



## Lark's Place at Kennett Garden Village

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LARK'S PLACE AT KENNETT GARDEN VILLAGE IS A DEVELOPMENT OF 1, 2, 3, AND 4-BEDROOM HOMES, LOCATED IN NEWMARKET, CAMBRIDGESHIRE.



## Your rural sanctuary

Sustainable homes surrounded by beautiful countryside

This attractive collection of 1, 2, 3 and 4 bedroom homes is situated in the peaceful village of Kennett, just inside Cambridgeshire's border with Suffolk. Surrounded by picturesque countryside, this mixture of apartments and houses offers all the peace of rural living only minutes from Newmarket and within easy reach of Cambridge city centre. Specific attention has been paid to sustainability in the creation of these desirable homes, with each one featuring rainwater harvesting facilities, PV panels and electric car charging ports as standard. Add to this excellent local transport links by road and rail and the result is the ideal home for a variety of lifestyles, long into the future.



“ 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

## Connected community

A village idyll within easy reach of the city

Kennett is excellently positioned to enjoy the best of rural life without sacrificing the comforts of the town and city. In addition to a brand new school being built on the development, this welcoming community puts amenities such as a train station, recreation ground and children's play area all within walking distance of home.

Additionally, the charming Bell Inn is a six-minute cycle ride away. This characterful 16th-century coaching inn is just as well suited to refreshing drinks on a summer's afternoon as it is to a hearty dinner on a winter's evening.

For more choice, bustling Newmarket can be reached in less than 10 minutes by car or train and offers a range of shops and services, from unique independents to high-street favourites, supermarkets and other larger retailers.

There are also a number of pubs, restaurants and takeaways to choose from, perfect for nights out following a day's horse racing at one of the town's famous courses.

Keeping fit is made easy at the leisure centre, with its swimming pool, gym and range of fitness classes. However, if you love the

outdoors, Newmarket's biggest attraction will be the 2,500 acres of thoroughbred training grounds that are open to the public from 1pm every day. Perfect for long walks or even longer runs in beautiful surroundings.

Moving further afield, the charming market town of Bury St Edmunds is located a 17-minute drive east. With a wonderful selection of independent shops, cafés and restaurants, along with a spectacular cathedral, there's plenty to discover.

Alternatively, head west for 26 minutes to stunning Cambridge, where cobbled streets, amazing architecture and endless culture characterise the city centre. Whether it's designer shopping, Michelin-star dining or vibrant entertainment, you'll find it here.

All this can be easily reached by car along the A14, which also makes it easy to join the M11, A11 and A1(M) for road access to London, Norwich and the North. Alternatively, the village train station is just four minutes away by bike and sits on the line between Ipswich and Cambridge, making connections to London easy.

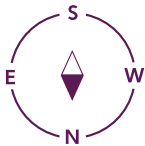











# Development Plan







## Apartments

-  Newsam Court 1  
Plots 83 – 94
-  Newsam Court 2  
Plots 142 – 153
-  Newsam Court 3  
Plots 157 – 168

## 2 Bedroom Homes

-  The Lavender  
Plots 100, 101, 102 & 103
-  The Freesia  
Plots 13, 14, 71, 72, 74, 75 & 76

## 3 Bedroom Homes

-  The Heather  
Plots 5, 6, 7, 8, 10, 11, 12, 33, 34, 35, 36, 38, 39, 46, 47, 48, 49, 64, 65, 66, 69, 70, 104, 105, 106, 107, 116 & 117
-  The Wisteria  
Plots 9, 40, 41, 61, 73, 112, 115 & 122
-  The Orchid  
Plots 2, 3, 18, 19, 24, 27, 37 & 114
-  The Lysander  
Plot 16
-  The Verbena  
Plots 62, 63, 67, 68, 113 & 123

## 4 Bedroom Homes

-  The Jasmine  
Plots 21 & 22
-  The Lisianthus  
Plots 1, 15 & 17
-  The Lily  
Plots 25 & 26
-  The Albertine  
Plots 20 & 23
-  The Angelica  
Plots 4 & 28

## Self Build Plots

-  Plots 79, 80, 81 & 82


## 1 & 2 Bedroom Homes

-  Affordable Homes

**Key to plan**

- s/s Sub station
- p/s Pump station
- v Visitor parking
- bcp Bin collection point

**Material Finishes**

-  - Weatherboard 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 Lavender

2 BEDROOM HOME



The Lavender

2 BEDROOM HOME



Ground Floor

Kitchen/Dining	4.05m x 3.38m (max)	13'3" x 11'1" (max)
Living Room	2.95m x 4.85m (max)	9'8" x 15'11" (max)
Cloakroom	1.01m x 1.50m	3'4" x 4'11"



First Floor

Bedroom 1	4.05m x 2.72m	13'3" x 8'11"
Bedroom 2	4.05m x 2.40m (max)	13'3" x 7'10" (max)
Bathroom	1.91m x 2.36m	6'3" x 7'9"

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 Freesia

2 BEDROOM HOME



The Freesia

2 BEDROOM HOME



Ground Floor

Kitchen	1.99m x 3.58m	6'6" x 11'9"
Living/Dining Room	4.22m x 4.67m (max)	13'10" x 15'4" (max)
Cloakroom	0.99m x 1.66m	3'3" x 5'5"



First Floor

Bedroom 1	3.19m x 3.90m (max)	10'5" x 12'9" (max)
Bedroom 1 En Suite	1.37m x 2.06m	4'6" x 6'9"
Bedroom 2	4.22m x 2.27m (max)	13'10" x 7'5" (max)
Bathroom	1.91m x 1.99m	6'3" x 6'6"

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The Heather

3 BEDROOM HOME



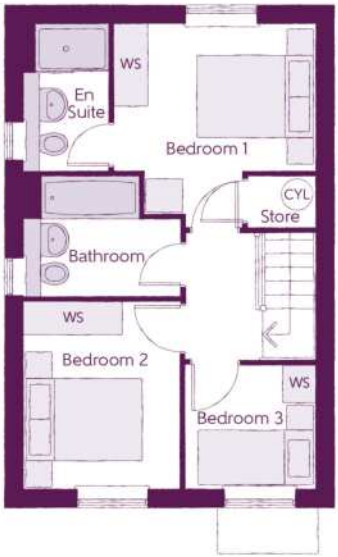
The Heather

3 BEDROOM HOME



Ground Floor

Kitchen/Dining	4.78m x 3.45m (max) (max)	15'8" x 11'4" (max) (max)
Living Room	3.68m x 5.14m (max) (max)	12'1" x 16'10" (max) (max)
Cloakroom	1.01m x 1.66m	3'4" x 5'5"



First Floor

Bedroom 1	3.29m x 3.34m (max)	10'10" x 11'0" (max)
Bedroom 1 En Suite	1.40m x 2.43m	4'7" x 8'0"
Bedroom 2	2.52m x 3.09m	8'3" x 10'2"
Bedroom 3	2.17m x 2.04m	7'1" x 6'8"
Bathroom	2.52m x 1.97m	8'3" x 6'5"

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

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The Wisteria

3 BEDROOM HOME



The Wisteria

3 BEDROOM HOME



Ground Floor		
Kitchen/Dining	3.11m x 4.85m	10'3" x 15'11"
Living Room	3.48m x 4.85m	11'5" x 15'11"
Cloakroom	1.92m x 0.96m (max)	6'4" x 3'2" (max)



First Floor		
Bedroom 1	2.95m x 3.56m	9'8" x 11'8"
Bedroom 1 En Suite	2.95m x 1.20m	9'8" x 3'11"
Bedroom 2	3.17m x 2.39m	10'5" x 7'10"
Bedroom 3	3.17m x 2.37m	10'5" x 7'9"
Bathroom	1.92m x 1.90m	6'4" x 6'3"

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

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The Orchid

3 BEDROOM HOME



The Orchid

3 BEDROOM HOME



Ground Floor

Kitchen/Dining	5.46m x 3.39m	17'11" x 11'2"
Living Room	3.22m x 5.36m (inc. bay)	10'7" x 17'7" (inc. bay)
Cloakroom	0.95m x 1.90m	3'1" x 6'3"



First Floor

Bedroom 1	3.40m x 3.02m	11'2" x 9'11"
Bedroom 1 En Suite	2.44m x 1.20m	8'0" x 3'11"
Bedroom 2	3.40m x 3.50m (max)	11'2" x 11'6" (max)
Bedroom 3	3.04m x 2.47m	10'0" x 8'1"
Bathroom	1.97m x 1.96m	6'5" x 6'5"

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

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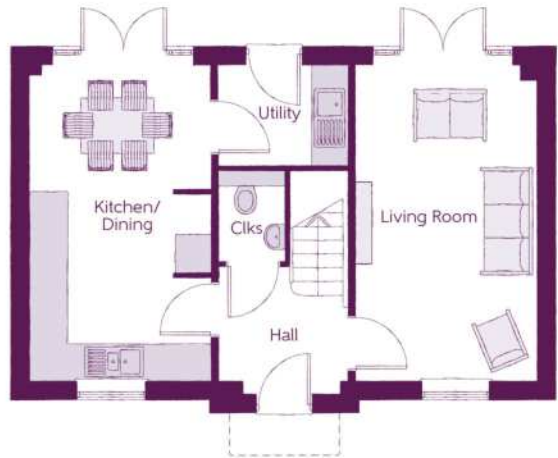
The Lysander

3 BEDROOM HOME



# The Lysander

3 BEDROOM HOME



Ground Floor

Kitchen/Dining	2.96m x 5.19m	9'8" x 17'0"
Living Room	2.96m x 5.19m	9'8" x 17'0"
Utility	2.13m x 1.62m	7'0" x 5'4"
Cloakroom	1.07m x 1.53m	3'6" x 5'0"



First Floor

Bedroom 1	3.02m x 3.12m	9'11" x 10'3"
Bedroom 1 En Suite	2.14m x 1.62m	7'0" x 5'4"
Bedroom 2	4.18m x 2.68m	13'8" x 8'9"
Bedroom 3	3.10m x 2.42m	10'2" x 7'11"
Bathroom	1.91m x 1.98m	6'3" x 6'6"

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

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The Verbena

3 BEDROOM HOME



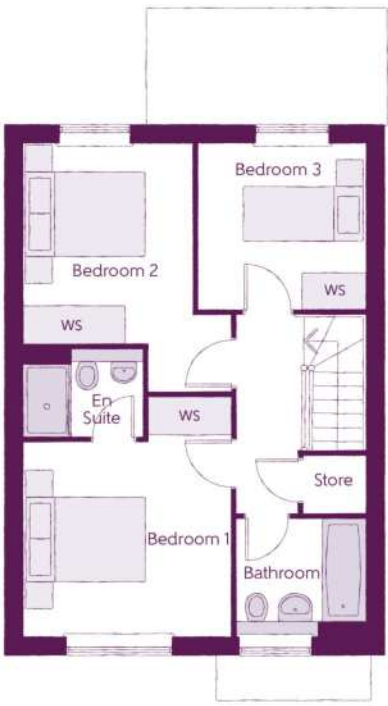
The Verbena

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"

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

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The Jasmine

4 BEDROOM HOME



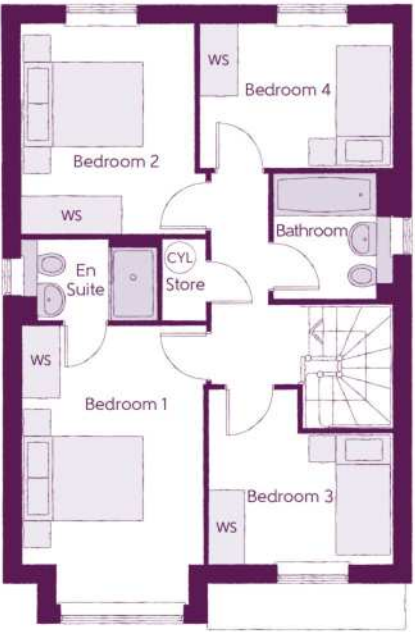
The Jasmine

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 2.08m	6'3" x 6'10"

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

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The Lisianthus

4 BEDROOM HOME



The Lisianthus

4 BEDROOM HOME



Ground Floor

Kitchen/Family	4.44m x 5.88m (max)	14'7" x 19'3" (max)
Living Room	3.30m x 5.19m (max)	10'10" x 17'0" (max)
Dining Room	2.32m x 2.80m (max)	7'7" x 9'2" (max)
Cloakroom	1.07m x 1.85m	3'6" x 6'1"



First Floor

Bedroom 1	3.36m x 3.89m (max)	11'0" x 12'9" (max)
Bedroom 1 En Suite	2.61m x 1.50m	8'7" x 4'11"
Bedroom 2	3.16m x 3.36m	10'4" x 11'0"
Bedroom 3	2.70m x 3.01m (max)	8'10" x 9'10" (max)
Bedroom 4	2.39m x 3.14m	7'10" x 10'4"
Bathroom	1.93m x 2.11m	6'4" x 6'11"

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

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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 x 2.01m (max)	10'4" x 6'7" (max)
Cloakroom	1.89m x 1.48m	6'2" x 4'10"



First Floor

Bedroom 1	5.37m x 2.92m (max)	17'7" x 9'7" (max)
Bedroom 1 En Suite	2.25m x 1.64m	7'5" x 5'5"
Bedroom 2	3.70m x 3.08m	12'2" x 10'1"
Bedroom 3	2.71m x 2.92m	8'11" x 9'7"
Bedroom 4	3.16m x 2.88m (max)	10'4" 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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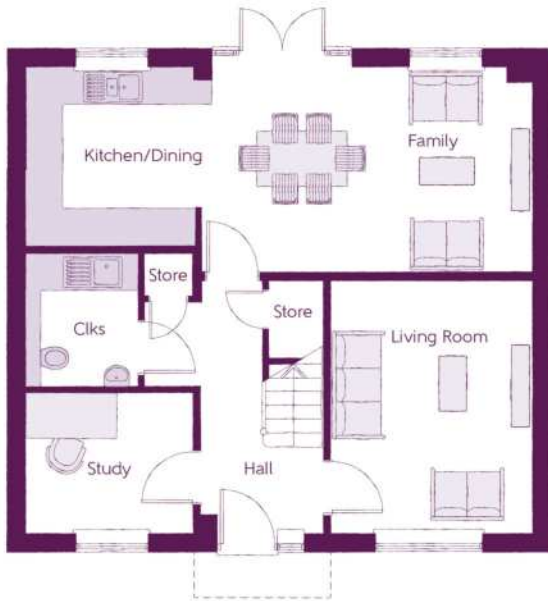
The Albertine

4 BEDROOM HOME



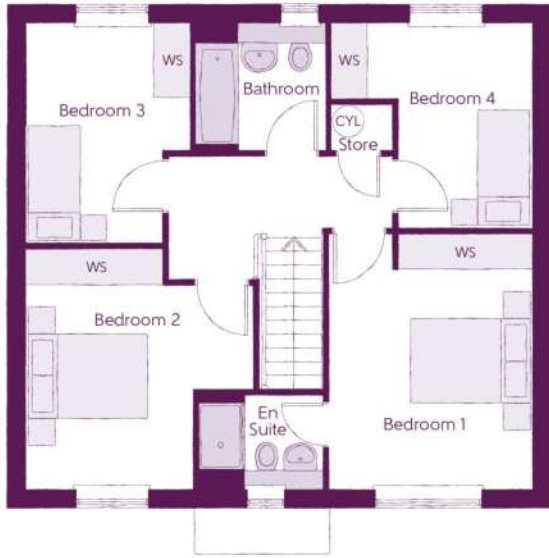
The Albertine

4 BEDROOM HOME



Ground Floor

Kitchen/Dining	5.85m x 3.37m (max)	19'2" x 11'1" (max)
Family	2.49m x 3.37m	8'2" x 11'1"
Living Room	3.32m x 4.14m	10'11" x 13'7"
Study	2.73m x 2.30m	8'11" x 7'7"
Cloakroom	1.88m x 2.20m	6'2" x 7'3"



First Floor

Bedroom 1	3.38m x 4.21m	11'1" x 13'10"
Bedroom 1 En Suite	2.03m x 1.55m	6'8" x 5'1"
Bedroom 2	3.74m x 3.96m (max) (max)	12'3" x 13'0" (max) (max)
Bedroom 3	2.70m x 3.62m (max)	8'10" x 11'10" (max)
Bedroom 4	3.31m x 3.37m (max)	10'10" x 11'0" (max)
Bathroom	2.15m x 2.08m	7'1" x 6'10"

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

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The Angelica

4 BEDROOM HOME



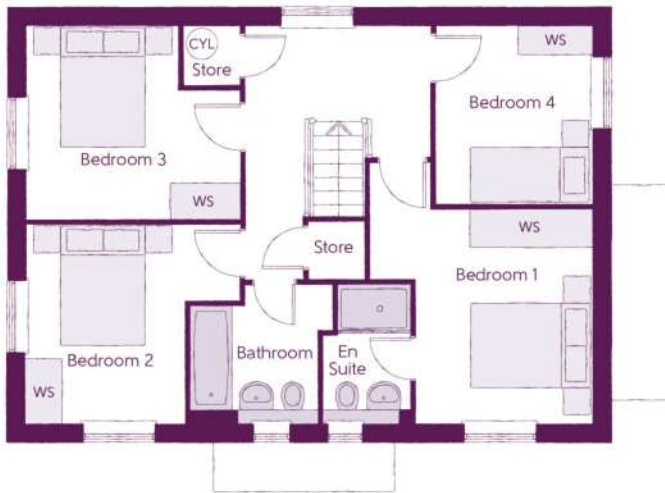
# The Angelica

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) (max)	12'0" x 11'7" (max) (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	2.35m x 2.25m (max)	7'9" x 7'5" (max)

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

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Newsam Court 1

ONE AND TWO  
BEDROOM APARTMENTS



Floorplans



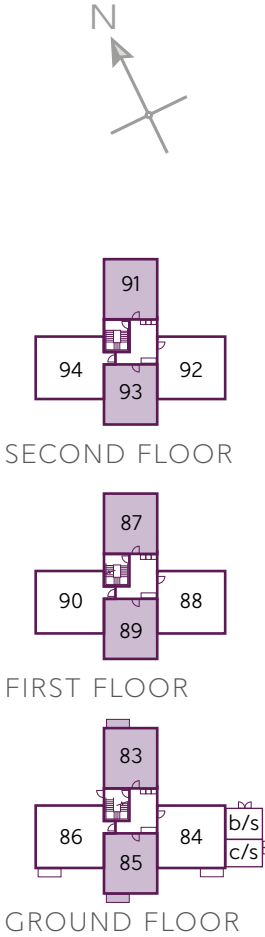
NEWSAM TYPE A PLOTS 83, 85, 87, 89, 91 & 93

Kitchen/Living/Dining	3.21m x 7.64m	10'6" x 25'1"
Bedroom	3.30m x 4.30m	10'10" x 14'1"
Bathroom	2.06m x 2.20m	6'9" x 7'3"

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

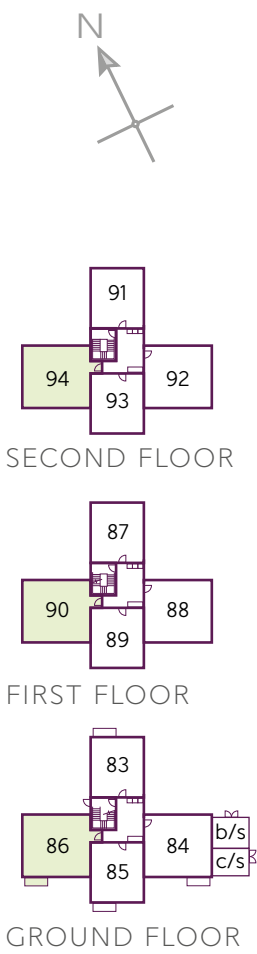
Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

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Floorplans



NEWSAM TYPE B1 PLOTS 86, 90 & 94		
Kitchen/Living/Dining	3.64m x 7.94m (max)	11'11" x 26'1" (max)
Bedroom 1	2.81m x 4.63m	9'3" x 15'2"
Bedroom 2	2.64m x 4.63m	8'8" x 15'2"
Bathroom	2.21m x 2.05m	7'3" x 6'9"

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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Floorplans



NEWSAM TYPE B2 PLOTS 84, 88 & 92		
Kitchen/Living/Dining	3.64m x 7.94m (max)	11'11" x 26'1" (max)
Bedroom 1	2.81m x 4.63m	9'3" x 15'2"
Bedroom 2	2.64m x 4.63m	8'8" x 15'2"
Bathroom	2.21m x 2.05m	7'3" x 6'9"

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

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## Newsam Court 2

ONE AND TWO  
BEDROOM APARTMENTS



## Floorplans



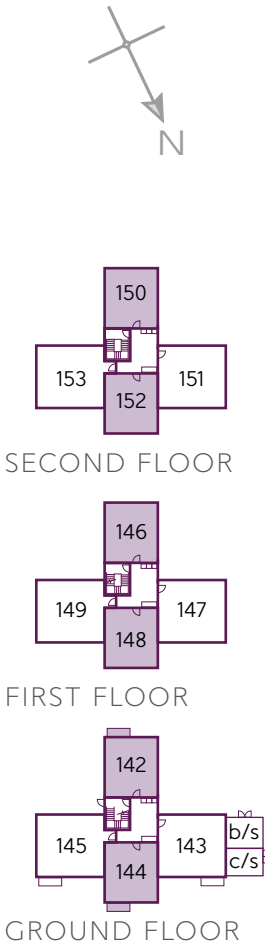
NEWSAM TYPE A PLOTS 142, 144, 146, 148, 150 & 152

Kitchen/Living/Dining	3.21m x 7.64m	10'6" x 25'1"
Bedroom	3.30m x 4.30m	10'10" x 14'1"
Bathroom	2.06m x 2.20m	6'9" x 7'3"

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

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Floorplans



NEWSAM TYPE B1 PLOTS 145, 149 & 153

Kitchen/Living/Dining	3.64m x 7.94m (max)	11'11" x 26'1" (max)
Bedroom 1	2.81m x 4.63m	9'3" x 15'2"
Bedroom 2	2.64m x 4.63m	8'8" x 15'2"
Bathroom	2.21m x 2.05m	7'3" x 6'9"

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

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Floorplans



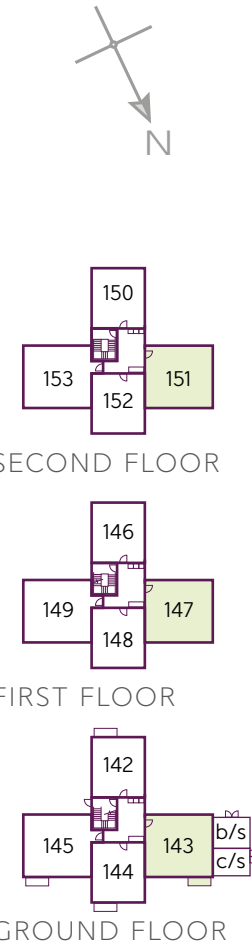
NEWSAM TYPE B2 PLOTS 143, 147 & 151

Kitchen/Living/Dining	3.64m x 7.94m (max)	11'11" x 26'1" (max)
Bedroom 1	2.81m x 4.63m	9'3" x 15'2"
Bedroom 2	2.64m x 4.63m	8'8" x 15'2"
Bathroom	2.21m x 2.05m	7'3" x 6'9"

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

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# Newsam Court 3

ONE AND TWO  
BEDROOM APARTMENTS



## Floorplans



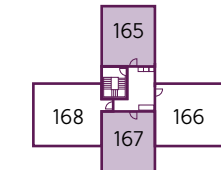
NEWSAM TYPE A PLOTS 157, 159, 161, 163, 165 & 167

Kitchen/Living/Dining	3.21m x 7.64m	10'6" x 25'1"
Bedroom	3.30m x 4.30m	10'10" x 14'1"
Bathroom	2.06m x 2.20m	6'9" x 7'3"

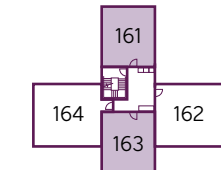
WS - Wardrobe Space (suggestion only, wardrobe not included)

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

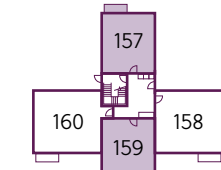
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SECOND FLOOR



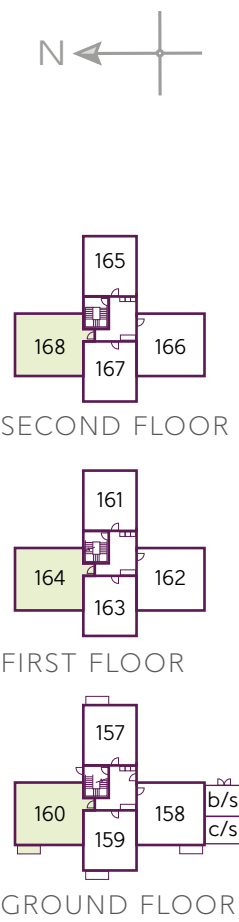
FIRST FLOOR



GROUND FLOOR



Floorplans



NEWSAM TYPE B1 PLOTS 160, 164 & 168

Kitchen/Living/Dining	3.64m x 7.94m (max)	11'11" x 26'1" (max)
Bedroom 1	2.81m x 4.63m	9'3" x 15'2"
Bedroom 2	2.64m x 4.63m	8'8" x 15'2"
Bathroom	2.21m x 2.05m	7'3" x 6'9"

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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Floorplans



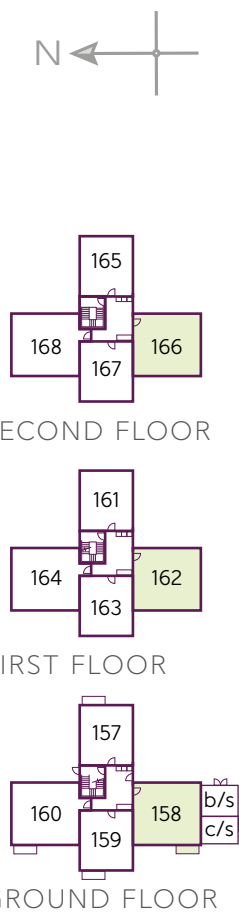
NEWSAM TYPE B2 PLOTS 158, 162 & 166

Kitchen/Living/Dining	3.64m x 7.94m (max)	11'11" x 26'1" (max)
Bedroom 1	2.81m x 4.63m	9'3" x 15'2"
Bedroom 2	2.64m x 4.63m	8'8" x 15'2"
Bathroom	2.21m x 2.05m	7'3" x 6'9"

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

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# Houses 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 69x18 MDF Grooved & Chamfered	●	●	●
Internal Doors	White Pre Finished Ladder Internal Doors	●	●	●	
Ironmongery	Satin CSL192 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 & Aquapace Tap (inc Sink Liner)	●	●	●
		Rangemaster Aria Bowl & Half SS Sink & Aquapace Tap (inc Sink Liner)	●	●	●
		Rangemaster Glendale Bowl & Half SS Sink & Aquapace Tap (inc Sink Liner)	●	●	●
	Utility Sink	Rangemaster Aria Single Bowl SS Sink & Aquapace Tap (inc Sink Liner)	●	●	●
		Rangemaster Glendale Single Bowl SS Sink & Aquapace Tap (inc Sink Liner)	●	●	●
	Appliances Oven	Electrolux Single Oven KOFQH00BX	●	●	●
		Electrolux Single Oven KOFQH40TX	●	●	●
Appliances Hob	Electrolux 4 Burner Ceramic Hob EHF6140ISK & SS Splashback	●	●	●	
	Electrolux 4 Burner Ceramic Hob LRR6436 & 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 - 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 FRENZY Chrome Bath & Basin Mixer Taps	●	●	●
		Bristan HOURGLASS 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 - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ^^	●	●	●	

			2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes
WET ROOMS	En-Suite - Basin	Roca DEBBA 450 WHB with Full Pedestal	●	●	
		Roca DEBBA 550 WHB with Semi Pedestal			●
	En-Suite - Brassware	Bristan FRENZY Chrome Bath & Basin Mixer Taps	●	●	
		Bristan HOURGLASS 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 †††	●	●	●
ELECTRICS	Hot Water	Air Source Heat Pump & Cylinder	●	●	●
	Waste Water Heat Recovery	Waste Water Heat Recovery System ^		●	●
	Heating	Under Floor Heating Ground Floor / Stelrad Compast LST Radiators First & Second		●	●
	Towel Warmers	Flat Chrome to Bathroom		●	●
	Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV	●	●	●
ELECTRICS	PV Generation Optimiser	Marlec Solar iBoost ^		●	●
	Safety - Heat	Heat Detector DET ^^^	●	●	●
	Safety - Fire	Optical Smoke Detectors LD2 D2 DET	●	●	●
	Consumer Unit	Wylex Consumer Unit	●	●	●
	Sockets & Switches	Electrum CASA White Fittings	●	●	●
	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			●
ELECTRICS	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, Hyperoptic) ††	●	●	●
EXTERNALS & MISC	Build Method	Masonry ###	●	●	●
	Ecological	Hedgehog Highway fencing adaption	●	●	●
	Garages Electrics	Light & Power Point to incurtillage Garages ###	●	●	●
	Maintenance	External Tap		●	●
	Number Plaque	Ashberry Number Plaque		●	●
	Footpath & Patio	Buff 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  
‡‡ 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  
^^ 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  
## plot dependent  
### plot specific, refer site layout  
~ refer site landscape layout  
~~ semi recessed basin if AD M4(i) applicable  
~~~ soft close mechanism to doors & drawers  
& where provision of shower tray allows

# Apartment Specification

|                           |                                                                         | 1 Bedroom Apartments | 2 Bedroom Apartments |
|---------------------------|-------------------------------------------------------------------------|----------------------|----------------------|
| FINISHES                  |                                                                         |                      |                      |
| Entrance Doors            | Apartment Entrance Door White Gloss Fire Rated Solid Core               | ●                    | ●                    |
| Ceilings                  | Crown White Matt Emulsion                                               | ●                    | ●                    |
| Walls                     | Crown White Matt Emulsion                                               | ●                    | ●                    |
| Window Cills              | White Gloss MDF                                                         | ●                    | ●                    |
| Skirting                  | White Gloss 94x14 MDF Grooved & Chamfered                               | ●                    | ●                    |
| Architrave                | White Gloss 69x18 MDF Grooved & Chamfered                               | ●                    | ●                    |
| Internal Doors            | White Pre Finished Ladder Internal Doors                                | ●                    | ●                    |
| Ironmongery               | Chrome SR100 Door Furniture                                             | ●                    | ●                    |
| KITCHEN                   |                                                                         |                      |                      |
| Carcass                   | Premium Grade 18mm thk Colour Matched Carcass                           | ●                    | ●                    |
| Frontals                  | Bellway Band B options ^^                                               | ●                    | ●                    |
| Units                     | Frontal Matching Table Ends                                             | ●                    | ●                    |
| Worktops                  | 40mm Square Edge Worktops with upstand                                  | ●                    | ●                    |
| Kitchen Sink              | Rangemaster Aria Single Bowl SS Sink & Aquapace Tap (inc Sink Liner)    | ●                    | ●                    |
|                           | Rangemaster Aria Bowl & Half SS Sink & Aquapace Tap (inc Sink Liner)    | ●                    | ●                    |
| Appliances Oven           | Electrolux Single Oven KOFQH00BX                                        | ●                    | ●                    |
| Appliances Hob            | Electrolux 4 Burner Ceramic Hob EHF6140ISK & SS Splashback              | ●                    | ●                    |
| Appliances Extractor      | Cooker Hood Extractor LFC316X (recirculating)                           | ●                    | ●                    |
| Appliances Fridge Freezer | Electrolux 70/30 Fridge Freezer LNS5LE18S                               | ●                    | ●                    |
| Appliance Dishwasher      | Removeable Unit (inc Feed & Waste) **                                   | ●                    | ●                    |
| Appliance Washing Machine | Washing Machine Space Only (inc Feed & Waste)                           | ●                    | ●                    |
| WET ROOMS                 |                                                                         |                      |                      |
| Bathroom - Storage        | Recessed Storage Shelving                                               | ●                    | ●                    |
| Bathroom - WC             | Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ‡                | ●                    | ●                    |
| Bathroom - Basin          | Roca Debba 520 Semi Recessed WHB no Pedestal M4(i)                      | ●                    | ●                    |
| Bathroom - Bath           | Roca OSLO Acrylic Bath & Rigid Bath Panel                               | ●                    | ●                    |
| Bathroom - Brassware      | Bristan FRENZY Chrome Bath & Basin Mixer Taps                           | ●                    | ●                    |
| Bathroom - Shower         | Over Bath 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 2) to Wet Walls with Flat Edged Chrome Trim * † | ●                    | ●                    |

|                                 |                                                                        | 1 Bedroom Apartments | 2 Bedroom Apartments |
|---------------------------------|------------------------------------------------------------------------|----------------------|----------------------|
| MECHANICAL                      |                                                                        |                      |                      |
| Hot Water                       | Hot Water Cylinder (aro5TOR 200L)                                      | ●                    | ●                    |
| Waste Water Heat Recovery       | Waste Water Heat Recovery System ††                                    | ●                    | ●                    |
| Controls                        | Dimplex Panel Heaters Controls                                         | ●                    | ●                    |
| Radiators                       | Electric Panel Heaters                                                 | ●                    | ●                    |
| Towel Warmers                   | Flat Chrome to Bathroom (electric)                                     | ●                    | ●                    |
| Ventilation                     | Window Trickle Ventilators with Mechanical Extract Fans (system 3) MEV | ●                    | ●                    |
| ELECTRICS                       |                                                                        |                      |                      |
| Safety - Heat                   | Heat Detector DET ††                                                   | ●                    | ●                    |
| Communications - Access         | Video Entry System                                                     | ●                    | ●                    |
| Safety - Fire                   | Optical Smoke Detectors LD2 D2 DET                                     | ●                    | ●                    |
| Consumer Unit                   | Wylex Consumer Unit                                                    | ●                    | ●                    |
| Sockets & Switches              | Electrum CASA White Fittings                                           | ●                    | ●                    |
| Lighting                        | Pendant Fitting to Habitable Rooms                                     | ●                    | ●                    |
| Lighting - Kitchen              | White Recessed Spot Lights                                             | ●                    | ●                    |
| Lighting - Bathroom & En-Suites | White Recessed Spot Lights                                             | ●                    | ●                    |
| Communications - TV             | TV Point to Living Room & Bedroom 1                                    | ●                    | ●                    |
| Communications - Data           | Cat 6 Network Point to Living Room & Bedroom 1                         | ●                    | ●                    |
| Communications - Satellite      | Dual Connection Satellite Points to Living Room                        | ●                    | ●                    |
| Broadband                       | Ultrafast Fibre Connectivity (Openreach, Hyperoptic) ***               | ●                    | ●                    |
| EXTERNALS & MISC                |                                                                        |                      |                      |
| Shared Parking Areas            | Bitmac Black †††                                                       | ●                    | ●                    |
| Build Method                    | Masonry ^                                                              | ●                    | ●                    |

\* full height around bath where shower provided as standard  
\*\* at build stage  
\*\*\* consult with sales executive for specific development details  
† full height to shower enclosure  
†† housetype dependent - liaise with sales executive  
††† inc MIRA bath screen 11863.004  
‡ inc soft close mechanism seat on 4 & 5 Bedroom Homes ONLY  
‡‡ kitchen only  
‡‡† plot dependent  
^ plot specific, refer site layout  
^^ soft close mechanism to doors & drawers

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.

10 year  warranty

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.

10 year  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.

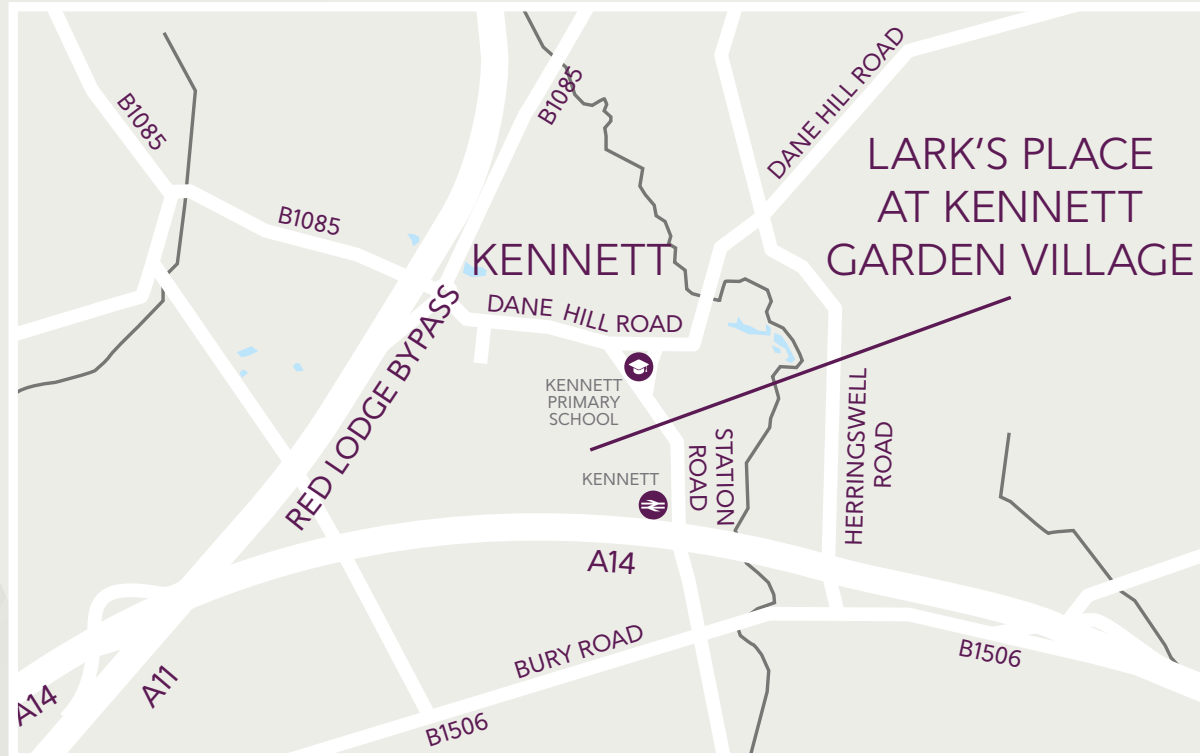
**Wyon and Tasnova**  
Victoria Gardens





## How to find us

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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

