



Swinfen Vale

SWINFEN VALE IS A DEVELOPMENT OF
2, 3 AND 4-BEDROOM HOMES, LOCATED IN
ELLISTOWN, LEICESTERSHIRE.

Ashberry
Homes

A higher quality of living

Versatile homes designed or the future.

Swinfen Vale is an attractive development of modern 2, 3 and 4 bedroom homes in Ellistown, just minutes from Coalville and a short drive from the city of Leicester. The development is part of the broader Hugglescote Grange new community and benefits from all the same amenities, including brand-new shops, a community centre and a school. At Ashberry we take pride in our high levels of quality and attention to detail, creating award-winning homes that raise industry standards.

As such, the versatile interiors, superior specifications and high energy efficiency at Swinfen Vale offer the perfect space for a variety of lifestyles.



“We had a really good experience with Ashberry and we would definitely recommend them to a friend.

Charlotte and Michael
Ashberry Homes at Pirton Fields

Close to town, city and country

Rural peace within easy reach of the city

Swinfen Vale is located in the village of Ellistown, which puts a primary school, convenience stores and a small selection of takeaway restaurants within walking distance. In fact, an additional school and shop are planned as part of the development, providing the utmost convenience.

For more choice, the Belvoir Shopping Centre is located around six minutes away by road in the nearby town of Coalville and plays home to many high street shops and services. You can also find a choice of supermarkets, a regular local market and a selection of pubs, cafés and restaurants in the town.

When it comes to leisure and entertainment, Century Theatre hosts a variety of music, drama and comedy, while Whitwick and Coalville Leisure Centre with its swimming pool, gym and fitness classes makes a great place to keep fit. Both are within a 10-minute drive.

It is also easy to stay active outdoors. Swinfen Vale is set in the heart of the National Forest, so there are plenty of options for getting out into the fresh air. One of such destinations is Perry Wakefield Community garden, which is located a 10-minute walk from the development. Opened in 2017, it consists of 12,000 newly planted trees and 800m of pathways.

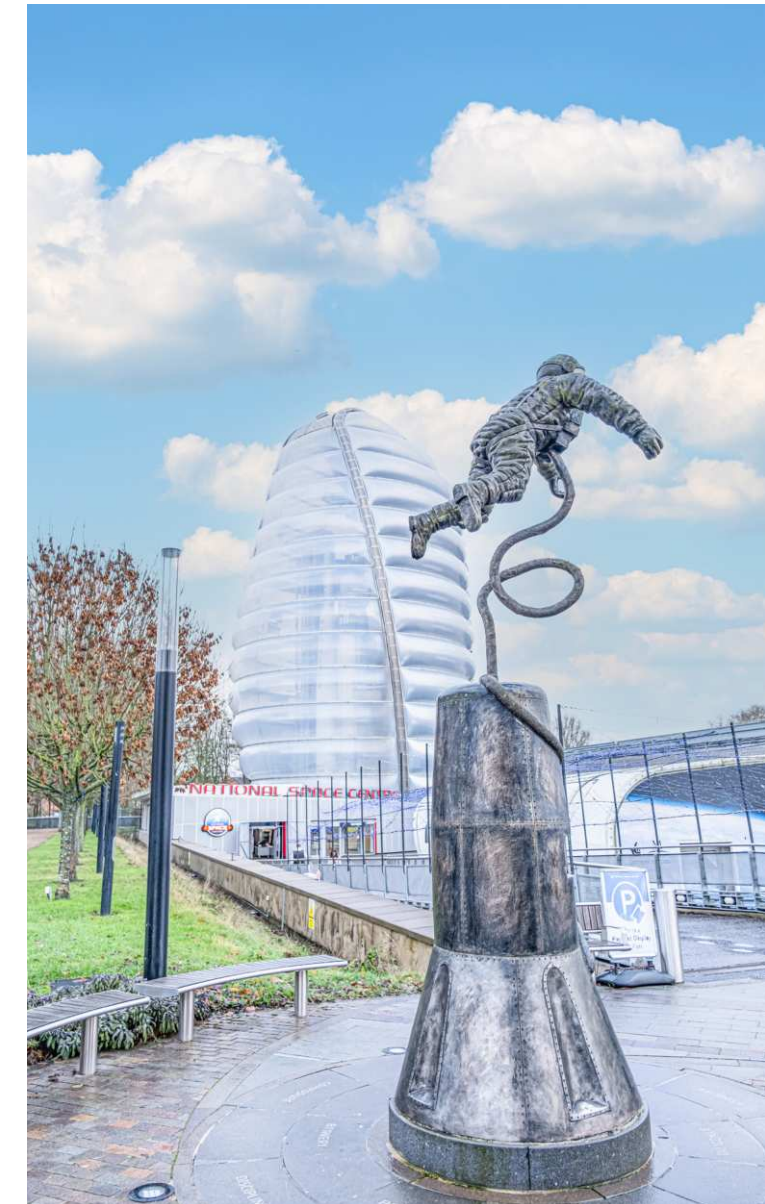
Nearby Sence Valley Forest Park is another excellent place to get away from it all. This 60-hectare country park includes woodland, meadows, three major lakes and of course, the River Sence itself.

As such, it provides a valuable habitat for wildlife and offers a great way to connect with nature.

If, on the other hand, you are craving the buzz of the city, it's a 23-minute drive into Leicester. Here, you can find an abundance of shopping, from unique independent boutiques to household names.

There is also an extremely diverse choice of high-quality cuisine, including traditional English dishes and international delights.

The city also offers excellent rail links. Leicester Station operates regular direct services to Nottingham, Birmingham and London St Pancras in as little as 22, 48 and 65 minutes, respectively. By road, the A511 connects with the nearby A42 and M1, providing easy links to neighbouring towns and cities and putting East Midlands Airport within 20 minutes. For travel closer to home, local bus services depart regularly from nearby South Street into the centre of Coalville.





Development Plan




2 Bedroom Homes


 The Poppy
Plots 5, 6, 81, 82, 83, 98, 99 & 100

3 Bedroom Homes

 The Betony
Plots 1, 4, 8, 9, 10, 11, 73, 74, 75, 128, 129, 130 & 131

 The Alyssum
Plots 2, 3, 7, 59, 97, 116, 132, 156, 160 & 161

 The Evelyn
Plots 12, 13, 14, 15, 21, 22, 33, 34, 117, 118, 119, 120, 177, 178 & 181


 The Verbena
Plots 16, 23, 40, 91, 102, 115, 123, 147, 150, 158, 162 & 166


 The Daphne
Plots 17, 18, 24, 25, 29, 30, 31, 32, 36, 37, 134, 135, 140, 141, 151, 152, 179, 180, 182, 184 & 185

 The Foxglove
Plots 44, 45, 92, 93, 101, 167 & 168

 The Charnwood
Plots 63, 76, 80, 143, 146, 148, 170 & 171

4 Bedroom Homes

 The Delphinium
Plots 19, 20, 27, 28, 38, 39, 57, 58, 137, 138, 154, 155, 187 & 188

 The Jasmine
Plots 26, 35, 43, 49, 51, 52, 53, 78, 94, 95, 96, 109, 111, 114, 122, 126, 133, 136, 139, 157, 159, 163, 164, 165 & 172

 The Angelica
Plots 41, 42, 56, 107, 110, 121, 124, 125, 127, 142, 149, 153, 176, 183 & 186

 The Harcourt
Plots 46, 47, 48, 60, 61, 62, 64, 65, 66, 77, 79, 105, 106, 144, 145, 169, 174 & 175

 The Aster
Plots 50, 54, 55, 108, 112, 113 & 173

2-3 Bedroom Homes


 Affordable Homes

 Show Homes and Sales Centre

Key to plan

bcp Bin collection point
s/s Sub station

Material Finishes

 - Render Version

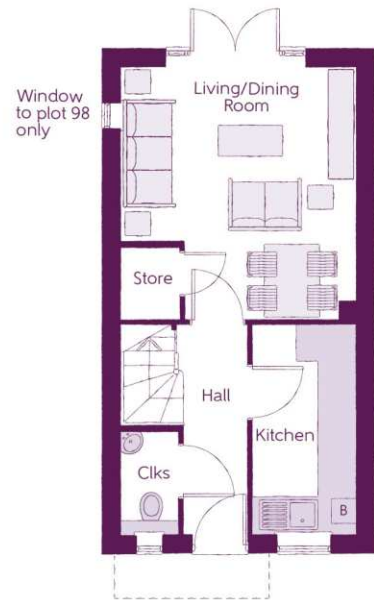
The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor.



The Poppy
2 BEDROOM HOME



The Poppy
2 BEDROOM HOME



Ground Floor

Kitchen	1.67m x 3.43m	5'6" x 11'3"
Living/Dining Room	3.82m x 4.14m (max)	12'7" x 13'7" (max)
Cloakroom	0.93m x 1.64m	3'1" x 5'4"



First Floor

Bedroom 1	3.82m x 2.86m (max)	12'7" x 9'5" (max)
Bedroom 2	3.82m x 2.73m	12'7" x 9'0"
Bathroom	1.71m x 1.88m	5'7" x 6'2"

[B] - Boiler Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

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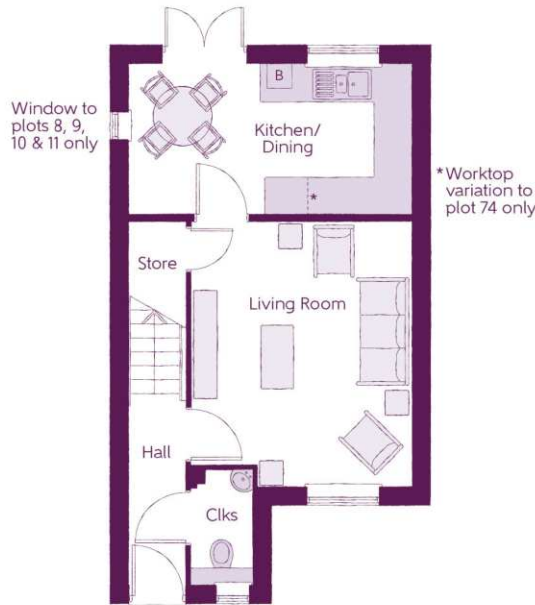
The Betony

3 BEDROOM HOME



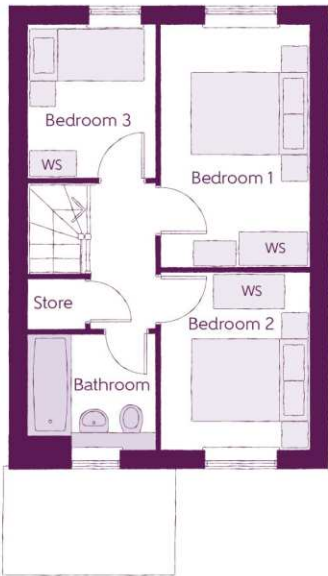
The Betony

3 BEDROOM HOME



Ground Floor

Kitchen/Dining	4.67m x 2.45m	15'4" x 8'0"
Living Room	3.62m x 4.39m (max)	11'10" x 14'5" (max)
Cloakroom	0.98m x 1.84m	3'3" x 6'0"



First Floor

Bedroom 1	2.48m x 3.99m	8'2" x 13'1"
Bedroom 2	2.48m x 2.91m	8'2" x 9'7"
Bedroom 3	2.10m x 2.51m	6'11" x 8'3"
Bathroom	2.10m x 1.91m	6'11" x 6'3"

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The Alyssum

3 BEDROOM HOME



The Alyssum

3 BEDROOM HOME



Ground Floor

Kitchen/Dining	4.79m x 3.49m	15'9" x 11'6"
Living Room	4.79m x 3.16m	15'9" x 10'4"
Cloakroom	2.03m x 1.43m	6'8" x 4'8"



First Floor

Bedroom 1	3.50m x 4.00m (max)	11'6" x 13'1" (max)
Bedroom 1 En Suite	1.20m x 2.83m	3'11" x 9'3"
Bedroom 2	2.55m x 4.59m	8'4" x 15'1"
Bedroom 3	2.15m x 3.49m	7'1" x 11'6"
Bathroom	1.94m x 2.20m	6'4" x 7'2"

B - Boiler Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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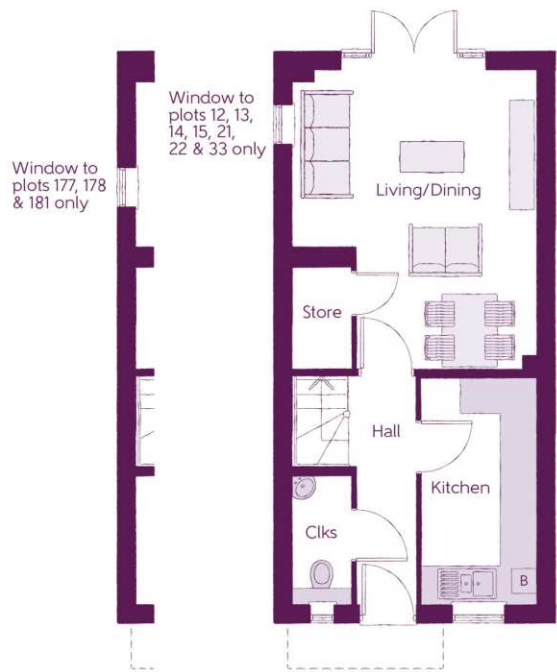


The Evelyn
3 BEDROOM HOME



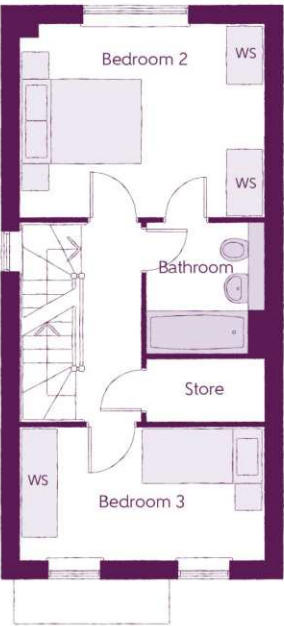
The Evelyn

3 BEDROOM HOME



Ground Floor

Kitchen	1.89m x 3.72m	6'3" x 12'2"
Living/Dining	3.99m x 4.92m (max) (max)	13'1" x 16'2" (max) (max)
Cloakroom	0.95m x 2.11m	3'1" x 6'11"



First Floor

Bedroom 2	3.99m x 3.16m	13'1" x 10'4"
Bedroom 3	3.99m x 2.17m	13'1" x 7'1"
Bathroom	1.90m x 2.15m	6'3" x 7'0"



Second Floor

Bedroom 1	2.90m x 4.13m (max) (max)	9'6" x 13'7" (max) (max)
Dressing	1.85m x 3.09m	6'1" x 10'1"
Bedroom 1 En Suite	2.00m x 2.08m	6'7" x 6'10"

[B] - Boiler Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) [RW] - Roof Window --- - Reduced Head Height

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The Verbena
3 BEDROOM HOME



The Verbena
3 BEDROOM HOME



Ground Floor

Kitchen/Family/Dining	5.64m x 6.05m (max) (max)	18'6" x 19'10" (max) (max)
Living Room	3.42m x 3.71m	11'3" x 12'2"
Utility	1.78m x 1.66m	5'10" x 5'5"
Cloakroom	0.96m x 1.91m	3'2" x 6'3"



First Floor

Bedroom 1	3.44m x 3.93m (max)	11'3" x 12'11" (max)
Bedroom 1 En Suite	1.98m x 1.46m	6'6" x 4'9"
Bedroom 2	2.81m x 4.09m (max)	9'3" x 13'5" (max)
Bedroom 3	2.74m x 2.74m	9'0" x 9'0"
Bathroom	2.11m x 1.91m	6'11" x 6'3"

B - Boiler Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Daphne

3 BEDROOM HOME



The Daphne

3 BEDROOM HOME



Ground Floor

Kitchen	2.49m x 3.02m	8'2" x 9'11"
Dining	2.49m x 2.84m	8'2" x 9'4"
Living	4.67m (max) x 4.10m (max)	15'4" (max) x 13'5" (max)
Cloakroom	0.95m x 1.90m	3'1" x 6'3"



First Floor

Bedroom 2	3.13m x 4.21m (max)	10'3" x 13'10" (max)
Bedroom 2 En Suite	1.45m x 1.90m	4'9" x 6'3"
Bedroom 3	4.67m x 2.47m	15'4" x 8'1"
Bathroom	2.38m x 1.93m	7'10" x 6'4"



Second Floor

Bedroom 1	3.64m (max) x 4.89m (max)	11'11" (max) x 16'1" (max)
Dressing	2.28m x 2.29m	7'6" x 7'6"
Bedroom 1 En Suite	2.30m x 2.29m	7'7" x 7'6"

[B] - Boiler Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) [RW] - Roof Window --- - Reduced Head Height

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The Foxglove

3 BEDROOM HOME



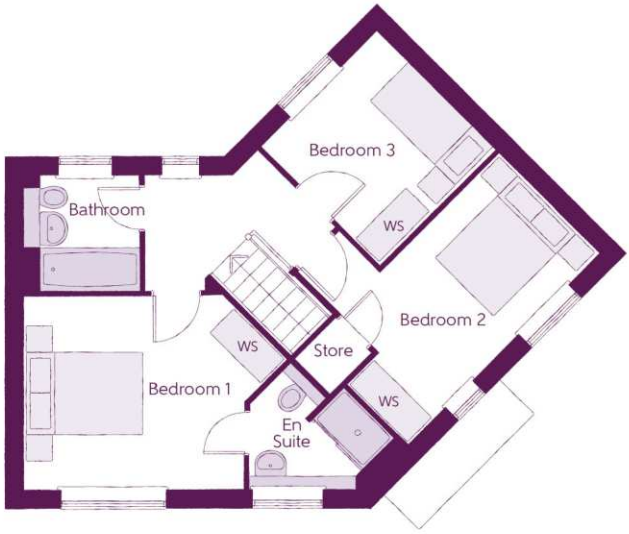
The Foxglove

3 BEDROOM HOME



Ground Floor

Kitchen/Dining	3.76m x 5.19m (max)	12'4" x 17'0" (max)
Living Room	3.01m x 5.19m	9'10" x 17'0"
Cloakroom	1.50m x 1.47m (max) (max)	4'11" x 4'10" (max) (max)



First Floor

Bedroom 1	4.36m x 3.18m (max)	14'4" x 10'5" (max)
Bedroom 1 En Suite	2.39m x 2.09m (max) (max)	7'10" x 6'10" (max) (max)
Bedroom 2	4.50m x 3.29m (max)	14'9" x 10'10" (max)
Bedroom 3	2.72m x 2.76m	8'11" x 9'1" (max)
Bathroom	1.91m x 1.91m	6'3" x 6'3"

B - Boiler Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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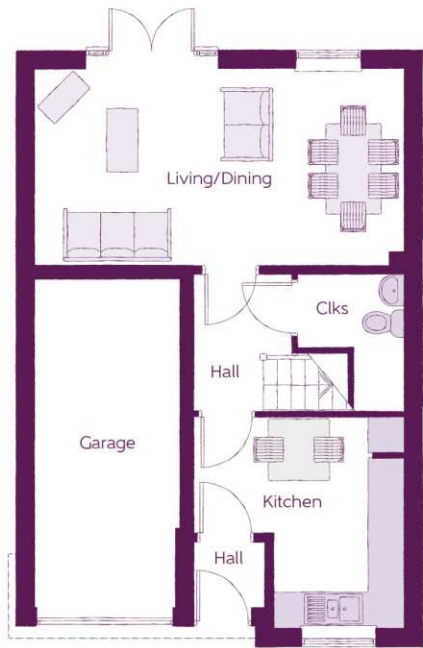
The Charnwood

3 BEDROOM HOME



The Charnwood

3 BEDROOM HOME



Ground Floor

Kitchen	3.49m x 3.49m	11'6" x 11'6"
Living/Dining	6.09m x 3.24m (max)	20'0" x 10'7" (max)
Cloakroom	1.78m x 2.26m	5'10" x 7'5"



First Floor

Bedroom 1	3.81m x 3.60m	12'6" x 11'10"
Bedroom 1 En Suite	2.18m x 1.34m	7'2" x 4'5"
Bedroom 2	2.79m x 3.97m	9'2" x 13'0"
Bedroom 3	2.15m x 3.48m	7'1" x 11'5"
Bathroom	2.18m x 2.17m	7'2" x 7'1"

B - Boiler Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Delphinium

4 BEDROOM HOME



The Delphinium

4 BEDROOM HOME



Ground Floor

Kitchen	2.49m x 3.02m	8'2" x 9'11"
Living	4.67m x 4.10m (max) (max)	15'4" x 13'5" (max) (max)
Dining	2.49m x 2.78m	8'2" x 9'1"
Cloakroom	0.95m x 1.90m	3'1" x 6'3"



First Floor

Bedroom 1	4.67m x 3.37m (max) (max)	15'4" x 11'1" (max) (max)
Bedroom 1 En Suite	1.40m x 2.15m	4'7" x 7'1"
Bedroom 3	2.38m x 3.46m	7'10" x 11'4"
Bathroom	2.20m x 1.91m	7'3" x 6'3"



Second Floor

Bedroom 2	3.64m x 3.80m (inc dormer)	11'11" x 12'6" (inc dormer)
Bedroom 4	2.25m x 3.38m	7'5" x 11'1"
Shower	2.33m x 2.29m	7'8" x 7'6"

[B] - Boiler Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) [RW] - Roof Window --- - Reduced Head Height

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The Jasmine

4 BEDROOM HOME



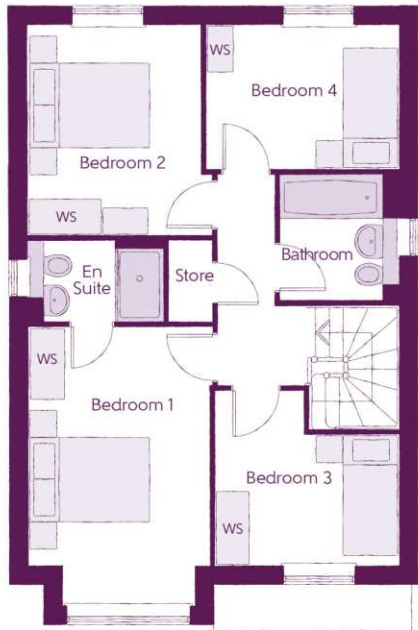
The Jasmine

4 BEDROOM HOME



Ground Floor

Kitchen	3.20m x 3.33m	10'6" x 10'11"
Family/Dining	2.88m x 4.48m	9'6" x 14'8"
Living Room	3.54m x 4.94m (inc. bay)	11'7" x 16'3" (inc. bay)
Utility	1.84m x 1.71m	6'0" x 5'7"
Cloakroom	0.97m x 2.08m	3'2" x 6'10"



First Floor

Bedroom 1	2.96m x 4.59m (inc. bay)	9'9" x 15'1" (inc. bay)
Bedroom 1 En Suite	2.22m x 1.35m	7'4" x 4'5"
Bedroom 2	2.83m x 3.46m	9'3" x 11'4"
Bedroom 3	3.03m x 2.87m (max)	9'11" x 9'5" (max)
Bedroom 4	3.17m x 2.38m	10'5" x 7'10"
Bathroom	1.91m x 2.07m	6'3" x 6'10"

B - Boiler Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Angelica

4 BEDROOM HOME



The Angelica

4 BEDROOM HOME



Ground Floor

Kitchen/Dining	4.39m x 6.54m (inc. bay)	14'5" x 21'5" (inc. bay)
Living Room	3.42m x 6.54m	11'3" x 21'5"
Utility	2.03m x 1.87m	6'8" x 6'2"
Cloakroom	1.00m x 1.65m	3'3" x 5'5"



First Floor

Bedroom 1	3.66m x 3.52m (max)	12'0" x 11'7" (max)
Bedroom 1 En Suite	1.44m x 2.25m	4'9" x 7'5"
Bedroom 2	3.53m x 3.27m (max)	11'7" x 10'9" (max)
Bedroom 3	3.53m x 3.18m (max)	11'7" x 10'5" (max)
Bedroom 4	2.58m x 2.93m	8'6" x 9'7"
Bathroom	2.16m x 2.25m (max)	7'1" x 7'5" (max)

B - Boiler Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Harcourt

4 BEDROOM HOME



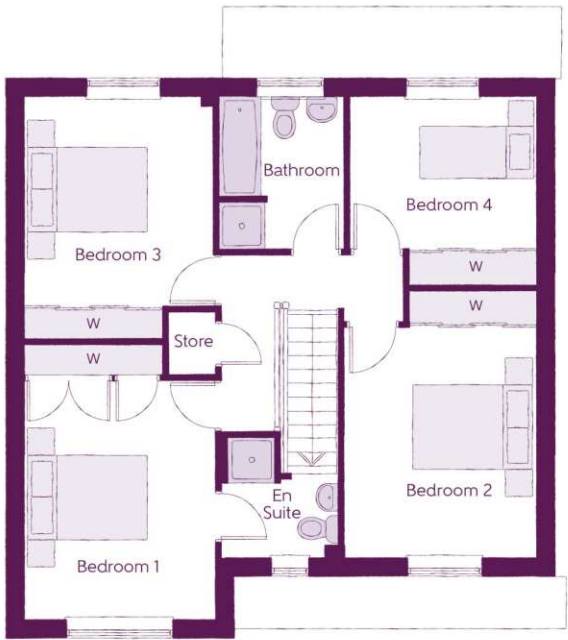
The Harcourt

4 BEDROOM HOME



Ground Floor

Kitchen/Dining	4.27m x 6.63m (max)	14'0" x 21'9" (max)
Living Room	3.16m x 5.03m (max)	10'4" x 16'6" (max)
Utility	1.56m x 1.69m	5'1" x 5'6"
Cloakroom	1.39m x 1.71m	4'7" x 5'7"



First Floor

Bedroom 1	3.16m x 4.53m	10'4" x 14'11"
Bedroom 1 En Suite	1.93m x 1.99m	6'4" x 6'6"
Bedroom 2	4.41m x 3.16m (max)	14'7" x 10'4" (max)
Bedroom 3	3.11m x 4.04m	13'3" x 10'3"
Bedroom 4	3.07m x 3.15m (max)	10'1" x 10'3" (max)
Bathroom	2.07m x 2.55m	6'9" x 8'3"

B - Boiler Clks - Cloakroom W - Fitted Wardrobe

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

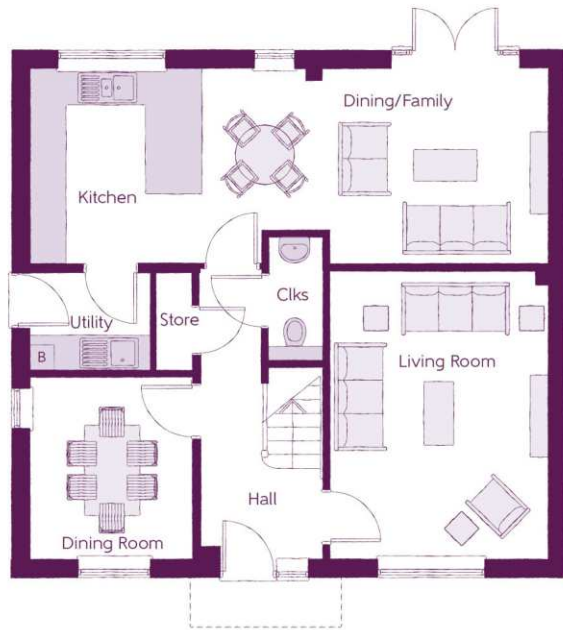
The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. CT/CB/200/S00/D/01/F.



The Aster
4 BEDROOM HOME

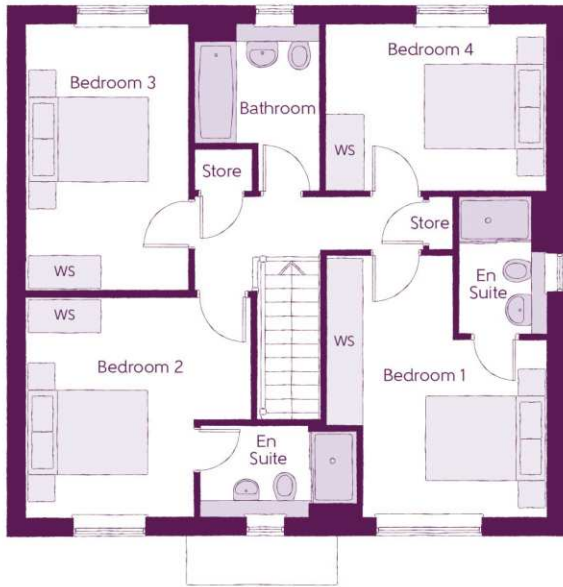


The Aster
4 BEDROOM HOME



Ground Floor

Kitchen/Dining/Family	8.56m x 3.22m (max)	28'1" x 10'7" (max)
Living Room	3.59m x 4.74m	11'9" x 15'7"
Dining Room	2.67m x 3.02m	8'9" x 9'11"
Utility	1.98m x 1.63m	6'6" x 5'4"
Cloakroom	0.90m x 2.06m	3'0" x 6'9"



First Floor

Bedroom 1	3.65m x 4.26m (max)	12'0" x 14'0" (max)
Bedroom 1 En Suite	1.44m x 2.28m	4'9" x 7'6"
Bedroom 2	3.69m x 3.65m (max)	12'1" x 12'0" (max)
Bedroom 2 En Suite	2.60m x 1.53m (max)	8'6" x 5'0" (max)
Bedroom 3	2.66m x 4.38m	8'9" x 14'4"
Bedroom 4	3.65m x 2.71m	12'0" x 8'11"
Bathroom	2.08m x 2.71m (max)	6'10" x 8'11" (max)

B - Boiler Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. GO/CB/200/S00/D/01/H.

Specification

			1 & 2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes
FINISHES	Entrance Doors	GRP Insulated Door	●	●	●
	Loft Hatch	Loft Hatch - Hinged Drop Down ** ††	●	●	●
	Ceilings	Crown White Matt Emulsion	●	●	●
	Walls	Crown White Matt Emulsion	●	●	●
	Floors	Concrete Ground Floor / Chipboard First Floor	●	●	●
	Window Cills	White Satin MDF	●	●	●
	Stairs	Timber Stair - White Satin MDF Strings	●	●	●
	Balusters	White Satin Stop Chamfered Balusters	●	●	●
	Newel Posts	White Satin Stop Chamfered Newels	●	●	●
	Newel Caps	White Satin Flat Top Newel Caps	●	●	●
	Handrail	White Satin Heavy Duty Handrail	●	●	●
	Skirting	White Satin 94x14 MDF Grooved & Chamfered	●	●	●
	Architrave	White Satin 69x18 MDF Grooved & Chamfered	●	●	●
	Internal Doors	White Pre Finished Ladder Internal Doors	●	●	●
Ironmongery	Satin CSL1192 Door Furniture	●	●	●	
KITCHEN	Carcass	Premium Grade 18mm thk Colour Matched Carcass	●	●	●
	Frontals	Bellway Band B options &	●	●	●
	Units	Bellway Band C options &	●	●	●
		Frontal Matching Table Ends	●	●	●
		Unit Framing	●	●	●
	Worktops	40mm Square Edge Worktops with upstand	●	●	●
	Kitchen Sink	Rangemaster Aria Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	●	●	●
		Rangemaster Aria Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)	●	●	●
		Rangemaster Glendale Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)	●	●	●
	Utility Sink	Rangemaster Aria Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	●	●	●
		Rangemaster Glendale Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	●	●	●
	Appliances Oven	Electrolux Single Oven KQFGH00BX	●	●	●
		Electrolux Single Oven KQFGH40TX	●	●	●
	Appliances Hob	Electrolux 4 Burner Gas Hob KGS6404SX & SS Splashback	●	●	●
	Electrolux 4 Burner Gas Hob KGS6436SX & SS Splashback	●	●	●	
Appliances Extractor	Cooker Hood Extractor LFC316X	●	●	●	
Appliances Microwave	Electrolux Combination Microwave KVLFE46TX	●	●	●	
Appliances Fridge Freezer	Fridge Freezer Space Only	●	●	●	
	Electrolux 70/30 Fridge Freezer LNS5LE18S	●	●	●	
Appliance Dishwasher	Removeable Unit (inc Feed & Waste) ‡	●	●	●	
	Electrolux Dishwasher KEAF7200L	●	●	●	
Appliance Washing Machine	Washing Machine Space Only (inc Feed & Waste)	●	●	●	
WET ROOMS	Cloaks - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ^^^	●	●	●
	Cloaks - Bath	Roca Wash Hand Basin ^	●	●	●
	Cloaks - Brassware	Bristan PISA Small Basin Chrome Mixer Tap	●	●	●
	Cloaks - Tiling	Band 2 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge White Trim	●	●	●
		Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge Chrome Trim	●	●	●
	Bathroom - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ^^^	●	●	●
	Bathroom - Basin	Roca DEBBA 500 WHB with Full Pedestal ~~~~	●	●	●
		Roca DEBBA 550 WHB with Semi Pedestal ~~~~	●	●	●
	Bathroom - Bath	Roca OSLO Acrylic Bath & Rigid Bath Panel	●	●	●
	Bathroom - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	●	●	●
		Bristan SAIL Chrome Bath & Basin Mixer Taps	●	●	●
	Bathroom - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ^	●	●	●
	Bathroom - Shower	Mira MINIMAL Single Thermostatic Shower ##	●	●	●
		Mira MINIMAL Single Thermostatic Shower &&	●	●	●
Bathroom - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim *** †††	●	●	●	
	1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim *** †††	●	●	●	

		1 & 2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	
WET ROOMS	En-Suite - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ^^	●	●	●
	En-Suite - Basin	Roca DEBBA 450 WHB with Full Pedestal	●	●	●
		Roca DEBBA 550 WHB with Semi Pedestal	●	●	●
	En-Suite - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	●	●	●
		Bristan SAIL Chrome Bath & Basin Mixer Taps	●	●	●
	En-Suite - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ^	●	●	●
	En-Suite - Shower	Mira MINIMAL Single Thermostatic Shower †††	●	●	●
En-Suite - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim †††	●	●	●	
	1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim †††	●	●	●	
MECHANICAL	Boiler	Ideal LOGIC Combination Boiler (Cb) ^^	●	●	●
		Ideal LOGIC Boiler & ThermoQ Evocyl HW Cylinder (HOb) ^^	●	●	●
	Controls	Google Nest 3RD Gen Dual Zone Learning Thermostat	●	●	●
	Radiators	Stelrad Compact Steel Panel Radiators with Grilles	●	●	●
	Towel Warmers	Flat Chrome to Bathroom	●	●	●
Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV	●	●	●	
ELECTRICS	Safety - Heat	Heat Detector DET #	●	●	●
	Safety - Fire	Optical Smoke Detectors LD2 D2 DET	●	●	●
	Safety - Carbon	Fireblitz FHCO-BH Carbon Monoxide Detector	●	●	●
	Consumer Unit	Wylex Consumer Unit	●	●	●
	Sockets & Switches	Electrum CASA White Fittings	●	●	●
	Shaver / Toothbrush Point	Bathroom ONLY	●	●	●
	Lighting	Pendant Fitting to Habitable Rooms	●	●	●
	Lighting - Kitchen	White Recessed Spot Lights	●	●	●
		Polished Chrome Recessed Spot Lights	●	●	●
	Lighting - Bathroom & En-Suites	White Recessed Spot Lights	●	●	●
		Polished Chrome Recessed Spot Lights	●	●	●
Lighting - External	External Light Clifton Brushed Steel Up/Down (Front & Rear)	●	●	●	
Communications - TV	TV Point to Living Room & Bedroom 1	●	●	●	
Communications - Data	Cat 6 Network Point to Living Room & Study	●	●	●	
Broadband	Ultrafast Fibre Connectivity (Openreach, Virgin Media, Hyperoptic) ††	●	●	●	
EXTERNALS & MISC	Build Method	Masonry ~	●	●	●
	Ecological	Hedgehog Highway fencing adaption	●	●	●
	Garages Electric	Light & Power Point to Incutillage Garages ~	●	●	●
	Maintenance	External Tap	●	●	●
	Number Plaque	Ashberry Number Plaque	●	●	●
	Footpath & Paving	Grey PCC Flags 450x450x32's	●	●	●
	Garages	Steel Panel Up & Over Canopy Garage Door ~	●	●	●
	Drives	Bitmac Black ###	●	●	●
	Landscaping - Front	Medallion Turf & Landscape Planting --	●	●	●
	Landscaping - Rear	Rotovated Topsoil --	●	●	●
	Renewables	Photovoltaic Array ~	●	●	●
	EV Charging Terminal	Universal Socket 7kW * †	●	●	●

* refer site layout
** fire rated as necessary
*** full height around bath where shower provided as standard
† electrical infrastructure upgrade maybe required
†† where layout allows
††† full height to shower enclosure
‡ at build stage
‡‡ consult with sales executive for specific development details
‡‡‡ flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler
^ housetype dependent - liaise with sales executive
^^ housetype dependent on particular 4 bed housetypes - liaise with Sales Advisor
^^^ inc soft close mechanism seat on 4 & 5 Bedroom Homes ONLY
kitchen only
over bath ONLY incorporating MIRA bath screen 11863.004 where no shower elsewhere in dwelling

10 year **NHBC** warranty



It's the start of something new

Welcome to Ashberry Homes, a developer of homes built to exceptional standards in carefully chosen locations, where we place 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 team of skilled craftsmen work to the highest of standards, making sure that your needs 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 into every Ashberry home - helping to preserve precious natural resources and ensuring lower energy running costs for you.



“ The staff at Ashberry Homes have been so helpful throughout my journey. Moving home can be a stressful time, and they really helped to keep me informed. They are exceptional.

Jonathan
Cherry Fields



“ I would recommend buying with Ashberry Homes, as they went above and beyond to ensure the quality of build and service beat our expectations.

Matt and Katya
The Limes

From the moment you visit our sales centre to the second you step into your new Ashberry home, we will be there to offer our guidance and expertise.

Our friendly and professional team will help ensure that your home-buying journey is as straightforward as possible, supporting you through each decision you make. Plus, once you move in, we will still be there if you need us, providing a comprehensive programme of aftercare that you can rely on.

Ashberry Homes abides by The Consumer Code, which is an independent industry code developed to make the home-buying process fairer and more transparent for purchasers.





Here for you at every step

At Ashberry Homes, we know that buying and selling a home is a time when you need support and guidance, which is why we're here to help.

We strive to give all our customers an enjoyable home-buying experience and help make your dream home a reality by being here for you 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 available on moving day to welcome you into your new home, helping to ensure your move goes smoothly. We don't just stop when you have the keys either. Should you need us, our customer care team will be on hand to help with any queries, no matter how small.



Love your home, not somebody else's

All of our homes are equipped with superior fixtures and fittings, which perfectly complements our focus on design and attention to detail.

Expertly crafted using state-of-the-art materials, your brand new home is finished to a high standard so you can start enjoying it the moment you get your keys.

“ We would recommend Ashberry Homes to others as they build a strong standard of homes. The aftercare was very good to make sure we had settled in.

Amber and Darren
Elizabeth Gardens

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

Our Personal Touch selection of optional finishes and fittings puts all the decisions in your hands.

From upgrading our standard fittings to adding additional items, you can make your new home as individual as you are.

Most importantly, we will ensure that your chosen features are expertly fitted and finished, ready for your move-in day.

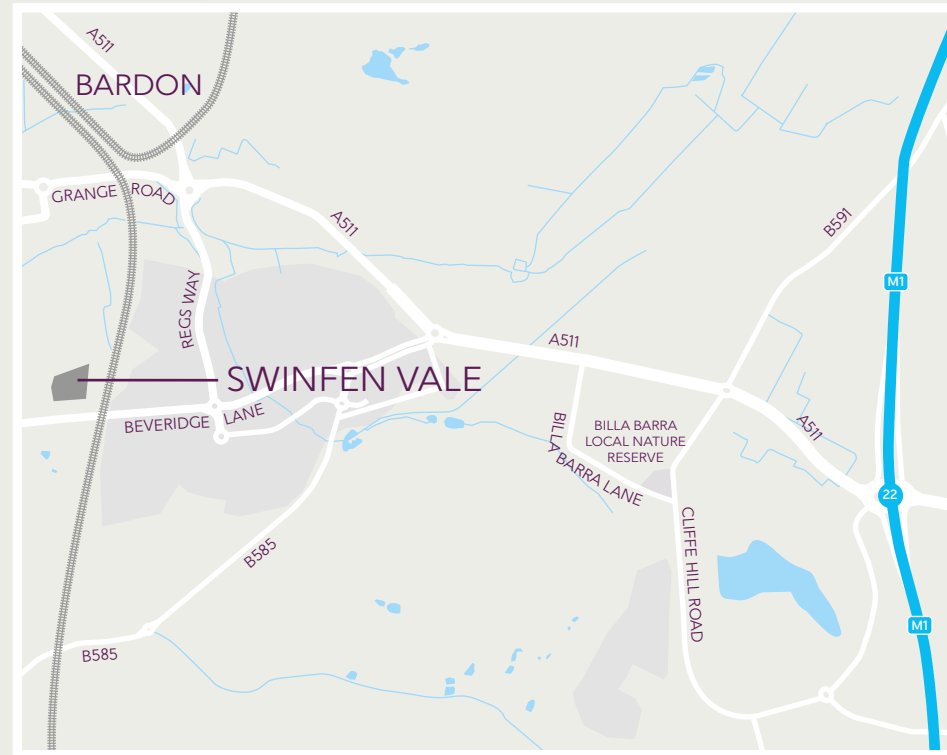


“ We fell in love with our home the moment we saw it. It was our dream home, right down to the white picket fence outside our front garden.

Wyon and Tasnova
Victoria Gardens



How to find us



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

Ashberry
Homes

