



MYRING
Oaks



LUXURY LIVING

New Packington
Ashby-de-la-Zouch

-
1. Regent
 2. Hampsted I
 3. Hampsted II
 4. Richmond
 5. Hyde
 6. Hampsted I
 7. Hampsted II
 8. Hampsted I
 9. Victoria





Welcome to Myring Oaks

Nestled in the small English market town of Ashby-de-la-Zouch, Myring Oaks in New Packington offers nine premium detached homes set on a private drive in this new luxury development. Each home has been detailed to a high specification with a selection of the following features:

Kitchen & Utility (Designed by Sherwin Hall Kitchens)

- German Rotpunkt kitchen range
- Quartz work tops & splash backs
- LED lighting under wall units & work tops
- Integrated Bosch kitchen appliances
- Blanco Undermounted sink & taps

Bathrooms & Ensuites

- Floor to ceiling tiled bathrooms & ensuites with Roca Gap sanitary ware & Bristan taps

More Features

- Amtico Spacia luxury vinyl tiles
- Luxury fitted carpet
- Fibre to the home (FTTH) internet connection ready
- Brushed stainless steel sockets & USB switches
- Powered Velux windows
- Underfloor heating throughout the ground floor

About the Area

Ashby-de-la-Zouch is an English market town located in the North West of Leicestershire, close to the Derbyshire border. It lies at the heart of The National Forest, about 24 miles (39 km) south of the Peak District National Park, on the A42 between Tamworth and Nottingham. Situated only 2 miles from Willesley Park Golf Club, the stunning countryside lends itself to exciting outdoor activities.

Local attractions include Willesley Woods, Hicks Lodge National Forest Cycle Centre, Ashby-de-la-Zouch Castle, Staunton Harold Estate, Conkers Adventure Park and many more.

Food and drink enthusiasts will delight in the various micro-breweries in the area such as the Tollgate Brewery on the National Trust Calke Abbey Estate. Try their selection of beers, wines and ciders at The Tap @ No.76

pub in Market Street. Love afternoon tea and heavenly cakes? Then the Courtyard Café in Market Street is a must try. Five star rated restaurants are abundant in this quaint market town. The choice for shopaholics too, is endless with the high street teaming with boutique shops.

What's more, Ashby-de-la-Zouch is a great choice for families with children, with schools such as Ashby Hill Top Primary School, or Heath Lane Academy both rated Outstanding by Ofsted nearby. Even Loughborough University (named university of the year in The Times and Sunday Times Good University Guide 2019), is close-by, making this a great location for all age groups in the family.

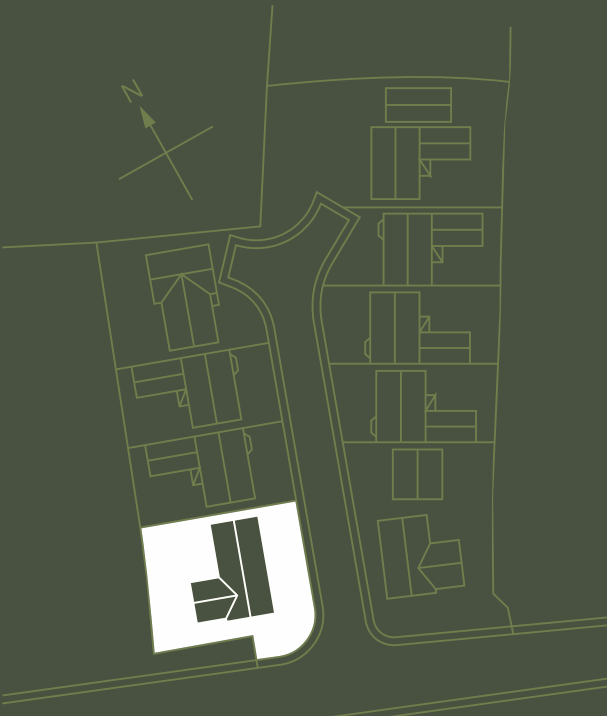
Properties

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Hampsted I (Plots 2, 6 & 8)	6
Hampsted II (Plots 3 & 7)	8
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Regent

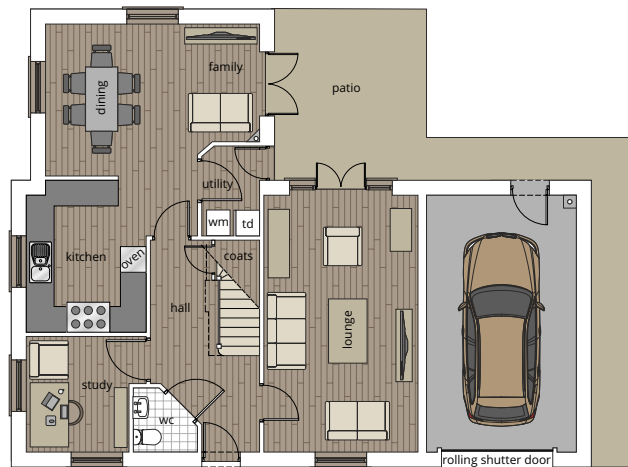


Regent - 5 Bedroom

Plot 1

EXTERIOR

- rendered in "clay earth" with partial facing brick to the lower walls
- double storey
- natural Spanish slate roof
- flush casement windows
- integrated single garage
- west facing garden

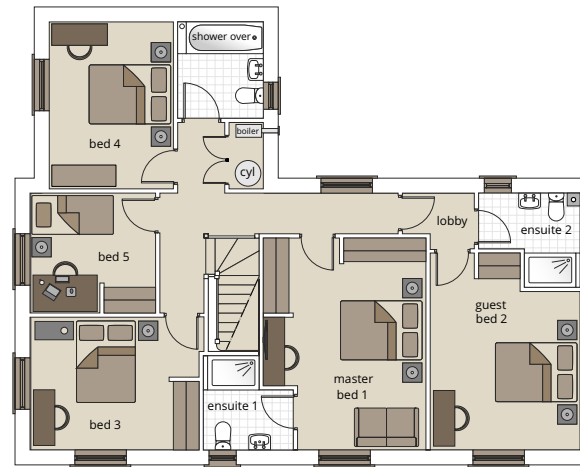


GROUND FLOOR DIMENSIONS°

Lounge	3.60m x 6.01m / 11'9" x 19'8"
Study	2.40m x 2.70m / 7'10" x 8'10"
Kitchen*	2.75m x 3.55m / 9'02" x 11'7"
Dining & Family Room**	5.01m x 3.55m / 16'5" x 11'7"
Utility Room**	1.35m x 2.10m / 4'5" x 6'10"
Garage	3.50m x 6.01m / 11'5" x 19'8"

GROUND FLOOR

- entrance hall with door leading to WC
- separate study
- large lounge with French doors leading to patio
- open plan dining & family room with French doors leading to patio
- kitchen with integrated appliances
- separate utility room
- carpeted stairs leading to 1st floor
- underfloor heating throughout



FIRST FLOOR DIMENSIONS°

Master Bedroom**	3.80m x 4.96m / 12'5" x 16'3"
Ensuite 1‡	2.10m x 2.20m / 6'10" x 7'2"
Guest Bedroom 2**	3.50m x 4.61m / 11'5" x 15'1"
Ensuite 2‡	2.37m x 2.20m / 7'9" x 7'2"
Bedroom 3**	3.95m x 3.10m / 12'11" x 10'2"
Bedroom 4**	2.90m x 3.90m / 9'6" x 12'9"
Bedroom 5**	2.94m x 2.80m / 9'7" x 9'2"
Family Bathroom‡	2.00m x 2.25m / 6'6" x 7'4"

1ST FLOOR

- 5 bedrooms – 4 double & 1 single
- master bedroom 1 with ensuite
- guest bedroom 2 with ensuite
- bedrooms 3, 4 & 5
- family bathroom with shower over bath

ADDITIONAL DIMENSIONS°

Gross Internal Area - 171.6m² / 1847 sq.ft
 Gross External Area - 227m² / 2445 sq.ft

KEY

- ° Subject to final measure
- * Max dimensions, incl. kitchen cupboards
- ** Max dimensions
- ‡ Max dimensions, incl. shower/bath



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Hampsted I



Hampsted I, plot 2 shown. For specific details on other Hampsted units visit myringoaks.co.uk

Hampsted I - 4 Bedroom

Plots 2, 6 & 8

EXTERIOR

- plot 2 & 8 - facing brick exterior
- plot 6 - render to front facade in "Clay Earth"
- triple storey
- natural Spanish slate roof
- flush casement windows
- integrated single garage

GROUND FLOOR

- entrance hall with door leading to WC
- sitting room with bay window
- open plan kitchen, dining & family room with vaulted ceilings & sliding doors
- integrated kitchen appliances
- separate utility room
- carpeted stairs leading to 1st floor
- underfloor heating throughout

1ST FLOOR

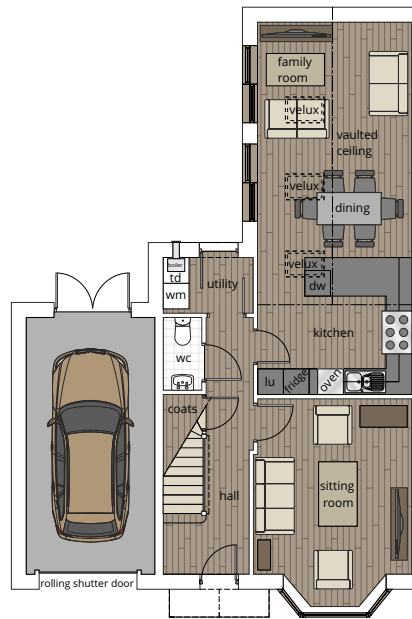
- master bedroom with walk in dressing room & ensuite
- large twin bedroom 2
- family bathroom

2ND FLOOR

- top landing leading to family shower room
- separate study
- bedrooms 3 & 4

KEY

- ° Subject to final measure
- * Max dimensions, incl. kitchen cupboards
- ** Max dimensions
- ‡ Max dimensions, incl. shower/bath
- ◇ Excluding bay window
- ◇◇ Max dimensions, incl. bulkhead



GROUND FLOOR DIMENSIONS°

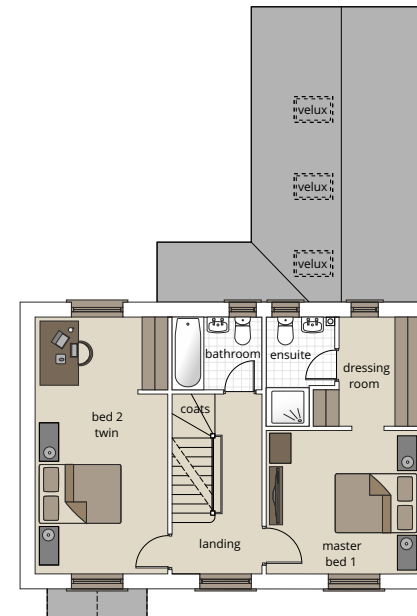
Sitting Room◇
3.70 x 4.11m / 12'1" x 13'5"

Kitchen*
3.61 x 3.30m / 11'10" x 10'9"

Dining & Family Room
3.61 x 5.51m / 11'10" x 18'1"

Utility Room**
2.10 x 1.30m / 6'10" x 4'3"

Garage
3.00m x 6.01m / 9'10" x 19'8"



FIRST FLOOR DIMENSIONS°

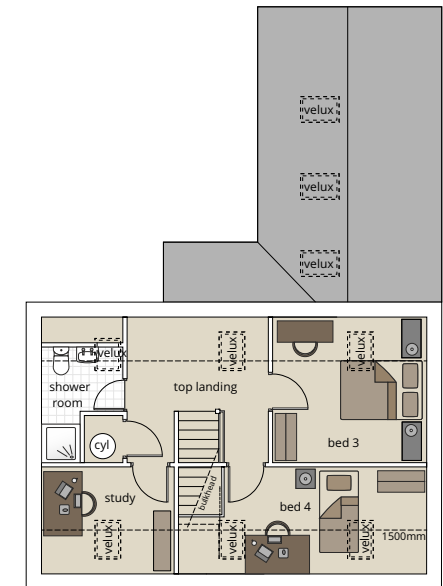
Master Bedroom
3.60 x 3.36m / 11'9" x 11'0"

Ensuite 1‡
1.60 x 2.55m / 5'2" x 8'4"

Dressing room**
1.90 x 2.55m / 6'2" x 8'4"

Twin Bedroom 2**
3.10 x 6.01m / 10'2" x 19'8"

Family Bathroom‡
2.10 x 1.70m / 6'10" x 5'6"



SECOND FLOOR DIMENSIONS°

Bedroom 3
3.61 x 3.40m / 11'10" x 11'1"

Bedroom 4◇◇
5.81 x 2.50m / 19'1" x 8'2"

Study
3.10 x 2.50m / 10'2" x 8'2"

Shower room‡
1.90 x 2.70m / 6'2" x 8'10"

ADDITIONAL DIMENSIONS° Gross Internal Area - 162m² / 1749 sq.ft Gross External Area - 229m² / 2465 sq.ft



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Hampsted II

Hampsted II, plot 3 shown. For specific details on other Hampsted units visit myringoaks.co.uk

Hampsted II - 4 Bedroom

Plots 3 & 7

EXTERIOR

- Plot 3 - render to front facade in "clay earth" colour
- Plot 7 - facing brick exterior
- triple storey
- natural Spanish slate roof
- flush casement windows
- integrated single garage & Juliette balcony

GROUND FLOOR

- entrance hall with door leading to WC
- sitting room with bay window
- open plan kitchen, dining & family room with vaulted ceilings & sliding doors
- integrated kitchen appliances
- separate utility room
- carpeted stairs leading to 1st floor
- underfloor heating throughout

1ST FLOOR

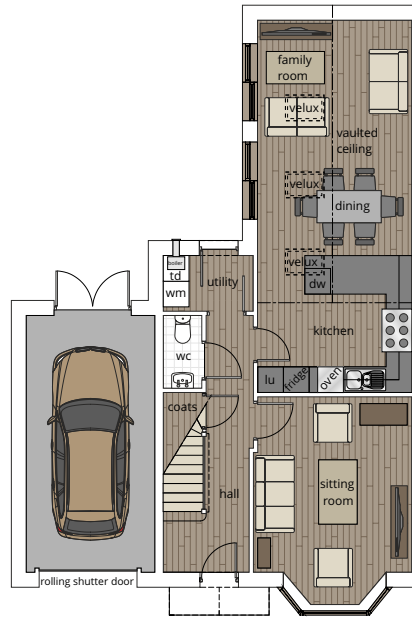
- master bedroom with walk in dressing room & ensuite
- large twin bedroom 2 with Juliette balcony
- family bathroom

2ND FLOOR

- top landing leading to family shower room
- separate study
- bedroom 3 & 4

KEY

- ° Subject to final measure
- * Max dimensions, incl. kitchen cupboards
- ** Max dimensions
- ‡ Max dimensions, incl. shower/bath
- ◇ Excluding bay window
- ◇◇ Max dimensions, incl. bulkhead



GROUND FLOOR DIMENSIONS°

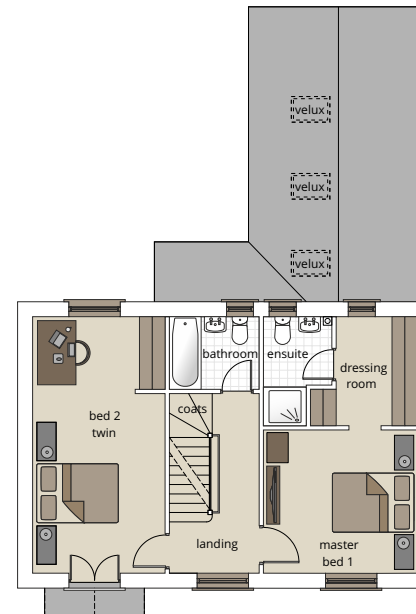
Sitting Room◇
3.70 x 4.11m / 12'1" x 13'5"

Kitchen*
3.61 x 3.30m / 11'10" x 10'9"

Dining & Family Room
3.61 x 5.51m / 11'10" x 18'1"

Utility Room**
2.10 x 1.30m / 6'10" x 4'3"

Garage
3.00m x 6.01m / 9'10" x 19'8"



FIRST FLOOR DIMENSIONS°

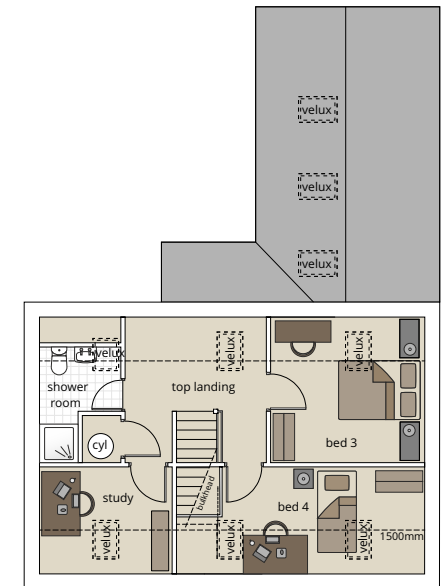
Master Bedroom
3.60 x 3.36m / 11'9" x 11'0"

Ensuite 1‡
1.60 x 2.55m / 5'2" x 8'4"

Dressing room**
1.90 x 2.55m / 6'2" x 8'4"

Twin Bedroom 2**
3.10 x 6.01m / 10'2" x 19'8"

Family Bathroom‡
2.10 x 1.70m / 6'10" x 5'6"



SECOND FLOOR DIMENSIONS°

Bedroom 3
3.61 x 3.40m / 11'10" x 11'1"

Bedroom 4◇◇
5.81 x 2.50m / 19'1" x 8'2"

Study
3.10 x 2.50m / 10'2" x 8'2"

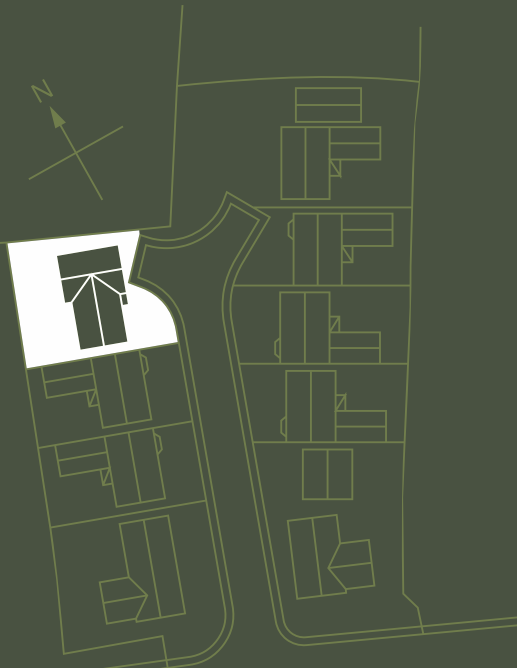
Shower room‡
1.90 x 2.70m / 6'2" x 8'10"

ADDITIONAL DIMENSIONS°: Gross Internal Area - 162m² / 1749 sq.ft Gross External Area - 229m² / 2465 sq.ft

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Richmond



Richmond - 4 Bedroom

Plot 4

EXTERIOR

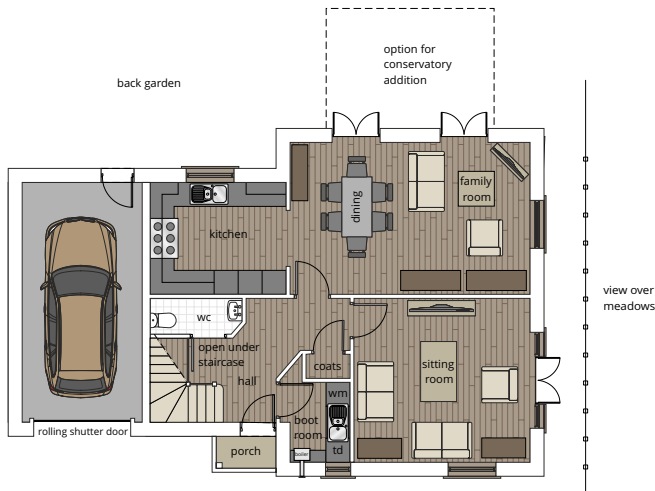
- exterior facing brick – Weinerberger Oast Russet
- double storey
- natural Spanish slate roof
- flush casement windows
- integrated single garage
- west facing garden

GROUND FLOOR

- entrance hall with door leading to WC
- large lounge with French doors
- open plan dining & family room with French doors
- kitchen with integrated appliances
- separate utility/boot room
- carpeted stairs leading to 1st floor
- underfloor heating throughout

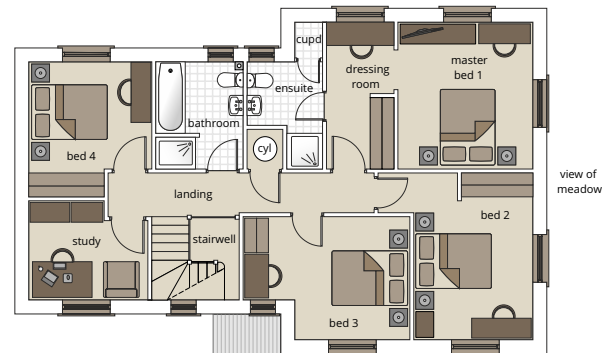
1ST FLOOR

- 4 double bedrooms
- master bedroom 1, with dressing room & ensuite
- bedrooms 2, 3 & 4
- family bathroom
- separate study



GROUND FLOOR DIMENSIONS°

Sitting Room	4.38m x 4.08m / 14'4" x 13'4"
Kitchen*	3.38m x 2.79m / 11'1" x 9'1"
Dining & Family Room	5.97m x 3.79m / 19'7" x 12'5"
Utility Room**	1.49m x 1.99m / 4'10" x 6'6"
Garage	3.00m x 6.01m / 9'10" x 19'8"



FIRST FLOOR DIMENSIONS°

Master Bedroom	3.38m x 3.68m / 11'1" x 12'1"
Ensuite 1‡	1.89m x 2.69m / 6'2" x 8'9"
Dressing Room**	1.69m x 3.68m / 5'6" x 12'1"
Bedroom 2**	2.99m x 4.18m / 9'9" x 13'8"
Bedroom 3**	4.18m x 3.08m / 13'8" x 10'1"
Bedroom 4**	3.08m x 3.38m / 10'1" x 11'1"
Family Bathroom‡	2.00m x 2.25m / 6'6" x 7'4"
Study**	2.99m x 2.49m / 9'9" x 8'2"

ADDITIONAL DIMENSIONS°

Gross Internal Area - 157.5m² / 1695 sq.ft
 Gross External Area - 206.4m² / 2217 sq.ft

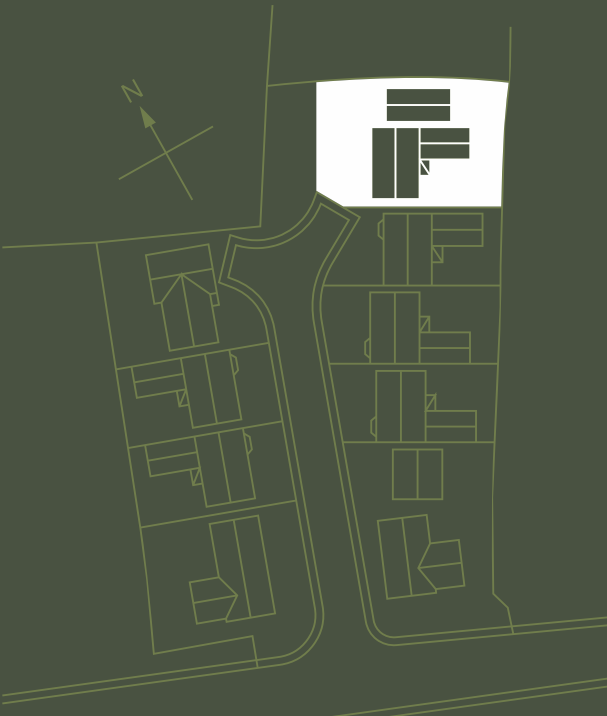
KEY

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- * Max dimensions, incl. kitchen cupboards
- ** Max dimensions
- ‡ Max dimensions, incl. shower/bath.

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Hyde



Hyde - 5 Bedroom / Study

Plot 5

EXTERIOR

- facing brick exterior - Weinerberger Oast Russet
- triple storey
- natural Spanish slate roof
- flush casement windows
- detached single garage
- east facing garden

GROUND FLOOR

- entrance hall with coat cupboard, leading to WC
- sitting room with French doors
- open plan kitchen with walk-in pantry, dining & family room with vaulted ceilings & sliding doors
- integrated kitchen appliances
- separate utility room
- carpeted stairs leading to 1st floor
- underfloor heating throughout

1ST FLOOR

- master bedroom with walk-in dressing room & ensuite
- bedroom 2
- family bathroom

2ND FLOOR

- top landing leading to family shower room with dormer window
- bedroom 3 & 4 with dormer windows
- bedroom 5 / study with dormer window

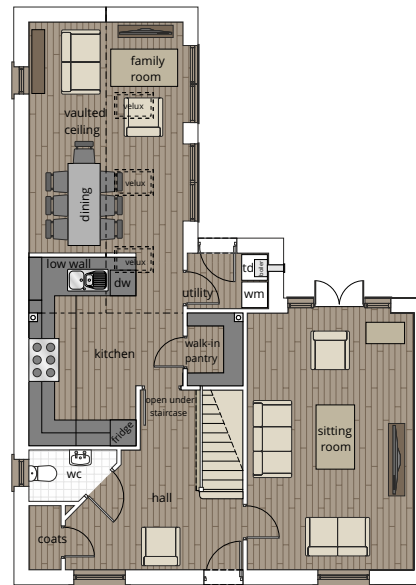
KEY

° Subject to final measure

* Max. dimensions, incl. kitchen cupboards

** Max. dimensions

‡ Max. dimensions, including shower/bath



GROUND FLOOR DIMENSIONS°

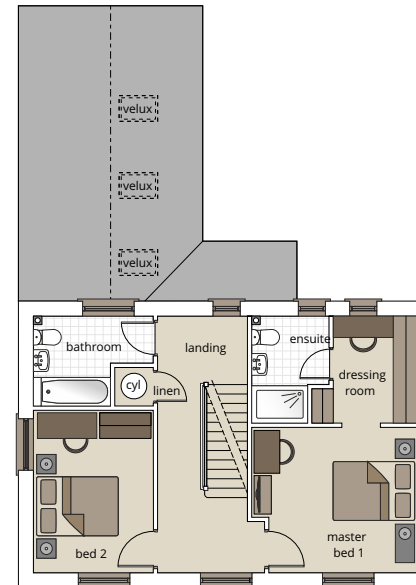
Sitting Room
3.89m x 5.99m / 12'9" x 19'7"

Kitchen*
3.59m x 4.39m / 11'9" x 14'4"

Dining & Family Room
3.59m x 5.39m / 11'9" x 17'8"

Utility Room**
1.89m x 1.30m / 6'2" x 4'3"

Walk in Pantry**
1.29m x 1.70m / 4'2" x 5'6"



FIRST FLOOR DIMENSIONS°

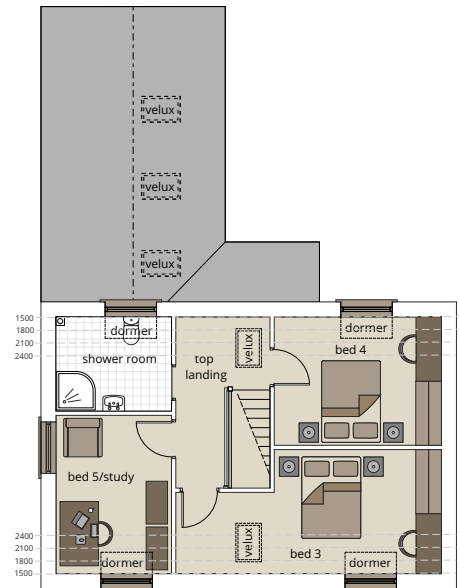
Master Bedroom
3.90m x 3.39m / 12'9" x 11'1"

Ensuite 1‡
1.80m x 2.59m / 5'10" x 8'5"

Dressing room**
1.99m x 2.49m / 6'6" x 8'2"

Bedroom 2
2.79m x 3.79m / 9'1" x 12'5"

Family Bathroom‡
2.79m x 2.09m / 9'1" x 6'10"



SECOND FLOOR DIMENSIONS°

Bedroom 3**
6.20m x 2.89m / 20'4" x 9'5"

Bedroom 4**
3.90m x 2.99m / 12'9" x 9'9"

Bedroom 5 / Study**
2.69m x 3.69m / 8'9" x 12'1"

Shower room‡
2.69m x 2.19m / 8'9" x 7'2"

DETACHED SINGLE GARAGE° (NOT SHOWN)

8.47m x 3.94m / 27'9" x 12'11"

ADDITIONAL DIMENSIONS°: Gross Internal Area - 193m² / 2078 sq.ft Gross External Area - 227m² / 2443 sq.ft

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Victoria



Victoria - 4 Bedroom

Plot 9

EXTERIOR

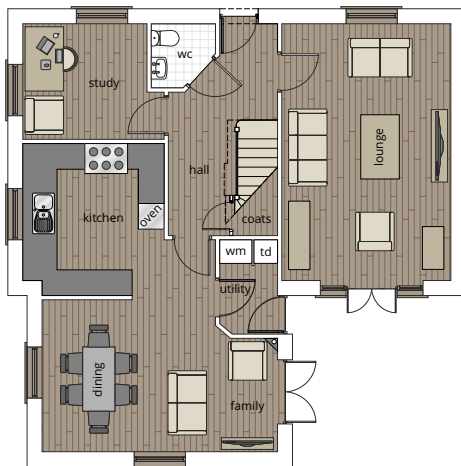
- rendered in "clay earth" with partial facing brick to the lower walls
- double storey
- natural Spanish slate roof
- flush casement windows
- detached double garage
- east facing garden

GROUND FLOOR

- entrance hall with door leading to WC
- large lounge with French doors
- open plan kitchen, dining & family room with French doors
- integrated kitchen appliances
- separate utility room
- carpeted stairs leading to 1st floor
- separate study
- underfloor heating throughout

1ST FLOOR

- 3 double bedrooms & 1 single bedroom
- master bedroom 1, with walk-in dressing room & ensuite
- guest bedroom 2 with ensuite
- bedrooms 3 & 4
- family bathroom with shower over bath

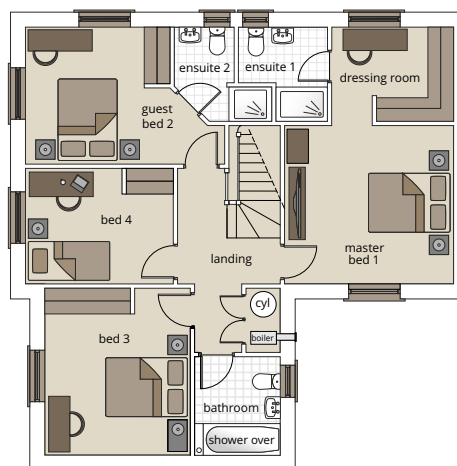


GROUND FLOOR DIMENSIONS°

Lounge	3.94m X 5.99m / 12'11" x 19'7"
Study**	3.29m x 2.69m / 10'9" x 8'9"
Kitchen*	3.29m x 3.54m / 10'9" x 11'7"
Dining & Family Room**	5.49m x 3.54m / 18' x 11'7"
Utility Room**	1.34m x 2.19m / 4'4" x 7.2"

DETACHED DOUBLE GARAGE° (NOT SHOWN)

6.17m x 6.17m / 20'2" x 20'2"



FIRST FLOOR DIMENSIONS°

Master Bedroom	3.94m x 3.69m / 12'11" x 12'1"
Ensuite 1‡	2.07m x 2.19m / 6'9" x 7'2"
Dressing room**	2.84m x 2.19m / 9'3" x 7'2"
Guest Bedroom 2**	4.64m x 3.19m / 15'2" x 10'5"
Ensuite 2‡	2.27m x 2.19m / 7'5" x 7'2"
Bedroom 3**	3.39m x 3.89m / 11'1" x 12'9"
Bedroom 4**	3.45m x 2.69m / 11'3" x 8'9"
Family Bathroom‡	2.00m x 2.29m / 6'6" x 7'6"

ADDITIONAL DIMENSIONS°

Gross Internal Area - 162.2m² / 1745 sq.ft
 Gross External Area - 193m² / 2077 sq.ft

KEY

- ° Subject to final measure
- * Max dimensions, incl. kitchen cupboards
- ** Max dimensions
- ‡ Max dimensions, incl. shower/bath.

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