

# AVERSLEY GRANGE

SAWTRY

A COLLECTION OF 2, 3 & 4 BEDROOM HOMES



ALLISON  
HOMES

# WELCOME TO AVERSLEY GRANGE



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Welcome to your new home  
at **Aversley Grange**

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# VILLAGE LIFE, PERFECTLY CONNECTED

Nestled on the edge of the charming Cambridgeshire village of Sawtry, Aversley Grange is an attractive collection of two, three and four-bedroom homes designed to offer countryside living in modern comfort. Each property enjoys thoughtful layouts, quality materials and high energy efficiency, perfect for families, first-time buyers and commuters alike.

Set between the bustling market town of Huntingdon and the cathedral city of Peterborough, this new community enjoys the best of all worlds – peaceful surroundings, countryside walks and quick access to the region's key transport links.

Sawtry is a welcoming, well-appointed village with a grocery shop, pharmacy and Post Office all within walking distance. The local GP Surgery and dental practice are also conveniently close by.

The friendly community centre and library add to Sawtry's welcoming atmosphere, while local pubs, The Greystones and The Bell, place homely food with friends at the heart of village life.



A short drive north brings you to Huntingdon, a lively town with a good selection of shops, supermarkets and restaurants. You'll find family-favourite dining brands, a multi-screen cinema and even a racecourse within 20 minutes of your door.

For a greater selection, Peterborough lies around 25 minutes away by car and is home to a wide array of high-street brands, cafés, eateries and entertainment that can cater for all tastes.

Staying active is easy at Aversley Grange, with Sawtry leisure centre putting fitness classes, a gym and a sports hall within walking distance. If you prefer to get outdoors, you'll find Aversley Wood and Monks Wood National Nature Reserve right on your doorstep, both offering peaceful walking trails among ancient trees. Just beyond Huntingdon, Hinchingsbrooke Country Park consists of 150 acres of lakes, meadows and play areas for family days out, and a little further afield, Grafham Water is perfect for sailing, paddle-boarding, fishing and cycling.



“

Whether you're taking your first step on the ladder, growing a family or seeking a peaceful base with city access, Aversley Grange is designed to fit every stage of life..

”

When it comes to schooling, Sawtry offers a complete educational journey. Sawtry Infant School and Sawtry Junior Academy provide excellent primary education, leading on to Sawtry Village Academy, which offers highly-regarded secondary and sixth form provision.

Aversley Grange is ideally located for commuters. The A1(M) is easily reached, providing fast road access to Peterborough, Huntingdon, Cambridge and beyond. It also connects with the A14, which links you to the M11 and key routes across the region.

Huntingdon Station is a 17-minute drive away and offers direct trains to London King's Cross in as little as 50 minutes. From Peterborough Station, which is 22 minutes away, services reach London in a similar time, alongside excellent connections to Cambridge, Leeds and York. For international travel, London Stansted Airport is within an hour's drive.

# SITEPLAN



ALLISON  
HOMES

**THE PLUM BLOSSOM**

2 bedroom home  
Homes 117 & 118

**THE APPLE**

3 bedroom home  
Homes 59 & 60

**THE HOLLY**

3 bedroom home  
Homes 115, 122 & 131

**THE LAUREL**

3 bedroom home  
Homes 6, 8, 12, 16, 18, 71, 72,  
110, 111, 114, 116, 119, 121 & 132

**THE TELFORD**

3 bedroom home  
Homes 123, 124, 125, 126, 129  
& 130

**THE ASPEN**

4 bedroom home  
Homes 2, 3, 17, 73 & 74

**THE ELM**

4 bedroom home  
Homes 9, 13 & 75

**THE OAKHAM**

4 bedroom home  
Homes 1, 5, 10, 94 & 113

**THE REDWOOD**

4 bedroom home  
Home 58

**THE ELTHAM**

4 bedroom home  
Homes 4, 7, 11, 14, 15, 19, 61, 70,  
76, 95, 112, 127, 128 & 138



- Shared Ownership
- Affordable Rent
- BCP** Bin Collection Point
- LEAP** Local Equipped Area of Play
- SuDs** Sustainable Drainage System
- S/S** Substation

## AVERSLEY GRANGE

SAWTRY

Every care has been taken to ensure the accuracy of these particulars, but the contents shall not form part of any contract and the vendors reserve the right to alter specification and/or delay without notice. The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments or local authority street lighting. Landscaping shown is for illustration purposes only and is subject to change. Footpaths subject to change. Purchasers are advised to check with our Sales Executives on the home of their choice. The site details and individual house types are subject to planning variation.

# OUR HOMES

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## THE PLUM BLOSSOM

2 bedroom home  
Homes 117 & 118



## THE APPLE

3 bedroom home  
Homes 59 & 60



## THE HOLLY

3 bedroom home  
Homes 115, 122 & 131



## THE LAUREL

3 bedroom home  
Homes 6, 8, 12, 16, 18, 71, 72, 110,  
111, 114, 116, 119, 121 & 132



## THE TELFORD

3 bedroom home  
Homes 123, 124, 125, 126, 129 &  
130



## THE ASPEN

4 bedroom home  
Homes 2, 3, 17, 73 & 74



## THE ELM

4 bedroom home  
Homes 9, 13 & 75



## THE OAKHAM

4 bedroom home  
Homes 1, 5, 10, 94 & 113



## THE REDWOOD

4 bedroom home  
Home 58



## THE ELTHAM

4 bedroom home  
Homes 4, 7, 11, 14, 15, 19, 61, 70,  
76, 95, 112, 127, 128 & 138



# THE PLUM BLOSSOM

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2 bedroom home  
Homes 117 & 118



ALLISON  
HOMES

AVERSLEY GRANGE  
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# THE PLUM BLOSSOM

2 bedroom home  
Homes 117 & 118

## FIRST FLOOR

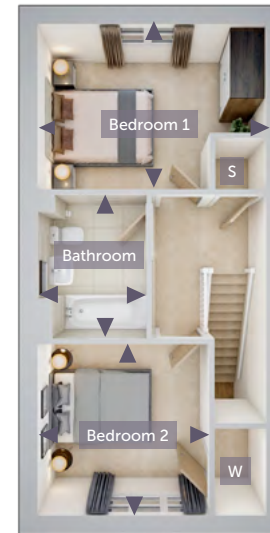
Bedroom 1	4.00m x 2.88m	13'1" x 9'5"
Bedroom 2	3.00m x 3.00m	9'10" x 9'10"
Bathroom	1.90m x 2.50m	6'2" x 8'2"

## GROUND FLOOR

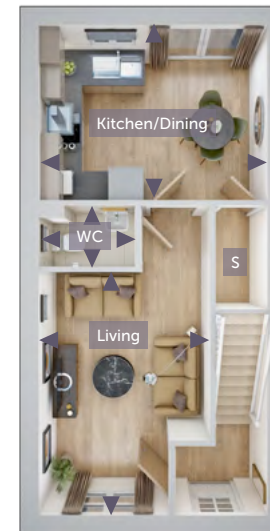
Living	3.00m x 4.30m	9'10" x 14'1"
Kitchen/Dining	4.00m x 3.10m	13'1" x 10'2"
WC	1.10m x 1.70m	3'7" x 5'7"

AVERSLEY GRANGE

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FIRST FLOOR



GROUND FLOOR

W – Wardrobe S – Store



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# THE APPLE

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3 bedroom home  
Homes 59 & 60



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HOMES

AVERSLEY GRANGE

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# THE APPLE

3 bedroom home  
Homes 59 & 60

## FIRST FLOOR

Bedroom 1	3.57m x 2.74m	11'5" x 8'11"
Bedroom 2	2.75m x 2.91m	9'0" x 9'6"
Bedroom 3/Study	1.73m x 3.15m	5'8" x 10'4"
Bathroom	2.48m x 2.16m	8'2" x 7'1"

## GROUND FLOOR

Living/Dining	4.57m x 3.58m	15'0" x 11'9"
Kitchen	2.53m x 3.15m	8'4" x 10'4"
WC	2.53m x 1.06m	8'4" x 3'6"

## AVERSLEY GRANGE

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FIRST FLOOR



GROUND FLOOR

\*Plot specific window  
W – Wardrobe S – Store

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# THE HOLLY

3 bedroom home  
Homes 115, 122 & 131



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HOMES

AVERSLEY GRANGE  
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# THE HOLLY

3 bedroom home  
Homes 115, 122 & 131

## FIRST FLOOR

Bedroom 1	3.20m x 3.10m	10'6" x 10'2"
En-Suite	2.20m x 1.20m	7'3" x 3'11"
Bedroom 2	2.90m x 2.80m	9'6" x 9'2"
Bedroom 3	2.60m x 2.30m	8'6" x 7'7"
Bathroom	1.90m x 2.60m	6'3" x 8'6"

## GROUND FLOOR

Living	5.50m x 2.90m	18'1" x 9'6"
Kitchen/Dining	3.30m x 5.50m	10'10" x 18'1"
Utility	2.10m x 1.90m	6'11" x 6'3"
WC	1.40m x 1.80m	4'7" x 5'11"

# AVERSLEY GRANGE

SAWTRY



ALLISON  
HOMES



FIRST FLOOR



GROUND FLOOR

W – Wardrobe S – Store

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# THE LAUREL

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3 bedroom home

Homes 6, 8, 12, 16, 18,  
71, 72, 110, 111, 114, 116,  
119, 121 & 132



ALLISON  
HOMES



AVERSLEY GRANGE

SAWTRY

# THE LAUREL

## 3 bedroom home

Homes 6, 8, 12, 16, 18, 71, 72, 110, 111, 114, 116, 119, 121 & 132

### FIRST FLOOR

Bedroom 1	3.30m x 3.27m	10'10" x 10'8"
En-Suite	2.15m x 1.45m	7'1" x 4'9"
Bedroom 2	2.75m x 3.13m	9'0" x 10'3"
Bedroom 3	2.70m x 2.01m	8'10" x 6'7"
Bathroom	2.24m x 2.14m	7'4" x 7'0"

### GROUND FLOOR

Living	3.30m x 3.95m	10'8" x 12'11"
Kitchen/Dining	5.54m x 3.20m	18'2" x 10'6"
Utility	1.60m x 1.45m	5'2" x 4'9"
WC	1.55m x 1.45m	5'1" x 4'9"

## AVERSLEY GRANGE

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FIRST FLOOR



GROUND FLOOR

S – Store

# THE TELFORD

---

3 bedroom home  
Homes 123, 124,  
125, 126, 129 & 130



ALLISON  
HOMES

AVERSLEY GRANGE

SAWTRY

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# THE TELFORD

## 3 bedroom home

Homes 123, 124, 125, 126, 129 & 130

### SECOND FLOOR

Bedroom 1	3.25m x 6.38m	10'8" x 20'11"
En-Suite	1.48m x 2.97m	4'10" x 9'9"

### FIRST FLOOR

Bedroom 2	4.22m x 3.09m	13'10" x 10'2"
Bedroom 3	2.15m x 3.52m	7'1" x 11'7"
Bathroom	2.15m x 2.00m	7'1" x 6'7"

### GROUND FLOOR

Living	4.22m x 3.11m	13'10" x 10'2"
Kitchen/Dining	3.23m x 5.59m	10'7" x 18'4"
WC	1.45m x 1.80m	4'9" x 5'11"

## AVERSLEY GRANGE

SAWTRY



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

W – Wardrobe S – Store



ALLISON  
HOMES

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# THE ASPEN

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4 bedroom home  
Homes 2, 3, 17, 73 & 74



ALLISON  
HOMES

AVERSLEY GRANGE

SAWTRY



# THE ASPEN

## 4 bedroom home

Homes 2, 3, 17, 73 & 74

### FIRST FLOOR

Bedroom 1	4.06m x 3.40m	13'3" x 11'2"
En-Suite	2.55m x 1.90m	8'4" x 6'3"
Bedroom 2	3.68m x 2.70m	12'0" x 8'10"
Bedroom 3	2.70m x 2.55m	8'10" x 8'4"
Bedroom 4	2.16m x 2.56m	7'1" x 8'4"
Bathroom	2.55m x 2.00m	8'4" x 6'6"

### GROUND FLOOR

Living	4.60m x 2.90m	15'1" x 9'6"
Kitchen/Dining	7.75m x 2.85m	25'5" x 9'4"
Utility	2.18m x 1.72m	7'1" x 5'7"
Study	2.51m x 2.55m	8'2" x 8'4"
WC	1.45m x 1.80m	4'9" x 5'10"

## AVERSLEY GRANGE

SAWTRY



FIRST FLOOR



GROUND FLOOR

W – Wardrobe S – Store



ALLISON  
HOMES

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# THE ELM

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4 bedroom home  
Homes 9, 13 & 75



ALLISON  
HOMES

AVERSLEY GRANGE

SAWTRY

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# THE ELM

4 bedroom home  
Homes 9, 13 & 75

## FIRST FLOOR

Bedroom 1	3.66m x 3.28m	12'0" x 10'9"
En-Suite	2.21m x 1.35m	7'3" x 4'5"
Bedroom 2	3.66m x 3.29m	12'0" x 10'9"
Bedroom 3	3.29m x 2.80m	10'9" x 9'2"
Bedroom 4	2.80m x 2.82m	9'2" x 9'3"
Bathroom	1.70m x 2.68m	5'6" x 8'9"

## GROUND FLOOR

Living	3.44m x 7.22m	11'3" x 23'8"
Kitchen/Dining	3.27m x 7.22m	10'8" x 23'8"
Utility	2.01m x 1.93m	6'7" x 6'3"
WC	1.79m x 2.01m	5'10" x 6'7"

# AVERSLEY GRANGE

SAWTRY



ALLISON  
HOMES



FIRST FLOOR



GROUND FLOOR

W – Wardrobe S – Store

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# THE OAKHAM

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4 bedroom home  
Homes 1, 5, 10, 94 & 113



ALLISON  
HOMES

AVERSLEY GRANGE  
SAWTRY

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# THE OAKHAM

## 4 bedroom home

Homes 1, 5, 10, 94 & 113

### FIRST FLOOR

Bedroom 1	3.62m x 4.57m	11'11" x 15'0"
En Suite 1	2.50m x 1.21m	8'2" x 4'0"
Bedroom 2	3.62m x 3.74m	11'11" x 12'3"
En Suite 2	2.50m x 1.21m	8'2" x 4'0"
Bedroom 3	2.40m x 3.95m	7'10" x 13'0"
Bedroom 4	2.82m x 2.53m	9'3" x 8'4"
Bathroom	2.16m x 2.00m	7'1" x 6'7"

### GROUND FLOOR

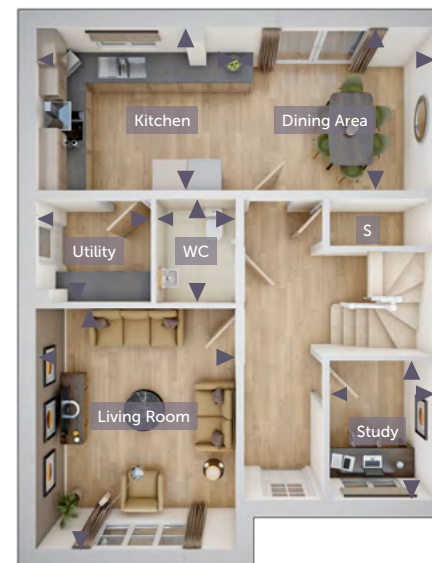
Living Room	3.62m x 4.37m	11'11" x 14'4"
Kitchen	3.33m x 2.96m	10'11" x 9'9"
Dining Area	3.89m x 2.96m	12'9" x 9'9"
Utility	2.08m x 1.90m	6'10" x 6'3"
Study	1.90m x 2.53m	6'3" x 8'4"
WC	1.45m x 1.90m	4'9" x 6'3"

## AVERSLEY GRANGE

SAWTRY



FIRST FLOOR



GROUND FLOOR

S – Store



ALLISON  
HOMES

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# THE REDWOOD

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4 bedroom home  
Home 58



ALLISON  
HOMES

AVERSLEY GRANGE  
SAWTRY



# THE REDWOOD

4 bedroom home  
Home 58

## FIRST FLOOR

Bedroom 1	5.10m x 3.30m	16'9" x 10'10"
En-Suite	1.59m x 2.40m	5'2" x 7'10"
Bedroom 2	3.40m x 3.70m	11'2" x 12'2"
Bedroom 3	2.90m x 3.30m	9'6" x 10'10"
Bedroom 4	2.20m x 3.70m	7'3" x 12'2"
Bathroom	3.20m x 2.00m	10'6" x 6'7"

## GROUND FLOOR

Living	5.75m x 3.10m	18'10" x 10'2"
Kitchen/Dining	9.90m x 3.27m	32'5" x 10'8"
Utility	3.66m x 2.50m	12'0" x 8'2"
WC	1.50m x 1.80m	4'11" x 5'10"

AVERSLEY GRANGE

SAWTRY



ALLISON  
HOMES



FIRST FLOOR



GROUND FLOOR

W – Wardrobe S – Store

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# THE ELTHAM

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4 bedroom home

Homes 4, 7, 11, 14, 15,  
19, 61, 70, 76, 95, 112,  
127, 128 & 138



ALLISON  
HOMES



AVERSLEY GRANGE

SAWTRY

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# THE ELTHAM

## 4 bedroom home

Homes 4, 7, 11, 14, 15, 19, 61, 70,  
76, 95, 112, 127, 128 & 138

### FIRST FLOOR

Bedroom 1	3.17m x 3.21m	10'5" x 10'6"
En-Suite	2.16m x 1.22m	7'1" x 4'0"
Bedroom 2	3.18m x 3.02m	10'5" x 9'11"
Bedroom 3	3.18m x 3.02m	10'5" x 9'11"
Bedroom 4	2.03m x 3.21m	6'8" x 10'6"
Bathroom	2.16m x 2.00m	7'1" x 6'7"

### GROUND FLOOR

Living	3.11m x 6.32m	10'2" x 20'9"
Kitchen/Dining	3.46m x 4.28m	11'4" x 14'1"
Utility	1.81m x 2.10m	5'11" x 6'11"
WC	1.50m x 1.80m	4'11" x 5'11"

## AVERSLEY GRANGE

SAWTRY



FIRST FLOOR



GROUND FLOOR

S – Store



ALLISON  
HOMES

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# ALL ABOUT THE QUALITY

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**Synonymous with the quality of design and craftsmanship associated with all Allison Homes developments, all the houses at Aversley Grange benefit from a high standard specification.**

This includes contemporary kitchens with glass splashbacks, integrated appliances (on selected homes), a ceramic or induction hob and chimney-style extractors.

In all homes the bathrooms and en suites feature white Roca sanitaryware. To help reduce energy bills, all homes feature energy efficient thermostatic radiator valves to all habitable rooms. Low energy LED down lights to the kitchen, bathroom and en suite also come as standard.

“

We know we are not just building houses, we are creating the most important spaces in people's lives that our customers will love to live in now and throughout the years ahead.

”





“

Each home at Aversley Grange has been designed to maximise light and space and, according to location, comes equipped with PV (solar) panels and a 7Kw EV Charger.

”

## ALL ABOUT HOMES BUILT ON SOLID VALUES

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**We are passionate about beautiful design that fits with evolving lifestyles, creating homes that are modern, sustainable and affordable.**

Our love of quality and great craftsmanship underpins everything we do, because homes are such an important and integral part of all of our lives

That's why we ensure every Allison home is something exceptional.



# ALL ABOUT THE SPECIFICATION

2 BEDROOM HOMES  
3 BEDROOM HOMES  
4 BEDROOM HOMES

2 BEDROOM HOMES  
3 BEDROOM HOMES  
4 BEDROOM HOMES

## INTERNAL FIXTURES AND FITTINGS

	2 BEDROOM HOMES	3 BEDROOM HOMES	4 BEDROOM HOMES
<b>GENERAL</b>			
Traditional construction	•	•	•
NHBC 10 year warranty	•	•	•
Single colour (white) matt emulsion wall and ceiling colour throughout	•	•	•
Smooth ceilings throughout	•	•	•
Internal joinery painted white	•	•	•
Staircase handrails and newel caps in oak			•
Staircase handrails and newel caps in white	•	•	
Ironmongery	•	•	•
Wardrobes to Bedroom 1 (where applicable)	•	•	•
Smooth white 5 vertical panel internal doors	•	•	•
<b>KITCHEN</b>			
Choice of Kitchen unit door fronts from selected range*	•	•	•
Choice of laminate worktops with matching upstands from selected range*	•	•	•
Soft close hinges to all cupboard doors	•	•	•
Stainless steel splashback, with a selection of glass splashbacks available as an upgrade*	•	•	•
Single bowl sink with mixer tap	•	•	
1.5 bowl sink with mixer tap (detached properties only)		•	•
Integrated stainless steel finish single oven	•	•	
Integrated stainless steel finish eye level double oven (detached properties only)		•	•
Integrated ceramic hob	•	•	
Integrated induction hob (detached properties only)		•	•
Stainless steel chimney hood	•	•	
Curved glass chimney hood (detached properties only)		•	•
Integrated dishwasher (detached properties only)		•	•
Plumbing and removable unit for future installation of dishwasher	•	•	
Space and plumbing for washing machine	•	•	•
Tumbledryer space (where applicable)	•	•	•
<b>CLOAKROOM</b>			
White sanitaryware	•	•	•
Tiled splashback to basin - choice from standard range	•	•	•
<b>BATHROOM</b>			
White sanitaryware	•	•	•
Contemporary mixer taps	•	•	•
Bath filler mixer	•	•	•
Bath filler and shower mixer (No En Suite)	•	•	•
White heated towel rail (where applicable)	•	•	•
Half height tiling behind bath - choice from standard range	•	•	•
Full height tiling and screen to shower area (no En Suite)	•		
<b>EN SUITE</b>			
White sanitaryware	•	•	•
Contemporary mixer taps	•	•	•
White heated towel rail (where applicable)	•	•	•
Shower enclosure and screen to En Suite (where applicable)	•	•	•
Full height tiling to shower area	•	•	•
<b>HEATING AND HOT WATER</b>			
Pre-finished Radiators	•	•	•
Thermostatic radiator valves to most radiators	•	•	•
Smart meters as standard	•	•	•
500mm mineral wool insulation to roof space	•	•	•

2 BEDROOM HOMES  
3 BEDROOM HOMES  
4 BEDROOM HOMES

## INTERNAL FIXTURES AND FITTINGS

### ELECTRICAL

White LED downlighters to Kitchen	•	•	•
White LED downlighters to Bathroom and En Suite (where applicable)	•	•	•
Low energy lighting	•	•	•
All sockets to be white fittings	•	•	•
Mains wired smoke detectors fitted to Building Regulation standards	•	•	•
Mains wired carbon monoxide detector fitted to Building Regulation standards	•	•	•
Fibre internet for high speed connectivity	•	•	•

### FLOOR FINISHES

Range of carpets and flooring available as upgrade option*	•	•	•
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## EXTERNAL FIXTURES AND FITTINGS

### GENERAL

House type bricks and roof tiles as per external plot schedule/charter plan	•	•	•
Double glazed uPVC windows throughout, white handles	•	•	•
Footpaths and driveways as per charter plan	•	•	•

### EXTERNAL DOORS

GRP skin external front door with chrome lever furniture <i>French uPVC doors to rear/side</i>	•	•	•
Chrome effect numerals	•	•	•

### GARDENS

Front garden turfing and planting to approved landscape scheme	•	•	•
Paths, patios and fencing to approved layout	•	•	•
External tap	•	•	•
Turfing to rear garden upgrade option available	•	•	•
Garden shed/bike store	•	•	•

### EXTERNAL LIGHTING AND ELECTRICS

Front exterior PIR light fitting provided	•	•	•
Power and lighting to garage where within curtilage (where applicable)	•	•	•
Car charger provided by parking spaces as per car charging location plan	•	•	•
Solar panels installed on roof as per orientation plan	•	•	•

2 BEDROOM HOMES  
3 BEDROOM HOMES  
4 BEDROOM HOMES

### 2 BEDROOM HOMES

The Plum Blossom

### 3 BEDROOM HOMES

The Apple, The Holly, The Laurel and The Telford

### 4 BEDROOM HOMES

The Aspen, The Elm, The Oakham, The Redwood and The Eltham

\*Subject to build stage. These particulars shall not form any contract and Allison Homes reserve the right to alter specification and/or design without notice. Purchasers are advised to check with our Sales Executives on the plot of their choice.

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