A COLLECTION OF
3 AND 4 BEDROOM HOMES

havenswood.co.uk
Welcome to Havenswood, an exciting new development showcasing the best of Countryside’s beautifully designed 3 and 4 bedroom homes. Situated in the popular and lively suburb of Eccles, part of the district of Salford and close to Manchester city centre, you really couldn’t find a better location to make it your home, whatever your lifestyle.

Countryside’s homes aren’t just beautiful to look at, they’re designed for every aspect of modern family life. With a wide choice of house styles, Havenswood is sure to have a home that will cater to your needs. The perfect location and our exceptionally high standards means homes at Havenswood are already in high demand from first time buyers to growing families.
As you step inside, you’ll begin to realise the quality design and beautiful finish of these wonderful homes. Once through the door, you’ll find everything has been carefully considered to work for you and your lifestyle. For full information on the fittings, fixtures and finishes please refer to the “What’s Included in Your New Home?” insert.

I’M INCLUDED...

- Chrome towel warmer
- Glass shelving with lighting behind bath
- Full Sky light windows and French doors
- Fully fitted kitchen with integrated appliances
- Plug sockets featuring USB points
- Polished edge mirror

Selected features are included where house type size allows.
Havenswood is located in the heart of Eccles which has seen multimillion pound regeneration in recent years. On your doorstep is Eccles town centre with a good selection of shops, banks and cafés. There are several large supermarkets within easy reach and the famous Trafford centre is just 1½ miles away.

There’s plenty to do locally, Eccles recreation ground is just a five minutes’ walk away. The park provides a number of great facilities for people of all ages to enjoy including football pitches and a multi-use games area. Eccles Leisure Centre is also close by and well equipped with pool and gym for those who like to stay active.

Finding a good school is easy with a number to choose from including both primary and secondary schools rated ‘Outstanding’ in the surrounding area of Eccles.

Eccles is well connected with extensive transport links by train, tram, bus and motorway, meaning getting around this exciting town couldn’t be easier. For those travelling further afield, you can be at Manchester Airport within 20 minutes.

HAVENSWOOD
Be part of a growing community.

Havenswood is located in the heart of Eccles which has seen multimillion pound regeneration in recent years. On your doorstep is Eccles town centre with a good selection of shops, banks and cafés. There are several large supermarkets within easy reach and the famous Trafford centre is just 1½ miles away.

THE PERFECT LOCATION FOR MODERN FAMILY LIVING

havenswood.co.uk
At the heart of England’s north-west, the city of Salford offers arts, culture, sport, shopping and heritage for all ages. With an array of both classic and modern architecture Salford has undergone extensive regeneration in recent years.

Over at Salford Quays, MediaCityUK is now home to both the BBC and ITV – a creative hub for TV, radio, marketing and media. The impressive architecture of the Lowry Centre and the Imperial War Museum create a spectacular backdrop. You’ll also be spoilt for choice with the ever-growing restaurant, bar and hotel selection on its unique waterfront destination.

In just 15 minutes by tram, you’ll be in the centre of a real global city with world-class culture. Manchester city centre is rightly famous for its music scene with extensive shopping opportunities plus plenty of vibrant and trendy bars, bistros and restaurants with fabulous energy.

Home to The University of Salford, there’s something for everyone here. Tee off at one of Salford’s six golf courses, watch rugby league team Salford Red Devils or relax inside one of Salford’s tranquil spas.

You’ll never be short of things to see and do

havenswood.co.uk
All our developments and homes carry a signature style and character, designed to work for the way people live today – with materials that reflect our commitment to quality. Our exacting standards and sustainable credentials combine to create places that will stand the test of time. As a result, we hold more Housing Design Awards than any other developer.

From the character of the homes we build, to the planning of environments and the unique detailing of the landscape, our creative approach to placemaking creates places where people feel at home. We provide a greater sense of belonging, spirit of neighbourhood and quality of life for everyone who lives in and around our developments.

ABOUT US

Countryside is a leading UK home builder and urban regeneration partner.

We believe that where we live matters. We’re passionate about creating places people aspire to live, where they feel a true sense of belonging.

WE CREATE PLACES PEOPLE LOVE
CUSTOMER CARE

Our entire team works to our own Customer Charter, ensuring we never let you down. From our in-house designers and experienced construction team through to our trained Sales Consultants, we ensure transparency to all our customers in order to make sure you are fully informed with respect to your purchase. We offer guidance on the complete process involved in buying a Countryside home including putting you in touch with solicitors and independent financial advisors.

Every Countryside home carries our commitment to quality and improvement. You have the added assurance of every Countryside home carrying the National House Building Council Warranty (NHBC buildmark warranty), protecting against structural defects for a 10-year period following the date of legal completion.

Prior to legal completion the customer is invited to a home demonstration with the Sales Consultant and Site Manager, to show how the appliances and central heating work. The Sales Consultant does a formal hand over of the property post legal completion, and visits the customer within three days of moving in to ensure they are settling in. Then our site management team also visit the customer another week later to check that they are happy with everything in their new home.

As registered home builders with NHBC we also follow the Consumer Code, which ensures you as a new homeowner are treated fairly and are fully informed about your purchase before and after signing your contract.

From the moment you reserve your plot, to the day you receive your keys and beyond, a dedicated sales progressor will ensure you receive the very best service from Countryside. All of our homes are covered by our own comprehensive 2-year Customer Service Warranty as standard, giving you 24-hour emergency cover for your heating, plumbing and electrical items as well as a 10-year NHBC buildmark warranty as standard.

All you need to do is put the kettle on!
HELP TO BUY

Buying a beautiful new property can be one of the most exciting things you can do. So you’ll be thrilled to know you don’t need a huge deposit to make your dream come true.

HOW IT WORKS

With Help to Buy you only need a deposit of 5%* of the property’s purchase price, because the Government will lend you a further 20%*. That means you’ll have a 75%* mortgage and 100% ownership of your beautiful new home.

Help to Buy can work for you if you want to get onto the property ladder, get a bigger place, or just make your monthly repayments more affordable.

*5% deposit required with Help to Buy. *20% Government-backed Equity Loan and 75% Mortgage subject to status.

WHY BUY NEW?

OLD HOME VS NEW HOME

Redecorating to your personal taste can require removal of wallpaper and replastering

Organising a survey can often highlight structural issues, not to mention be a lengthy and stressful process

Being held up in a homeowner chain can cause delays

Older homes often include outdated fittings and appliances

The average cost to modernise a bathroom, kitchen, flooring and appliances is £30,000 - it all adds up!

Ready to move into. Freshly painted walls and woodwork - ready for you to make it your own

Rest easy knowing your home is of the highest build quality and our NHBC guarantee means there’ll be no hidden costs

No waiting - you can move into your new Countryside home as soon as it is complete!

Our unrivalled specification includes a fully fitted kitchen, skylight windows and French doors plus many more Countryside features and finishes

Built with efficient, modern heating systems and a brand new boiler that will save you money and energy!

Building a better future and caring for the environment

Countryside creates quality, eco-friendly and sustainable homes in the best locations. Our outstanding range of new homes are designed for modern living with lower environmental impact and running costs, and low maintenance. These provide compelling reasons to choose a new home from Countryside. In recognition of this, we have received more than 100 awards for sustainability since 2000.

Today the world’s attention is firmly placed on combating climate change. Around 25% of the UK’s carbon emissions are generated in homes and in Britain, on average, £1 in every £3 spent on energy in older homes is wasted immediately. However, a new home from Countryside is on average 6.5 times more energy efficient than one built just 30 years ago*.

Our developments contribute to a higher quality of life by protecting the environment, promoting social cohesion and strengthening the local economy.

We achieve this through building attractive residential areas with their own architectural character and identity, green open spaces and convenient transport links to essential local amenities such as schools and shops. In addition, our new homes are well designed, comfortable, safe, adaptable and wherever possible they are constructed from materials that have a reduced impact on the environment.

*Based upon the comparison of insulations and modern building techniques.
The couple, who have been together for seven years, combined some cost-effective saving tricks with the Help to Buy scheme to secure a stunning, three-bedroom Longford home at Countryside's popular Blackberry Vale site in Stockport.

Elisha, 26, who will marry partner Mike Kirkham, 32, in November said: “We set ourselves a deadline when it came to buying our home, so when we were saving we had a plan in place. We cut out buying things like a coffee on our way to work and we also reduced our date nights from once a week to once a month. I even created a spreadsheet so that we could keep track of our savings and make sure we were on target for making our home buying dreams come true!”

Elisha added: “The Help to Buy scheme was really useful and easy, I’d definitely recommend it to anyone. We wanted to move to the area as my parents are nearby, which is ideal for when we start a family. We also think that we’ve made a good choice buying in Brinnington, as it’s an up and coming area. The most exciting thing about the whole process is just being in a home that is completely ours – it’s hard for young people to get on the property ladder, but we did it!”

Twenty-somethings in Standish are receiving a helping hand onto the property ladder at Countryside’s Barrowcroft Green development, defying the average first time buyer age of 35*.

Matthew and Megan are the proud new owners of a three-bedroom Stamford house type, which features open-plan living and a master suite on the second floor.

Matthew commented: “We went for a viewing during its opening week and fell in love with the home there and then – particularly the open-plan kitchen and living areas.”

“The area itself is quite desirable and we were really keen to move there as our family and friends are close by – the Help to Buy scheme really went a long way in making this a reality for us. We did have a look around some nearby developments before making a final decision, but the high quality and specification of Countryside’s homes was apparent.”

Perhaps that’s why 87.5%* of our customers are happy to recommend us to others.
HOW TO FIND US

From the M60

At junction 11, take the A57 exit for Irlam/Eccles. At the roundabout, take the 4th exit onto Liverpool Rd/A57. After a third of a mile, turn right onto Peel Green Road and continue onto Barton Ln/B5230. After about a mile, you will arrive at Havenswood Show Village on your right.

From the M602

At junction 2, take the A576 exit to Trafford Park/Eccles. At the roundabout, take the exit onto Gilda Brook Road/A576. Use the right 2 lanes to turn right onto Bentcliffe Way/A57. Continue straight for roughly half a mile then turn left onto Barton Lane/B5230. After a short distance, you will arrive at Havenswood Show Village on your left.

For your Sat Nav: M30 0HH

Directions are taken from Google maps and are intended as a guide.
WHAT’S INCLUDED IN YOUR NEW HOME?

When it comes to buying a new home, we really have thought of everything. Unlike other house builders, our outstanding specification comes as standard in every Countryside home, so there are no hidden extras to pay before you move in.

OUTSIDE YOUR HOME

Our commitment to quality doesn’t end with our interiors; our range of features and finishes make all of our homes beautiful and practical - both inside and out.

- Skylight windows
- White UPVC windows and French doors with double-glazed units
- Polished chrome front door furniture
- Outside tap
- Turf, shrubbery and fencing to front and rear gardens where applicable

Both shots depict landscaped showhome gardens, not included as standard

ALL THIS WITH NO HIDDEN COST!

Images may include items of non-standard specification. Please see our Sales Consultants for further details.

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KITCHENS

At Countryside we take enormous pride in designing, sourcing and fitting kitchens which not only look beautiful but are practical, complete with modern appliances and plenty of workspace and cupboards. Many have the added feature of stunning skylight windows. We’ve thought of every detail so you don’t have to.

- Choose from a selection of custom designed kitchens with laminate worktops†
- Upstands to worktops
- Kitchen units with soft closers and bookcase in kitchen island (selected homes only)
- Stainless steel 1½ bowl sink
- Single lever mixer taps
- Integrated double electric oven with five ring gas hob and glass splashback†
- Glass/stainless steel chimney hood
- Polnut lights
- Integrated fridge-freezer
- Chrome LED downlights
- Chrome sockets & USB points

BATHROOMS

We’re proud of our beautifully fitted bathrooms, which combine modern design and efficiency features to create highly functional, contemporary spaces that are ready to move straight into.

- White bathroom suite with shower over bath†
- Fitted glass screen above bath where no separate shower enclosure within the same bathroom. Some house types feature an en-suite
- White porcelain washbasin with chrome mixer tap and pop-up waste
- Vanity unit to family bathroom and en-suite
- Porcelain tiles, with half height clings to bath, full height cling to shower cubicles
- Heated chrome towel rail with summer setting
- Polished edge mirror
- Chrome LED downlights
- Glass shelving with lighting behind bath†

INSIDE YOUR HOME

Our commitment to stylish, high-quality finishes is clear to see throughout. With all this included our high specification finishes won’t be beaten anywhere else.

- Gas-fired boiler heating system
- Compact radiators
- Mains powered smoke detectors
- Contemporary V groove skirting boards and architraves
- Internal woodwork painted brilliant white gloss – ash handrails to stairs
- Oak finish internal doors with polished chrome door furniture

SECURITY

We've considered those all important features to ensure you have a safe environment that you’ll be proud to call your home.

- Intruder alarm
- Exterior lights to front and rear
- 1.8 metre timber fencing to garden between houses
- Multi-point locking system to front and French doors

GENERAL

Our light, bright and airy living areas are designed both to improve your quality of life and provide functionality for life in your new home, with sustainability being at the forefront.

- Chrome effect sockets and switch faceplates featured downstairs
- White plastic sockets and switch faceplates elsewhere
- Energy-efficient LED lighting
- White matt emulsion to walls and ceilings

All the above come as part of our integrated multimedia points:
- Telephone points provided in living room and master bedroom
- Multimedia points in living room, master bedroom and family area
- USB charging points

PERSONALISE

Reserve your home early and you can personalise to your own taste by choosing your kitchen, worktops, tiles and vanity units free of charge from our extensive range. Take inspiration from our stunning showhomes that demonstrate our wide variety of options and finishes available.
Step into the stunning interior of The Grantham, a beautiful family home.

This double fronted property, with its open-plan design and large airy rooms, has all a modern family home demands. An open-plan kitchen/dining room offers French doors which open onto the garden, creating a fully integrated al fresco extension to your home. Multiple windows ensure the living room is equally well-served for light, making it a natural focus for family activity. Upstairs, you’ll find two spacious double bedrooms with a third bedroom that can also be used as an office. A family bathroom with separate shower, featuring Porcelanosa tiles, provides the finishing touch to this well-appointed home.

THE GRANTHAM
THREE BEDROOM HOME

850 SQFT
79.0 M²
On entering, a spacious living room immediately off the hall provides a warm welcome to The New Calder.

The well-fitted kitchen/dining room is bathed in natural light thanks to well-positioned skylight windows. From here, French doors open onto the garden. The finishing touch comes courtesy of a downstairs WC. To the first floor there are two great sized bedrooms as well as a family bathroom with separate shower unit and stunning Porcelanosa tiles. The second floor is reserved solely for the master bedroom which as you’d expect from a home of this quality also comes with an en-suite bathroom and separate dressing area.
The New Weaver has been designed with modern family living in mind. 

Upon entering the home, you are welcomed by a spacious living room with contemporary bay window. This leads into a stylish kitchen/dining room offering an ideal space for entertaining, featuring stunning French doors opening onto the garden and a downstairs W/C adding the final touch. The first floor is home to three well-proportioned bedrooms and a modern family bathroom with separate shower cubicle decorated with beautiful Porcelanosa tiles.
The Longford has been designed to maximise space for modern living. The contemporary open-plan kitchen/dining room benefits from skylight windows and French doors leading to the garden, creating a light and airy feel throughout. The separate living room offers extra space for relaxation. Upstairs you will find three good-sized bedrooms and a family bathroom with separate shower cubicle and Porcelanosa tiles.

The Longford
THREE BEDROOM HOME

The Longford has been designed to maximise space for modern living. The contemporary open-plan kitchen/dining room benefits from skylight windows and French doors leading to the garden, creating a light and airy feel throughout. The separate living room offers extra space for relaxation. Upstairs you will find three good-sized bedrooms and a family bathroom with separate shower cubicle and Porcelanosa tiles.

THE THREE BEDROOM HOME

The contemporary open-plan kitchen/dining room benefits from skylight windows and French doors leading to the garden, creating a light and airy feel throughout. The separate living room offers extra space for relaxation. Upstairs you will find three good-sized bedrooms and a family bathroom with separate shower cubicle and Porcelanosa tiles.

The Longford
THREE BEDROOM HOME

The Longford has been designed to maximise space for modern living. The contemporary open-plan kitchen/dining room benefits from skylight windows and French doors leading to the garden, creating a light and airy feel throughout. The separate living room offers extra space for relaxation. Upstairs you will find three good-sized bedrooms and a family bathroom with separate shower cubicle and Porcelanosa tiles.
The Baybridge, a stylish family home full of light and space.

A spacious hallway with handy downstairs WC and generous utility storage space opens into a beautifully proportioned lounge and contemporary combined kitchen, dining and family space, which features a stylish side bay window. Natural light floods into both these areas through attractive skylight windows under a sloping roof and two sets of French doors lead out to the garden. An integral garage completes the ground floor layout. On the first floor the stairs lead up to four bedrooms, the master with en-suite, plus a family bathroom with bath and separate shower.

**FOUR BEDROOM HOME**

**THE BAYBRIDGE**

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*Some plots may be subject to additional gable and bay windows.

All gable and bay windows are plot specific and subject to change. Please note, overall square footage is based on structural dimensions. The external elevations, architectural detailing and floor plans of individual house types may vary from those illustrated. Dimensions do not include bay window. All room sizes are approximate with maximum dimensions. Furniture positioning is indicative only, wardrobes are not included and are only there for illustration purposes. Please ask our Sales Consultant for detailed information. While every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and Countryside Properties Northern Ltd. reserve the right to amend the specifications as necessary and without notice. This does not constitute or form any part of contract or sale. Images are indicative only. Countryside Properties. 25th May 2018, The Baybridge, Revision 0/B, WR 7555.000.
The Dunham offers the perfect balance of space and practicality for your modern family lifestyle.

Light floods The Dunham’s contemporary open-plan kitchen/dining room from both the skylight windows and French doors, creating brightness throughout. A separate living room with feature bay window offers the space you need to unwind and relax. The practical necessities have also been considered with a downstairs WC, utility room and a single garage. On the first floor are three good-sized bedrooms and a family bathroom with separate shower cubicle, while on the second floor you’ll find the master bedroom complete with its own feature skylight windows and en-suite.

FOUR BEDROOM HOME

THE DUNHAM

1,199 SQFT
111.4 M²

FOUR BEDROOM HOME

GROUND FLOOR

KITCHEN/DINING 5.34M X 4.02M 17’5” X 13’2”
LIVING ROOM 3.08M X 4.52M 10’1” X 14’8”

FIRST FLOOR

BEDROOM 2 2.73M X 3.28M 9’ X 10’8”
BEDROOM 3 2.73M X 3.17M 9’ X 10’4”
BEDROOM 4/ OFFICE 2.53M X 1.93M 8’3” X 6’3”

SECOND FLOOR

MASTER BEDROOM 4.04M X 3.54M 13’3” X 11’6”

Some plots may be subject to additional gable and bay windows. All gable and bay windows are plot specific and subject to change. Please note; overall square footage is based on structural dimensions. Dimensions listed are to be used as a guideline, the working drawings should be used for definitive measurements. Dimensions do not include bay windows. The exterior elevations, architectural detailing and floor plans of individual house types may vary from those illustrated. All room sizes are approximate with maximum dimensions. Furniture positioning is indicative only, wardrobes are not included and are only shown for demonstrational purposes. Please see our Sales Consultants for detailed information. While every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Countryside Properties Northern Ltd. reserve the right to amend the specifications as necessary and without notice. This does not constitute or form any part of contract or sale. Images are indicative only. Countryside Properties 25th May 2018. 6539.006.
The Walton, a light and airy home perfect for modern family living. At the heart of this home is a stunning open-plan kitchen and dining/family room. The impressive skylight windows flood the contemporary space with light, while the stylish French doors open out onto your private garden. Walk back through the house into the separate living room that is finished off with a beautiful bay window. Downstairs is completed by a handy WC, storage space and all-important garage. The family bathroom features Porcelanosa tiles as well as a separate shower cubicle and bath.

**THE NEW WALTON**

**THREE BEDROOM HOME**

The Walton, a light and airy home perfect for modern family living. At the heart of this home is a stunning open-plan kitchen and dining/family room. The impressive skylight windows flood the contemporary space with light, while the stylish French doors open out onto your private garden. Walk back through the house into the separate living room that is finished off with a beautiful bay window. Downstairs is completed by a handy WC, storage space and all-important garage. The family bathroom features Porcelanosa tiles as well as a separate shower cubicle and bath.

**GROUND FLOOR**

- **KITCHEN**: 3.60M x 3.22M (11'2" x 10'7")
- **DINING/FAMILY**: 4.28M x 3.29M (14'1" x 10'11") (L SHAPE)
- **LIVING ROOM**: 4.30M x 2.71M (14'1" x 8'11")

**FIRST FLOOR**

- **MASTER BEDROOM**: 3.07M x 4.27M (10'1" x 14'1")
- **BEDROOM 2**: 3.38M x 2.82M (11'1" x 9'3")
- **BEDROOM 3**: 2.50M x 3.18M (8'2" x 10'5")

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The New Ashbourne is the perfect choice for modern family living, designed to accommodate your every need. The ground floor features a stylish open-plan kitchen/dining room, which benefits from skylight windows that let the sunshine in and French doors to bring the outdoors into your home. The separate living room gives you even more space to relax with a stunning bay window creating space and light. Upstairs you'll enjoy three good-sized bedrooms, the master complete with a stylish en-suite. All these elements combined with The New Ashbourne's single garage provide everything a family home needs, all put together and perfectly finished with our exacting eye for detail.

The New Ashbourne, Revision C A, RB YB WR 7555.000.

991 SQFT
92.1 M²

Skylight windows

THREE BEDROOM HOME

THE NEW ASHBOURNE

GROUNDFLOOR
KITCHEN/DINING ROOM 5.29M X 3.41M 17'4" X 11'2"
LIVING ROOM 4.51M X 3.14M 14'9" X 10'3"

FIRST FLOOR
MASTER BEDROOM 2.82M X 3.70M 9'3" X 12'2"
BEDROOM 2 3.02M X 3.18M 9'11" X 10'4"
BEDROOM 3 3.02M X 2.50M 9'9" X 8'2"

Some plans may be subject to additional gable and bay windows.

Artist’s illustration. Images may include items of non-standard specification. Please see our Sales Consultants for further details.
Modern, light and spacious, The Ellesmere answers all the needs of twenty-first century family living.

At the heart of the home sits a cool and contemporary kitchen/dining room with French doors that lead out to the garden.

With natural lighting by way of well-positioned skylight windows, the large separate living room provides a sanctuary for relaxation and family time together. Upstairs the feeling of space continues with three well-proportioned bedrooms. All this is complemented by a family bathroom with separate shower cubicle and Porcelanosa tiles displayed to best possible effect.

THE ELLESMERE
THREE BEDROOM HOME

855 SQFT
79.4 M²

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Open-plan layout and skylight windows give The New Stamford a real sense of space.

The fully open-plan design of The New Stamford’s ground floor creates a bright and light environment from the moment you step through from the entrance hall into the spacious kitchen. This leads into a large dining room and then through to a relaxed and stylish family living space, with skylight windows above and French doors to the garden.

The downstairs is complete with a handy WC. Up on the first floor you will find two bedrooms along with a family bathroom. The generously proportioned master bedroom on the second floor is naturally lit with more skylight windows and features a dressing area alongside the en-suite bathroom.

THE NEW STAMFORD
THREE BEDROOM HOME

1005 SQFT
93.4 M²

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The Lymington, a stylish four bedroom family home.

On entering the ground floor you will find a spacious living room complete with stunning bay window filling the room with light. Further down the hall you will enter the kitchen and dining area, which is awash with natural light from well-placed skylight windows and beautiful French doors leading out to the garden. The ground floor also comes complete with a downstairs WC and integral garage. Up the stairs, the spacious master bedroom features an en-suite bathroom whilst another three well-appointed bedrooms complete this floor alongside a family bathroom, making The Lymington the perfect family home.

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The Ashop is built with the family firmly in mind, every aspect perfectly planned to cater for your needs.

The modern open-plan kitchen/dining room opens onto a family area with the garden easily accessible through stylish French doors. Skylight windows above the family area provide cascades of natural light. On the first floor you will find three good-sized bedrooms and a modern family bathroom.

An extra touch of luxury is added to The Ashop’s master bedroom by its own beautifully appointed en-suite bathroom.

**THE ASHOP**

**THREE BEDROOM HOME**

1075 SQFT

99.87 M²

**GROUND FLOOR**

- **KITCHEN/DINING/FAMILY ROOM**: 5.99M X 3.23M 19’7” X 17’2”
- **LIVING ROOM**: 4.32M X 3.06M 14’2” X 10’

**FIRST FLOOR**

- **MASTER BEDROOM**: 3.06M X 3.60M 10’ X 11’8”
- **BEDROOM 2**: 2.61M X 3.16M 8’6” X 10’4”
- **BEDROOM 3**: 2.54M X 2.11M 8’3” X 6’9”

*Some plots may be subject to additional gable and bay windows. All gable and bay windows are plot specific and subject to change. Please note, overall square footage is based on structural dimensions. Dimensions (and are to be used as guidelines, the working drawings should be used for definitive measurements. Dimensions do not include bay window. The external elevations, architectural detailing and floor plans of individual house types may vary from those illustrated. Garage position is indicative only and may vary from that shown. Please ask our Sales Consultants for details of elevations. While every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and Countryside Properties Northern Ltd. reserve the right to amend the specifications as necessary and without prior notice. This does not constitute an offer or form any part of contract or sale. Images are indicative only. Countryside Properties 3rd May 2018.*
The Trent is built to maximise outdoor space with two pairs of beautiful French doors designed to make the most of open-plan family living. The Trent’s modern open-plan kitchen/dining room opens onto the garden which is easily accessible through stylish French doors. To the other side of the hall and its feature staircase is the spacious living room that also opens via French doors onto the garden. On the first floor there are three good sized bedrooms and a well appointed family bathroom that features beautiful Porcelanosa tiles and separate shower cubicle.

**Ground Floor**
- Kitchen/Dining: 4.89m x 2.95m (16’1” x 9’8”)
- Living Room: 4.89m x 2.84m (16’1” x 9’4”)

**First Floor**
- Master Bedroom: 4.89m x 2.95m (16’1” x 9’8”)
- Bedroom 2: 2.37m x 2.99m (7’9” x 9’9”)
- Bedroom 3: 2.37m x 1.87m (7’9” x 6’1”)

**Dimensions**
- 850 SQFT
- 79.0 M2

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*Artist’s illustration. Images may include items of non-standard specification. Please see our Sales Consultants for further details.*
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