

Swinfen Vale

BEVERIDGE LANE, ELLISTOWN, LEICESTERSHIRE LE67 1FB



WELCOME TO | Swinfen Vale





Close to town, city and country

RURAL PEACE WITHIN EASY REACH OF THE CITY

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.

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.

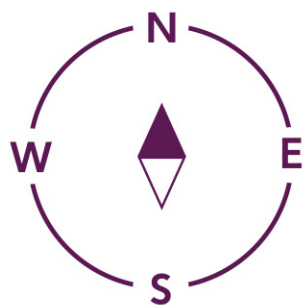
When it comes to leisure and entertainment, Century Theatre hosts a variety of music, drama and comedy, while Whitwick and Coalville Leisure Centre with its swimming pool, gym and fitness classes makes a great place to keep fit. Both are within a 10-minute drive.

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.




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

Key to plan


bcp Bin collection point


s/s Sub station

Material Finishes

 - Render Version

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

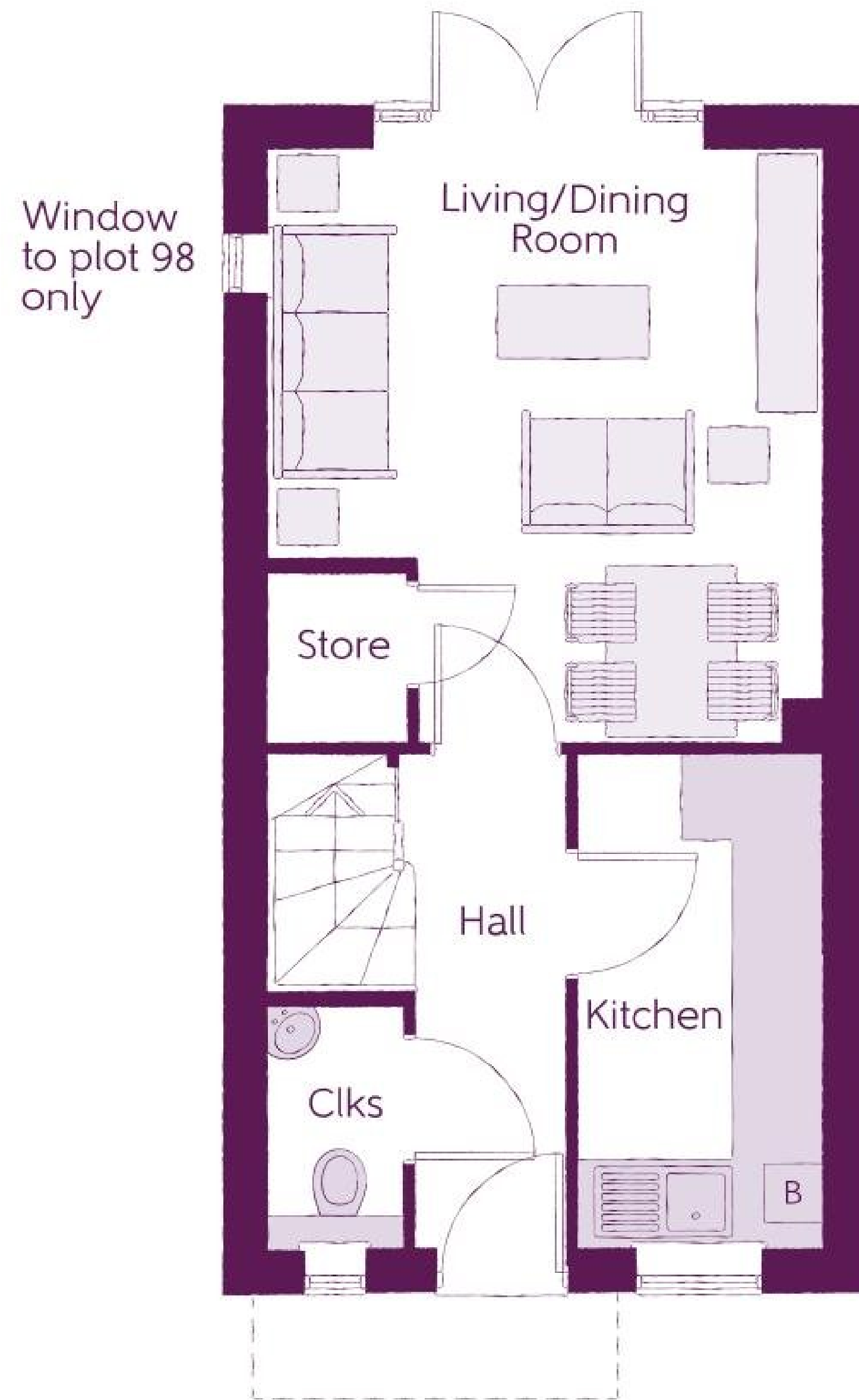
The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties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



The Poppy

2 Bedrooms

Ashberry
Homes



The Poppy

2 Bedrooms

Ground Floor

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

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

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

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The Poppy

2 Bedrooms

First Floor

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

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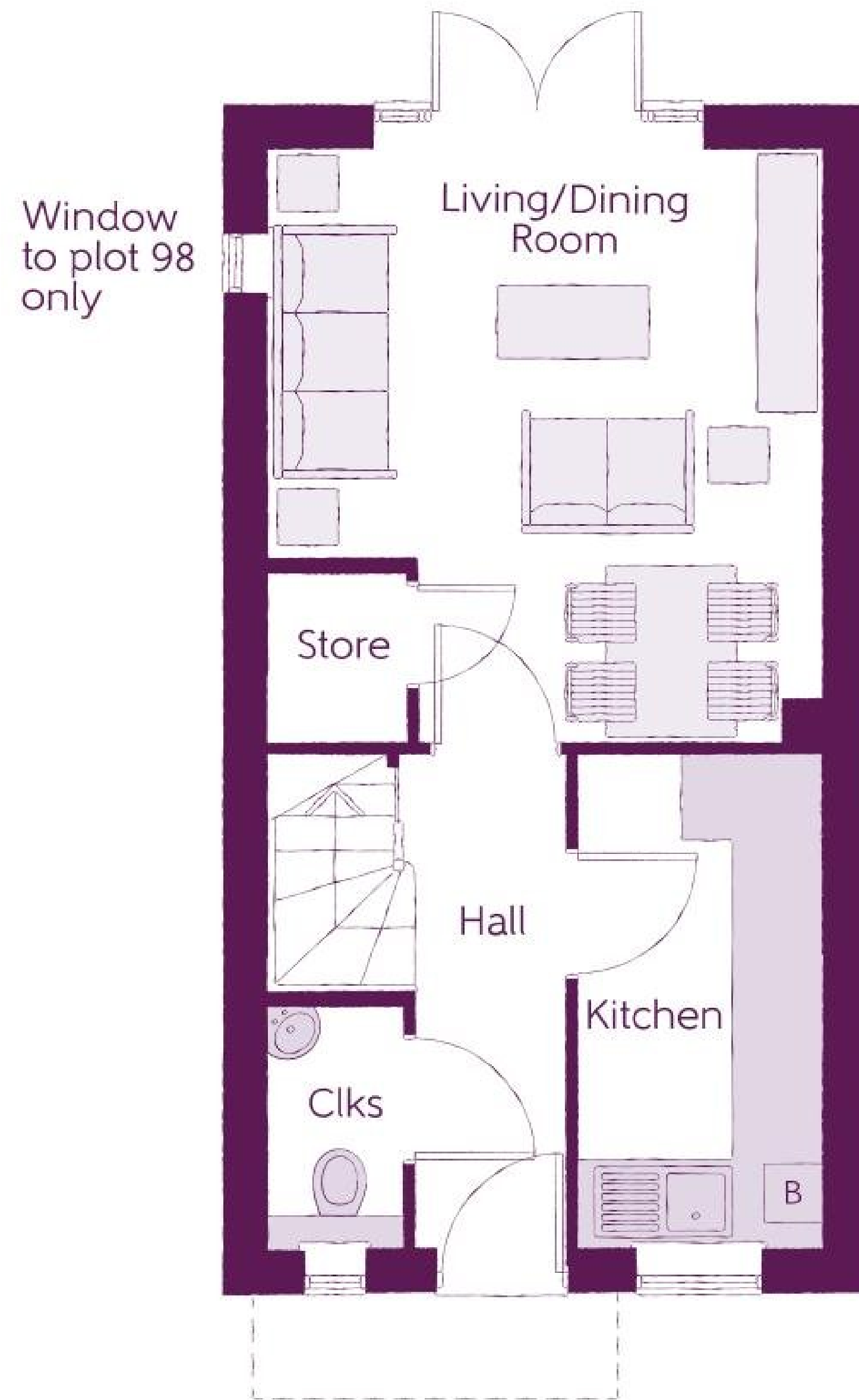
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The Poppy

2 Bedrooms

Ashberry
Homes



The Poppy

2 Bedrooms

Ground Floor

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

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The Poppy

2 Bedrooms

First Floor

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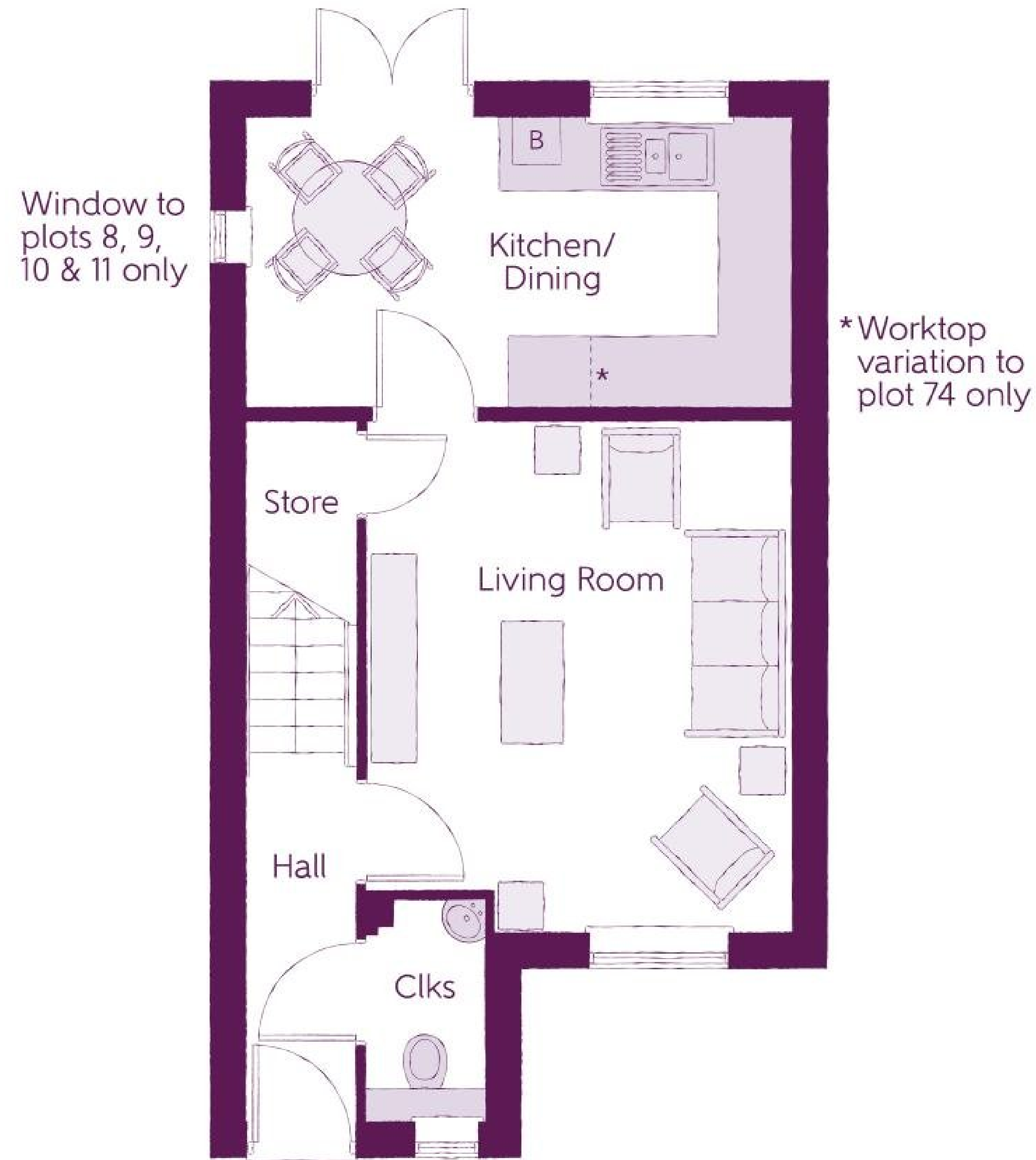
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The Betony

3 Bedrooms

Ashberry
Homes



The Betony

3 Bedrooms

Ground Floor

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

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The Betony

3 Bedrooms

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 Bedrooms

Ashberry
Homes

Window to plots 59,
97, 116 & 160 only



The Alyssum

3 Bedrooms

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"

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The Alyssum

3 Bedrooms

First Floor

Bedroom 1	3.50m x 4.00m	11'6" x 13'1"
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"

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The Verbena

3 Bedrooms

Ashberry
Homes



The Verbena

3 Bedrooms

Ground Floor

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

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The Verbena

3 Bedrooms

First Floor

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

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The Daphne

3 Bedrooms

Ashberry
Homes



The Daphne

3 Bedrooms

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 x 4.10m	15'4" x 13'5"
Cloakroom	0.95m x 1.90m	3'1" x 6'3"

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The Daphne

3 Bedrooms

First Floor

Bedroom 2	3.13m x 4.21m	10'3" x 13'10"
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"

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The Daphne

3 Bedrooms

Second Floor

Bedroom 1	3.64m x 4.89m	11'11" x 16'1"
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"

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The Foxglove

3 Bedrooms



Ashberry
Homes



The Foxglove

3 Bedrooms

Ground Floor

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

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The Foxglove

3 Bedrooms

First Floor

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

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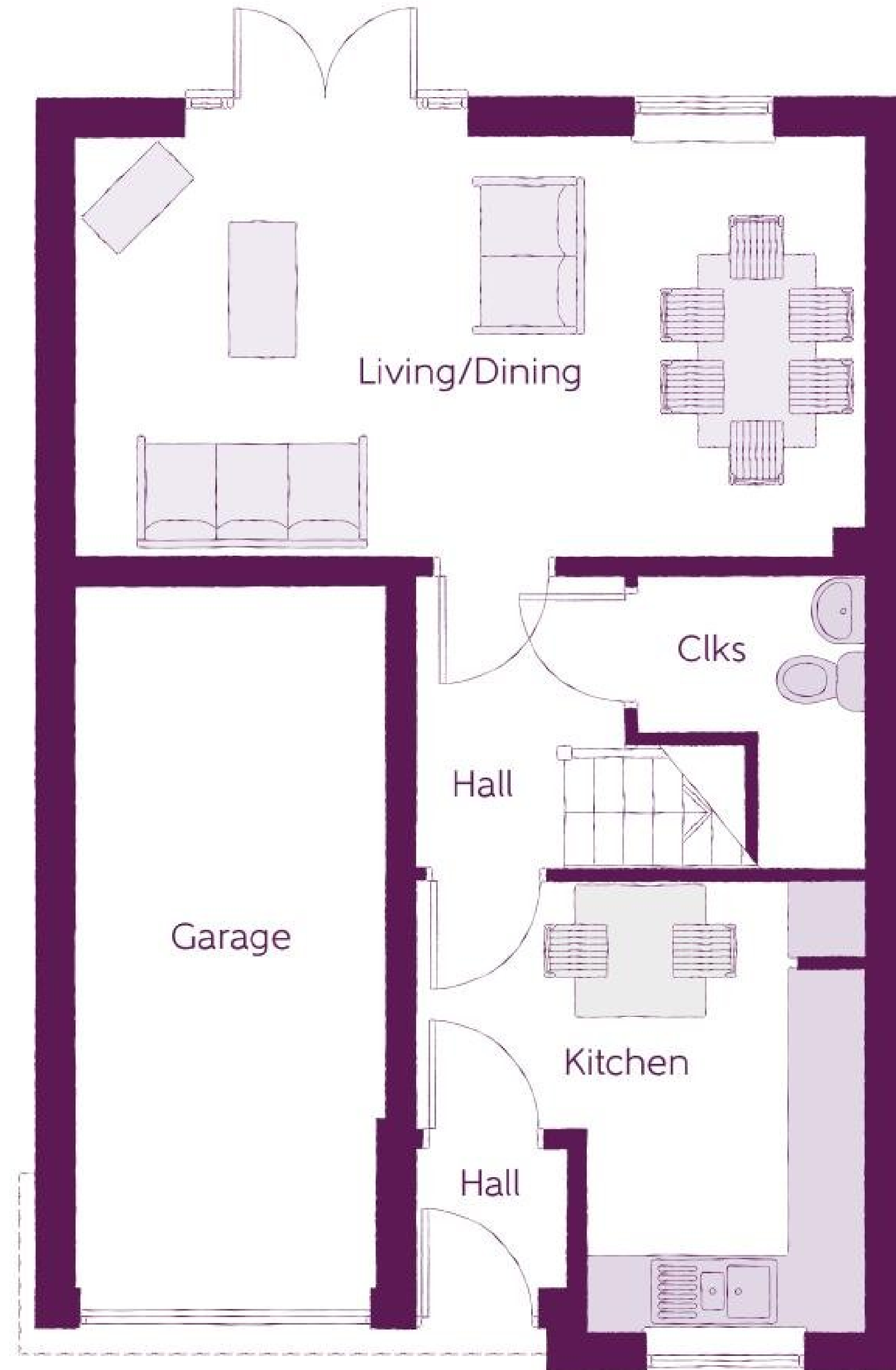


The Charnwood

3 Bedrooms



Ashberry
Homes



The Charnwood

3 Bedrooms

Ground Floor

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

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The Charnwood

3 Bedrooms

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"

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The Delphinium

4 Bedrooms

Ashberry
Homes



The Delphinium

4 Bedrooms

Ground Floor

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

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The Delphinium

4 Bedrooms

First Floor

Bedroom 1	4.67m x 3.37m	15'4" x 11'1"
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"

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

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The Delphinium

4 Bedrooms

Second Floor

Bedroom 2	3.64m x 3.80m	11'11" x 12'6"
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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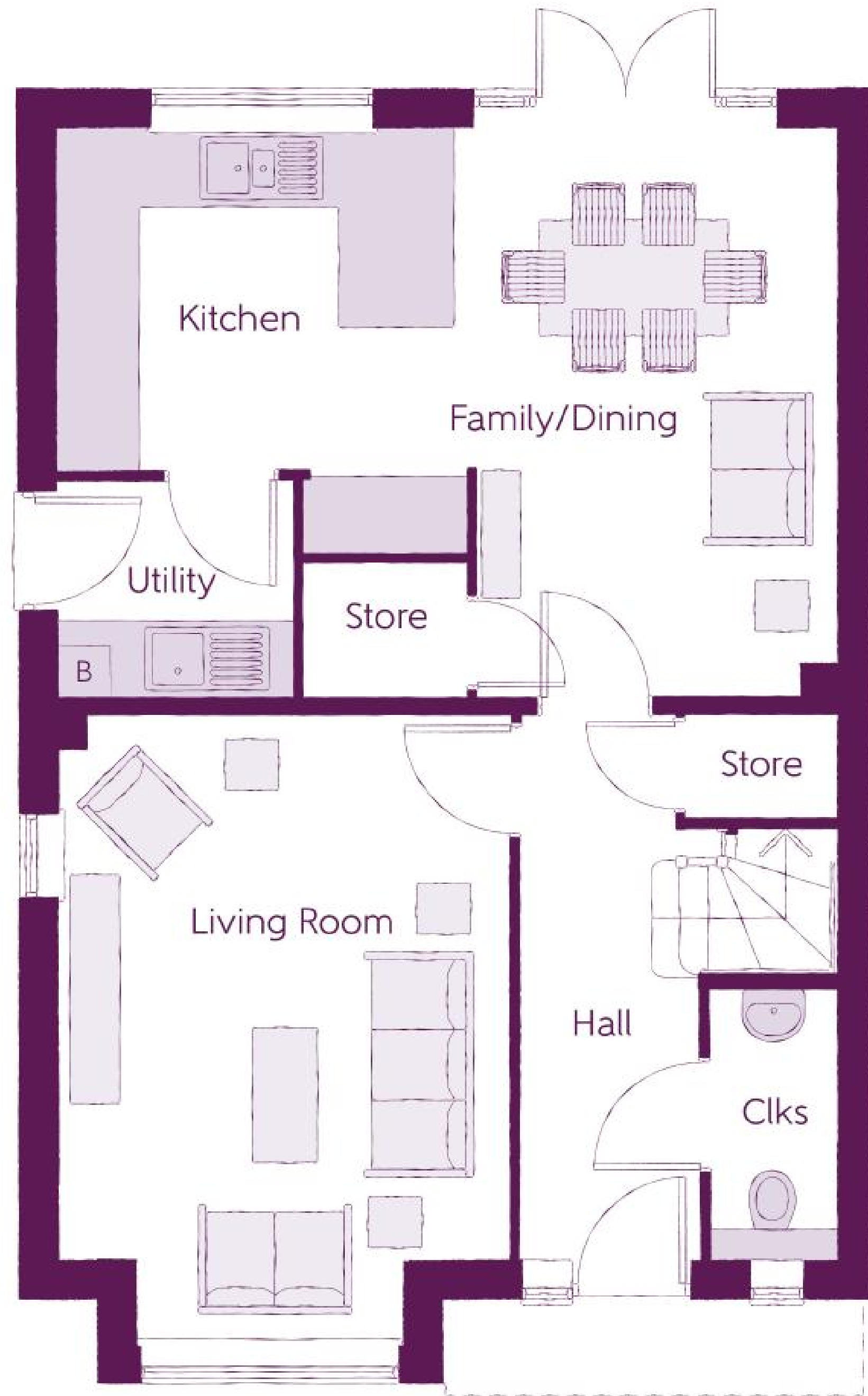


The Jasmine

4 Bedrooms



Ashberry
Homes



The Jasmine

4 Bedrooms

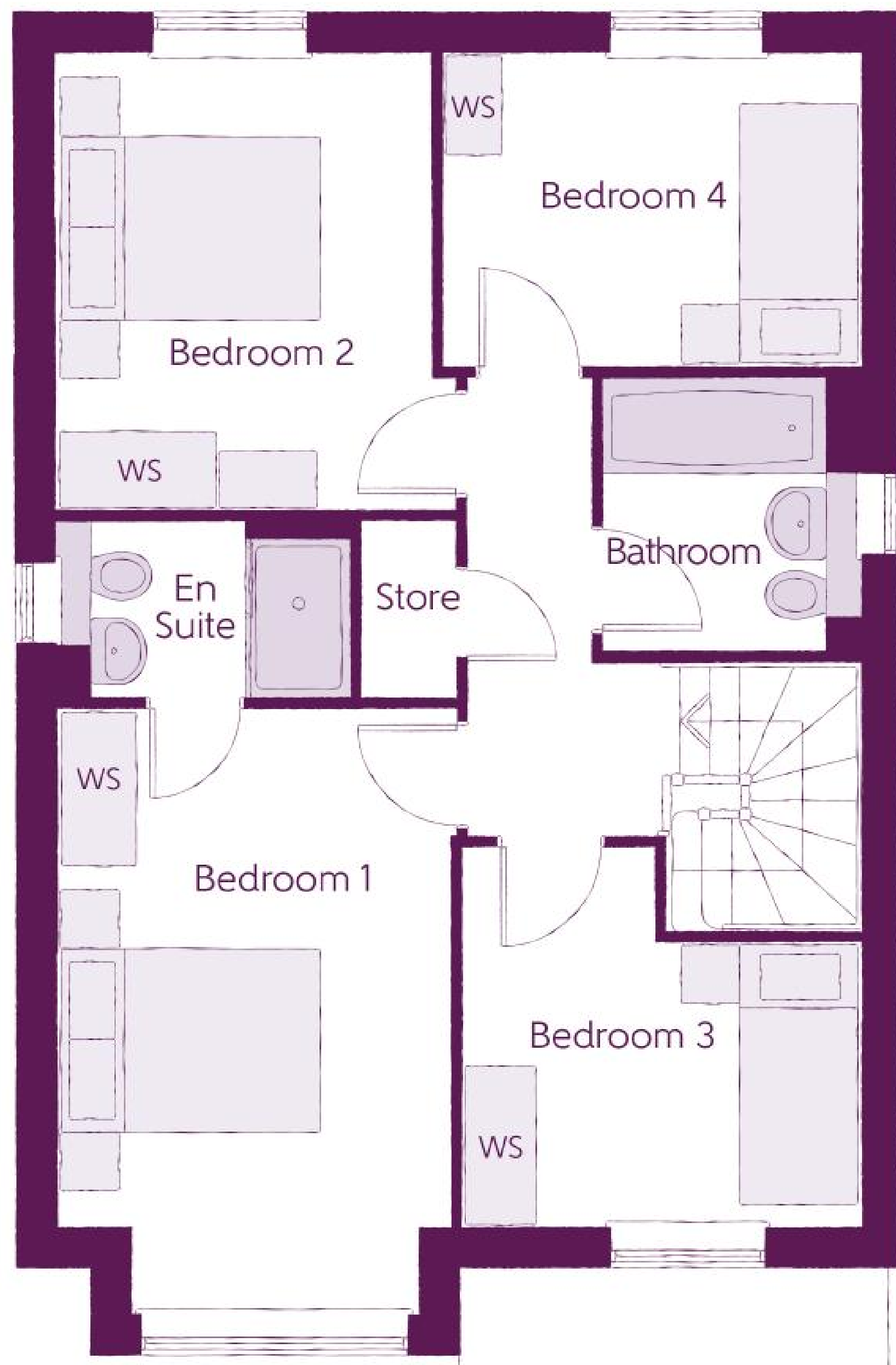
Ground Floor

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	11'7" x 16'3"
Utility	1.84m x 1.71m	6'0" x 5'7"
Cloakroom	0.97m x 2.08m	3'2" 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 Jasmine

4 Bedrooms

First Floor

Bedroom 1	2.96m x 4.69m	9'9" x 15'1"
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	9'11" x 9'5"
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) RW - Roof Window ~~~ - Reduced Head Height

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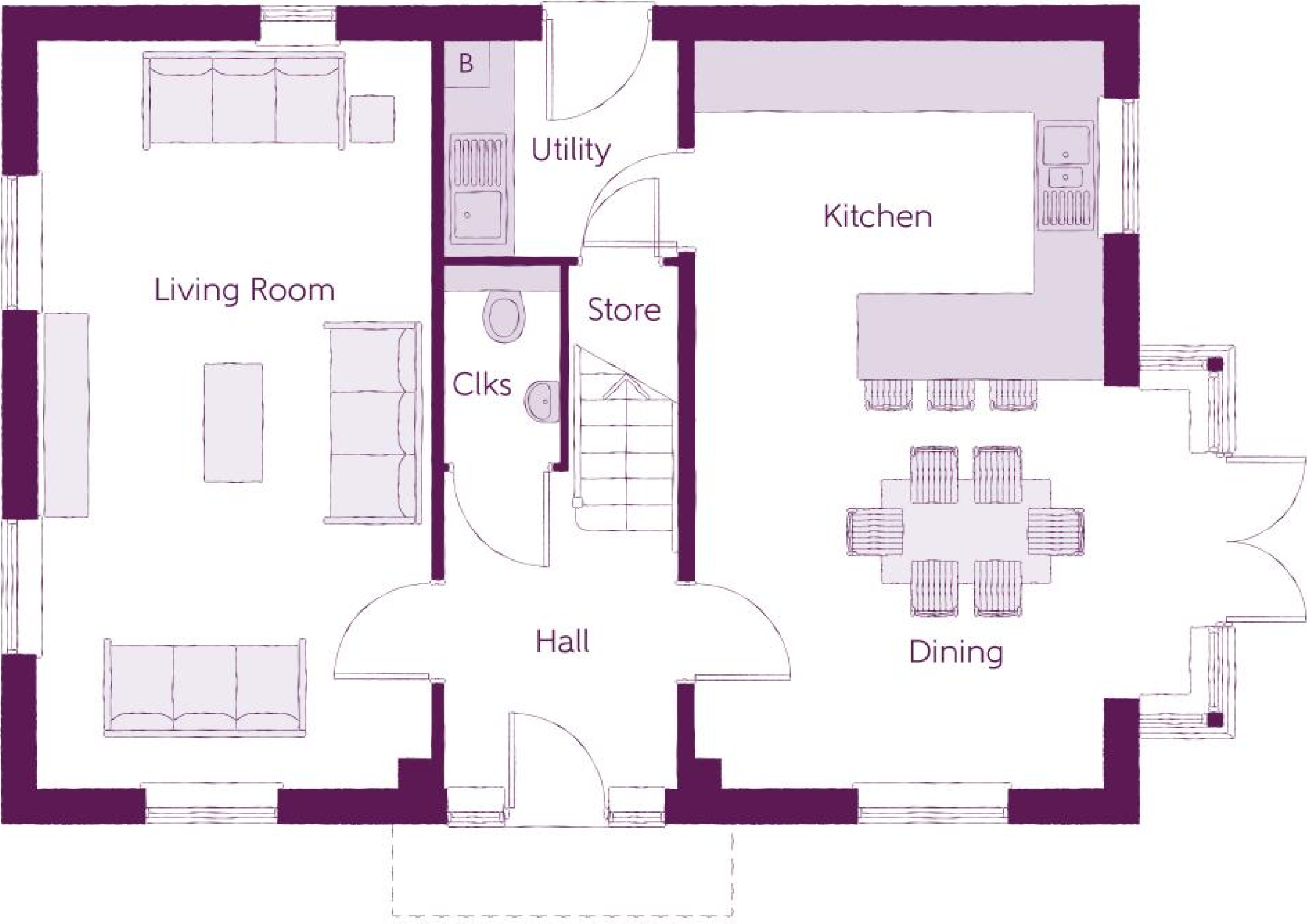


The Angelica

4 Bedrooms

Ashberry
Homes

Window to
plots 42, 107,
110, 121, 124, 125,
142, 149, 153, 176,
183 & 186 only



The Angelica

4 Bedrooms

Ground Floor

Kitchen/Dining	4.39m x 6.54m	14'5" x 21'5"
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"

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

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No window to
plots 176 & 183



The Angelica

4 Bedrooms

First Floor

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

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

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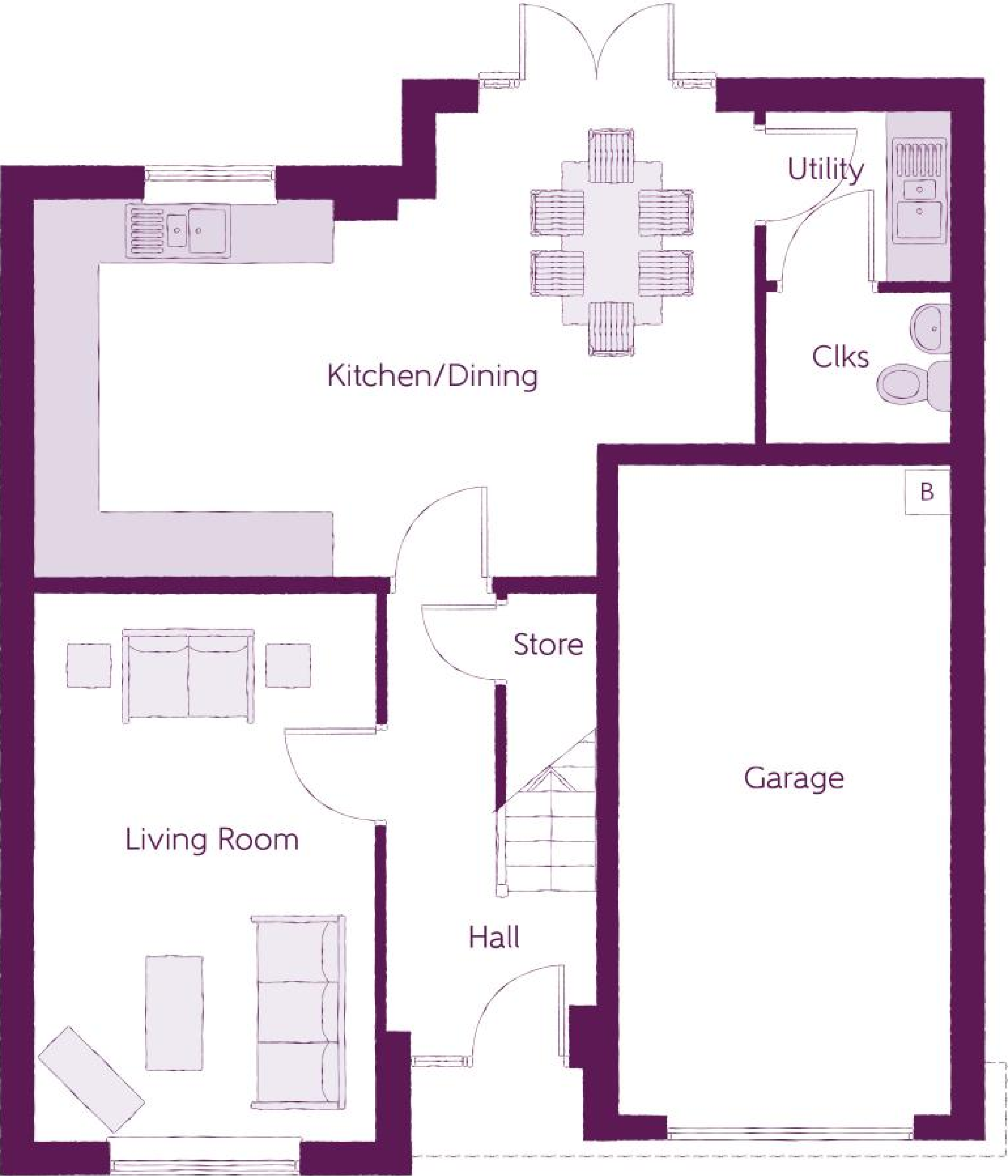
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The Harcourt

4 Bedrooms

Ashberry
Homes



The Harcourt

4 Bedrooms

Ground Floor

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

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

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The Harcourt

4 Bedrooms

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	14'7" x 10'4"
Bedroom 3	3.11m x 4.04m	13'3" x 10'3"
Bedroom 4	3.07m x 3.15m	10'1" x 10'3"
Bathroom	2.07m x 2.55m	6'9" x 8'3"

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

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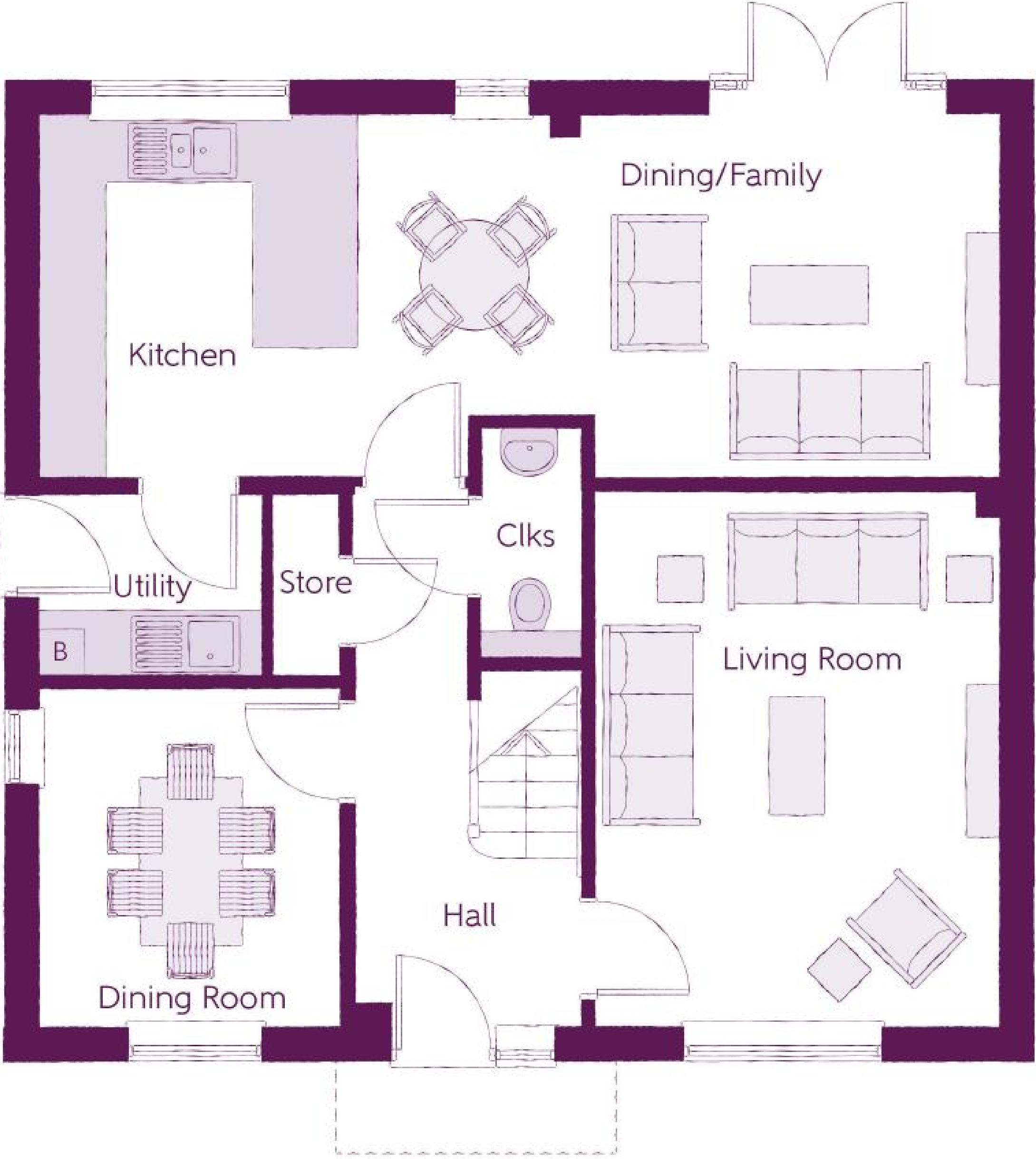


The Aster

4 Bedrooms



Ashberry
Homes



The Aster

4 Bedrooms

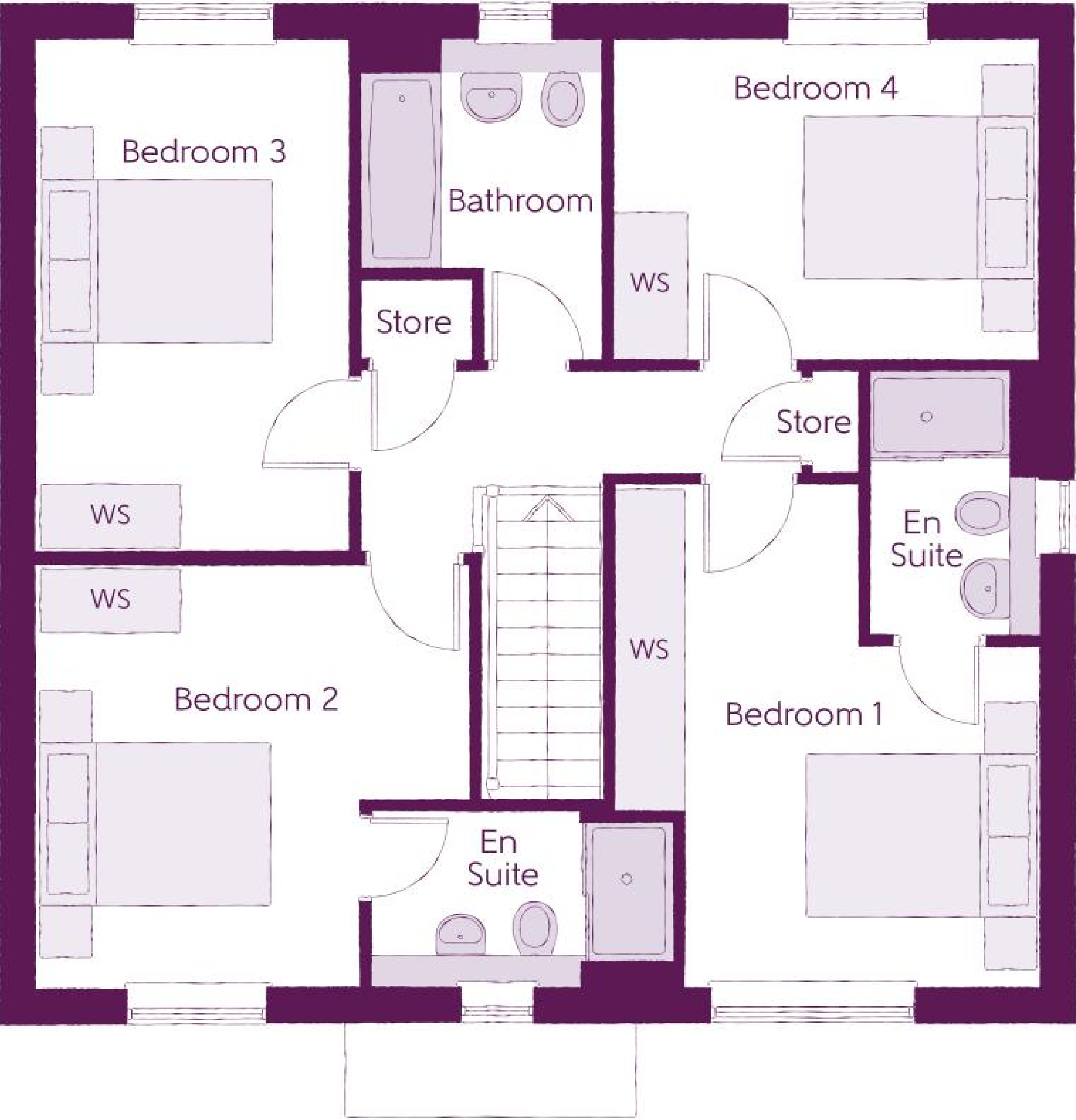
Ground Floor

Kitchen/Family/Dining	8.56m x 3.22m	28'1" x 10'7"
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"

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

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The Aster

4 Bedrooms

First Floor

Bedroom 1	3.65m x 4.26m	12'0" x 14'0"
Bedroom 1 En Suite	1.44m x 2.28m	4'9" x 7'6"
Bedroom 2	3.69m x 3.65m	12'1" x 12'0"
Bedroom 2 En Suite	2.60m x 1.53m	8'6" x 5'0"
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	6'10" x 8'11"

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

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Specification

Ashberry
Homes



			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 &	●	●	
		Bellway Band C options &			●
	Units	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 KOFGH00BX	●	●	
		Electrolux Single Oven KOFGH40TX			●
	Appliances Hob	Electrolux 4 Burner Gas Hob KCS6404SX & SS Splashback	●	●	
		Electrolux 4 Burner Gas Hob KCS6424X & 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			●
WET ROOMS	Appliance Dishwasher	Removeable Unit (inc Feed & Waste) ‡	●	●	
		Electrolux Dishwasher KEAF7200L			●
	Appliance Washing Machine	Washing Machine Space Only (inc Feed & Waste)	●	●	●
	Cloaks - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ^^^	●	●	●
	Cloaks - Basin	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 &&			●

WET ROOMS	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 *** †††			●
	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 ^	●	●	●
MECHANICAL	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 †††			●
	Boiler	Ideal LOGIC Combination Boiler (Cb) ^^	●	●	
		Ideal LOGIC Boiler & ThermaQ 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			●
ELECTRICS	Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV	●	●	●
	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	Electrium CASA White Fittings	●	●	●
	Lighting	Pendant Fitting to Habitable Rooms	●	●	●
	Lighting - Kitchen	White Recessed Spot Lights	●	●	
EXTERNALS & MISC		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) ‡‡	●	●	●
	Build Method	Masonry ~	●	●	●
EXTERNALS & MISC	Ecological	Hedgehog Highway fencing adaption	●	●	●
	Garages Electrics	Light & Power Point to incurillage Garages ~	●	●	●
	Maintenance	External Tap	●	●	●
	Number Plaque	Ashberry Number Plaque	●	●	●
	Footpath & Patio	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 1.1863.004 where no shower elsewhere in dwelling

plot dependent

~ plot specific, refer site layout

~~ refer site landscape layout

~~~ semi recessed basin if AD M4(ii) applicable

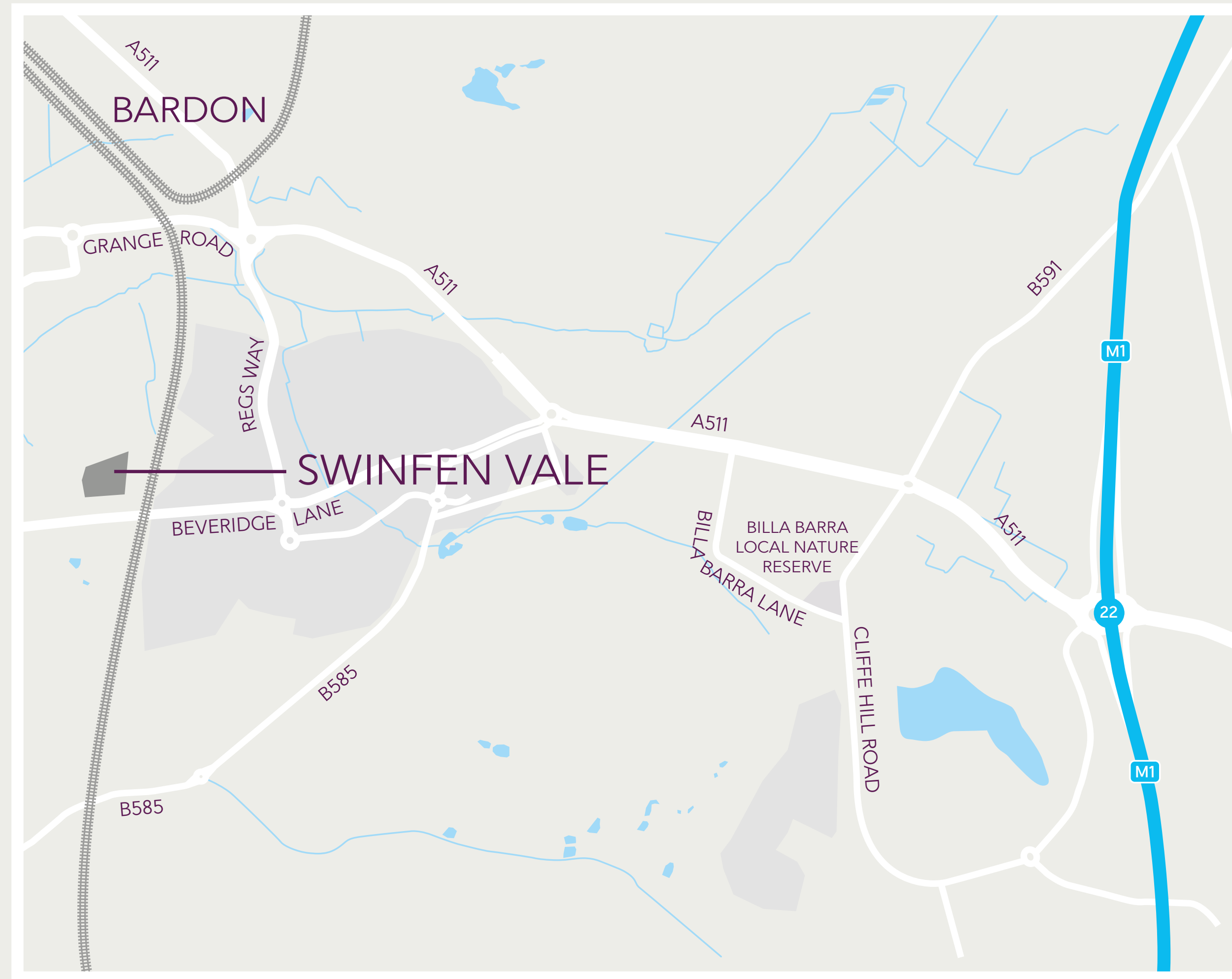
& soft close mechanism to doors & drawers

&& where provision of shower tray allows



# How to find us

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# Swinfen Vale

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BEVERIDGE LANE, ELLISTOWN, LEICESTERSHIRE LE67 1FB  
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ASHBERRYHOMES.CO.UK

Ashberry  
Homes