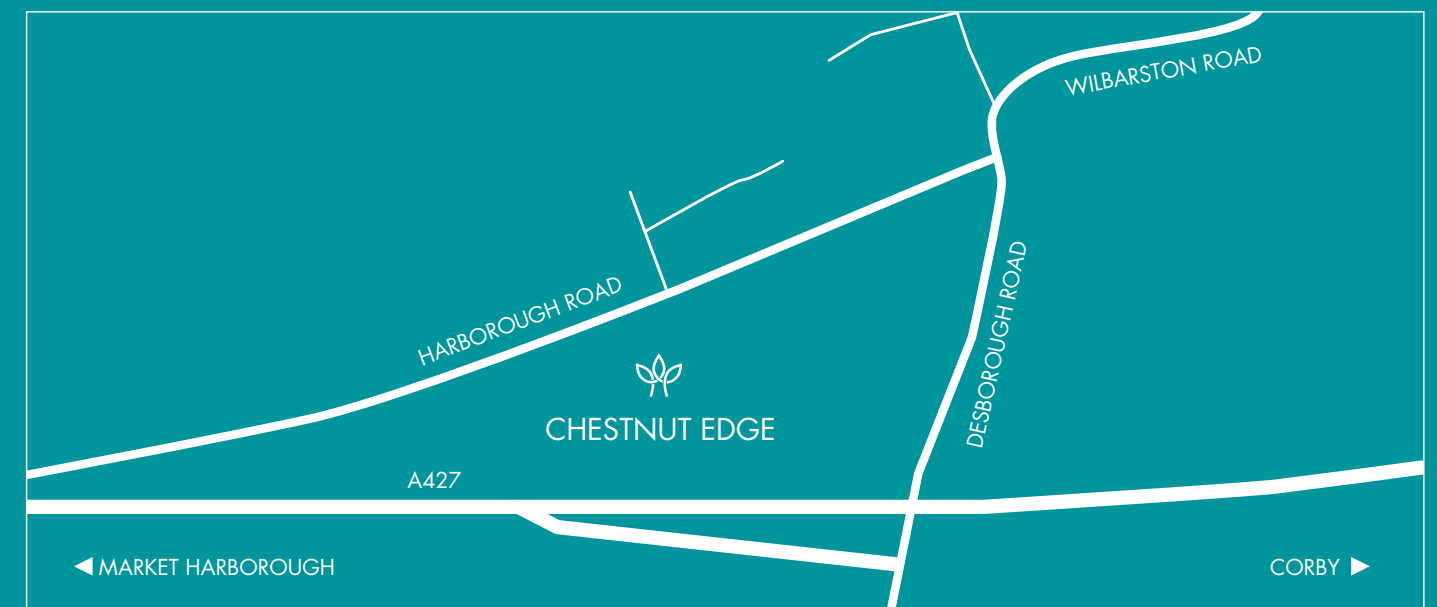
Images

The photographs used in this brochure are intended to reasonably convey the lifestyle offered by a Grace Homes property. Whilst they give a good indication of the look and feel of a completed property, they do not directly represent any particular home.

CGIs and Floorplans

Elevations and individual features such as windows, solar panels, building materials and soft landscaping may vary. Please note floor plans are not strictly to scale, and all dimensions are maximum room sizes accurate to within 100mm. These dimensions should not be used for appliance, furniture or carpet measurements.

HOW TO FIND US: LE16 8PY



GRACE HOMES

TIMELESS DESIGN. EXCEPTIONAL QUALITY.

For more information or to arrange an appointment to view Chestnut Edge, please contact our sales team on:
01536 740019 | sales@gracehomes.co.uk | gracehomes.co.uk