

AMBIENCE

A COLLECTION OF LUXURY HOMES



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LIVING AT AMBIENCE

AMBIENCE IS A COLLECTION OF FOUR AND FIVE BEDROOM DETACHED AND SEMI-DETACHED HOMES. LOCATED ON HIGH STREET IN LINTON, THE DEVELOPMENT IS JUST 5 MILES SOUTH-EAST OF BURTON ON TRENT AND 3.1 MILES FROM SWADLINCOTE.

Excellent facilities just a matter of minutes away, include Burton on Trent railway station and Swadlincote Ski and Snowboard Centre.

Ambience is the perfect place for families to set up home as there are a number of highly-rated schools in the vicinity. Local bus services also make it easy to travel in the surrounding area.

Around a quarter of the development will be public open space. Linton also forms part of the National Forest, enabling home owners to make the most of the great outdoors







DISCOVER LINTON

AMBIENCE IS SITUATED IN LINTON, DERBYSHIRE AND LIES 5 MILES SOUTH-EAST OF BURTON ON TRENT. SURROUNDED BY STUNNING VIEWS OF THE OPEN COUNTRYSIDE, THE NEIGHBOURING VILLAGES OF CHURCH GRESLEY AND OVERSEAL ARE CHARM PERSONIFIED, MAKING AMBIENCE APTLY NAMED.

Within easy reach of the development, there is a post office and a convenience store. Ambience is well connected by many great transport links, including Burton on Trent railway station, which is just a 15-minute drive away.

Living in Ambience, you are also spoilt for choice when it comes to leisure activities. Swadlincote Ski and Snowboard Centre is just 3.1 miles away, while Conkers, an adventure forest, is only 4.2 miles from the development.

EDUCATION

Linton Primary School is just 0.7 miles or a 13-minute walk from Ambience. Open to three- to 11-year-olds, the school has a playground, gardens and nature area. Another option is Overseal Primary School, 2.6 miles away, which was rated good by Ofsted in its latest inspection.

For older children, Paget High School is located 6.4 miles from Ambience. The secondary school also has a sixth form, which many students move into once they have finished Year 11. Granville Sports College is 4 miles away in Swadlincote and has pupils aged 11 to 16.

Burton and South Derbyshire College is a 15-minute drive or 5.4 miles away, and has a range of fulland part-time courses. These include animal care, business and enterprise, performing arts and public services.

HEALTH & FITNESS

One of the closest GP surgeries to Ambience is Gresleydale Healthcare Centre, just 1.6 miles away. It is open from 8am to 6:30pm Monday to Friday, with pre-booked clinics available on Monday mornings and one Saturday a month. Another option is Rosliston Medical Centre, 2.1 miles away.

Queen's Hospital Burton Upon Trent is the nearest hospital to Ambience, just a 20-minute drive or 7.4 miles away. It has an accident and emergency department and outpatient services.

There are plenty of opportunities for keeping fit in the local area. Evisa Personal Fitness Club is just 3.2 miles away, and offers studio classes, personal training sessions and beauty services. Bannatyne Health Club and Spa in Burton on Trent, is 6.9 miles from the development and has a range of facilities including a spinning studio, group exercise classes, and a sauna, steam room and spa pool.

TRANSPORT

Burton on Trent railway station is 6.1 miles from Ambience. Train services from this station head to destinations such as Birmingham New Street, Plymouth and Cardiff Central.

The 21 Midland Classic bus service runs from Swadlincote to Burton on Trent. The closest stop is just 0.4 miles or a 7-minute walk from Ambience, with frequent services operating throughout the day.

The closest airport to the development is East Midlands Airport at 17.8 miles. Flights are available throughout the UK and beyond, to destinations including Glasgow, Guernsey, Malaga and Prague.

SHOPPING

Linton Post Office and Spar Convenience Store is just half a mile from Ambience. The post office service is available from 9am to 5:30pm weekdays, and 9am to 12:30pm on Saturdays.

If it's a supermarket you're looking for, you will find Sainsbury's 3.6 miles from the development and Morrisons 3 miles away, both in nearby Swadlincote.

The Swadlincote Farmers' and Producers' Market, held on the last Thursday of every month, has a range of local produce and independent traders. It takes place at the Delph Market Square, which is 3.8 miles from Ambience, from 9am to 2pm.

THINGS TO DO

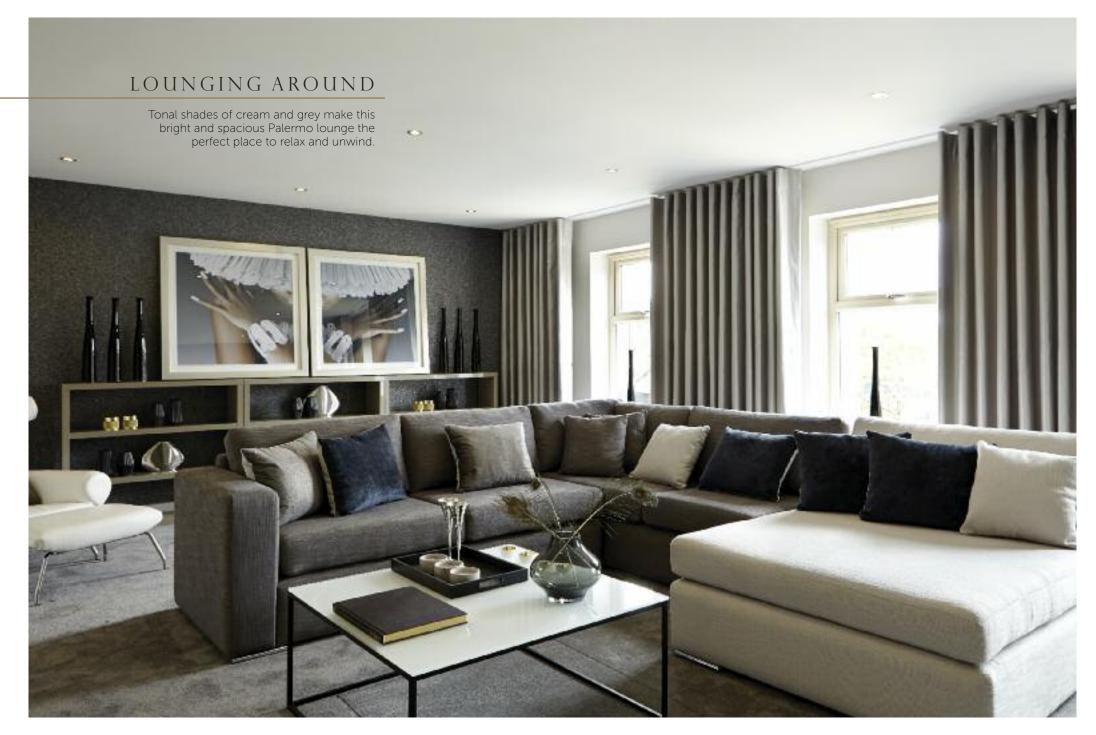
There is plenty to see and do in the area surrounding Ambience, including the Odeon cinema in Swadlincote. It's just a 10-minute drive or 3.2 miles from the development and there are various restaurants, such as Prezzo, close by.

Another option is the Swadlincote Ski and Snowboard Centre, also 3.1 miles from Ambience. Here you can enjoy a range of winter sports, or perhaps try your hand at a lesson or two to help improve your skills.

For a family-friendly day out, head to Conkers, a 120-acre forest adventure that's suitable for all ages. There are indoor and outdoor play facilities, as well as more than 100 interactive exhibits in the heart of the National Forest. The best part is it's only a 10-minute drive from your new home.















THE ROSAS

THE ROSAS IS A FOUR BEDROOM HOME DESIGNED OVER THREE FLOORS WITH AN IMPRESSIVE MASTER BEDROOM.

The lounge in the Rosas has full length French doors which open onto the back garden. There is a separate fitted kitchen and dining area.

The ground floor also has a cloakroom and storage cupboard.

The first floor has two double bedrooms and a single bedroom, alongside a bathroom with Villeroy & Boch suite.

A staircase leads to the impressive master bedroom on the second floor, where there's a high sloping ceiling, skylight and dormer window. Its private ensuite comes complete with a corner shower.

The Rosas has its own driveway or allocated parking space.



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

GROUND FLOOR Kitchen/dining 4714mm x 2864mm 15'6" x 9'5" 5000mm x 3313mm 16'5" x 10'11" Lounge Cloakroom 1777mm x 939mm 5'10" x 3'1" FIRST FLOOR Bedroom 2 (max) 4237mm x 2900mm 13'11" x 9'6" Bedroom 3 (max) 3790mm x 2900mm 12'5" x 9'6" Bedroom 4 (max) 2860mm x 2163mm 9'5" x 7'1" 7'5" x 5'10" Bathroom 2263mm x 1777mm SECOND FLOOR Master bedroom (max) 5965mm x 3950mm 19'7" x 13'0" Ensuite (max) 2163mm x 1894mm 7'1" x 6'3"



THE VENICE

THE VENICE IS A FOUR BEDROOM HOME WITH A LARGE LOUNGE, AN INTEGRAL GARAGE AND AN IMPRESSIVE MASTER SUITE.

As you enter The Venice, a wide central hallway leads to the spacious kitchen and dining area. The lounge spans the back of the home with French doors that lead onto the garden and flood the room with light.

There is also a cloakroom on the ground floor. Upstairs, the four bedrooms lead off the central landing and there is a family bathroom with Villeroy ϑ Boch suite.

The master bedroom at the rear of the Venice has views over the garden and includes fitted wardrobes and a luxury ensuite. The Venice has an integral garage and driveway.





THE DIMENSIONS

GROUND FLOOR Kitchen/dining Lounge (max) Cloakroom	6506mm x 3171mm 5308mm x 3268mm 849mm x 1815mm	21'4" × 10'5" 17'5" × 10'9" 2'9" × 5'11"
FIRST FLOOR Master bedroom (max) Ensuite (max) Bedroom 2 (max) Bedroom 3 Bedroom 4 Bathroom (max)	4188mm x 3715mm 2013mm x 1500mm 3825mm x 3166mm 3174mm x 3150mm 3174mm x 2852mm 3166mm x 1724mm	13'9" x 12'2" 6'7" x 4'11" 12'7" x 10'5" 10'5" x 10'4" 10'5" x 9'4" 10'5" x 5'8"

GROUND FLOOR

FIRST FLOOR



THE COPENHAGEN

THE COPENHAGEN IS A FOUR BEDROOM DETACHED HOME WITH A SPACIOUS AND PRACTICAL LIVING AREA THAT IS IDEAL FOR A LARGER FAMILY.

The ground floor of the Copenhagen has a stylish kitchen dining area, complete with breakfast bar and family snug creating a great space for entertaining and spending time together. French doors lead onto the back garden off the dining area. With separate door to the back garden, there is a utility room that includes an integrated washing machine and fridge freezer.

The lounge is off the central hallway. It has a large front window that fills the room with natural light. There is also a ground floor cloakroom.

On the first floor of the Copenhagen, a central landing leads to four bedrooms and a family bathroom. There is a spacious master bedroom with ensuite, two further double bedrooms and a single bedroom.

The Copenhagen has its own separate garage.



GROUND FLOOR

FIRST FLOOR

THE DIMENSIONS

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Kitchen/dining (max)	7020mm x 3128mm	23'1" x 10'3"
Snug (max)	3039mm x 2462mm	10'0" x 8'1"
Lounge (max)	5155mm x 3430mm	16′11″ × 11′3″
Utility (max)	2635mm x 1777mm	8'8" x 5'10"
Cloakroom	2035mm x 983mm	6'8" x 3'3"

FIRST FLOOR

Master bedroom	4082mm x 3490mm	13′5″ × 11′5″
Ensuite (max)	2035mm x 1763mm	6'8" x 5'9"
Bedroom 2 (max)	3489mm x 2850mm	11'5" x 9'4"
Bedroom 3	3190mm x 2881mm	10'6" x 9'6"
Bedroom 4	3190mm x 2200mm	10'6" x 7'3"
Bathroom (max)	3189mm x 1754mm	10'6" x 5'9"



THE BOLOGNA

THE BOLOGNA IS AN IMPRESSIVE FOUR BEDROOM HOME WITH AN OPEN-PLAN KITCHEN AND DINING AREA, MAKING IT A GREAT PLACE TO SPEND TIME WITH FAMILY AND FRIENDS.

You enter the Bologna through a central entrance hall. There is a cloakroom and under the stairs storage space. The lounge is on this level, where a large central window and two sets of French doors provide access to the garden.

On the other side of the entrance hall is the dining room, kitchen and utility area, with separate entry point to the back garden. Double aspect windows flood the space with light. The home also comes with integrated appliances including dishwasher, fridge freezer and washer dryer.

On the first floor there are four bedrooms and a family bathroom with Villeroy \uptheta Boch suite. The master bedroom has fitted wardrobes and its own shower ensuite.





FIRST FLOOR

THE DIMENSIONS

Kitchen/dining (max)	6203mm x 3591mm	20'4" x 11'9"
Utility	1875mm x 1700mm	6'2" x 5'7"
Lounge	6203mm x 3281mm	20'4" x 10'9'
Cloakroom	1824mm x 997mm	6'0" x 3'3"

FIRST FLOOR

GROUND FLOOR

THOTTLOOM		
Master bedroom	3664mm x 3399mm	12'0" x 11'2"
Ensuite	1859mm x 1700mm	6'1" x 5'7"
Bedroom 2	3400mm x 3340mm	11'2" x 11'0"
Bedroom 3	2662mm x 2662mm	8'9" x 8'9"
Bedroom 4 (max)	2836mm x 2715mm	9'4" x 8'11"
Bathroom (max)	2435mm x 1725mm	8'0" x 5'8"

GROUND FLOOR



THE DIMENSIONS

GROUND FLOOR

 Kitchen/dining (max)
 6900mm x 3476mm
 22'8" x 11'5"

 Utility
 2953mm x 1042mm
 9'8" x 3'5"

 Snug
 3658mm x 2430mm
 12'0" x 8'0"

 Cloakroom (max)
 2411mm x 1113mm
 7'11" x 3'8"

FIRST FLOOR

 Lounge
 6900mm x 4859mm
 22'8" x 15'11"

 Bedroom 2 (max)
 3982mm x 3262mm
 13'1" x 10'9"

 Bedroom 3 (max)
 3476mm x 2830mm
 11'5" x 9'3"

 Bathroom
 3334mm x 2221mm
 10'11" x 7'4"

SECOND FLOOR

 Master bedroom (max)
 6900mm x 4765mm
 22'8" x 15'8"

 Ensuite (max)
 2757mm x 2614mm
 9'1" x 8'7"

 Bedroom 4 (max)
 3529mm x 3412mm
 11'7" x 11'1"

 Bedroom 5 (max)
 3400mm x 2407mm
 11'2" x 7'11"

THE PALERMO

THE PALERMO IS AN IMPRESSIVE FAMILY HOME WITH VERSATILE LIVING SPACE THAT INCLUDES A KITCHEN DINING AREA, FIRST FLOOR LOUNGE, AND STUNNING MASTER BEDROOM.

The Palermo benefits from an integral garage and a central front door that leads to a long hallway. There is a study or family room, cloakroom and understairs storage. The dining area has French doors into the garden, and the kitchen has access to a utility room. A stylish breakfast bar divides the open-plan space, and integrated appliances include dishwasher, fridge freezer and washing machine.

A winding staircase leads into the first floor lounge, which spans the front of the property. It is a bright and impressive space thanks to three large windows. There is also a family bathroom and two double bedrooms on this floor.

The master bedroom with ensuite is on the second floor, and has a spacious dressing area and ensuite with shower. There is a further bedroom with skylight.

The Palermo has a tarmac-finished driveway leading to an integral garage.





GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



THE DIMENSIONS

GROUND FLOOR

Kitchen/dining/snug (max)	10750mm x 3858mm	35'4" x 12'8"
Utility	2123mm x 1825mm	7'0" x 6'0"
Lounge	5106mm x 3750mm	16'9" x 12'4"
Cloakroom	1800mm x 1463mm	5'11" x 4'10"

FIRST FLOOR

TIKSTILOOK		
Master bedroom (max)	4957mm x 4809mm	16'3" x 15'9"
Ensuite (max)	3163mm x 1350mm	10'5" x 4'5"
Bedroom 2 (max)	5330mm x 3755mm	17'6" x 12'4"
Ensuite (max)	2600mm x 1205mm	8'6" x 3'11"
Bedroom 3	3414mm x 3356mm	11'3" × 11'0"
Bedroom 4 (max)	3168mm x 3641mm	11'11" × 7'3"
Bedroom 5 (max)	3522mm x 3356mm	11′7″ × 11′0″
Bathroom (max)	2600mm x 1975mm	8'6" x 6'6"

THE VALENCIA

THE VALENCIA IS A FIVE BEDROOM FAMILY HOME WITH ENVIABLE LIVING SPACE AND INTEGRAL DOUBLE GARAGE.

The Valencia's double height entrance hall leads to a lounge with a large bay window that lets in plenty of natural light. The kitchen, dining and family area at the back of the home has French doors opening onto the garden.

The utility room has a separate entrance, and includes an integrated fridge freezer and washer dryer.

Upstairs, five bedrooms lead off an open central landing. The master bedroom has two tall windows, dressing area, an ensuite and fitted wardrobes.

A second double bedroom features private ensuite and three further bedrooms occupy the rest of the first floor. The family bathroom has a Villeroy & Boch suite.

The Valencia has a double integral garage.



GROUND FLOOR



QUALITY & STYLE







KITCHENS

Every home has a sleek and stylish kitchen with stainless steel sink and mixer tap, Neff single electric oven and extractor fan, stainless steel splashback and Indesit ceramic hob. You can personalise your kitchen with your choice of cupboard doors, handles and worktops. There is also a selection of tiles from leading brand Porcelanosa.

BATHROOMS & ENSUITES

The contemporary bathrooms and ensuites feature sanitaryware by Villeroy & Boch. The cloakrooms, bath suites and shower trays are all in timeless white with fixtures and fittings such as taps in stainless steel.

Family bathrooms have a bath, shower or a shower over the bath with a glass screen. The luxury ensuites have good-sized square or corner shower enclosures and all tiles are from leading brand Porcelanosa.

CENTRAL HEATING & EFFICIENCY

New homes are approximately 65% more energy efficient, according to the Home Builders Federation. Our homes are designed to be as energy efficient as possible with better ventilation and insulation, quality windows, reduced sound transmission, and increased fire and electrical safety. Energy efficient appliances are fitted as standard.

Every home is fitted with gas central heating as standard with an Ideal Logic boiler.

FIXTURES & FITTINGS

Homes are finished to a high standard with oak veneer internal doors throughout. There are two or three television and telephone points, and smoke detectors are fitted as standard.

Rooms are decorated in neutral colours to give you the flexibility to move in straight away or personalise the interior design to suit you.





INSIDE & OUT







GARDEN & EXTERNAL FEATURES

Each home has a statement front door with contemporary handle, door number and knocker. Many have overhead canopies with wall-mounted door lights or ceiling-mounted lights in the porch. UPVC windows in cream or grey have stone-effect finished cills.

The front gardens are landscaped with a tarmac or block paved driveway. Rear gardens are enclosed for privacy and fencing is finished in a dark brown stain. Homes with an integral or separate garage include doors by leading German brand Horman.

SECURITY

All external doors have a multipoint locking system included as standard and locks on all windows. There are viewing holes on front doors for extra security. You can choose to upgrade your home with an advanced security system for added peace of mind.

WARRANTIES

Homes are completed to National House Building Council standard with a 10-year Buildmark warranty. This is the UK's leading insurance cover for new homes.

For the first two years we will take care of issues with the central heating, roof or structure of the property and any other agreed areas such as water services. All kitchen appliances are covered by a two-year manufacturer's warranty.

Once built and ready to move in, you will be invited to a guide and demonstration of your new home. On moving day, you will receive a comprehensive homeowner's handbook and you will be introduced to a dedicated Customer Service Co-ordinator.





We are delighted 95.7% of our customers say they are happy with the quality of their new homes and would recommend Strata to a friend.

The result means Strata was awarded the highest accolade of five stars in the latest customer satisfaction survey by the home builders federation and national house building council.

"Strata is a modern family business with a fresh approach to home building. Our love of design and quality underpins a desire to create beautiful homes of the highest standard. Our customers are at the heart of everything we do and we strive to deliver an outstanding home buying experience."

ANDREW WEAVER
Chief Executive

WATCH THE FILM

youtube.com/homesbystrata

#MAKEITYOURS



STRATA.CO.UK