Please speak to our Sales Consultants for details of specific plots. Please note choices and upgrades are only available subject to the construction stage of the property. Please ask our Sales Consultants for further details. Whilst 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 (UK) Ltd. reserve the right to amend the specification as necessary and without notice. This does not constitute or form any part of a contract or sale. Images are indicative only. Countryside Properties (UK) Ltd. 24th February 2020. 8354.003. Images may include items of non-standard specification. Please see our Sales Consultants for further details.
Countryside invites you to Manor Woods, a stunning development of 225 beautiful 2, 3 and 4 bedroom homes in Kirkbymoorside.

One of the oldest market towns in Yorkshire, Kirkbymoorside offers all the amenities you need for day-to-day living on your doorstep. Surrounded by rolling hills and green spaces, Manor Woods is in a great location for a country walk or cycle. The nearby town of Helmsley, with its ancient medieval castle, is also a must-see.

Manor Woods offers something for everyone; whether you’re taking your first steps onto the property ladder or looking to make your next move, there is a stunning Countryside home here for you.
I'M INCLUDED...

As soon as you're inside a Countryside home you'll begin to realise the quality and design of the features which are included. You'll find everything has been carefully considered to work for you and your lifestyle. For full information on all that comes as standard please refer to the 'What's Included In Your New Home?' insert.

THE NEW STAMFORD

Selected features are included where house type size allows.
I’M INCLUDED...

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You’ll find everything has been carefully considered to work for you and your lifestyle. For full information on all that comes as standard please refer to the ‘What’s Included In Your New Home?’ insert.
LOCAL AREA...

Kirkbymoorside is nestled on the edge of the beautiful North York Moors National Park, where you will find endless footpaths and old farming villages to explore. The area is steeped in Roman and Anglo-Saxon history, with visitors coming to see the beautiful ornate abbeys and drink in some of the oldest coaching inns in England.

A popular UK staycation destination is Scarborough, located a 45-minute drive away. This traditional Victorian seaside town still boasts many original features from that era and the grand bandstand, which is still used for concerts and events, is well worth a visit. Scarborough also holds the title of best fish and chips in North Yorkshire!

You’re well situated for education, as Manor Woods encircles Kirkbymoorside Community Primary which is rated good by Ofsted. For older kids, Ryedale Secondary School is under three miles away and is rated outstanding. Transport is convenient with trains running nationwide from the nearby Malton train station.
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**TRANSPORT LINKS**

**BY TRAIN** (FROM MALTON)
- YORK: 26 MINUTES
- LEEDS: 58 MINUTES
- LONDON: 2 HOURS 42 MINUTES

**BY CAR**
- CONVENIENCE STORE: 0.3 MILES
- TRAIN STATION: 13.2 MILES
- MOTORWAY: 31.1 MILES
- AIRPORT: 54 MILES

**BY FOOT**
- LOCAL RESTAURANT: 0.3 MILES
- DOCTORS: 0.3 MILES
- PRIMARY SCHOOL: 0.4 MILES
- SECONDARY SCHOOL: 3.7 MILES

Manor-Woods.co.uk
The iconic and magical city of York is less than an hour’s drive away, and this medieval city has something for everyone. The world famous York Minster originally built around 637 AD is simply breathtaking and has a fascinating history. For a superb family day out, the Jorvik Viking Centre will keep everyone engaged and entertained, as there is plenty to learn all about the Vikings and their way of life.

If it’s shopping you’re looking for, then York is the place for you. High-street favourites rub shoulders with stylish independent boutiques and the choice is endless.

York is something of a foodie haven and you will be spoilt for choice in the city’s huge variety of restaurants and cafes. Alternatively, settle into one of the city’s oldest pubs in the medieval streets of The Shambles for a pint or two of traditional Yorkshire bitter.
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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.

Striving to be industry leaders in our approach to social responsibility, we deliver all our homes in an environmentally responsible, ethical, safe and sustainable manner. This is reflected in the execution of our developments, our working practices and the value we bring to communities.

All of 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.

It is all this and more that enables us to create places people love.
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CUSTOMER CARE

We have a dedicated team who are committed to working to our own Customer Charter, ensuring we always deliver the very best service. From our experienced construction team through to our trained Sales Consultants, we ensure you are fully informed with respect to your purchase. We offer guidance on the complete process involved in buying a Countryside home and we can put you in touch with independent financial advisors and solicitors.

From the moment you reserve your plot, to the day you receive your keys and beyond, a dedicated Sales Progressor will guide you through the process and ensure you receive the very best service from Countryside. Every Countryside home carries our commitment to quality and improvement. You have the added assurance of every Countryside home being covered by an NHBC Warranty, protecting against structural defects for a 10-year period following the date of legal completion.

Each property is also quality checked and commissioned by our dedicated Customer Care team before it is handed over to you. Prior to legal completion the Sales Consultant along with the Site Manager will invite you to a home demonstration where they will walk you through all aspects of your new home.

The Sales Consultant will complete a formal handover of your property on legal completion. Our Site Management team will also visit on several occasions to ensure you are settling in.

All of our homes are covered by a comprehensive 2-year Customer Service Warranty as standard, providing you with 24-hour emergency cover.

As registered home builders with NHBC Warranty 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.
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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 that you don’t need a huge deposit to make your dream come true.

The Government-backed Help to Buy scheme can work for you if you want to get onto the property ladder, get a bigger home, or just make your monthly repayments more affordable.

The current scheme is designed to help both first-time buyers and existing and previous homeowners by making mortgages more affordable when buying a new build home.

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.

On a property worth £200,000:

5% Deposit – £10,000
20% Government loan – £40,000
75% Mortgage – £150,000

---

*5% deposit is applicable with the Government’s Help to Buy scheme and is available to first-time buyers, as well as existing and previous homeowners.
#20% Government-backed Equity Loan and 75% Mortgage subject to status. Terms and conditions apply.
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On a property worth £200,000:

- **5% Deposit** – £10,000
- **20% Government loan** – £40,000
- **75% Mortgage** – £150,000

The benefits of Help to Buy…

- You only need a 5% deposit
- You can receive a Government-backed 20% equity loan
- The equity loan is interest free for the first 5 years
- You will have 100% ownership of your home
- You can access competitive mortgage rates†
- You can have lower monthly repayments

† Terms and conditions apply.
WHY BUY NEW?

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, offering lower environmental impact, running costs and 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.

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.
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**CUSTOMER STORIES**

**Linda, Martin & Katie**

“The standard of design and layout of the homes is high. We could see that the open-plan layout was spacious and light – just what we wanted for our family.”

*Juniper Grove*

**Elisha & Mike**

“The Help to Buy scheme was really useful and easy, I’d definitely recommend it to anyone. The most exciting thing about the whole process is just being in a home that is completely ours.”

*Blackberry Vale*

**James**

“The thought of a new build really appealed to me, as you get the luxury of everything already being done for you.”

*Wren Green*
From the A1 (M)

From the A1(M) J48 take the A168 towards Thirsk. After 13 miles at the roundabout on the outskirts of Thirsk take the 3rd exit onto the A170 Sutton Rd. Continue on the A170 for 21 miles through Helmsley, once through Helmsley you will see the Manor Woods Sales and Marketing Suite on the left hand side after 5.5 miles.

FOR YOUR SAT NAV: YO62 6AG
Directions are taken from Google Maps and are intended as a guide.

FOR YOUR SAT NAV: CH5 2HR

From the M56
Continue on M56 heading towards North Wales and Queensferry. Continue straight onto A494. Pass the Welcome to Wales Sign. Pass the Flintshire County Sign. Exit at A548 Flint/Chester and keep right. At the roundabout keep right crossing over the dual carriage way taking the third exit Drome Road sign-posted Zone/Parth 1. At the roundabout turn left. Continue round the road and you will find Dutton Fields on the right. Continue onto the Airfields/Dutton Fields site and you will find the Show Village on the right.
OUR OUTSTANDING SPECIFICATION COMES AS STANDARD...
WHAT’S INCLUDED IN YOUR NEW HOME?

KITCHENS

- 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 1 1/2 bowl sink
- Single lever mixer taps
- Integrated double electric oven with five ring gas hob and glass splashback•
- Glass/stainless steel chimney hood
- Pelmet lights
- Integrated fridge-freezer
- Chrome LED downlights
- Chrome effect sockets & USB points

BATHROOMS

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

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

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*In some cases, shower over bath is hand held. Only on selected plots. Please ask a Sales Consultant for further details.
INSIDE YOUR HOME

• 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 foil internal doors with polished chrome door furniture
• Whole house ventilation system

OUTSIDE YOUR HOME

• 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

SECURITY

• 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

• 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 below 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.
The Alwin
Two Bedroom Home

825 Sqft
76.5 m²

Features:
- Stylish open-plan kitchen/dining room
- Spacious separate living room with beautiful bay window
- Large master bedroom plus one further well-proportioned bedroom
- Modern family bathroom with separate shower cubicle
- French doors leading to the rear garden

Ground Floor:

KITCHEN/DINING ROOM
4.6m x 4.87m 15'1" x 16'

LIVING ROOM
3.30m x 4.25m 10'10" x 14'

MASTER BEDROOM
3.30m x 3.37m 10'10" x 11'1"

BEDROOM 2
2.55m x 3.13m 8'5" x 10'5"

Some plots may be subject to additional gable and bay windows. All gable and bay windows are plot specific and are 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 external elevations, architectural detailing and floor plans of individual houses may vary from those illustrated. All rooms sizes are approximate with maximum dimensions. Furniture positioning is indicative only, wardrobes are not included and are only there for illustration purposes. Please note our Sales Consultants for detailed information. While every effort has been made to ensure that the information contained in this brochure is accurate, it is designed specifically as a guide and Countryside Properties 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拉stimate only. Countryside Properties (31st March 2020).
THE ALWIN FCT
TWO BEDROOM HOME

FEATURES:
- Stylish open-plan kitchen/dining room
- Spacious separate living room with beautiful bay window
- Large master bedroom plus one further well-proportioned bedroom
- Modern family bathroom with separate shower cubicle
- French doors leading to the rear garden

GROUND FLOOR

<table>
<thead>
<tr>
<th>ROOM</th>
<th>Dimensions</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>KITCHEN/DINING ROOM</td>
<td>4.06M X 4.87M</td>
<td>13'4&quot; X 16'</td>
</tr>
<tr>
<td>LIVING ROOM</td>
<td>3.30M X 4.25M</td>
<td>10'10&quot; X 14'</td>
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<td>2.55M X 3.13M</td>
<td>8'5&quot; X 10'5&quot;</td>
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825 SQFT
76.5 M²

Some plans 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 internal floor space only. The external elevations, architectural detailing and floor plans of individual housetypes may vary from those illustrated. All rooms sizes are approximate with internal dimensions. Furniture positioning is indicative only, wardrobes are not included and are only shown for illustration purposes. Please ask our Sales Consultants for detailed information. While every effort has been made to ensure that the information is correct, Countryside Properties 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 31st March 2020.

The Alwin FCT, Revision 0, RB 8335.002.
**THE ELLESMERE**

**THREE BEDROOM HOME**

855 SQFT

79.4 M²

---

**FEATURES:**
- Stylish kitchen/dining room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room
- Three well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle decorated with Porcelanosa tiles

---

**GROUND FLOOR**

- **KITCHEN/DINING ROOM** 5.34M X 3.29M 17'6" X 10'10"
- **LIVING ROOM** 3.06M X 4.61M 10' X 15'2"

---

**FIRST FLOOR**

- **MASTER BEDROOM** 2.71M X 3.33M 8'11" X 10'11"
- **BEDROOM 2** 2.71M X 3.13M 8'11" X 10'4"
- **BEDROOM 3** 2.56M X 1.97M 8'5" X 6'6"

---

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 hand are to be used as a guideline, the working drawings should be used for definitive measurements. The external elevations, architectural detailing and floor plans of individual houses may vary from those illustrated. All room sizes are approximate with maximum dimensions. Furniture and fittings are shown as indicative only, wardrobes are not included and are only shown for illustrative purposes. Please ask our Sales Consultants for detailed information. While every effort has been made to ensure that the information contained in this leaflet is accurate, Countryside Properties 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 (13th February 2020). The Ellesmere, Revision B. RB 8335.002.
THE LONGFORD SEMI
THREE BEDROOM HOME

893 SQFT
82.9 M²

FEATURES:
- Stylish open-plan kitchen/dining room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room
- Three well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle decorated with Porcelanosa tiles

GROUND FLOOR
KITCHEN/DINING 5.39M X 4.07M 17'8" X 13'4"
LIVING ROOM 3.09M X 4.49M 10'2" X 14'9"

FIRST FLOOR
MASTER BEDROOM 2.74M X 3.40M 9' X 11'2"
BEDROOM 2 2.74M X 3.06M 9' X 10'1"
BEDROOM 3/STUDY 1.97M X 2.56M 6'6" X 8'5"

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All gable and bay windows are plot specific and subject to change. Please note, some of square footage is based on structural dimensions. Dimensions cited are to be used as a guideline, the working drawings should be used for definitive measurements. The external elevations, architectural detailing and floor plans of individual house types may vary from those illustrated. All room sizes are approximate with maximum dimensions. Furniture and styling is illustrative only, wardrobes are not included and are only there for illustration purposes. Request ed our Sales Consultants for detailed information. While every effort has been made to ensure that the information contained in this leaflet is accurate, Countryside reserves 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 27th March 2020, The Longford Semi, Revision 0, RB 8335.002.
THE ORWELL
THREE BEDROOM HOME

947 SQFT
87.9 M²

FEATURES:
- Stylish open-plan kitchen/dining room
- Spacious separate living room with beautiful bay window
- Master bedroom with en-suite
- Two further well-proportioned bedrooms
- Two sets of French doors leading to the rear garden
- Modern family bathroom with separate shower cubicle

GROUND FLOOR

<table>
<thead>
<tr>
<th>Room</th>
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</tr>
</thead>
<tbody>
<tr>
<td>KITCHEN</td>
<td>3.3M X 6.1M</td>
<td>10'10&quot; X 20'2&quot;</td>
</tr>
<tr>
<td>DINING</td>
<td>3.3M X 3.79M</td>
<td>10'10&quot; X 12'5&quot;</td>
</tr>
<tr>
<td>LIVING ROOM</td>
<td>3.1M X 4.01M</td>
<td>10'3&quot; X 13'2&quot;</td>
</tr>
<tr>
<td>BEDROOM 1</td>
<td>2.67M X 3.9M</td>
<td>8'9&quot; X 12'10&quot;</td>
</tr>
<tr>
<td>BEDROOM 2</td>
<td>2.32M X 2.67M</td>
<td>7'8&quot; X 8'9&quot;</td>
</tr>
<tr>
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GIFTS:
- Stylish open-plan kitchen/dining room
- Spacious separate living room with beautiful bay window
- Master bedroom with en-suite
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- Two sets of French doors leading to the rear garden
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THE FOSS
THREE BEDROOM HOME
1039 SQFT
96.5 M²

FEATURES:
• Stylish open-plan kitchen and dining/family room
• Impressive skylight windows and French doors leading to rear garden
• Spacious separate living room with French doors
• Master bedroom with en-suite
• Two further well-proportioned bedrooms
• Modern family bathroom with separate shower cubicle

GROUND FLOOR
KITCHEN/DINING 5.24M X 3.05M 17'2" X 10'
FAMILY ROOM 3.82M X 2.40M 12'5" X 7'8"
LIVING ROOM 5.14M X 2.93M 16'9" X 9'6"

FIRST FLOOR
MASTER BEDROOM 3.99M X 2.93M 13'1" X 9'7"
BEDROOM 2 3.05M X 2.58M 10' X 8'5"
BEDROOM 3 2.36M X 1.98M 7'8" X 6'5"

SOME PLANS 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 APPROXIMATE DIMENSIONS. DIMENSIONS LISTED SHOULD BE USED AS A GUIDELINE, SITE SPECIFIC DRAWINGS SHOULD BE USED FOR DEFINITIVE MEASUREMENTS. DIMENSIONS DO NOT INCLUDE BAY WINDOWS.

THE EXTERNAL ELEVATIONS, ARCHITECTURAL DETAILS AND FLOOR PLANS OF INDIVIDUAL HOUSE TYPES MAY NOT BE SHOWING EXACT DIMENSIONS. ALL HOUSE TYPES ARE PREPARED WITH APPROXIMATE DIMENSIONS. FUNCTIONS/PLAN ARE INDICATIVE ONLY, ROOMS ARE NOT DRAWN TO SCALE AND ARE ONLY SHOWN FOR ILLUSTRATIVE PURPOSES.

Please ask our Sales Consultant for detailed information. While every effort has been made to ensure that the information provided above is correct, Countryside Properties reserves the right to amend the specifications as necessary and without prior notice. Images are illustrative only. Countryside Properties 25th May 2018. The Foss, Revision A, RIB 8335.002.
THE FOSS FCT
THREE BEDROOM HOME

1052 SQFT
97.7 M2

FEATURES:
• Stylish open-plan kitchen and dining/family room
• Impressive skylight windows and French doors leading to rear garden
• Spacious separate living room with French doors
• Master bedroom with en-suite
• Two further well-proportioned bedrooms
• Modern family bathroom with separate shower cubicle

GROUND FLOOR
KITCHEN/DINING 5.24M X 3.05M 17’2” X 10’
FAMILY ROOM 3.82M X 2.40M 12’5” X 7’8”
LIVING ROOM 5.14M X 2.93M 16’9” X 9’6”

FIRST FLOOR
MASTER BEDROOM 3.99M X 2.93M 13’1” X 9’7”
BEDROOM 2 3.05M X 2.58M 10’ X 8’5”
BEDROOM 3 2.36M X 1.98M 7’8” X 6’5”

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 external 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 there for illustration purposes.

Please ask 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 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 illustrative only. Countryside Properties. 19th February 2020. The Foss FCT, Revision 0, WR YB 8335.002.
**THE ASHOP**

**THREE BEDROOM HOME**

1075 SQFT

99.87 M²

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**FEATURES:**
- Stylish open-plan kitchen and dining/family room
- Impressive skylight windows and French doors leading to rear garden
- Master bedroom with en-suite
- Two further well-proportioned bedrooms
- Modern family bathroom

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**GROUND FLOOR**

- **KITCHEN/DINING**
  - Family Room 5.25M X 5.99M 17'2" X 19'7"
- **LIVING ROOM**
  - 4.32M X 3.06M 14'2" X 10'

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**FIRST FLOOR**

- **MASTER BEDROOM**
  - 3.6M X 3.6M 10' X 11'10"
- **BEDROOM 2**
  - 2.61M X 3.16M 8'6" X 10'4"
- **BEDROOM 3**
  - 2.54M X 2.11M 8’3” X 6’9”

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THE BOWMONT
FOUR BEDROOM HOME

1262 SQFT
117.2 M²

FEATURES:
- Spacious living room with beautiful bay window
- Stylish open-plan kitchen and dining/family room
- Impressive skylight windows and French doors leading to rear garden
- Practical study and downstairs WC
- Master bedroom with en-suite
- Three further well-proportioned bedrooms, including two doubles
- Modern family bathroom decorated with Porcelanosa tiles

GROUND FLOOR
- KITCHEN: 2.73M X 3.71M 9' X 12'2"
- LIVING ROOM: 3.88M X 3.52M 12'9" X 11'7"
- DINING/FAMILY ROOM: 5.71M X 3.7M 18'9" X 12'2"
- STUDY: 2.19M X 2.19M 7'2" X 7'2"

FIRST FLOOR
- MASTER BEDROOM: 3.59M X 3.1M 11'10" X 10'2"
- BEDROOM 2: 3.02M X 2.72M 9'11" X 8'11"
- BEDROOM 3: 3.86M X 2.52M 12'8" X 8'3"
- BEDROOM 4: 2.18M X 1.83M 7'2" X 6'8"

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. The external 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 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, Countryside Properties 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 14th July 2020. The Bowmont, Revision D, RB 8335.002.
THE NEW ASHBOURNE LG
THREE BEDROOM HOME

1036 SQFT
96.33 M²

FEATURES:
- Stylish open-plan kitchen/dining room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room with beautiful bay window
- Master bedroom with en-suite
- Two further well-proportioned bedrooms
- Modern family bathroom
- Single garage

GROUND FLOOR
- KITCHEN/DINING 5.29M X 3.41M 17'5" X 11'2"
- LIVING ROOM 3.10M X 4.77M 10'2" X 15'8"

FIRST FLOOR
- MASTER BEDROOM 3.11M X 3.92M 10'2" X 12'11"
- BEDROOM 2 3.05M X 3.40M 10' X 11'2"
- BEDROOM 3 3.05M X 2.52M 10' X 8'3"

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 not to be used as a guideline, the working drawings should be used for definitive measurements. Dimensions do not include bay windows.

The New Ashbourne LG, Revision C, RB 8335.002.
THE ASHOP FCT
THREE BEDROOM HOME

FEATUR ES:
• Stylish open-plan kitchen and dining/family room
• Impressive skylight windows and French doors leading to rear garden
• Master bedroom with en-suite
• Two further well-proportioned bedrooms
• Modern family bathroom

GROUND FLOOR
KITCHEN/DINING/FAMILY ROOM 5.99M X 5.25M 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 listed are to be used as a guideline, 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 housetypes may vary from those illustrated. Furniture positioning is indicative only, wardrobes are not included and are only there for illustration purposes. Please ask our Sales Consultants 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 Ltd reserves the right to amend the specifications as necessary and without notice. This does not constitute or form any part of contract or sale. Countryside Properties 27th July 2020. The Ashop FCT, Revision A/0, RB 8335.002.

THE ASHOP FCT
THREE BEDROOM HOME
1075 SQFT
99.87 M2
THE NEW ASHBOURNE LG FCT
THREE BEDROOM HOME

1036 SQFT
96.24 M²

FEATURES:
• Stylish open-plan kitchen/dining room
• Impressive skylight windows and French doors leading to rear garden
• Spacious separate living room with beautiful bay window
• Master bedroom with en-suite
• Two further well-proportioned bedrooms
• Modern family bathroom
• Single garage

GROUND FLOOR
KITCHEN/DINING ROOM
5.29M X 3.41M 17'5" X 11'2"

LIVING ROOM
3.10M X 4.50M 10'2" X 14'10"

FIRST FLOOR
MASTER BEDROOM
3.11M X 3.92M 10'2" X 12'11"

BEDROOM 2
3.05M X 3.40M 10' X 10'5"

BEDROOM 3
3.05M X 2.52M 10' X 8'3"

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THE NEW WALTON LG
THREE BEDROOM HOME

1116 SQ FT
103.7 M²

FEATURES:
- Stylish open-plan kitchen and dining/family room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room with beautiful bay window
- Convenient downstairs utility room, WC and integral garage access
- Spacious master bedroom with ensuite
- Two further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle and bath decorated with Porcelanosa tiles

GROUND FLOOR
- KITCHEN 3.24M X 3.1M 10’8” X 10’2”
- DINING/FAMILY 4.3M X 2.78M 14’1” X 9’1” (L SHAPED)
- LIVING ROOM 2.73M X 4.30M 8’11” X 14’1”

FIRST FLOOR
- MASTER BEDROOM 4.30M X 2.92M 14’1” X 9’7”
- BEDROOM 2 3.02M X 3.82M 9’11” X 12’7”
- BEDROOM 3 3.21M X 3.14M 10’6” X 10’4”

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THE LYMINGTON LG
FOUR BEDROOM HOME

1252 SQFT
116.3 M²

FEATURES:
• Stylish open-plan kitchen/dining room
• Impressive skylight windows and French doors leading to rear garden
• Spacious separate living room with beautiful bay window
• Convenient downstairs WC
• Spacious master bedroom with en-suite
• Three further well-proportioned bedrooms
• Modern family bathroom

GROUND FLOOR
KITCHEN/DINING 5.24 X 5.63 17'3" X 18'7"
LIVING ROOM 3.01 X 4.30 9' 11"X 14'1"

FIRST FLOOR
MASTER BEDROOM 4.14M X 3.42M 13'7"X 11'3"
BEDROOM 2 3.04M X 3.18M 10' X 10'6"
BEDROOM 3 3.12M X 2.83M 10'3" X 9'3"
BEDROOM 4/OFFICE 2.67M X 3.06M 8'9" X 10'1"

Skylight windows
C/C = Cylinder cupboard
THE BOWMONT FCT
FOUR BEDROOM HOME

1262 SQFT
117.2 M²

FEATURES:
• Spacious living room with beautiful bay window
• Stylish open-plan kitchen and dining/family room
• Impressive skylight windows and French doors leading to rear garden
• Practical study and downstairs WC
• Master bedroom with en-suite
• Three further well-proportioned bedrooms, including two doubles
• Modern family bathroom decorated with Porcelanosa tiles

GROUND FLOOR
KITCHEN
2.75M X 3.71M  9' X 12'2"

LIVING ROOM
3.88M X 3.52M  12'9" X 11'7"

DINING/FAMILY ROOM
5.71M X 3.7M  18'9" X 12'2"

STUDY
2.35M X 2.19M  7'9" X 7'2"

FIRST FLOOR
MASTER BEDROOM
3.29M X 3.1M  10'10" X 10'2"

BEDROOM 2
3.02M X 2.72M  9'11" X 8'11"

BEDROOM 3
3.86M X 2.52M  12'8" X 8'3"

BEDROOM 4
2.18M X 2.03M  7'2" X 6'8"

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