



The Wickets

THE WICKETS IS A COLLECTION OF
3 AND 4-BEDROOM HOMES SETTLED
IN THE RURAL AREA OF DESBOROUGH.

Created for you

Find a better quality of life with a home at The Wickets

The Wickets is an attractive collection of 3 and 4-bedroom homes located on the outskirts of Desborough, surrounded by beautiful Northamptonshire countryside, yet within easy reach of the High Street, neighbouring towns and regular direct rail links to London.

Each home enjoys high energy efficiency, thoughtful modern design and the superior level of quality that is synonymous with the Ashberry brand. With such a combination of comfort and convenience, The Wickets makes the ideal home for first-time buyers, families and city commuters looking for a better quality of life.



“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

Market town charm

Find the essentials on your doorstep and everything else within reach

Desborough is a thriving town that enjoys a strong location between Market Harborough, Kettering and Corby. Positioned on the outskirts of town, The Wickets benefits from all the essentials on its doorstep – not least a major supermarket and leisure centre, both within walking distance.

A slightly longer journey will take you into the town centre, which can be reached in five minutes by bike or a simple bus journey from nearby Bear Way. Here you can find a great selection of amenities, including a post office, surgery, pharmacy, library and community centre, along with a range of independent shops, services, pubs and cafés. Local education is abundant, with primary and secondary options to be found within a 10-minute drive. Additionally, Coventry, Leicester and Northampton Universities are all within 45 minutes.

Family days out are taken care of by nearby West Lodge Farm Park. This fantastic centre comprises an animal park, nature trails, miniature golf and more, including seasonal fun such as pumpkin picking and a Christmas village.

Alternatively, it's a 13-minute drive to East Carlton Countryside Park and its 102 acres of natural open spaces and woodlands. There are also a number of local parks to choose from in and around Desborough, along with football, cricket and golf clubs for sports enthusiasts and a mountain bike track for thrill seekers. For a little more choice, great nearby road links put Market Harborough, Kettering and Corby within 20 minutes. Between them, these bustling centres offer a cinema, theatre, events venue and museum, plus a range of high-street shopping.

Alternatively make the extra journey to Northampton or Leicester, which can both be reached within around 40 minutes. Furthermore, Birmingham International Airport is less than an hour away and acts as a gateway to over 150 destinations around the globe. Great rail links provide even more alternatives. Market Harborough station is a 10-minute drive away and offers regular direct services to Leicester, Nottingham and London St Pancras in 12, 44 and 59 minutes, respectively.














Development Plan



3 Bedroom Homes

-  **The Seal**
Plots 1, 10, 17 & 53
-  **The Salvia**
Plots 2, 9, 29, 32, 54, 59, 81 & 100
-  **The Carnation**
Plots 5, 6, 13, 14, 45, 46, 51, 52, 55, 56, 57, 58, 77, 78, 79, 80, 84, 85, 86, 87, 92, 93, 98 & 99
-  **The Buttercup**
Plots 18, 25, 64 & 96
-  **The Hazelborough**
Plots 19, 20, 22, 23, 74 & 75
-  **The Alyssum**
Plots 24, 60, 76 & 101
-  **The Indigo**
Plots 30, 31 & 95
-  **The Coton**
Plots 35, 36, 61, 62, 90 & 91

Key to plan

- p/s Pump Station
- s/s Sub Station
-  Sales Area

4 Bedroom Homes

-  **The Robin**
Plots 3, 7, 11, 34, 47, 50, 89 & 97
-  **The Honeysuckle**
Plots 4, 8, 12, 15, 16, 21, 27, 33, 37, 44, 48, 49, 73, 82, 88 & 94
-  **The Salcey**
Plots 26 & 83
-  **The Lily**
Plot 28
-  **The Tuscany**
Plot 63

2-3 Bedroom Homes

-  Affordable Homes

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 Seal
3 BEDROOM HOME



The Seal
3 BEDROOM HOME



Ground Floor

Kitchen/Dining	2.71m x 5.64m	8'11" x 18'6"
Living Room	3.12m x 5.64m	10'3" x 18'6"
Utility	1.50m x 1.94m	4'11" x 6'4"
Cloakroom	2.20m x 1.32m	7'3" x 4'4"



First Floor

Bedroom 1	2.77m x 4.07m	9'1" x 13'4"
Bedroom 1 En Suite	2.77m x 1.47m	9'1" x 4'10"
Bedroom 2	3.12m x 3.07m	10'3" x 10'1"
Bedroom 3	3.36m x 2.48m	11'0" x 8'1"
Bathroom	2.26m x 1.93m	7'5" x 6'4"

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

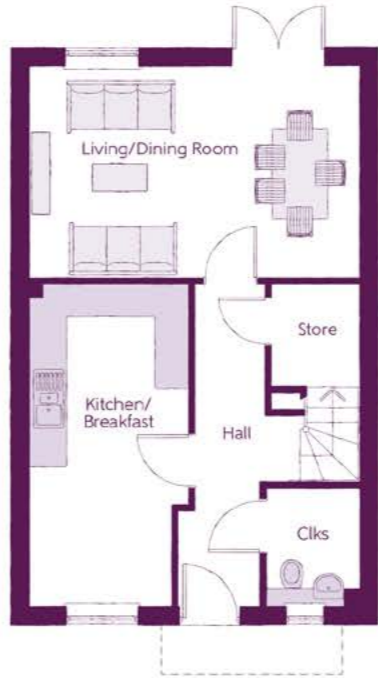
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The Salvia
3 BEDROOM HOME



The Salvia
3 BEDROOM HOME



Ground Floor

Kitchen/Breakfast	2.60m x 5.30m (max)	8'6" x 17'5" (max)
Living/Dining Room	5.41m x 3.45m	17'9" x 11'4"
Cloakroom	1.52m x 1.95m	5'0" x 6'5"



First Floor

Bedroom 1	4.41m x 3.81m (max)	14'4" x 12'6" (max)
Bedroom 1 En Suite	2.04m x 1.40m (max)	6'4" x 4'7" (max)
Bedroom 2	3.15m x 3.51m	10'5" x 11'6"
Bedroom 3	2.13m x 3.86m	7'1" x 12'8"
Bathroom	1.98m x 2.16m	6'6" x 7'2"

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

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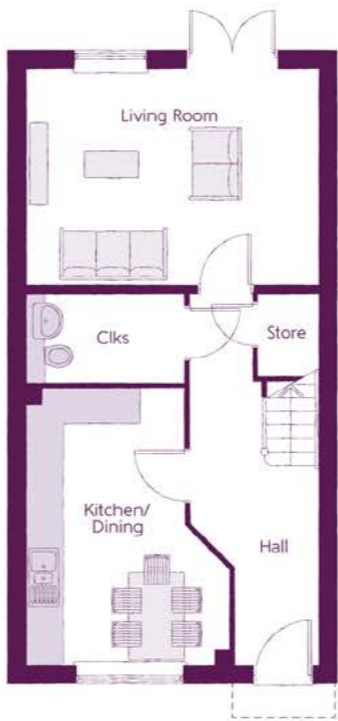
The Carnation

3 BEDROOM HOME



The Carnation

3 BEDROOM HOME



Ground Floor		
Kitchen/Dining	3.41m x 4.55m (max)	11'0" x 14'11" (max)
Living Room	4.79m x 3.55m	15'9" x 11'8"
Cloakroom	2.61m x 1.46m	8'7" x 4'10"



First Floor		
Bedroom 1	3.50m x 3.92m (max)	11'6" x 12'10" (max)
Bedroom 1 En Suite	1.14m x 2.82m	3'11" x 9'3"
Bedroom 2	2.61m x 4.52m	8'4" x 15'2"
Bedroom 3	2.09m x 3.61m	7'1" x 11'10"
Bathroom	2.16m x 1.99m	7'1" x 6'6"

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

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The Buttercup

3 BEDROOM HOME



The Buttercup

3 BEDROOM HOME



Ground Floor

Kitchen/Dining	3.05m x 6.99m (max)	10'0" x 22'11" (max)
Living Room	3.05m x 5.07m	10'0" x 16'8"
Utility	1.48m x 1.39m	4'10" x 4'7"
Cloakroom	1.50m x 2.06m	4'11" x 6'9"



First Floor

Bedroom 1	4.20m x 3.74m (max)	13'9" x 12'3" (max)
Bedroom 1 En Suite	2.12m x 1.40m	6'11" x 5'3"
Bedroom 2	3.05m x 3.16m	10'0" x 10'4"
Bedroom 3	3.11m x 3.37m (max)	10'2" x 11'1" (max)
Bathroom	1.70m x 2.16m	6'6" x 7'1"

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

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The Hazelborough

3 BEDROOM HOME



The Hazelborough

3 BEDROOM HOME



Ground Floor

Kitchen/Dining	4.78m x 3.99m	15'8" x 13'1"
Living Room	3.90m x 5.54m	12'9" x 18'2"
Cloakroom	1.45m x 1.80m	4'9" x 5'11"



First Floor

Bedroom 1	3.29m x 3.95m	10'10" x 13'0"
Bedroom 1 En Suite	1.40m x 2.79m	4'7" x 9'2"
Bedroom 2	2.70m x 3.49m	8'10" x 11'5"
Bedroom 3	1.99m x 2.44m	6'6" x 8'0"
Bathroom	2.01m x 2.21m	6'7" x 7'3"

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

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The Alyssum

3 BEDROOM HOME



The Alyssum

3 BEDROOM HOME



Ground Floor		
Kitchen/Dining	4.85m x 3.49m	15'9" x 11'6"
Living Room	4.85m x 3.16m	15'9" x 10'4"
Cloakroom	2.03m x 1.43m	6'8" x 4'8"



First Floor		
Bedroom 1	3.56m x 4.01m	11'6" x 13'1"
Bedroom 1 En Suite	1.20m x 2.83m (max)	3'11" x 9'11" (max)
Bedroom 2	2.55m x 4.59m	8'4" x 15'1"
Bedroom 3	2.21m x 3.49m	7'1" x 11'6"
Bathroom	1.94m x 2.20m	7'3" x 6'7"

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

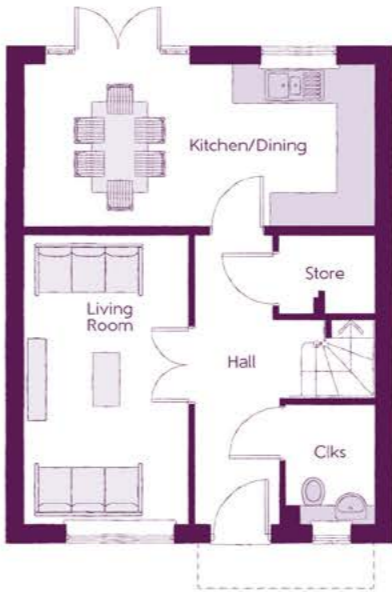
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The Indigo
3 BEDROOM HOME



The Indigo
3 BEDROOM HOME



Ground Floor		
Kitchen/Dining	5.75m x 2.68m	18'10" x 8'9"
Living Room	2.67m x 4.72m	8'9" x 15'6"
Cloakroom	1.51m x 1.98m	5'0" x 6'6"



First Floor		
Bedroom 1	3.41m x 3.71m	11'2" x 12'2"
Bedroom 2	2.27m x 3.75m ^(max)	7'5" x 12'4" ^(max)
Bedroom 3	3.39m x 2.74m	11'2" x 9'0"
Bathroom	2.25m x 1.98m	7'4" x 6'6"

Cloaks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Coton

3 BEDROOM HOME



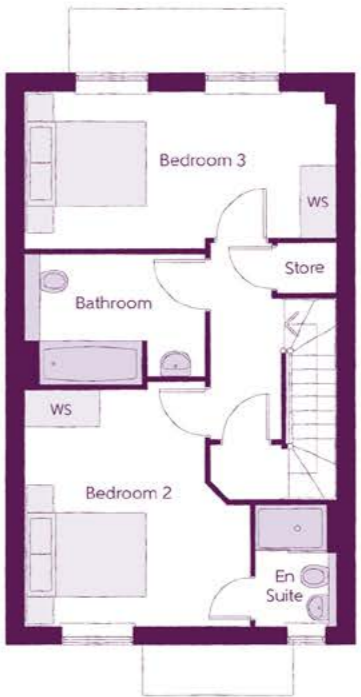
The Coton

3 BEDROOM HOME



Ground Floor

Kitchen	2.49m x 3.02m	8'2" x 9'11"
Dining	2.27m x 2.84m	7'6" x 9'4"
Living	5.23m x 4.05m (max)	17'2" x 13'3" (max)
Cloakroom	1.48m x 1.95m	4'10" x 6'5"



First Floor

Bedroom 2	3.69m x 3.99m (max)	12'1" x 13'1" (max)
Bedroom 2 En Suite	1.45m x 1.95m	4'9" x 6'5"
Bedroom 3	5.23m x 2.60m	17'2" x 8'6"
Bathroom	2.94m x 2.15m	9'8" x 7'1"



Second Floor

Bedroom 1	4.19m x 4.92m (max)	13'9" x 16'2" (max)
Bedroom 1 En Suite	2.30m x 2.28m	7'7" x 7'6"
Dressing	2.84m x 2.43m	9'4" x 8'0"

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

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The Robin
4 BEDROOM HOME

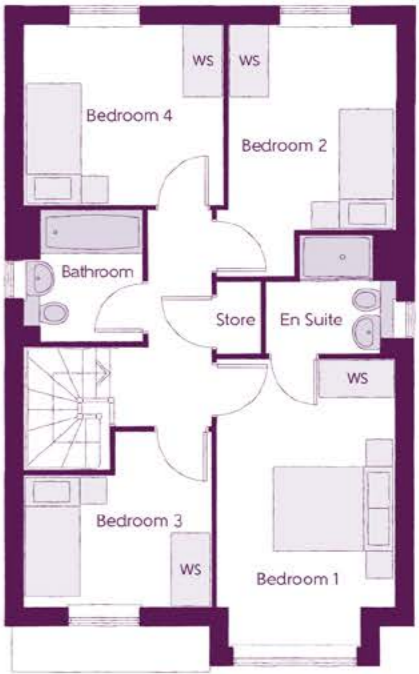


The Robin
4 BEDROOM HOME



Ground Floor

Kitchen	3.45m x 3.11m	11'4" x 10'2"
Dining	2.63m x 2.51m	8'8" x 8'3"
Family	2.61m x 2.65m	8'7" x 8'8"
Living Room	3.37m x 4.92m (inc. bay)	11'1" x 16'2" (inc. bay)
Utility	1.84m x 1.95m	6'0" x 6'5"
Cloakroom	1.45m x 1.95m	4'9" x 6'5"



First Floor

Bedroom 1	2.93m x 4.73m (inc. bay)	9'7" x 15'6" (inc. bay)
Bedroom 1 En Suite	2.12m x 1.97m	6'11" x 6'5"
Bedroom 2	2.74m x 4.14m	9'0" x 13'7"
Bedroom 3	3.06m x 2.86m (max)	10'1" x 9'5" (max)
Bedroom 4	3.26m x 2.95m	10'8" x 9'8"
Bathroom	1.70m x 2.16m	5'7" x 7'1"

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

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The Honeysuckle
4 BEDROOM HOME



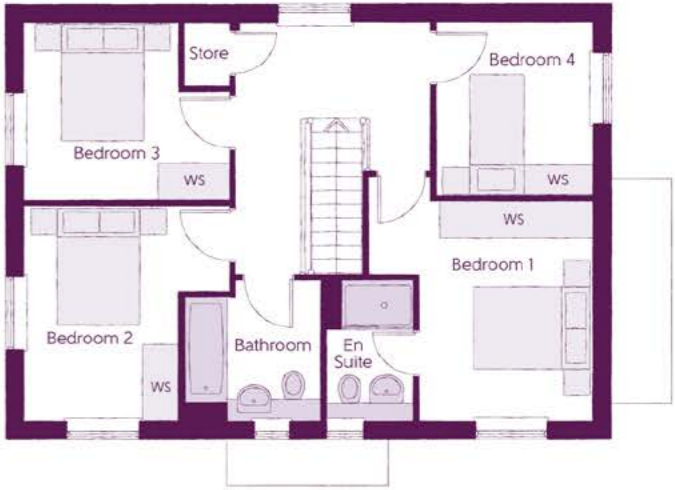
The Honeysuckle

4 BEDROOM HOME



Ground Floor

Kitchen/Dining	4.36m x 6.54m (inc bay)	14'4" x 21'5" (inc bay)
Living Room	3.16m x 4.49m	10'5" x 14'9"
Snug	2.12m x 2.05m	7'0" x 6'9"
Utility	2.29m x 1.87m	7'6" x 6'2"
Cloakroom	1.45m x 1.90m	4'9" x 6'3"



First Floor

Bedroom 1	3.66m x 3.60m (max) (max)	12'0" x 11'10" (max) (max)
Bedroom 1 En Suite	1.45m x 2.27m	4'9" x 7'5"
Bedroom 2	3.38m x 3.54m (max)	11'1" x 11'7" (max)
Bedroom 3	3.39m x 2.90m (max)	11'1" x 9'6" (max)
Bedroom 4	2.54m x 2.84m	8'4" x 9'4"
Bathroom	2.22m x 2.27m	7'3" x 7'5"

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

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The Salcey

4 BEDROOM HOME



The Salcey

4 BEDROOM HOME



Ground Floor

Kitchen	2.70m x 3.93m	8'10" x 12'11"
Dining	2.70m x 2.49m	8'10" x 8'2"
Family	3.40m x 2.49m	11'2" x 8'2"
Living Room	3.10m x 6.42m	10'2" x 21'1"
Cloakroom	1.85m x 1.60m	6'1" x 5'3"



First Floor

Bedroom 1	3.76m x 3.66m	12'4" x 12'0"
Bedroom 1 En Suite	2.25m x 1.42m	7'5" x 4'8"
Bedroom 2	3.16m x 4.10m	10'4" x 13'5"
Bedroom 3	3.89m x 2.67m	12'9" x 8'9"
Bedroom 4	3.08m x 2.23m	10'1" x 7'4"
Bathroom	2.20m x 2.23m	7'2" x 7'4"

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

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The Lily
4 BEDROOM HOME



The Lily
4 BEDROOM HOME



Ground Floor

Kitchen/Dining	6.09m x 2.86m	20'0" x 9'4"
Living Room	3.00m x 6.09m	9'10" x 20'0"
Study	3.16m (max) x 2.00m (max)	10'4" (max) x 6'7" (max)
Cloakroom	1.90m x 1.48m	6'3" x 4'10"



First Floor

Bedroom 1	5.37m (max) x 2.91m (max)	17'7" (max) x 9'7" (max)
Bedroom 1 En Suite	2.24m x 1.64m	7'4" x 5'4"
Bedroom 2	3.70m x 3.08m	12'2" x 10'1"
Bedroom 3	2.71m x 2.91m	8'11" x 9'7"
Bedroom 4	3.16m (max) x 2.88m (max)	10'4" (max) x 9'5" (max)
Bathroom	2.20m x 1.98m	7'3" x 6'6"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) ---- - Reduced Head Height

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The Tuscan

4 BEDROOM HOME



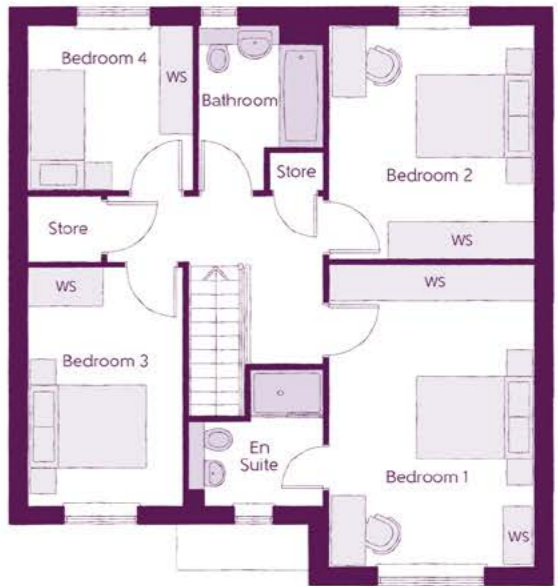
The Tuscan

4 BEDROOM HOME



Ground Floor

Kitchen	3.70m x 3.00m (max) (max)	12'2" x 9'10" (max) (max)
Family/Dining	4.64m x 3.80m	15'2" x 12'6"
Living Room	3.39m x 4.95m	11'1" x 16'3"
Study	2.54m x 2.61m	8'4" x 8'7"
Utility	1.84m x 2.04m	6'0" x 6'8"
Cloakroom	1.50m x 1.91m	4'11" x 6'3"



First Floor

Bedroom 1	3.39m x 4.96m	11'1" x 16'3"
Bedroom 1 En Suite	2.23m x 2.20m	7'4" x 7'3"
Bedroom 2	3.38m x 3.84m	11'1" x 12'7"
Bedroom 3	2.54m x 3.91m	8'4" x 12'10"
Bedroom 4	2.68m x 2.71m	8'10" x 8'11"
Bathroom	2.08m x 2.71m (max)	6'10" x 8'11" (max)

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

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. LU/CB/500/S00/D/01/E.

Specification

			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 Gloss MDF	●	●	●
	Stairs	Timber Stair - White Gloss MDF Strings	●	●	●
	Balusters	White Gloss Stop Chamfered Balusters	●	●	●
	Newel Posts	White Gloss Stop Chamfered Newels	●	●	●
	Newel Caps	White Gloss Flat Top Newel Caps	●	●	●
	Handrail	White Gloss Heavy Duty Handrail	●	●	●
	Skirting	White Gloss 94x14 MDF Grooved & Chamfered	●	●	●
	Architrave	White Gloss 120x14 MDF Grooved & Chamfered	●	●	●
KITCHEN	Internal Doors	White Gloss 69x18 MDF Grooved & Chamfered	●	●	●
	Ironmongery	White Pre Finished Ladder Internal Doors	●	●	●
		SR300 Internal Door levers	●	●	●
	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 Clendale Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)	●	●	●
	WETROOMS	Utility Sink	Rangemaster Aria Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	●	●
		Rangemaster Clendale Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	●	●	●
Appliances Oven		Electrolux Single Oven KOFCH40TX	●	●	●
Appliances Hob		Electrolux 4 Burner Gas Hob KCS6404X & SS Splashback	●	●	●
		Electrolux 4 Burner Gas Hob KCS6436X & SS Splashback	●	●	●
Appliances Extractor		Cooker Hood Extractor LFC316X	●	●	●
Appliances Microwave		Electrolux Combination Microwave EVLDE46X	●	●	●
Appliances Fridge Freezer		Fridge Freezer Space Only	●	●	●
		Zanussi 70/30 Fridge Freezer ZNFN18ES3	●	●	●
Appliance Dishwasher		Removeable Unit (inc Feed & Waste) ‡	●	●	●
		Zanussi Dishwasher ZDLN152I	●	●	●
Appliance Washing Machine		Washing Machine Space Only (inc Feed & Waste)	●	●	●
BATHROOMS		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 ~ ~ ~	●	●	●	
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	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	●	●	●

Information correct at time of going to print. In the event of product discontinuation or issues with stock availability Bellway will always fit a suitable alternative.

		2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	
WET ROOMS	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	Waste Water Heat Recovery	Waste Water Heat Recovery System †††	●	●	●
	Boiler	Ideal LOGIC Combination Boiler (Cb) ^	●	●	●
	Controls	Google Nest 3RD Gen Dual Zone Learning Thermostat	●	●	●
	Radiators	Steirad Compact Steel Panel Radiators with Grilles	●	●	●
	Towel Warmers	Flat Chrome to Bathroom	●	●	●
Ventilation	Mechanical Extract Fans (system 3)	●	●	●	
ELECTRICS	Home Working	Dedicated Power, USB & Data points	●	●	●
	PV Generation Optimiser	Marlec Solar iBoost †††	●	●	●
	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	●	●	●
	USB Locations	Kitchen, Living Room & Bedroom 1 ONLY	●	●	●
	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, Family, Bedroom 1 & Study	●	●	●
Communications - Voice	Telephone Point to Living Room	●	●	●	
Communications - Data	Cat 6 Network Point to Living Room, Family, Bedroom 1 & Study	●	●	●	
Communications - Satellite	Dual Connection Satellite Points to Living Room	●	●	●	
Broadband	Ultrafast Fibre Connectivity Openreach	●	●	●	
EXTERNALS & MISC	Build Method	Masonry ##	●	●	●
	Ecological	Hedgehog Highway fencing adaption	●	●	●
	Garages Electric	Light & Power Point to incurtiage 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	Pod Point 7kw Solo Universal * †	●	●	●

* electrical infrastructure upgrade maybe required

** fire rated as necessary

*** full height around bath where shower provided as standard

† mounting position is plot specific, refer to site layout

†† where layout allows

††† full height to shower enclosure

‡ at build stage

‡† 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

^^^ 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

& where shown on layouts



# 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

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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

