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ST MARY'S CHASE

MAIN STREET, STANTON-UNDER-BARDON

A COLLECTION OF 2, 3 & 4 BEDROOM HOMES



ALL ABOUT ESCAPING TO THE COUNTRYSIDE



Welcome to your new home
at **St Mary's Chase**



RURAL CHARM MEETS MODERN CONVENIENCE

Located in the charming village of Stanton-under-Bardon, St Mary's Chase is a thoughtfully designed collection of 50 beautiful 2, 3 and 4 bedroom homes in the heart of Leicestershire. Each home has been carefully crafted to provide a versatile space that adapts to the way you live.

Designed to complement the village's character, St Mary's Chase blends high-quality specifications with energy-efficient features, ensuring the homes here are as practical as they are stylish. Open spaces, tree-lined streets, and newly planted greenery create a peaceful environment where you can truly feel at home now and long into the future.

Stanton-under-Bardon is a welcoming village that offers a delightful blend of rural charm and modern convenience. At the heart of the community lies the Old Thatched Inn, a traditional pub where you can enjoy cask ales, a game of darts or a relaxing afternoon in the beer garden. Everyday essentials are just a stroll away at the local convenience store, while the village hall hosts a variety of clubs and events, making it easy to connect with your neighbours.



For outdoor enthusiasts, nature is right on your doorstep. Billa Barra Nature Reserve is within walking distance, offering tranquil trails through woodland and open spaces. The Hill Hole Nature Reserve is also just a short drive away and nearby Forest Hill Golf Club provides a perfect escape to the greens.

A great range of high street shops and supermarkets can be found in the neighbouring town of Coalville, just a 12-minute drive away. There is also the recently opened Whitwick and Coalville Leisure Centre, complete with a gym, swimming pool and sports facilities.

For a taste of city life, Leicester is only 22 minutes away by car. Spend your day exploring Highcross shopping centre or experiencing the buzz of independent shops, cafés and bars in The Lanes. When it comes to food, St Martin's Square makes a fantastic spot to enjoy a meal or you can indulge in the culinary delights of the Golden Mile, which is renowned for its Indian cuisine. Add entertainment options like the Curve Theatre and the National Space Centre to the mix and there's always something to do.



“

Whether you're starting out, moving up or downsizing, St Mary's Chase isn't just a place to live, it's a place to thrive. Discover your new home in this idyllic Leicestershire village today.

”

Families are well-catered for at St Mary's Chase. Stanton-under-Bardon Community Primary School is located within walking distance for children aged 4-11 and South Charnwood High School is a short drive away for older children up to 16 years. For further education, Coalville, Leicester and Loughborough all offer excellent colleges, with the latter two also playing home to well-regarded universities.

Excellent transport links make all this and more easily accessible from St Mary's Chase. The M1 is just moments away and offers a direct route all the way from London to Leeds. For rail travel, Loughborough Station, a 21-minute drive away, connects you to Sheffield and London St Pancras. For international travel, East Midlands Airport is only 16 minutes away and operates flights to over 80 destinations.



ALL ABOUT THE QUALITY

Synonymous with the quality of design and craftsmanship associated with all Allison Homes developments, all the houses at St Mary's Chase 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 an energy efficient air source heat pump and 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 St Mary's Chase has been designed to maximise light and space and, according to location, comes equipped with a 7Kw EV Charger. ”

ALL ABOUT HOMES BUILT ON SOLID VALUES

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

INTERNAL FIXTURES AND FITTINGS

GENERAL

| | | | |
|--|---|---|---|
| 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 | • | • | • |

KITCHEN

| | | | |
|--|---|---|---|
| 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 | • | • | • |
| Choice of steel splashback from selected range* | • | • | • |
| 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) | • | • | • |

CLOAKROOM

| | | | |
|--|---|---|---|
| White sanitaryware | • | • | • |
| Tiled splashback to basin - choice from standard range | • | • | • |

BATHROOM

| | | | |
|---|---|---|---|
| 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) | • | | |

EN SUITE

| | | | |
|--|---|---|---|
| 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 | • | • | • |

HEATING AND HOT WATER

| | | | |
|--|---|---|---|
| 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 | • | • | • |
| Telephone points to Living Room, Hallway/Cupboard and Bedroom 1 | • | • | • |
| TV points to Living Room (media plate), Family Room (where applicable) and Bedroom 1 | • | • | • |
| 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* | • | • | • |
|--|---|---|---|

2 BEDROOM HOMES
3 BEDROOM HOMES
4 BEDROOM HOMES

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 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 | • | • | • |

EXTERNAL LIGHTING AND ELECTRICS

| | | | |
|--|---|---|---|
| Front exterior PIR light fitting provided | • | • | • |
| Rear 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 | • | • | • |

2 BEDROOM HOMES
3 BEDROOM HOMES
4 BEDROOM HOMES

2 BEDROOM HOMES

The Danbury

3 BEDROOM HOMES

The Gosford, The Corby, The Lynford , The Ashford & The Oxford

4 BEDROOM HOMES

The Eltham, The Oakham, The Trentham & The Northam

*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.