



• LAWNSWOOD •

THE PERFECT BALANCE

BRANSTON RD, TATENHILL, BURTON-ON-TRENT DE13 9SA



CONTEMPORARY LIVING



COUNTRY STYLE





LAWNSWOOD

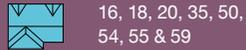
BATTLESTEAD HILL

THE BELLE
A four-bedroom home with a double garage.*



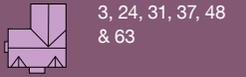
4, 7, 8, 22, 29, 38, 47 & 66

THE BLACKTHORN
A four-bedroom home with a single garage.



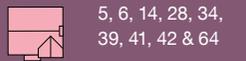
16, 18, 20, 35, 50, 54, 55 & 59

THE BLACKWELL
A four-bedroom home with a double garage.



3, 24, 31, 37, 48 & 63

THE CHAUCER
A four-bedroom home with a single garage.



5, 6, 14, 28, 34, 39, 41, 42 & 64

THE HONEYSUCKLE
A four-bedroom home with a double garage.



9, 27 & 46

THE KELMSCOTT
A five-bedroom home with a detached triple garage.



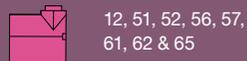
44 & 68

THE LODDEN
A four-bedroom home with an integral single garage.



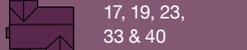
10, 11, 25 & 26

THE ROSEHIP
A four-bedroom home with an integral single garage.



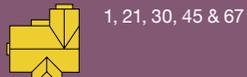
12, 51, 52, 56, 57, 61, 62 & 65

THE SAMBOURNE
A four-bedroom home with an adjoining double garage.



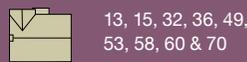
17, 19, 23, 33 & 40

THE SANDERSON
A five-bedroom home with a detached triple garage.



1, 21, 30, 45 & 67

THE STANDEN
A four-bedroom home with a single garage.



13, 15, 32, 36, 49, 53, 58, 60 & 70

THE WINTERBOURNE
A five-bedroom home with an adjoining double garage.



2, 43 & 69



*Separate single garage to plot 66.



Lawnswood is a stunning collection of 70 new homes within the Branston Locks development on the edge of Tatenhill. With a wide choice of things to do just a stone's throw away, as well as an abundance of countryside and farmland, this really is the perfect place to call home.

Each home is designed to a quality specification, making Lawnswood a fantastic opportunity to live in an exceptionally well-located area with a wealth of amenities on its doorstep. These include Barton Marina, Branston Golf and Country Club and the National Forest, as well as Bannatyne Health Club and Spa, several shopping centres and a number of bars and restaurants.

A STUNNING NEW COLLECTION OF FOUR AND FIVE-BEDROOM HOMES.



A WELL-CONNECTED LOCATION WITH THE COUNTRYSIDE ON YOUR DOORSTEP.

Lawnswood has easy access to the nearby A38 providing direct links to the historic city of Lichfield, Derby and Birmingham, all of which offer an array of options for eating out, family day trips and leisure activities.

There's lots to do nearby with The National Forest Adventure Farm offering a range of activities indoor and out. Other options include Rosliston Forestry Centre, The National Brewery Centre and Branston Water Park.

Rykneld Primary School, rated 'Good' by OFSTED is nearby, whilst John Taylor High School, rated 'Outstanding' and the newly opened John Taylor Free School can be found close by. Burton College is also just under four miles away.



LOCAL CONVENIENCE



STYLISH SETTING

GROUND FLOOR

Kitchen/Breakfast/Family

6.50m x 2.92m
21' 4" x 9' 7"

Utility

2.18m x 1.94m
7' 2" x 6' 4"

Living

3.53m x 6.95m max.
11' 7" x 22' 10" max.

Study/Dining

3.32m x 2.81m
10' 11" x 9' 3"

FIRST FLOOR

Bedroom 1

3.59m max. x 6.14m max.
11' 9" max. x 20' 1" max.

Bedroom 4

3.50m max. x 2.98m max.
11' 6" max. x 9' 9" max.

En Suite

1.19m x 2.54m
3' 11" x 8' 4"

Bathroom

2.57m max. x 2.00m
8' 5" max. x 6' 7"

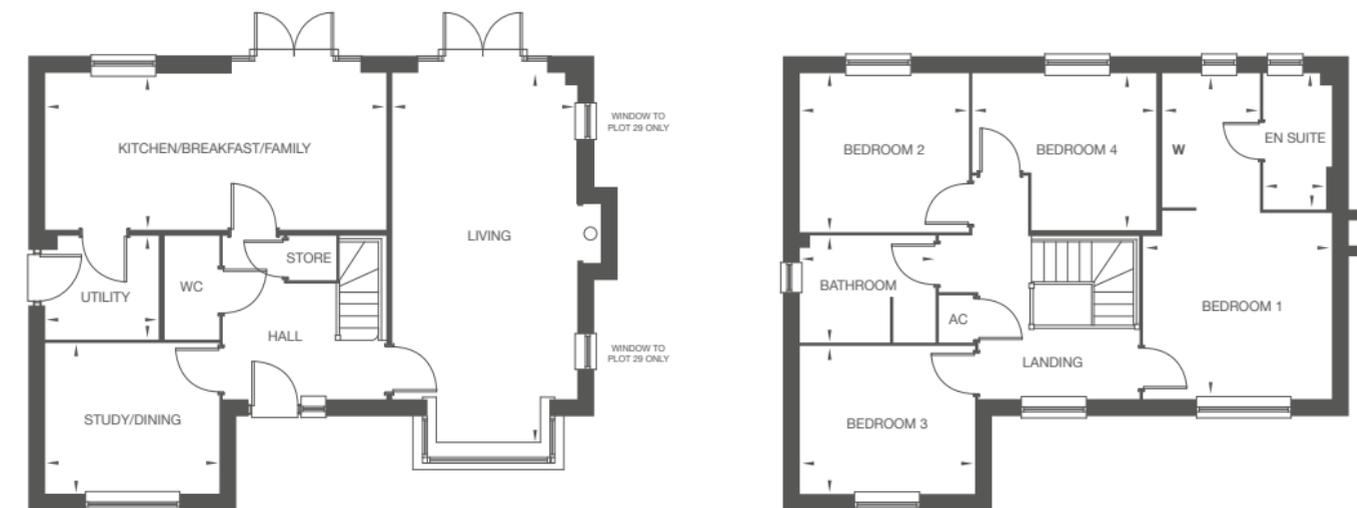
Bedroom 2

3.22m x 2.97m
10' 7" x 9' 9"

Bedroom 3

3.32m x 2.75m
10' 11" x 9' 0"

TOTAL AREA = 139.17m² 1498 ft²



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External elevations differ for plots 4, 7, 8, 22, 29 & 47.

Computer generated image, details may vary.

DRAWING ON TOUCHES OF ELEGANT DETAILING, THE BELLE COMMANDS A SUPERIOR EXTERNAL APPEARANCE, BEFITTING OF THIS BEAUTIFUL FOUR-BEDROOM FAMILY HOME.

At the rear, two sets of french doors with full height side lights from the kitchen/breakfast and family area, provide connectivity to the garden. A sense of grandeur is felt throughout the large entrance hall and open atrium landing to the first floor. The downstairs layout has been designed to create distinctive areas for eating, studying and relaxing, whilst the master bedroom exudes luxury with the inclusion of a dressing area and en suite shower room.

PLOTS

4, 7, 8, 22, 29, 38, 47 & 66

GROUND FLOOR

Kitchen/Dining

5.35m max. x 3.17m max.
17' 6" max. x 10' 5" max.

Living

3.21m x 5.80m
10' 6" x 19' 0"

Family

3.16m x 3.75m
10' 4" x 12' 3"

FIRST FLOOR

Bedroom 1

3.23m max. x 3.32m max.
10' 7" max. x 10' 11" max.

En Suite

2.40m max. x 1.35m max.
7' 10" max. x 4' 5" max.

Bedroom 2

3.27m x 2.79m
10' 9" x 9' 2"

Bedroom 3

3.27m x 2.90m
10' 9" x 9' 6"

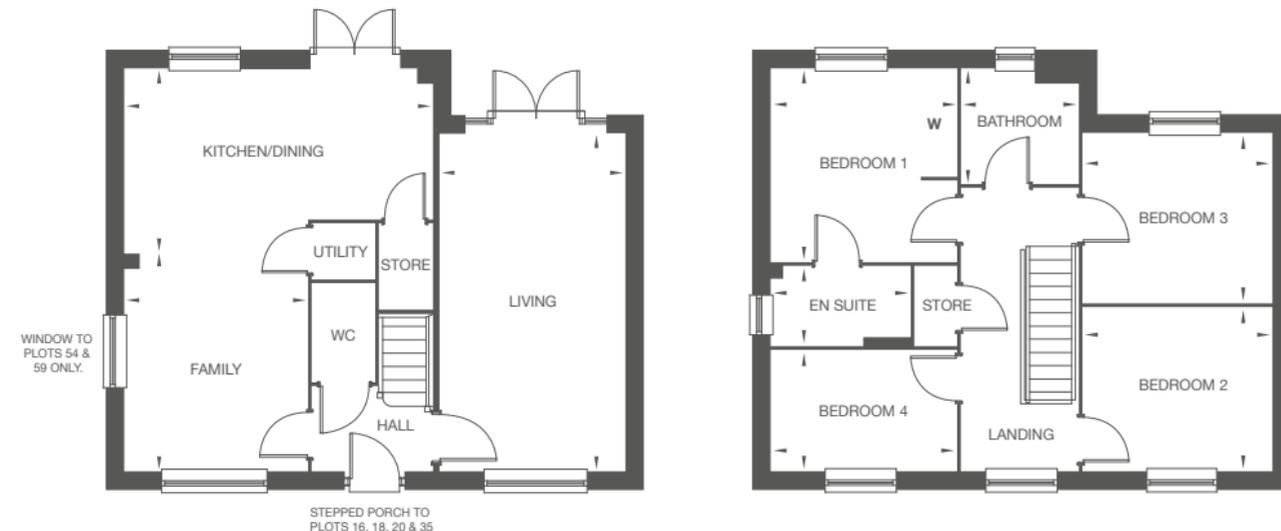
Bedroom 4

3.20m x 2.05m
10' 6" x 6' 9"

Bathroom

2.02m max. x 1.96m max.
6' 7" max. x 6' 5" max.

TOTAL AREA = 115.01m² 1238 ft²



A COMBINATION OF SYMMETRY AND COUNTRY HOUSE CHARM ENSURES THAT THE BLACKTHORN STANDS BEAUTIFULLY WITHIN THE STREETSCENE, WELCOMING YOU HOME.

The family kitchen, nestled between a generous family room and dining area, serves as the heart of the open plan, ground floor accommodation, whilst the separate living space offers a sanctuary in which to unwind. Four ample bedrooms and the family bathroom can be found off the large, naturally lit landing, giving this well-proportioned property all the hallmarks of a beautiful family home.

PLOTS

16, 18, 20, 35, 50, 54, 55 & 59

External elevations differ for plots 50, 54, 55 & 59.

Computer generated image, details may vary.

GROUND FLOOR

Kitchen/Dining/Family

6.07m max. x 6.46m max.
19' 11" max. x 21' 2" max.

Living

3.45m x 5.70m
11' 4" x 18' 8"

Study

3.25m max. x 2.45m max.
10' 8" max. x 8' 1" max.

FIRST FLOOR

Bedroom 1

3.98m max. x 4.07m max.
13' 1" max. x 13' 4" max.

En Suite

1.18m max. x 2.89m max.
3' 10" max. x 9' 6" max.

Bedroom 2

3.33m x 3.75m
10' 11" x 12' 4"

Bedroom 3

3.51m x 2.91m
11' 6" x 9' 6"

Bedroom 4

3.51m x 2.70m
11' 6" x 8' 10"

Bathroom

2.59m max. x 2.17m max.
8' 6" max. x 7' 1" max.

TOTAL AREA = 150.69m² 1622 ft²



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External elevations differ for plots 31 & 37.

Computer generated image, details may vary.

WITH A PROMINENT
CORNER POSITION, THE BLACKWELL
DISPLAYS A CONFIDENT SYMMETRY TO
THE FRONT, AND A SINGLE STOREY BAY
TO THE SIDE ASPECT.

Inside, a fluid and extensive kitchen/dining space creates a central hub for family life, alongside a separate living room and study, providing an escape from the everyday. The first floor offers a private master suite, whilst the family bathroom with separate shower enclosure also functions as a Jack and Jill en suite to the second bedroom. A patio area to the rear is accessed on two sides via twin french doors with full height side lights from the living and dining areas.

PLOTS
3, 24, 31, 37, 48 & 63

THE BLACKWELL

GROUND FLOOR

Kitchen/Dining

6.33m max. x 3.52m max.
20' 9" max. x 11' 7" max.

Living

3.33m x 5.35m max.
10' 11" x 17' 6" max.

Study

2.70m x 3.41m
8' 10" x 11' 2"

Utility

1.84m x 1.74m
6' 0" x 5' 9"

FIRST FLOOR

Bedroom 1

3.32m x 4.09m
10' 11" x 13' 5"

En Suite

2.01m max. x 1.41m max.
6' 7" max. x 4' 8" max.

Bedroom 2

2.73m x 3.72m
9' 0" x 12' 2"

Bedroom 3

3.27m max. x 3.26m max.
10' 9" max. x 10' 8" max.

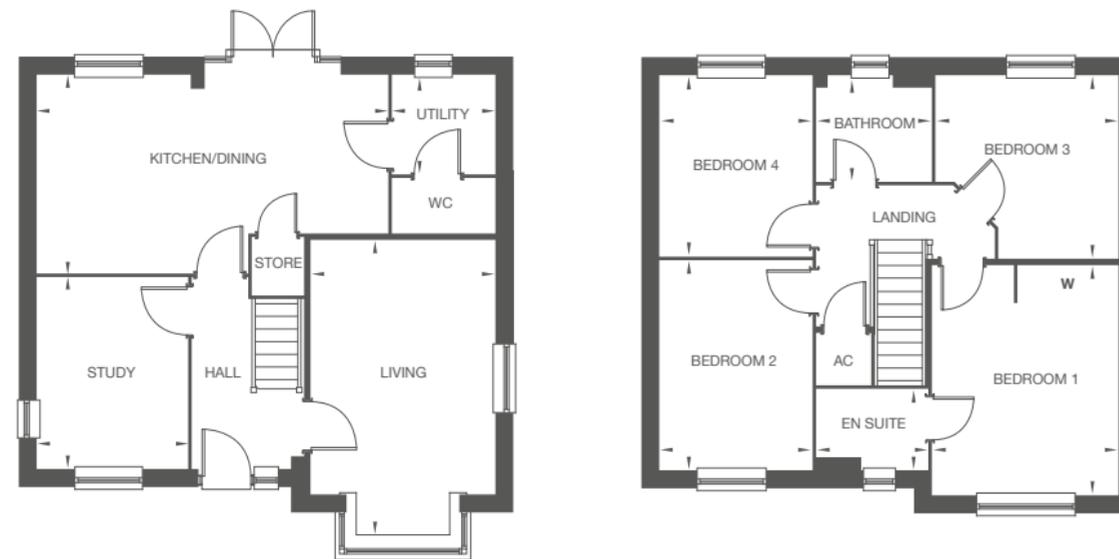
Bedroom 4

2.73m x 3.21m
9' 0" x 10' 6"

Bathroom

2.06m max. x 1.86m max.
6' 9" max. x 6' 1" max.

TOTAL AREA = 121.24m² 1305 ft²



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External elevations differ for plots 14, 34, 39 & 41 & 42.

Computer generated image, details may vary.

ELEGANT FINE DETAILING AND HERITAGE ARE COMBINED WITH ARCHED WINDOW HEADS AND DEEP GROUND FLOOR WINDOWS TO DEFINE THE CHAUCER'S CHARACTER OF GRANDEUR AND REFLECT THE QUALITY OF A PREVIOUS ERA.

Designed to complement the balance of work and family life, a dedicated study and separate living area provide definitive zones throughout the house to manage busy schedules. The kitchen can comfortably accommodate family dining with access through to the garden extending social spaces further.

With all four bedrooms generously-proportioned, this is a first class family home.

PLOTS

5, 6, 14, 28, 34, 39, 41, 42 & 64

GROUND FLOOR

Kitchen/Breakfast

7.30m x 3.44m
23' 11" x 11' 3"

Family

2.68m x 3.44m
8' 9" x 11' 3"

Living

3.45m x 4.94m
11' 4" x 16' 2"

Dining

3.45m x 3.71m max.
11' 4" x 12' 2" max.

Utility

2.13m x 1.96m
7' 0" x 6' 5"

FIRST FLOOR

Bedroom 1

3.45m max. x 5.41m max.
11' 4" max. x 17' 9" max.

En Suite 1

2.21m max. x 1.49m max.
7' 3" max. x 4' 11" max.

Bedroom 2

3.64m x 3.00m
11' 11" x 9' 10"

En Suite 2

2.21m max. x 1.38m max.
7' 3" max. x 4' 6" max.

Bedroom 3

3.91m x 3.00m
12' 10" x 9' 10"

Bedroom 4

3.46m x 3.09m
11' 4" x 10' 2"

Bathroom

2.85m max. x 2.19m max.
9' 4" max. x 7' 2" max.

TOTAL AREA = 168.15m² 1810 ft²



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External elevations differ for plot 46.

Computer generated image, details may vary.

THE TRADITIONAL EDWARDIAN FENESTRATION AND TIMBER FRAMED PORCH CANOPY OF THE HONEYSUCKLE COMBINE TO CREATE AN OUTSTANDING FOUR-BEDROOM FAMILY HOME EXUDING QUALITY AND DISTINCTION.

Generous living spaces flow from a grand entrance hall creating defined reception rooms. The impressive open plan kitchen/breakfast and family area spans the rear of the property with a seamless transition from internal to exterior living spaces through wide panoramic bi-fold doors. An extensive dressing area to the master suite and second en suite reflect the luxury of this executive home.

PLOTS
9, 27 & 46

GROUND FLOOR

Kitchen

7.38m x 3.62m
24' 2" x 11' 10"

Family

4.23m x 2.14m
13' 10" x 7' 0"

Dining

3.55m x 3.23m
11' 8" x 10' 7"

Living

3.55m x 5.99m max.
11' 8" x 19' 8" max.

Study

3.55m x 3.54m max.
11' 8" x 11' 7" max.

Utility

2.40m x 1.90m
7' 10" x 6' 3"

FIRST FLOOR

Bedroom 1

4.22m max. x 4.35m max.
13' 10" max. x 14' 3" max.

En Suite 1

2.24m max. x 1.61m max.
7' 4" max. x 5' 3" max.

Bedroom 2

4.49m max. x 3.90m max.
14' 8" max. x 12' 10" max.

En Suite 2

3.58m max. x 1.55m max.
11' 9" max. x 5' 1" max.

Bedroom 3

3.58m x 2.82m
11' 9" x 9' 3"

Bedroom 4

3.78m max. x 3.29m max.
12' 5" max. x 10' 10" max.

Bedroom 5

3.78m max. x 3.00m max.
12' 5" max. x 9' 10" max.

Bathroom

2.59m max. x 1.98m max.
8' 6" max. x 6' 6" max.

TOTAL AREA = 200.76M² 2161 ft²



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Computer generated image, details may vary.

AS OUR FLAGSHIP DESIGN, FOUNDED ON EDWARDIAN DETAILING AND FEATURING A CRAFTED TIMBER CANOPY, THE KELMSCOTT STANDS PROUDLY AS A LARGE, DOUBLE FRONTED PERIOD-STYLE HOME THAT EXUDES PRESTIGE.

Double side lights to the entrance and a first window diffuse natural light throughout the generous hallway and gallery landing. The flexible layout of the family kitchen/dining and family area flows into the rear garden through panoramic bi-fold doors and connect with a more formal dining space.

The front facing study could also serve as a dining or family space. Five well-proportioned double bedrooms surround the landing along with two en suite bathrooms, complementing a space that is both luxurious and harmonious.

PLOTS
44 & 68

THE KELMSCOTT

GROUND FLOOR

Kitchen/Dining

4.56m x 3.16m
14' 11" x 10' 4"

Living

3.54m max. x 5.06m max.
11' 7" max. x 16' 7" max.

Utility

2.16m x 1.80m
7' 1" x 5' 11"

Garage

2.98m x 5.96m
9' 9" x 19' 7"

FIRST FLOOR

Bedroom 1

3.53m max. x 4.62m max.
11' 7" max. x 15' 2" max.

En Suite

1.46m max. x 2.07m max.
4' 10" max. x 6' 10" max.

Bedroom 2

3.05m x 4.17m
10' 0" x 13' 8"

Bedroom 3

2.74m max. x 3.66m max.
9' 0" max. x 12' 0" max.

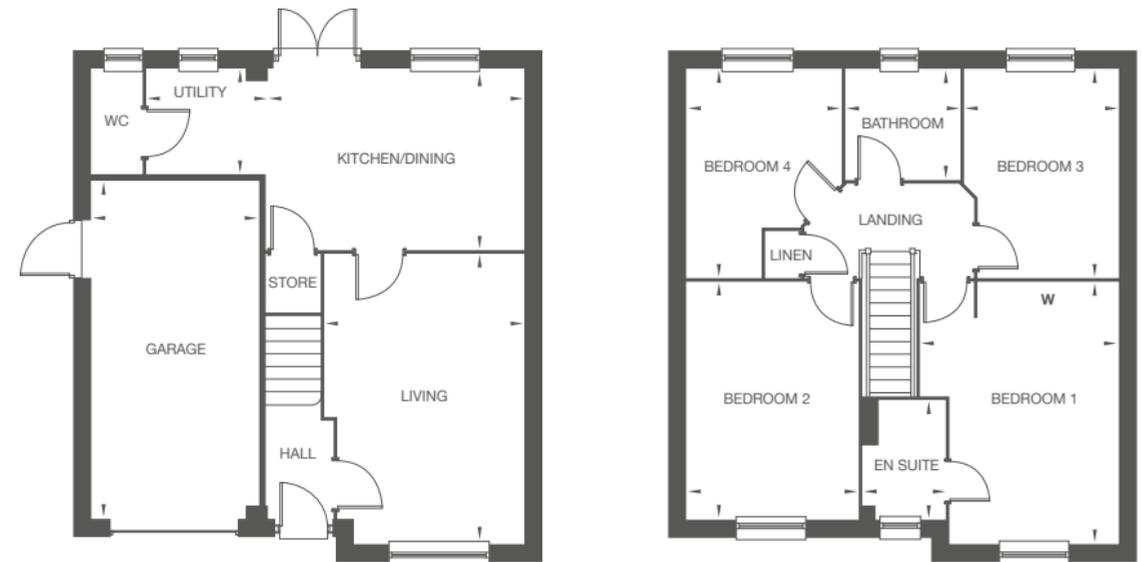
Bedroom 4

2.74m x 3.66m max.
9' 0" x 12' 0" max.

Bathroom

2.02m x 1.92m
6' 8" x 6' 4"

TOTAL AREA = 107.40m² 1156 ft²



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Computer generated image, details may vary.

WITH ITS PROMINENT GABLE AND DOOR CANOPY DETAIL, THE LODDEN HAS BEEN CAREFULLY CRAFTED INSIDE AND OUT TO CREATE AN ATTRACTIVE AND BALANCED HOME THAT MAXIMISES LIVING SPACE.

The kitchen/dining room provides the ideal space for enjoying family time with french doors opening into the garden, extending living spaces further in warmer months. With four well-proportioned bedrooms and an en suite to the master, the practicalities of this family home have been thoughtfully considered.

PLOTS
10, 11, 25 & 26

THE LODDEN

GROUND FLOOR

Kitchen/Dining

5.68m x 3.59m
18' 8" x 11' 9"

Living

3.55m x 5.57m max.
11' 8" x 18' 3" max.

Utility

1.95m x 1.72m
6' 5" x 5' 8"

Garage

2.98m x 5.92m
9' 9" x 19' 5"

FIRST FLOOR

Bedroom 1

3.55m max. x 4.46m max.
11' 8" max. x 14' 7" max.

En Suite

2.03m x 1.62m
6' 8" x 5' 4"

Bedroom 2

3.03m max. x 3.93m max.
9' 11" max. x 12' 11" max.

Bedroom 3

3.02m x 4.10m
9' 11" x 13' 5"

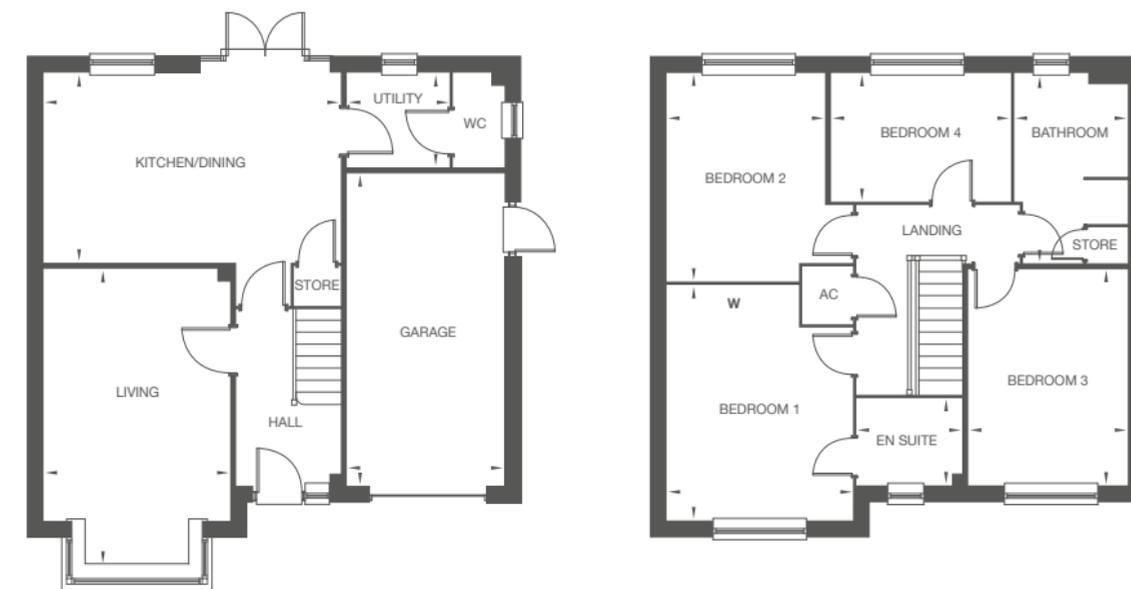
Bedroom 4

3.44m x 2.41m
11' 3" x 7' 11"

Bathroom

2.13m max. x 3.60m max.
7' 0" max. x 11' 10" max.

TOTAL AREA = 125.60m² 1352 ft²



Please see working drawing for layout showing accessible and adaptable dwellings for plots 51, 52, 56, 57, 61, 62 & 65.

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Computer generated image, details may vary.

SIMPLE CLEAN LINES OF DETAIL AND AN EXTENDED GABLE WITH BAY WINDOW GIVE SUBTLE CHARACTER TO THE ROSEHIP'S FRONTAGE, NESTLING EFFORTLESSLY WITHIN ITS SURROUNDINGS.

French doors link the kitchen/dining room to the rear garden, bringing external and internal living areas together. The first floor layout has been designed to maximise additional living space above the integral garage, with generous bedroom sizes, a master en suite and a large family bathroom with both bath and separate shower enclosure.

PLOTS

12, 51, 52, 56, 57, 61, 62 & 65

GROUND FLOOR

Kitchen/Breakfast

6.50m max. x 4.14m max.
21' 4" max. x 13' 7" max.

Living

3.45m x 5.31m max.
11' 4" x 17' 5" max.

Study/Dining

3.90m x 2.81m
12' 10" x 9' 3"

Utility

1.90m x 1.73m
6' 3" x 5' 8"

Snug

4.02m x 2.76m
13' 2" x 9' 0"

FIRST FLOOR

Bedroom 1

3.68m max. x 4.18m max.
12' 1" max. x 13' 8" max.

En Suite

2.00m max. x 2.50m max.
6' 7" max. x 8' 3" max.

Bedroom 2

4.11m max. x 4.13m max.
13' 6" max. x 13' 6" max.

Bedroom 3

3.91m x 3.16m
12' 10" x 10' 4"

Bedroom 4

2.92m x 3.31m
9' 7" x 10' 10"

Jack and Jill Bathroom

2.10m x 1.70m
6' 11" x 5' 7"

TOTAL AREA = 162.02m² 1744 ft²



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Computer generated image, details may vary.

THE CONFIGURATION OF THE SAMBOURNE WITH A WIDE DOUBLE GARAGE CREATES A PRIVATE COURTYARD FRONTAGE, FRAMING ITS CORNER POSITIONING.

The formal living room with fireplace is the focal point of the home fronting the courtyard with views out through the wide bay window. Extending across the rear of the property, a sumptuous kitchen/breakfast room with cosy family area opens on to the rear garden through wide panoramic bi-fold doors and secondary french doors.

Upstairs, growing families have been well catered for with four generous bedrooms, including the master suite, and a family bathroom equipped with a bath and stand-alone shower.

PLOTS
17, 19, 23, 33 & 40

GROUND FLOOR

Kitchen/Family

7.06m max. x 5.86m max.
23' 2" max. x 19' 2" max.

Living

3.46m x 6.83m
11' 4" x 22' 5"

Dining

4.13m x 4.54m
13' 7" x 14' 11"

Utility

1.82m x 2.05m
6' 0" x 6' 9"

FIRST FLOOR

Bedroom 1

4.25m max. x 4.72m max.
13' 11" max. x 15' 6" max.

En Suite 1

2.18m max. x 1.45m max.
7' 2" max. x 4' 9" max.

Bedroom 2

4.13m max. x 3.77m max.
13' 7" max. x 12' 4" max.

En Suite 2

2.62m max. x 1.52m max.
8' 7" max. x 5' 0" max.

Bedroom 3

3.47m x 3.54m
11' 5" x 11' 7"

Bedroom 4

3.47m x 3.19m
11' 5" x 10' 5"

Bedroom 5

3.69m max. x 2.50m max.
12' 1" max. x 8' 3" max.

Bathroom

2.85m max. x 2.19m
9' 4" max. x 7' 2"

TOTAL AREA = 190.27m² 2048 ft²



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External elevations differ for plots 1 & 30.

Computer generated image, details may vary.

THE SANDERSON RETAINS A TRADITIONAL HERITAGE WITH A GRAND ENTRANCE HALL, BEFITTING THIS FIVE-BEDROOM FAMILY HOME.

With side lights flanking the front door, this is a bright and welcoming entrance to a wonderfully designed home. A wrap-around kitchen/family space flows seamlessly into the outdoor living area through panoramic bi-fold doors that maximise natural light and provide uninterrupted views. Separate living and dining rooms create natural opportunities for relaxation and entertaining.

A gallery landing leads to five double bedrooms and two en suite shower rooms, along with a family bathroom with bath and separate shower designed to accommodate guests and the busiest of families.

PLOTS
1, 21, 30, 45 & 67

GROUND FLOOR

Kitchen/Family

3.28m x 6.81m
10' 9" x 22' 4"

Utility

2.05m x 2.10m
6' 9" x 6' 11"

Living

3.53m x 4.48m
11' 7" x 14' 8"

Dining

3.44m max. x 3.02m max.
11' 3" max. x 9' 11" max.

FIRST FLOOR

Bedroom 1

3.33m x 4.11m
10' 11" x 13' 6"

Bedroom 4

3.44m x 2.75m
11' 3" x 9' 0"

En Suite

2.27m max. x 1.65m max.
7' 5" max. x 5' 5" max.

Bathroom

3.44m max. x 1.91m max.
11' 3" max. x 6' 3" max.

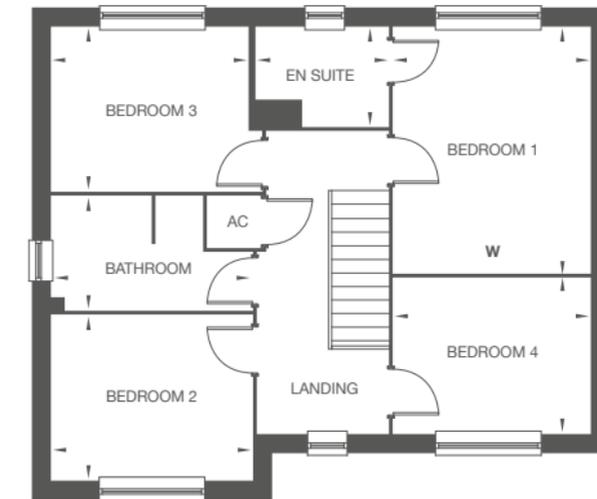
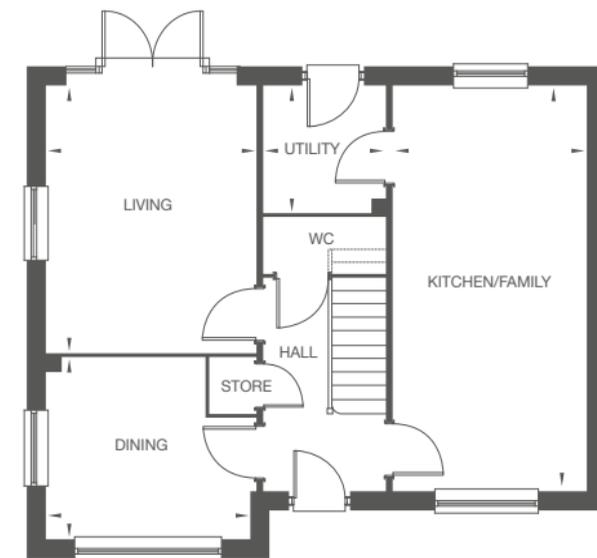
Bedroom 2

3.33m x 2.60m
10' 11" x 8' 6"

Bedroom 3

3.35m x 2.75m max.
11' 0" x 9' 0" max.

TOTAL AREA = 133.60m² 1438 ft²



WINDOW POSITIONS DIFFER TO PLOT 13. PLEASE SPEAK TO A SALES ADVISOR TO SEE WORKING DRAWING.

Information shown is for guidance only. These particulars should not be relied upon to accurately describe any aspect of the property. Although every care has been taken to ensure that information is correct, floor layout, dimensions and specification details shown are indicative only and may have been updated since this brochure was printed. Contents of this brochure do not constitute a contract, part of a contract or warranty. Please check site plan for plot handings and speak to a Sales Advisor to review full working drawings.



External elevations differ for plots 49, 53, 58, 60 & 70.

Computer generated image, details may vary.

AN EXTENSIVE FRONTAGE WITH FEATURE GABLES TO THE ROOF LINE AND STATEMENT WINDOWS CREATES AN IMPRESSIVE YET RESERVED HOME.

A lengthy kitchen/family space dominates one side of the ground floor, whilst a separate living room captures open views of the garden through french doors and full height side lights. A further reception room could lend itself to a study/work space or create a formal dining area for entertaining. With four double bedrooms, a large family bathroom and additional en suite facilities, this is a family home with great standing.

PLOTS

13, 15, 32, 36, 49, 53, 58, 60 & 70

GROUND FLOOR

Kitchen/Family

8.35m x 2.82m
27' 5" x 12' 6"

Breakfast

4.22m x 2.81m
13' 10" x 9' 3"

Living

3.59m x 7.09m max.
11' 9" x 23' 3" max.

Dining

4.11m x 2.99m
13' 6" x 9' 10"

Utility

2.21m x 2.27m
7' 3" x 7' 5"

FIRST FLOOR

Bedroom 1

4.11m max. x 3.05m max.
13' 6" max. x 10' 0" max.

En Suite 1

3.26m max. x 1.16m max.
10' 8" max. x 3' 10" max.

Bedroom 2

3.62m x 3.43m
11' 10" x 11' 3"

En Suite 2

1.56m x 2.72m
5' 1" x 8' 11"

Bedroom 3

3.47m x 2.72m
11' 4" x 8' 11"

Bedroom 4

3.32m x 2.72m
10' 11" x 8' 11"

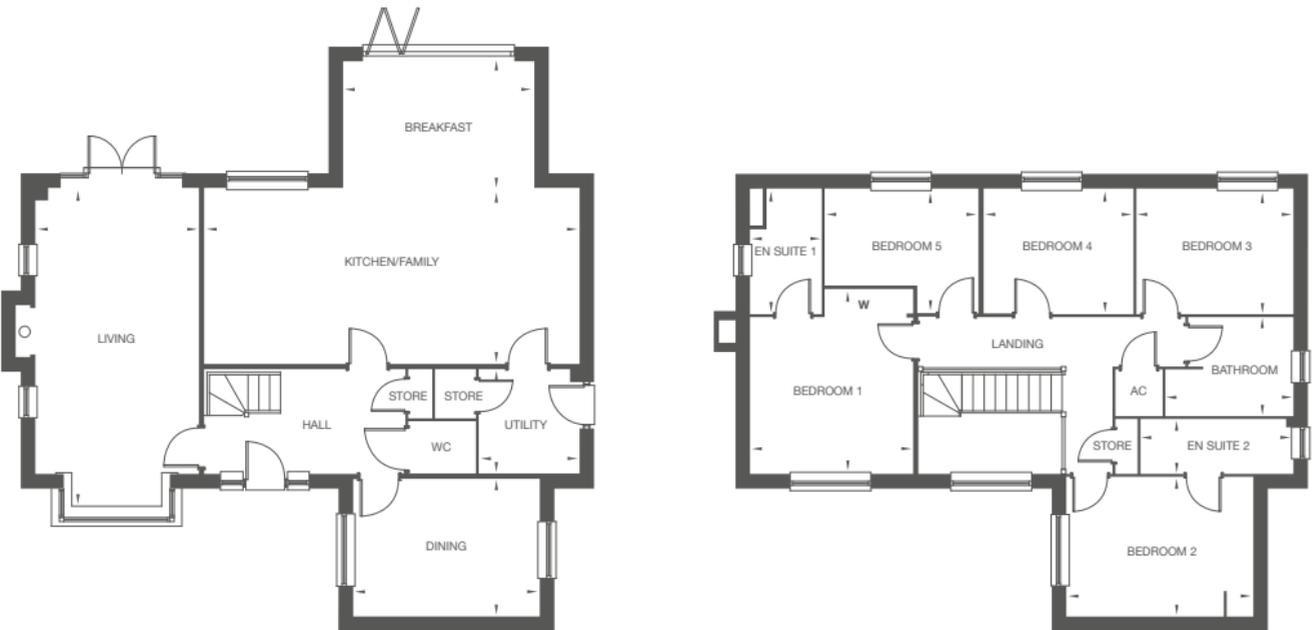
Bedroom 5

3.41m max. x 2.72m max.
11' 2" max. x 8' 11" max.

Bathroom

2.82m max. x 2.16m max.
9' 3" max. x 7' 1" max.

TOTAL AREA = 191.75m² 2064 ft²



Information shown is for guidance only. These particulars should not be relied upon to accurately describe any aspect of the property. Although every care has been taken to ensure that information is correct, floor layout, dimensions and specification details shown are indicative only and may have been updated since this brochure was printed. Contents of this brochure do not constitute a contract, part of a contract or warranty. Please check site plan for plot handings and speak to a Sales Advisor to review full working drawings.



External elevations differ for plot 43.

Computer generated image, details may vary.

TRADITION MEETS ELEGANCE WITH A FRONT EXTENDED WING AND LARGE DOUBLE GARAGE FORMING A SWEEPING FRONTAGE.

Despite its scale, The Winterbourne, with its secluded entrance projects a more reserved and private home.

The expansive family kitchen with island creates two very distinct spaces for dining and relaxed living, extending into the garden and allowing the two areas to merge through wide panoramic bi-fold doors. A dual aspect living room and secluded dining room also offer plenty of space for entertaining. Two en suite bedrooms, three double bedrooms and the family bathroom wrap around the gallery landing to create a beautifully proportioned family home of supreme stature.

PLOTS
2, 43 & 69



OPEN SPACES



HAPPY FACES

Each home at Lawnswood has been designed with your comfort in mind. This is why every property has been completed to a high-quality specification with added finishing touches to ensure they are homes to be proud of.

Our range of external finishes include a palette of heritage colours selected to blend seamlessly together with contrasting front doors, garage doors, canopy and tudor board detailing.

Whichever layout you choose, you will enjoy a modern Hatt-designed fitted kitchen with selected appliances from Neff or Zanussi, depending on the house design. These include a 1.5 built in oven, 5-burner gas hob and an integrated dishwasher and fridge freezer.

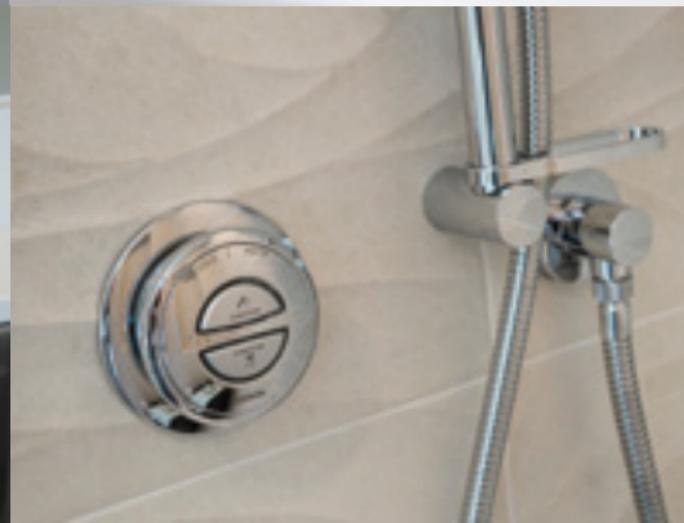
All master bedrooms include sliding wardrobe doors, whilst the en suite includes shaver points and a Aqualisa thermostatic shower.

You can rest assured that your home will be kept cosy with an efficient Worcester Bosch system or combi gas boiler and compact style radiators.

You will also find five-panel cottage-style doors internally and external entrance lighting to the front of the house, whilst a tap can be found outside for added convenience.

A number of our homes benefit from an oversized garage layout suitable for family storage and Porcelanosa floor tiling to kitchens, cloak rooms and master suites.

It's this attention to detail that makes every Lawnswood house feel like home.



Our homes already have a quality specification as standard. However, with our extensive range of upgrade options, you have the opportunity to tailor your new home to suit your taste.

Customise your dream kitchen with a range of doors and handles or upgraded appliances such as a ceramic hob or even a wine cooler - perfect for those who like to entertain!

Personalise the interior with a choice of paints and tile options or increase your storage space with fitted wardrobes in the additional bedrooms.

Create the perfect ambience with LED under wall unit lights in the kitchen or go for atmospheric lighting in the en suite and main bathroom with downlighters. You can also add handy touches such as ladder style towel rails, remote-controlled garage doors or a pop-up power dock with USB charging point in the kitchen.

You can choose to fit out your garage with our tailor made packages of storage solutions.

Ultra-fast fibre broadband speeds available, subject to purchasers chosen service plan.

Whatever you would like in your new home, we will try our best to make it happen!



YOUR LIFE



YOUR LEISURE

WHAT IS KEYMOVE?

Keymove is designed to take the hassle out of selling your current property, enabling you to enjoy a simple and hassle-free move into brand-new Cameron home.

Moving made easy!

If you're already a homeowner, you know how costly and complicated moving home can be. At Cameron, we believe that this doesn't have to be the case.

With **Keymove**, we take care of selling your existing property, making the process as straightforward as possible, leaving you free to enjoy the excitement of buying a brand new Cameron home.

Our team of experts will give you the best support to sell your house quickly, ensuring that the move to your new home is as smooth as possible.

See how simple buying a new home can be, below! Speak to one of our friendly Sales Advisors to find out more about **Keymove** and take your first step towards owning a Cameron home.



Terms and conditions apply. Available on selected plots only.





WHAT IS HELP TO BUY?

Help to Buy is a scheme backed by the Government which means you could buy a brand-new Cameron home with just a 5% deposit.

Help to Buy is available from Cameron Homes, so with just a 5% deposit we could help you move into your dream home.

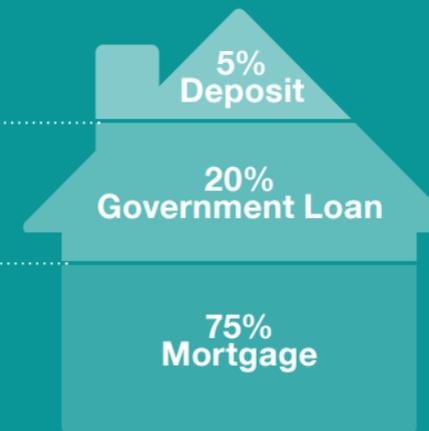
- If you have a 5% deposit and want to buy a new-build Cameron home, you can access the Help to Buy equity loan scheme - subject to approval
- Help to Buy is available on any new-build home, up to £600,000
- You must be buying a new-build home and you must have a 5% deposit
- The government will provide you with an equity loan of up to 20% of the value of a new-build property
- The loan is interest free for the first five years. From year six a fee of 1.75% is payable, which rises annually by Retail Price Index inflation plus 1%
- The equity loan can be repaid at any time within 25 years (or the term of the mortgage), or on sale of the property
- Only available on capital repayment mortgages. It's not available on interest only loans
- You must occupy the property. You cannot buy a property using Help to Buy and then rent it out
- You don't need to be a first-time buyer
- Our independent Financial Advisor can provide information on the lenders supporting the scheme and, subject to meeting that lender's criteria, help you gain a mortgage

Here's an example of a Help to Buy government equity loan based on a new home with a purchase price of £300,000.

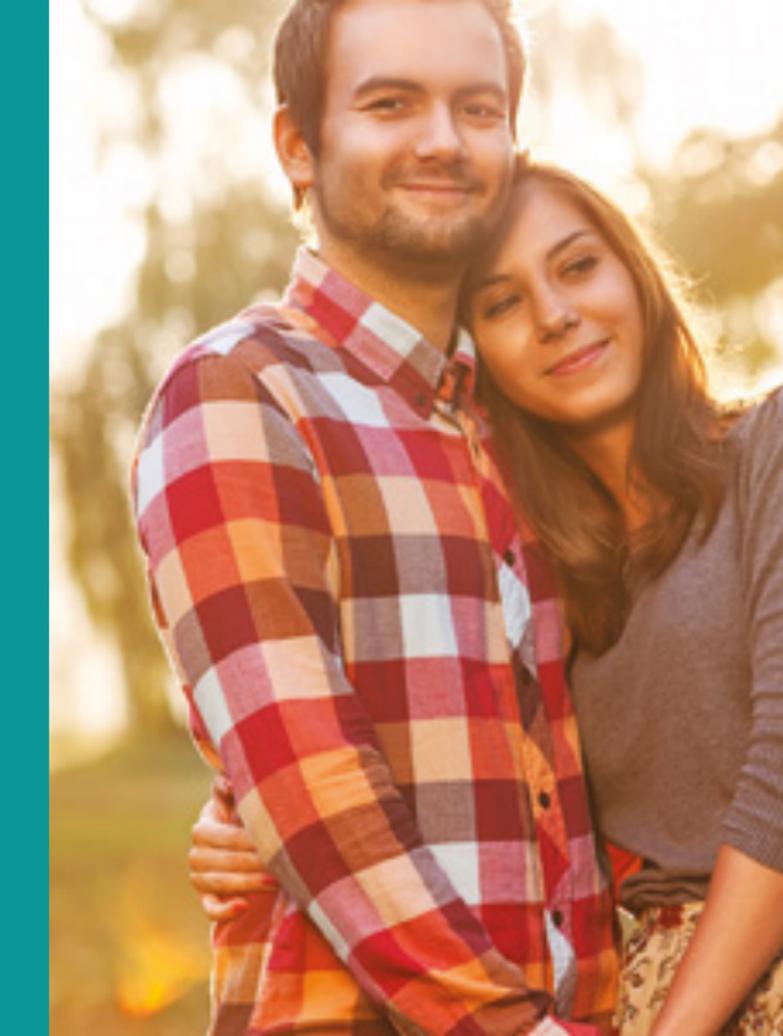
Buyer deposit
£15,000

Government equity loan
£60,000

Buyer mortgage
£225,000



- You'll only need a 5% deposit to qualify and you don't have to be a first time buyer
- You'll receive a government loan of up to 20%, which can be repaid at any time or on the sale of your property, interest free for the first 5 years
- You may only need to secure a 75% mortgage - qualifying for some of the best mortgage rates around



HOME USER GUIDE EXPLAINED

When you buy a Cameron home, you'll receive a Home User Guide - an online home user guide, full of useful information on your new property.

The Home User Guide is a secure platform that gives you access to everything you need to know about your new home, whenever you need it.

Get your bearings

Your Home User Guide will tell you all about your development, including details of your local council and utilities providers.

How to

Not sure how something works? Find the operating manuals for your new boiler and appliances and upload manuals for any appliances you buy.

Your new home

Your Home User Guide contains information on the materials that make up your home, from the type of bricks used, to the tiles and paint colours inside.

Keep in touch

Your Home User Guide includes details for our after-sales department, so you'll know who to contact if any issues arise.

Your new home warranty

Find full details on your 10 year Buildmark warranty along with contact details.

Helpful reminders

Your Home User Guide will send you reminders for things like servicing your boiler. You can also set your own reminders and key dates.





LONG WALKS



HOME COMFORTS



Established in Staffordshire back in 1993, Cameron is a family-run business proud to bring considerable expertise to your home buying journey. The industry has changed since we started out, but our commitment to first class customer service and unrivalled quality hasn't. We are more dedicated than ever to helping you make your perfect move.

WELCOME TO LAWNSWOOD. THE PERFECT BALANCE.



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