

CHERRY MEADOW

HATTON

 **Ashberry**
Homes



Images are for illustrative purposes only.



It's the start of something new.

Welcome to Ashberry Homes, a developer of homes built to exceptional standards in carefully chosen locations; a developer that places individuality and excellence at the heart of house-building.

At Ashberry Homes, we believe that in order to create homes that are loved, they must be built with expertise, confidence and the utmost care. Our teams of skilled craftsmen work to the highest of standards, ensuring the needs of the homebuyer are always the inspiration behind our designs. What's more, our Personal Touch selection of optional finishes and upgrades allows you to make your new home as unique as you are.

This pride in our workmanship extends to the environment, with sustainable features built in to every Ashberry home to help preserve precious natural resources, while at the same time ensuring lower energy running costs for you.

From the moment you visit our sales office to the moment you step into your new Ashberry home we will be there to offer advice and guidance. Our friendly and professional team will help ensure your homebuying journey is a happy one, supporting you throughout the decisions and choices you make. And once you move in we will still be there if you need us, with a comprehensive programme of aftercare you can rely on.

Ashberry Homes abides by the New Homes Quality Code, an independent industry code established to champion quality new homes and deliver better outcomes for consumers.







Discover a well connected, rural lifestyle at **Cherry Meadow.**



Welcome to Cherry Meadow, a new collection of homes situated in the rural Derbyshire village of Hatton. Ranging from two to five bedrooms, this development is sure to suit a variety of buyers, especially those looking to get on the property ladder. Families can take advantage of the well-regarded schools on the doorstep, whilst commuters will appreciate the excellent road links to Burton upon Trent, Derby and Stoke on Trent.

Cherry Meadow benefits from an excellent range of local amenities, with a pharmacy, veterinary centre, medical centre and post office all just under two miles from home. There's a choice of supermarkets as well, with Hatton offering a Co-op and the neighbouring village of Hilton offering an Aldi and Tesco Express. Further shopping opportunities lie in Burton upon Trent just under 15 minutes away, with three shopping centres home to a range of high street names and independent boutiques.

Burton upon Trent is also ideal for a meal out, offering an array of cuisines including Thai, Chinese and Italian. Conveniently positioned

just a short walk from home are Sunar Gow, a well-regarded Indian restaurant and traditional pubs, The Railway Inn and The Railway Tavern.

Etwell Leisure Centre is a short drive away, boasting a range of facilities, including a gym, swimming pool and a selection of exercise studios.

Families will have a choice of schools within the local area. Just under a mile away is Heath Fields Primary School, whilst just a 4 minute drive away is Hilton Primary School. Just under 10 minutes away by car is John Port Spencer Academy, accepting students aged 11-18.

Those who travel by car will benefit from the local road network, with Burton upon Trent 11 minutes away, Derby 22 minutes away, East Midlands Airport reachable in under 30 minutes & Nottingham around 40 minutes away. Within walking distance is Tutbury & Hatton Station, providing services to Stoke on Trent in around 40 minutes and Derby in around 20 minutes, offering connections to Leicester, Nottingham and London St Pancras International.

All information is intended for general guidance only. Any mention of retail and leisure facilities or other amenities does not imply any mutual endorsement. References to schools and other educational establishments are included only to demonstrate their proximity to the development and should not be regarded as a guarantee of eligibility or admission. Travel times are approximate and by car unless otherwise stated. Sources the aa.com and Google. The particulars in this brochure are for illustration only. Designed by thinkBDW 01206 546965. 208763/02/20.

Love your home,
not somebody else's.



SPECIFICATION

- Fully integrated appliances including fridge/freezer, dishwasher and washer/dryer (where possible)
- Stainless steel Zanussi appliances including 4 or 5 ring gas hob
- Wall tiling to cloakroom, bathroom and en suite
- Roca sanitaryware
- Bristan brassware
- Mira Elevate hinged square top bath screen - Gold specification
- Fitted wardrobes to bedroom 1 - Gold specification
- Fitted wardrobes to bedrooms 1 & 2 - Gold+ specification
- TV point to living room and bedroom 1 - Silver specification
- TV point to living room, bedroom 1 and kitchen - Gold specification
- TV point to living room, all bedrooms and kitchen - Gold+ specification
- Ceramic floor tiling to the kitchen, utility, downstairs cloakroom and hallway
- Doubled glazed windows
- uPVC French Doors to private rear garden (where applicable)
- Gas fired central heating
- Carbon monoxide detector
- Mains operated smoke and heat detectors
- Power and light to garage within plot curtilage
- External light to front and rear
- Turf and landscaping to front garden
- Turf to rear garden - Gold+ specification
- 10 year NHBC warranty





PERSONAL TOUCH

It's the little things that make your house your home

Our Personal Touch selection of optional finishes and fittings allows you to decide whether you want to upgrade the quality fittings we offer as standard, or even choose to include additional items so that you can make your new home as individual as you are.

And, most importantly of all, because we recognise that you want to move in to your ideal home from day one, we will ensure that all your chosen features are expertly fitted and finished by the time you move in.

KITCHENS:

- Upgraded kitchen doors and/or units
- Composite kitchen worktop
- Enhanced selection of sinks and taps
- Wine cooler
- Integrated fridge/freezer
- Induction hob
- Integrated microwave
- Integrated washer/dryer
- Under cupboard lighting

FLOORING:

- Carpeting
- Laminate flooring
- Luxury vinyl flooring
- Underfloor heating

CERAMIC TILING:

- Additional choice of tiling
- Tiling to additional areas
- Floor tiling
- Chrome tile trims

WARDROBES:

- A choice of fitted wardrobes

FIRE:

- Fire surround
- Electric fire

BATHROOM:

- Wall mounted vanity unit
- Shower over bath with shower screen and extra standard specification tiling
- Selection of shower fittings
- Chrome heated towel rail
- Bathroom accessories

ELECTRICAL:

- Additional TV or BT point
- Additional double electrical sockets in white or chrome
- Chrome sockets and switches to full home or downstairs
- External socket
- TV aerial
- White or chrome downlighters
- Decorative light fittings
- Burglar alarm

GARDENS:

- Turfed rear garden
- Landscaping
- Extended patio area
- Decorative external lighting
- Outside tap





Computer generated image.



CHERRY MEADOW

The 2, 3, 4 & 5 bedroom homes at Cherry Meadow have been designed, constructed and finished to the exacting standard synonymous with Ashberry Homes.

With such a variety of homes on offer together with the local amenities, schools and travel links, Cherry Meadow is an ideal place for many buyers to call home.



Space for everyone in
a house that deserves
to be called home.



Here for you at every step.

At Ashberry Homes we know that when you are buying and selling a home it can be a time when you need support and guidance; that's why we are here to help you.

We strive to give all our customers an enjoyable house buying experience and help make their dream home a reality by being here for you at every step of the way.

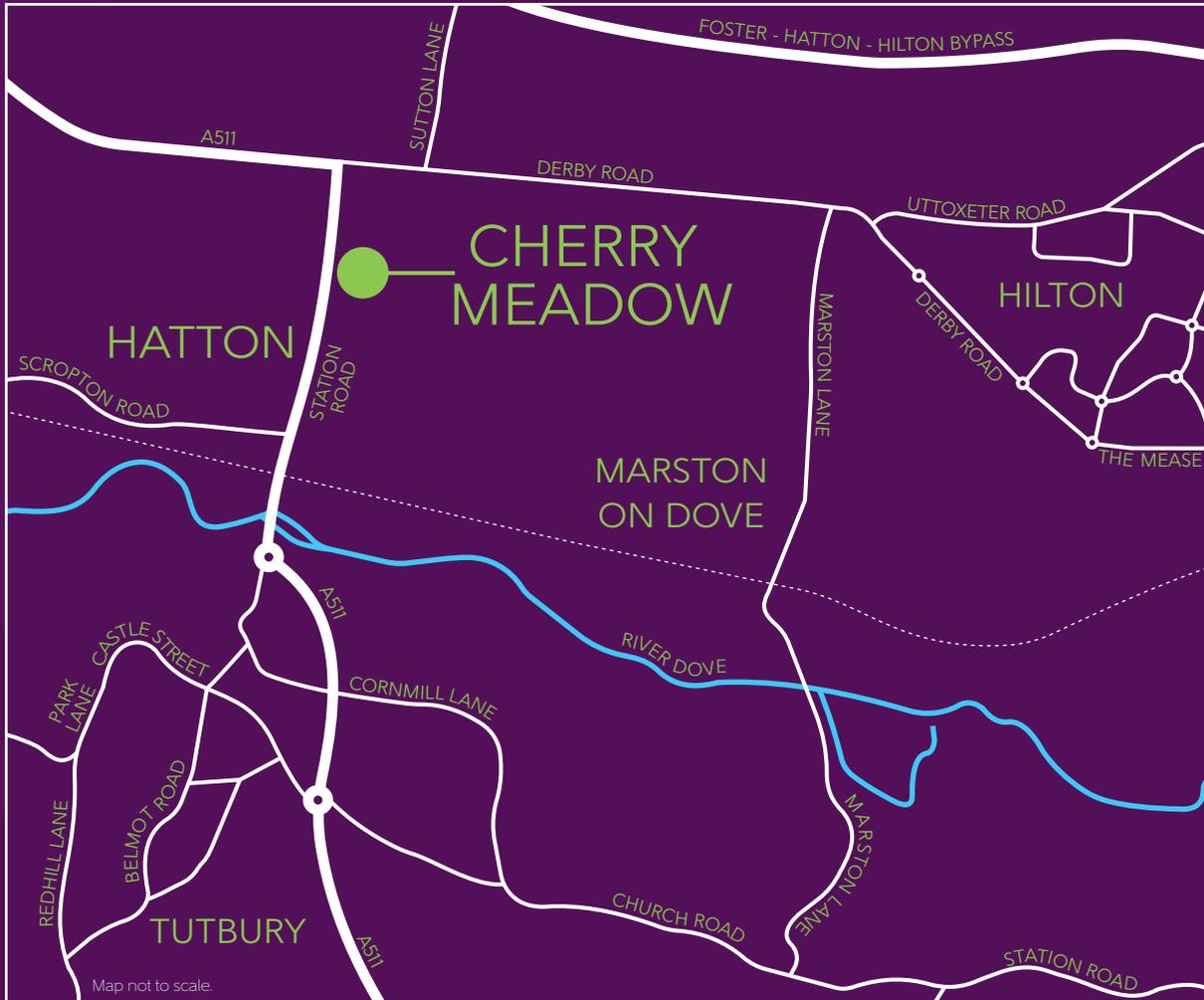
Our expert team will be by your side to advise and guide you from the moment you first visit us right through to the completion of your purchase. We'll also be by your side on moving-in day to welcome you into your new home, helping to ensure your move goes smoothly. And we don't just stop when you have the keys. Should you need us, our customer care team is on hand to help with any query you might have, no matter how small.

We work hard to provide a level of service and customer care second to none to ensure you will have many years of enjoyment in your new home.



Please note Home Exchange is not available with any other offer and is subject to the Terms and Conditions of our Home Exchange Package. Home Exchange is only available on selected properties, and may not be offered at this development. Help to Buy cannot be used in conjunction with other schemes. The equity loan must be repaid after 25 years, or earlier if you sell your property and is interest free for the first 5 years. From year 6 a fee of 1.75% is payable on the equity loan, which rises annually by RPI plus 1%. Help to Buy is subject to eligibility and may not be available on this development.

We look forward to meeting you...



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Homes

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