BEAUMONT GREEN

Warton

NEW HOMES QUALITY CODE

COUNTRYSIDE Homes

BEAUMONT GREEN

Warton

countrysidehomes.com

COUNTRYSIDE
Homes

BEAUMONT GREEN

We're proud to showcase our development of exclusive 2, 3 and 4 bedroom detached and semi-detached homes here at Beaumont Green. These wonderful homes are exclusively designed with modern living in mind and are perfect for family life.

Situated between the Victorian seaside towns of Lytham and Preston, Beaumont Green is superbly located for both work and leisure opportunities.

Beaumont Green is superbly located with nearby green space and footpaths perfect for family walks and bike rides.

The local areas of Warton and Freckleton are home to a number of shops and eateries which are within easy walking distance as well as good quality primary and secondary schools. Great transport links by both road and rail can be found nearby too.

A 10-minute drive will find you in picturesque Lytham with beautiful sea views, wonderful bistros and charming cafes. With sandy coastal walks, multiple golf courses and a range of yearly festivals there really is something for everyone.

A short drive inland you will find the beautiful village of Wrea Green. Local attractions include the traditional village green where cricket is played during the summer months. Firm favourites The Villa restaurant and Ribby Hall Village are both close by and well worth a visit.

Preston, has, over time, evolved into a lively city with a buzz all of its own. Yet despite the hustle and bustle, Preston is also blessed with plenty of green, open spaces, from the characterful Winckley Square to the stunning Avenham Park, where you can while away the hours strolling along the River Ribble.

Just down the road, Preston's Dock and Marina offers another great way to spend your spare time with eateries, pubs and a cinema to keep you entertained.

If shopping is your thing, you'll be pleased to know that Preston boasts not one, but two shopping centres, as well as numerous high-street stores. The city is also home to a number of independent shops, boutiques and outdoor markets.

On the food and drink front, the city offers plenty of opportunity to sample traditional and international flavours at restaurants, cafes and tea shops.

All this, along with museums, arts, music venues, and even a steam railway, means that there really is something for everyone in this thriving, well-connected city.

THE PERFECT POSITION

EDUCATION FOR EVERYONE

There are three primary schools within a mile away from Beaumont Green and all are rated as Good by OFSTED. For secondary age children, the Saint Bede's Catholic High School, located in the town of Lytham, is just 3.9 miles away from the development.

Warton St Paul's CE Primary Academy
0.6 miles | 14 mins walk

Holy Family Catholic Primary School
0.3 miles | 7 mins drive

Saint Bede's Catholic High School
3.8 miles | 9 mins drive

Lytham Windmill
3.6 miles | 9 mins drive

Kirkham & Wesham Railway Station
3.6 miles | 11 mins drive

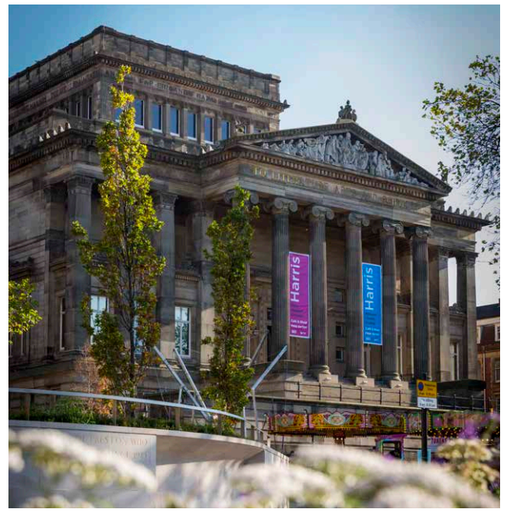
Preston
7.9 miles | 18 mins drive

St Annes Beach
7.1 miles | 18 mins drive

M55 Motarway
5.9 miles | 12 mins drive

BEAUMONT GREEN

Distances and timings are approximate and for reference only. Calculated using maps.google.co.uk



A COMMUNITY TO BE PROUD OF

Countryside Homes will invest more than £1.24 million towards community schemes.

We know that the area surrounding your new home is just as important as the features within your new property. As well as bringing a range of new homes to the area, we also make a commitment, these commitments are chosen based on the needs of our new community and we work with the local council to deliver them. We are proud to have invested over £1.24 million in local schemes to support the community surrounding your new home in Beaumont Green, Warton.

"Countryside Homes has invested more than **£1.24 million** towards community schemes"

LOCAL EDUCATION

PUBLIC OPEN SPACE

PUBLIC TRANSPORT

SUSTAINABLE TRAVEL

PERSONALISE YOUR HOME

Customise your kitchen with stylish worktops, the latest modern appliances and personalise your bathrooms with stunning ceramics. Using the Personalise range, there are various options allowing you to create your perfect property which is truly unique to you.

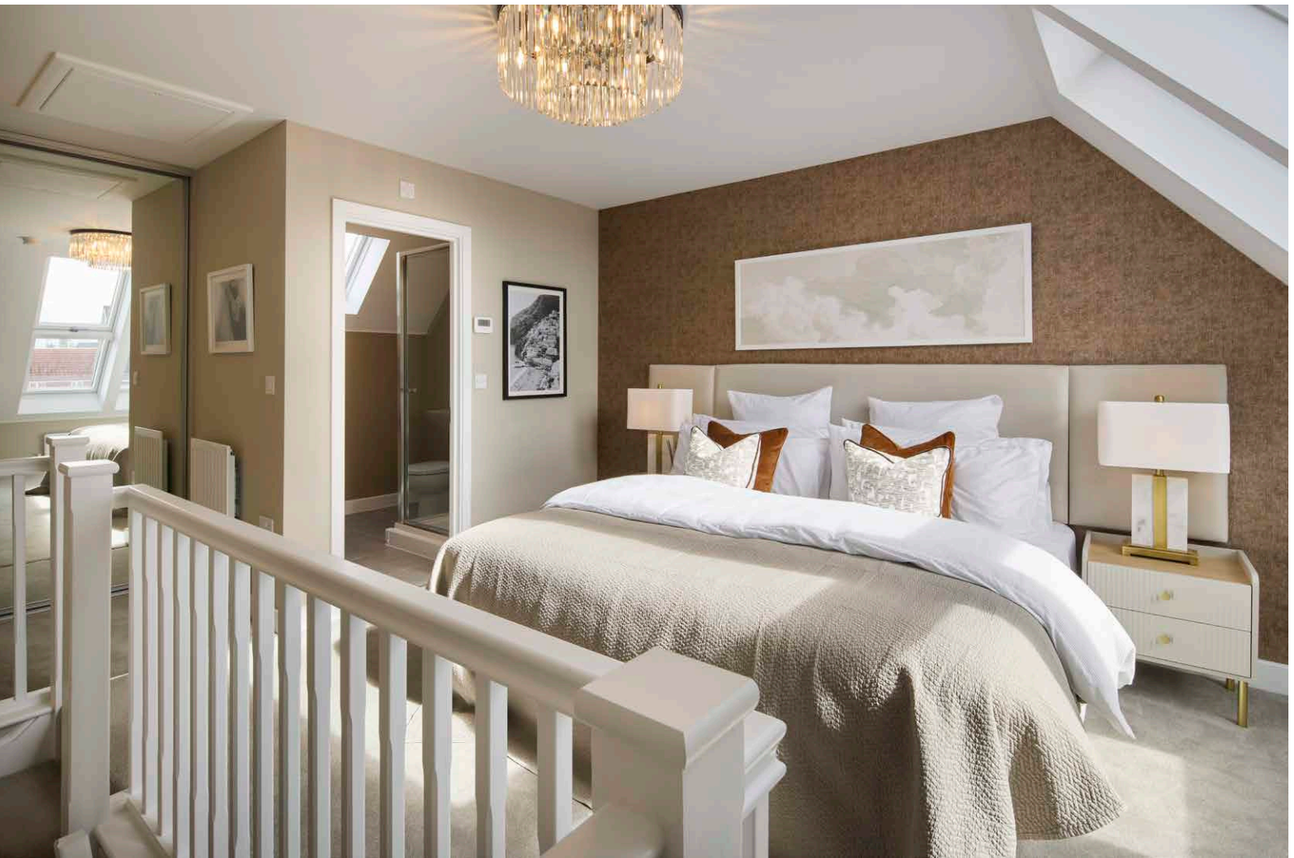
If you have a preference for flooring, you can select from our diverse range that includes luxurious carpets, stylish Karndean, ceramics and vinyl.

Individualise your bathroom with a choice of tiles or complete your bedroom with fitted wardrobes. Whatever your style, it's your canvas to make your own and allow your personality to shine through your home.

The best thing is that you don't have to decide all this at the time of reserving – you can think about how you want your new home to look in the comfort of your current home.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide you with guidance.

We're here to help you make it completely unique, so express yourself with Personalise.



PURCHASE SCHEMES

Wherever you are in the home-buying market – a first-time buyer, looking to step up the property ladder or a downsizer – we have a variety of great purchase assistance schemes!

HOME EXCHANGE

Are you an existing home owner? Our Home Exchange scheme is the simple way to make sure you don't lose out on your brand new Countryside Home – and saves you time and money along the way. We'll buy your property at market value, therefore there are no last minute 'drop-outs'.

SMOOTH MOVE

Are you an existing home owner? Our Smooth Move service is designed to help you sell your old property quickly so that you can make the move into a brand new Countryside Home. We'll deal with the estate agents on your behalf, and even pay the estate agents' fees when your house is sold!

RECOMMEND A FRIEND

Receive £500 as a thank you when you introduce a friend or relative who then completes the purchase of a new Countryside home!

A HOME DESIGNED WITH YOU IN MIND

We are constantly reviewing our houses and ensuring they are everything that our customers want in a home. We are proud to have developed and launched a new range of homes.

These homes have been created to embrace modern design and styling, whilst retaining classic architectural traditions. An integral part of the design process for our new range of homes was to ensure they have a real wow factor and eye-catching kerb appeal. From designing external elevations to create attractive street scenes through to maximising the flow and size of the rooms, the homes include a variety of features to capture the attention.

The size, positioning and number of windows in our new housing collection have created bright and airy homes, this mixed in with the higher ceilings gives your property a spacious feel.

The flow and layout of the new homes has been a key consideration to accommodate today's lifestyles, with a focus on future living. With the kitchen at the heart of the home, impressive family spaces have been included within them to create sociable living areas, while attention on master bedrooms and en suites has given the homes added desirability.

Many of the properties include popular bi-fold doors helping to bring the outside in and enhance the gardens as an extended living area.

FIRM FOUNDATIONS MEANS PEACE OF MIND FOR YOU

When buying a new home, you want to be sure you can trust your builder. Choosing a Countryside Home gives you the peace of mind that comes from choosing a company that has been building some of the best homes in the UK for more than a hundred years.

We pride ourselves on being one of the country's leading housebuilders and have established an enviable reputation for the quality of our build and design, specification and customer service.

Each Countryside Home is carefully planned both to meet your needs and to integrate into the existing location.

We will often use local materials and reflect regional features. Trees are retained wherever possible and new landscaping added, along with footpaths and cycleways in many cases to help create a wonderful place to live.

SCAN ME FOR DIRECTIONS

BEAUMONT GREEN

Nectar Drive,
Warton, PR4 1LR

FROM M55

- Leave the M55 at J3 onto the A585 towards Wesham.
- Continue until the junction with the A583.
- Turn left onto the A583 for 1.1 miles and turn right onto Freckleton Rd.
- Continue onto Kirkham Rd and then at the junction of the A584 take a right-down Lytham Rd (A584).
- At the first roundabout take the 2nd exit to continue down Lytham Rd.
- After 0.2 miles you'll find us on the right-hand side.

Cover photograph of Lytham Green. Not view from the development. The streetscene shown above has been produced for illustrative purposes only, please check the details of the homes you are interested in with the sales consultant.

Vistry Merseyside & Cheshire West region
301 Bridgewater Place, Birchwood Park Birchwood, Warrington WA3 6XF
Produced by Milk.
When you have finished with this leafflet please recycle it.
1269 / 04.24

COUNTRYSIDE
Homes

BEAUMONT GREEN

Warton

countrysidehomes.com

COUNTRYSIDE
Homes

BEAUMONT GREEN

Warton

2 bedroom homes

- The Irwell

3 bedroom homes

- The New Weaver
- The Lea
- The Ashop
- The Blyth
- The New Stamford
- The Foss FCT
- The New Ashbourne FCT
- The Ashop FCT

4 bedroom homes

- The Dunham
- The Lymington
- The Baybridge
- The Oakham
- The Elford

Pre-sold homes

- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes

v	visitor space
ss	substation
ps	pumping station

This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

Vistry Manchester & Cheshire East region
301 Bridgewater Place, Birchwood Park, Birchwood, Warrington WA3 6XG. Telephone: 01925 248 900

Produced by the Vistry Group Design Studio.

When you have finished with this leaflet please recycle it.

DS15803a / 03.26

COUNTRYSIDE
Homes

THE IRWELL

2 bedroom home

- Stylish open-plan kitchen / dining / sitting room with French doors leading to the garden
- Convenient store room and separate WC
- Spacious master bedroom
- One further well proportioned bedroom
- Modern family bathroom

COUNTRYSIDE
Homes

countrysidehomes.com

THE IRWELL

2 bedroom home

GROUND FLOOR	metres	feet/inches
Kitchen	4.07 x 3.97	13'4" x 13'
Sitting / dining room	3.22 x 3.50	10'7" x 11'6"

FIRST FLOOR		
Bedroom 1	4.07 x 2.57	13'4" x 8'6"
Bedroom 2	4.07 x 2.71	13'4" x 8'1"

ovn	oven	fs	fridge space
h	hob	fzs	freezer space
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◄ ►	measuring points

The Irwell

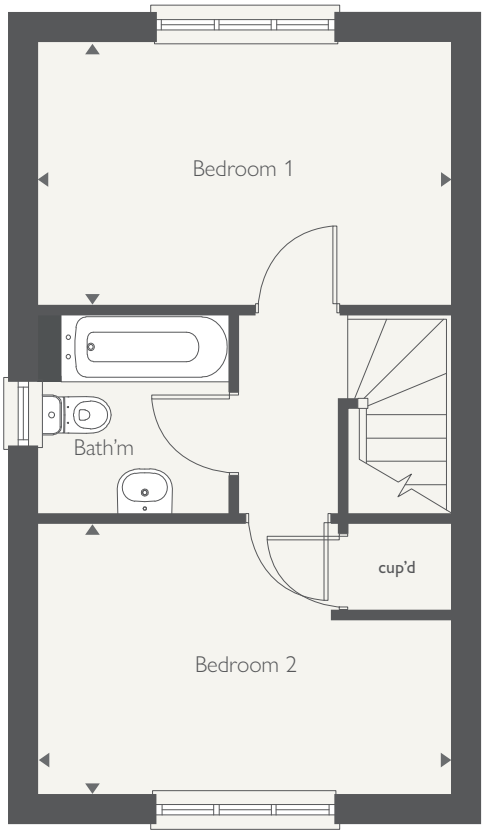
The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

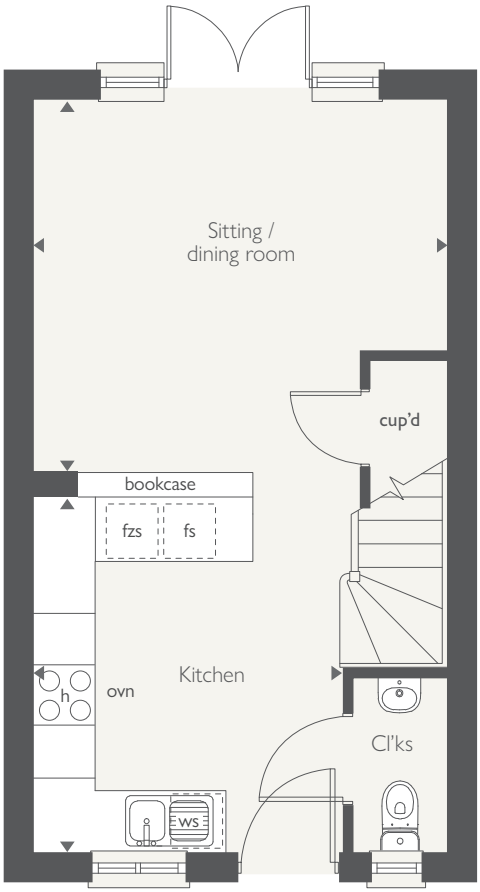
DS10764 / 11.24

COUNTRYSIDE Homes

FIRST FLOOR



GROUND FLOOR



THE NEW WEAVER

3 bedroom home

- Spacious living room with contemporary bay window on certain plots
- Stylish open-plan kitchen/dining room
- French doors leading to rear garden
- Convenient downstairs WC
- Three well-proportioned bedrooms

countrysidehomes.com

COUNTRYSIDE
Homes

THE NEW WEAVER

3 bedroom home

GROUND FLOOR	metres	feet / inches
Kitchen / dining room	4.84 x 3.50	15'11" x 11'6"
Sitting room	3.82 x 4.41	12'7" x 14'6"

FIRST FLOOR		
Bedroom 1	4.88 x 2.70	16' x 8'10"
Bedroom 2	2.61 x 3.24	8'7" x 10'8"
Bedroom 3	2.17 x 2.20	7'1" x 7'7"

ovn	oven	tds	tumble dryer space
h	hob	c/c	cylinder cupboard
ds	dishwasher space	◄ ►	measuring points
ws	washing machine space		skylight windows
ffzs	fridge freezer space	■	SVP

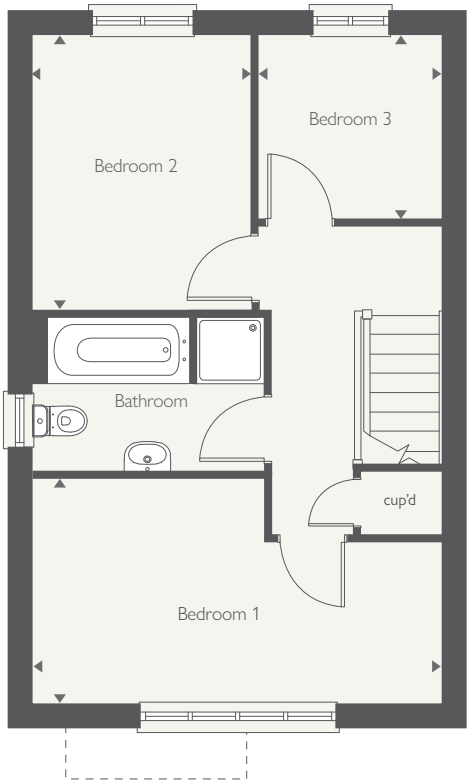
The New Weaver

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

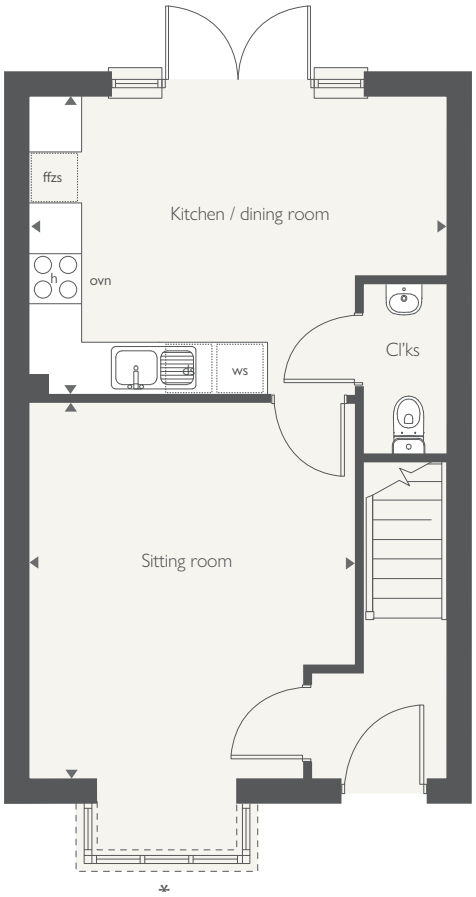
The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

DS10764 / 11.24

FIRST FLOOR



GROUND FLOOR



THE LEA

3 bedroom home

- Spacious living room
- Stylish open-plan kitchen and dining/family room
- Impressive skylight windows and French doors leading to rear garden
- Under the stairs storage and a convenient downstairs WC
- Three well-proportioned bedrooms, including two doubles
- Modern family bathroom decorated with Porcelanosa tiles

countrysidehomes.com

COUNTRYSIDE
Homes

THE LEA

3 bedroom home

GROUND FLOOR	metres	feet/inches
Kitchen/Dining/Family	4.79 x 5.11	15'9" x 16'9"
Living Room	3.73 x 4.88	12'3" x 16'

FIRST FLOOR		
Bedroom 1	2.63 x 3.83	8'8" x 12'7"
Bedroom 2	2.63 x 3.93	8'8" x 12'11"
Bedroom 3	2.09 x 2.61	6'10" x 8'7"

The Lea
The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

ovn	**oven**	**tds**	**tumble dryer space**
h	**hob**	**c/c**	**cylinder cupboard**
ds	**dishwasher space**	◄ ►	**measuring points**
ws	**washing machine space**		**skylight windows**
ffzs	**fridge freezer space**	■	**SVP**

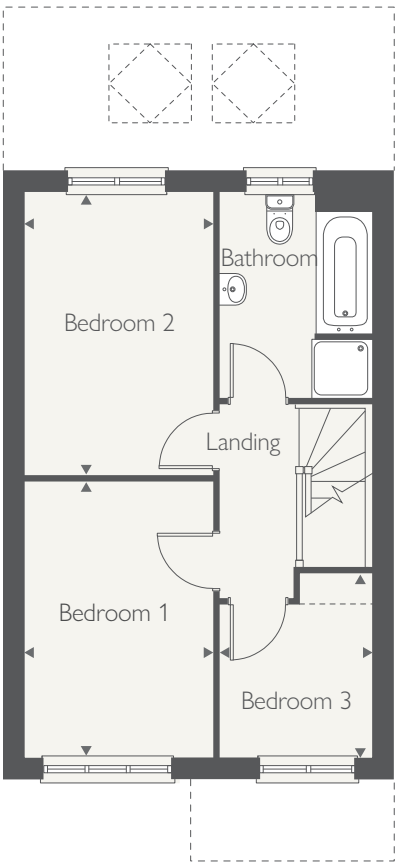
The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or righthanded may differ from plot to plot. Please speak to our sales consultant for specific plot details.

Produced by Milk.

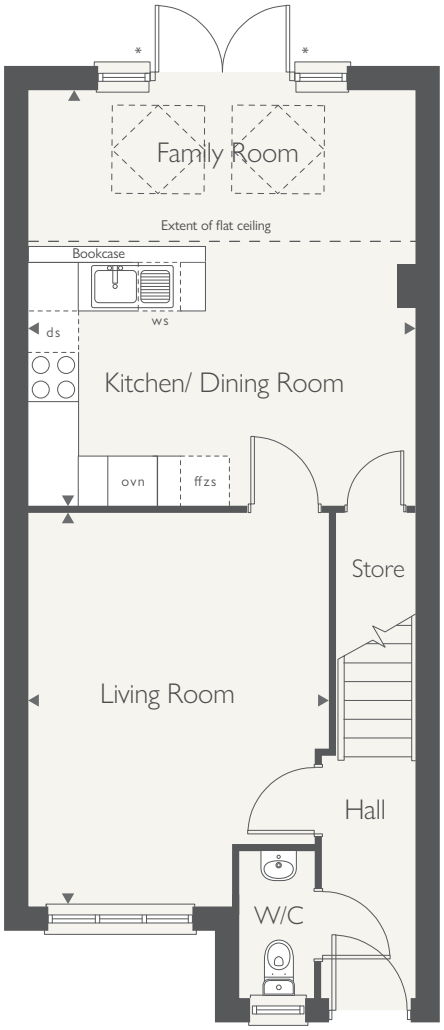
DS10764 / 11.24

COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR



- 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

THE ASHOP

3 bedroom home

countrysidehomes.com

COUNTRYSIDE
Homes

THE ASHOP

3 bedroom home

GROUND FLOOR	metres	feet/inches
Kitchen/Dining/Family	6.02 x 5.28	19'9" x 17'4"
Living Room	4.35 x 23.09	14'4" x 10'2"

FIRST FLOOR		
Bedroom 1	3.64 x 3.10	11'11" x 10'2"
Bedroom 2	2.65 x 3.20	8'8" x 10'6"
Bedroom 3	2.14 x 2.57	7' x 8'5"

The Ashop
The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

ovn	**oven**	**tds**	**tumble dryer space**
h	**hob**	◄ ►	**measuring points**
ds	**dishwasher space**		**skylight windows**
ws	**washing machine space**	■	**SVP**
ffzs	**fridge freezer space**		

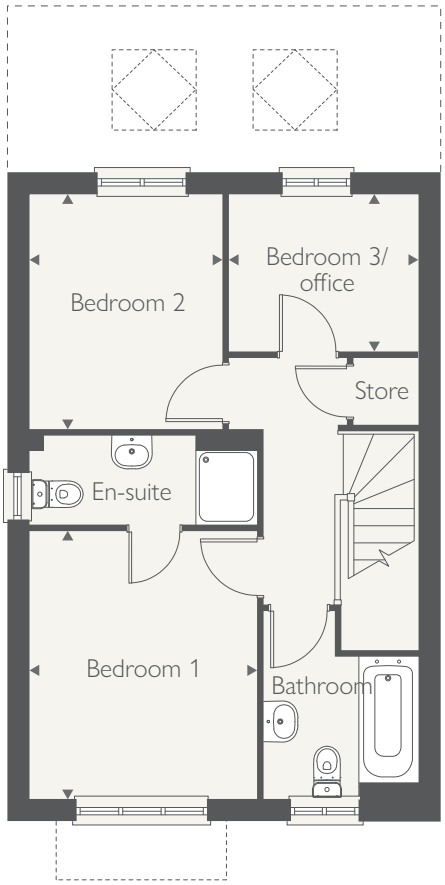
The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or righthanded may differ from plot to plot. Please speak to our sales consultant for specific plot details.

Produced by Milk.

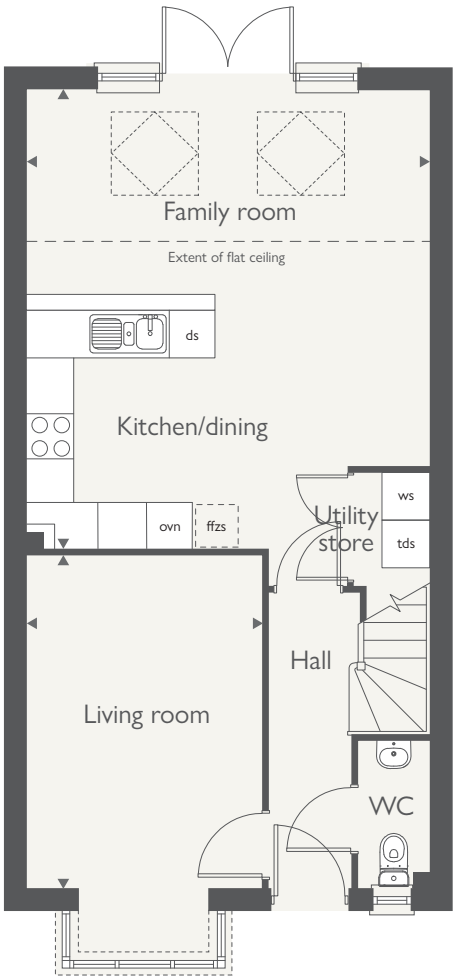
DS10764 / 11.24

COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR



THE BLYTH

3 bedroom home

- Stylish open-plan kitchen/dining/family room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room
- Convenient downstairs store room and WC
- Master bedroom and en-suite with shower cubicle
- Two further well-proportioned bedrooms
- Modern family bathroom decorated with Porcelanosa tiles

countrysidehomes.com

COUNTRYSIDE
Homes

THE BLYTH

3 bedroom home

GROUND FLOOR	metres	feet/inches
Kitchen/Dining	5.58 x 5.26	18'4' x 17'3"
Living Room	3.22 x 4.61	10'7" x 15'2"

FIRST FLOOR		
Bedroom 1	3.00 x 3.26	9'10" x 10'8"
Bedroom 2	3.11 x 2.61	10'3" x 8'7"
Bedroom 3	2.41 x 2.26	7'11" x 7'5"

The Blyth
The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

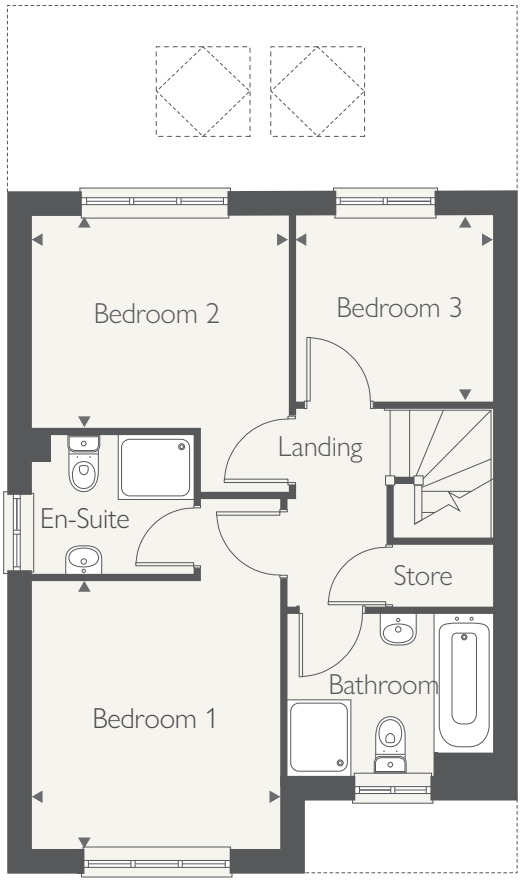
ovn	**oven**	**tds**	**tumble dryer space**
h	**hob**	**c/c**	**cylinder cupboard**
ds	**dishwasher space**	◄ ►	**measuring points**
ws	**washing machine space**		**skylight windows**
ffzs	**fridge freezer space**	■	**SVP**

The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or righthanded may differ from plot to plot. Please speak to our sales consultant for specific plot details.

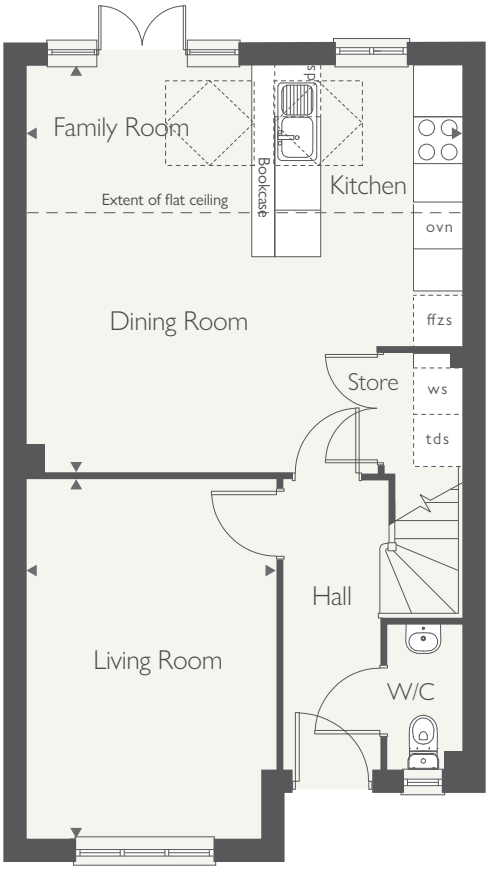
DS10764 / 11.24

COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR



THE NEW STAMFORD

3 bedroom home

- Open-plan kitchen/dining and living room
- Impressive skylight windows and French doors leading to rear garden
- Convenient downstairs store room and WC
- Private master bedroom with en-suite, dressing area and skylight windows
- Two further well-proportioned bedrooms
- Modern family bathroom

COUNTRYSIDE
Homes

countrysidehomes.com

THE NEW STAMFORD

3 bedroom home

GROUND FLOOR	metres	feet/inches
Kitchen	2.94 x 4.48	9'8' x 14'9"
Living/Dining	4.00 x 5.04	13'2" x 16'7"

FIRST FLOOR		
Bedroom 2	4.00 x 2.93	13'2" x 9'8"
Bedroom 3	1.94 x 2.91	6'4" x 9'7"

SECOND FLOOR	metres	feet/inches
Bedroom 1	4.00 x 5.62#	13'2' x 18'5"

#Headroom over 1.5m

The New Stamford
The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

ovn	**oven**	**tds**	**tumble dryer space**
h	**hob**	**c/c**	**cylinder cupboard**
ds	**dishwasher space**	◄ ►	**measuring points**
ws	**washing machine space**		**skylight windows**
ffzs	**fridge freezer space**		**SVP**

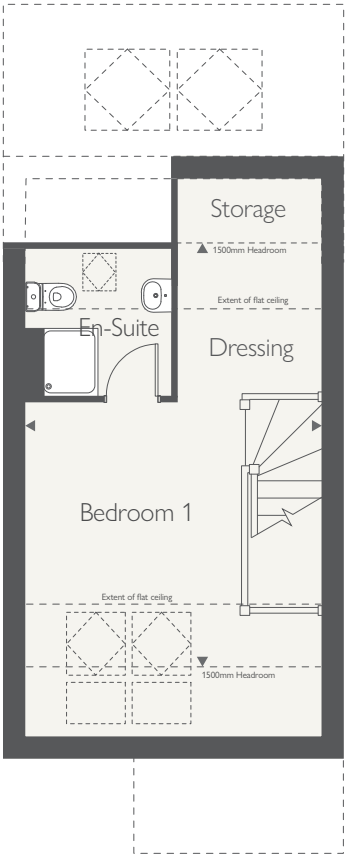
The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or righthanded may differ from plot to plot. Please speak to our sales consultant for specific plot details.

Produced by Milk.

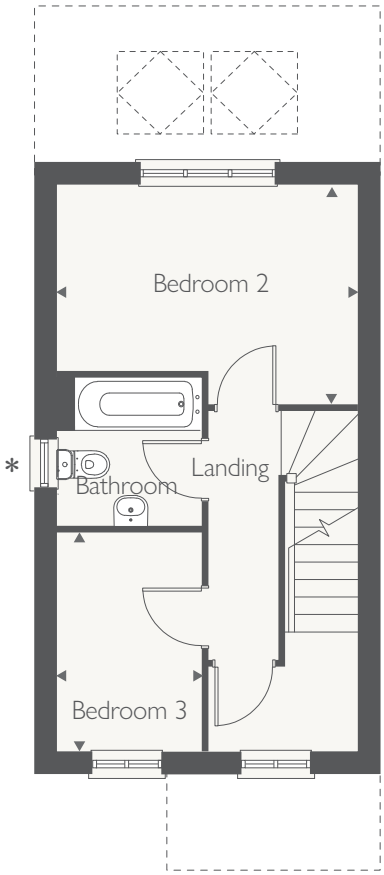
DS10764 / 11.24

COUNTRYSIDE
Homes

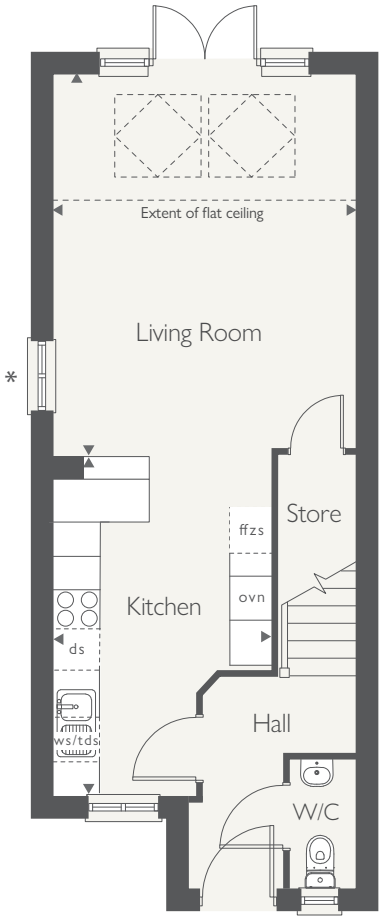
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



THE FOSS FCT

3 bedroom home

- 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

countrysidehomes.com

COUNTRYSIDE
Homes

THE FOSS FCT

3 bedroom home

GROUND FLOOR	metres	feet/inches
Kitchen/Dining	5.24 x 3.05	17'2' x 10'
Family Room	3.82 x 2.40	12'5" x 7'8"
Living Room	5.14 x 2.93	16'9" x 9'6"

FIRST FLOOR		
Bedroom 1	3.99 x 2.93	13'1" x 9'7"
Bedroom 2	3.05 x 2.58	10' x 8'5"
Bedroom 3	2.36 x 1.98	7'8" x 6'5"

The Foss FCT
The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

ovn	oven	tds	tumble dryer space
h	hob	c/c	cylinder cupboard
ds	dishwasher space	◄ ►	measuring points
ws	washing machine space		skylight windows
ffzs	fridge freezer space	■	SVP

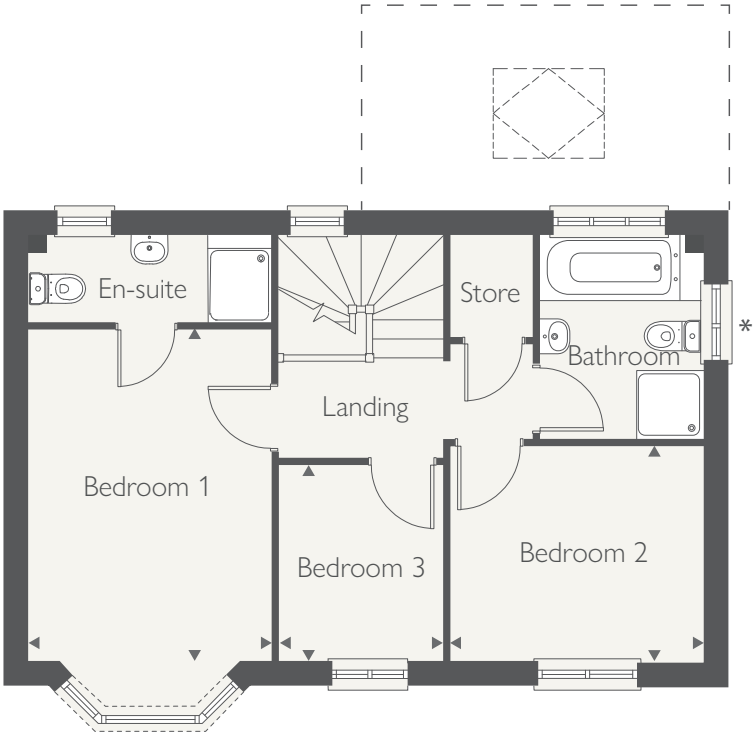
The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or righthanded may differ from plot to plot. Please speak to our sales consultant for specific plot details.

Produced by Milk.

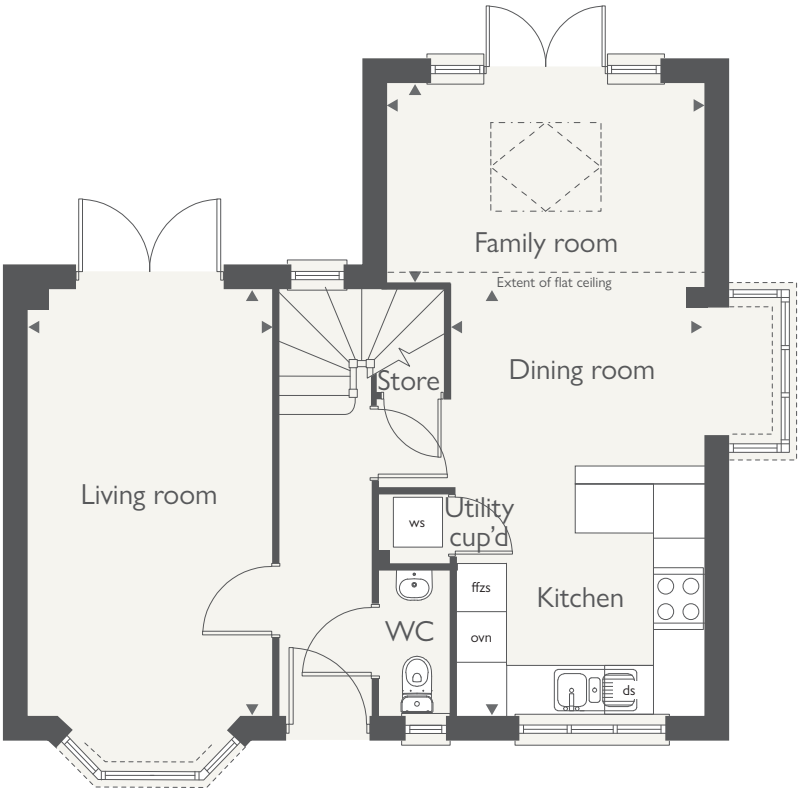
DS10764 / 11.24

COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR



THE NEW ASHBOURNE FCT

3 bedroom home

- 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

countrysidehomes.com

COUNTRYSIDE
Homes

THE NEW ASHBOURNE FCT

3 bedroom home

GROUND FLOOR	metres	feet/inches
Kitchen / dining	5.29 x 3.41	17'5" x 11'2"
Sitting Room	3.10 x 4.50	10'2" x 14'10"

FIRST FLOOR		
Bedroom 1	2.83 x 3.70	9'3" x 12'2"
Bedroom 2	3.05 x 3.17	10' x 10'5"
Bedroom 3	3.05 x 2.52	10' x 8'3"

ovn	oven	tds	tumble dryer space
h	hob	ffzr	fridge freezer
ds	dishwasher space	◄ ►	measuring points
ws	washing machine space		skylight windows

The New Ashbourne

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

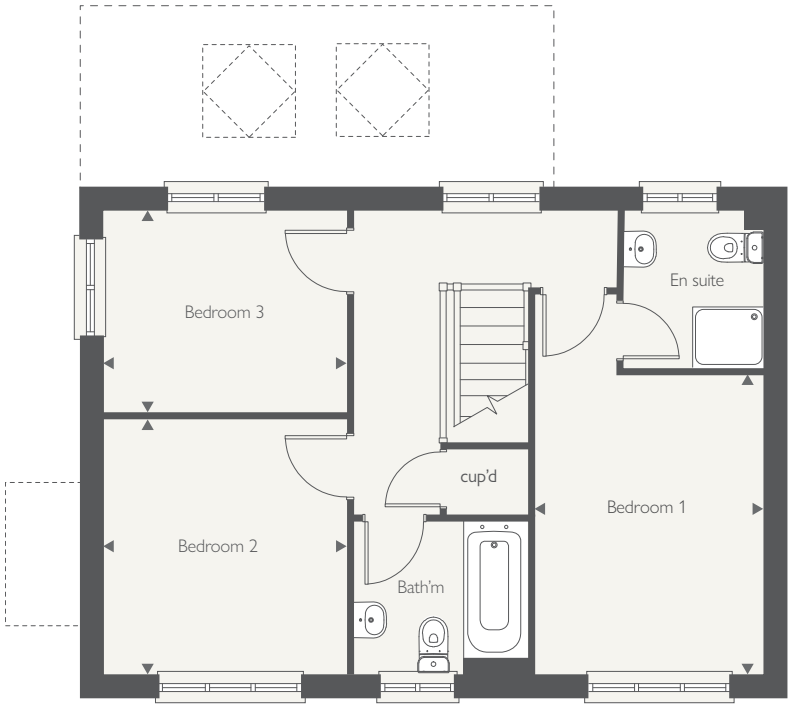
The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

Produced by Milk.

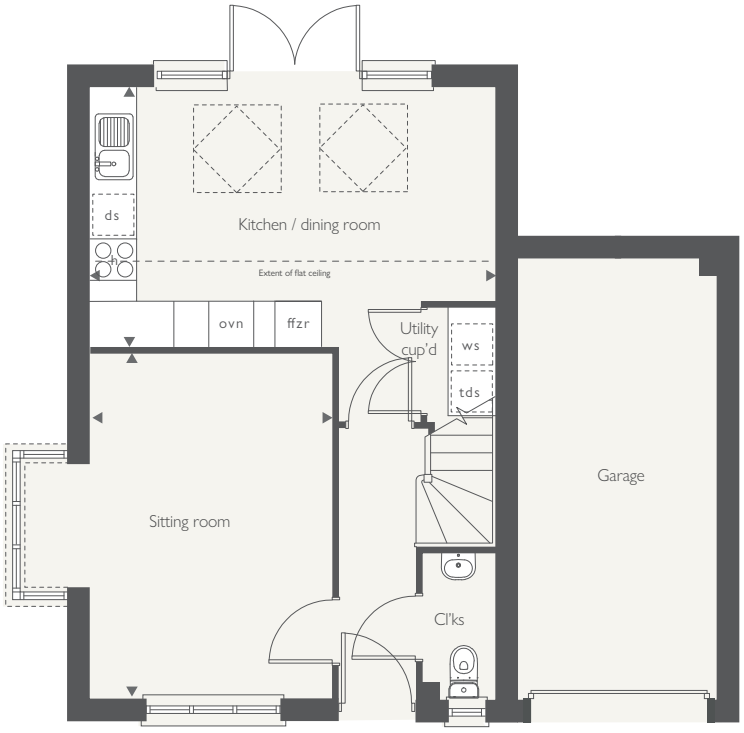
DS10764 / 11.24

COUNTRYSIDE Homes

FIRST FLOOR



GROUND FLOOR



- 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

THE ASHOP FCT

3 bedroom home

COUNTRYSIDE
Homes

countrysidehomes.com

THE ASHOP FCT

3 bedroom home

GROUND FLOOR	metres	feet/inches
Kitchen / dining / family	5.99 x 5.25	19'7" x 17'2"
Sitting room	4.32 x 3.06	14'2" x 10'

FIRST FLOOR		
Bedroom 1	3.60 x 3.06	11'10" x 10'
Bedroom 2	2.61 x 3.16	8'6" x 10'4"
Bedroom 3	2.11 x 2.54	6'9" x 8'3"

ovn	oven	tds	tumble dryer space
h	hob	◄ ►	measuring points
ds	dishwasher space		skylight windows
ws	washing machine space		SVP
fffzs	fridge freezer space		

The Ashop

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

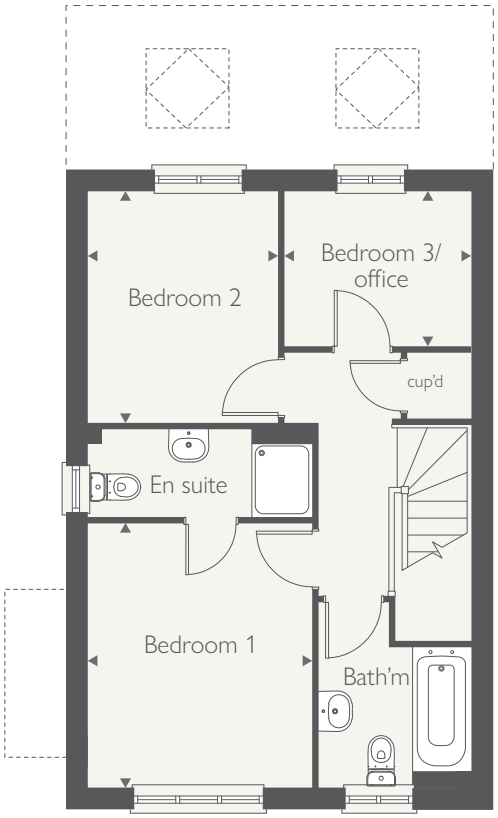
* Bay windows apply to selected plots only. Please see sales consultant for further information.

Produced by Milk.

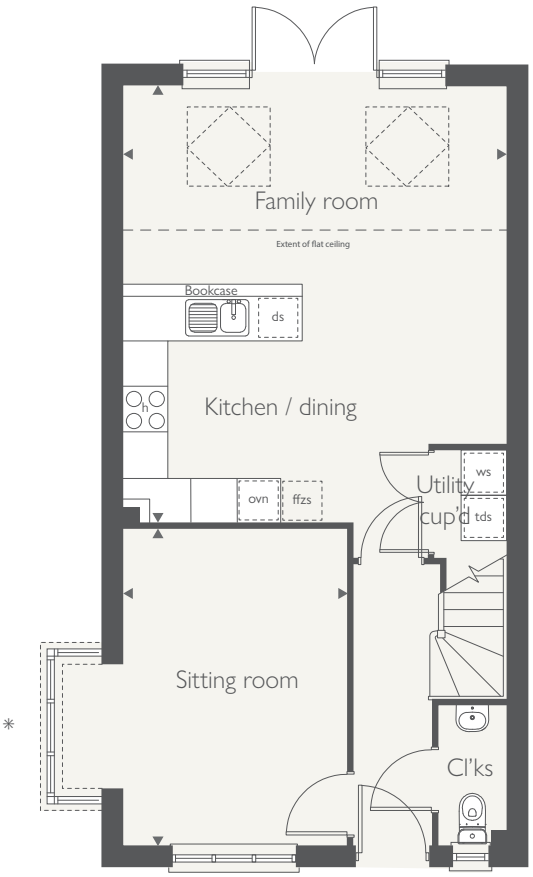
DS10764 / 11.24

COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR



THE DUNHAM

4 bedroom home

- Stylish open-plan kitchen/dining room
- Impressive skylight windows and French doors
- Spacious separate living room with beautiful bay window
- Convenient downstairs utility room and WC
- Private Bedroom 1 with en suite and skylight windows
- Three further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle

countrysidehomes.com

COUNTRYSIDE
Homes

THE DUNHAM

4 bedroom home

GROUND FLOOR	metres	feet/inches
Kitchen / dining room	5.43 x 4.05	17'10" x 13'4"
Sitting room	3.12 x 4.56	10'3" x 15'

FIRST FLOOR		
Bedroom 2	2.78 x 3.21	9'1" x 10'6"
Bedroom 3	2.78 x 3.33	9'1"x 10'11"
Bedroom 4 / Office	2.59 x 1.97	8'6" x 6'6"

SECOND FLOOR	metres	feet/inches
Bedroom 1	4.08 x 3.57	13'5" x 11'9"

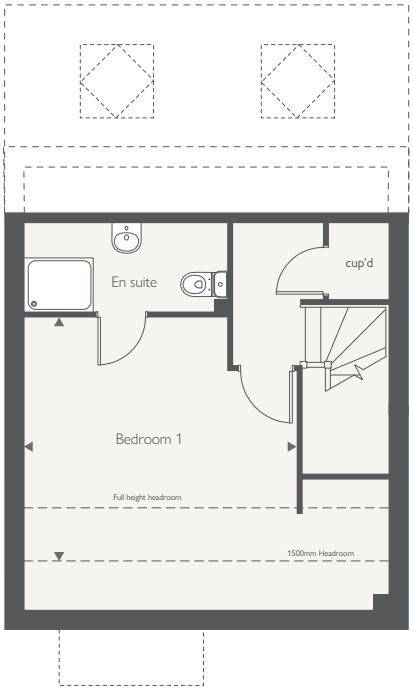
ovn	oven	tds	tumble dryer space
h	hob	c/c	cylinder cupboard
ds	dishwasher space	◄ ►	measuring points
ws	washing machine space		skylight windows
ffzs	fridge freezer space		SVP

The Dunham
The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

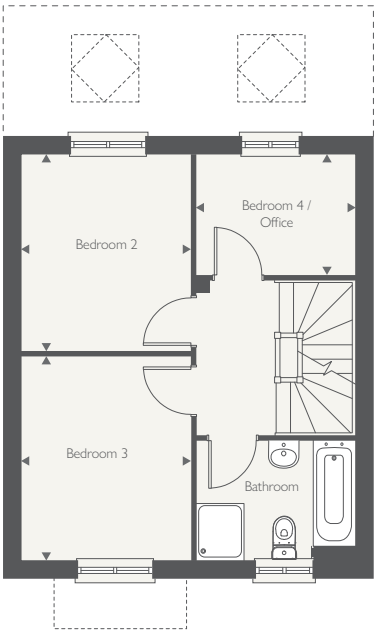
The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

DS10764 / 11.24

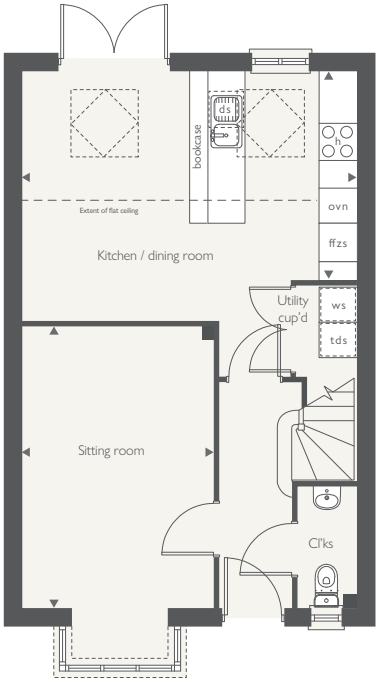
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



THE LYMINGTON

4 bedroom home

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

countrysidehomes.com

COUNTRYSIDE
Homes

THE LYMINGTON

4 bedroom home

GROUND FLOOR	metres	feet/inches
Kitchen/Dining/Family	5.28 x 5.67	17'4' x 18'7"
Living Room	3.10 x 4.39	10'2" x 14'5"

FIRST FLOOR		
Bedroom 1	2.85 x 5.32	9'4" x 17'6"
Bedroom 2	3.66 x 2.98	12' x 9'9"
Bedroom 3	3.00 x 3.10	9'10" x 10'2"
Bedroom 4/Office	2.58 x 2.05	8'6" x 6'9"

The Lymington
The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

ovn	oven	tds	tumble dryer space
h	hob	c/c	cylinder cupboard
ds	dishwasher space	◄ ►	measuring points
ws	washing machine space		skylight windows
ffzs	fridge freezer space	■	SVP

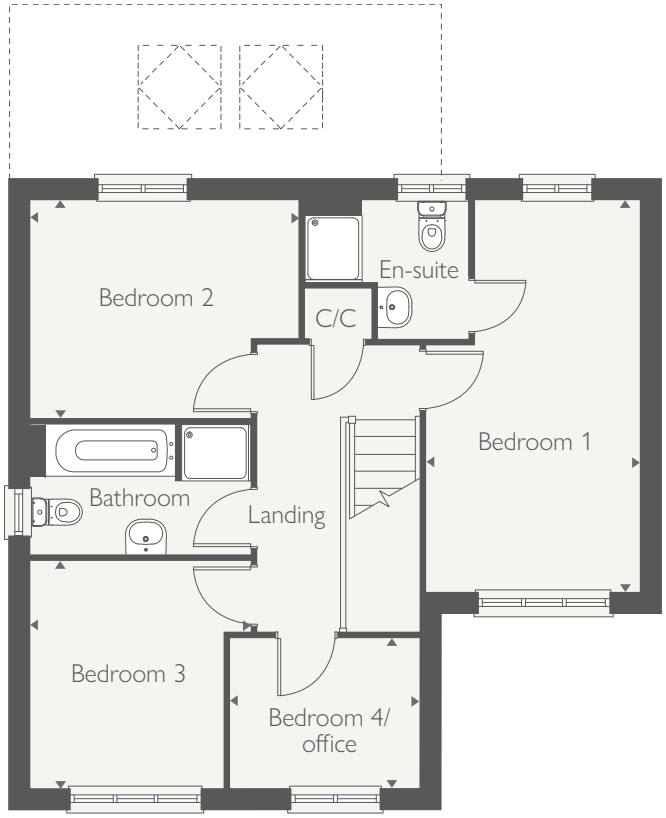
The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or righthanded may differ from plot to plot. Please speak to our sales consultant for specific plot details.

Produced by Milk.

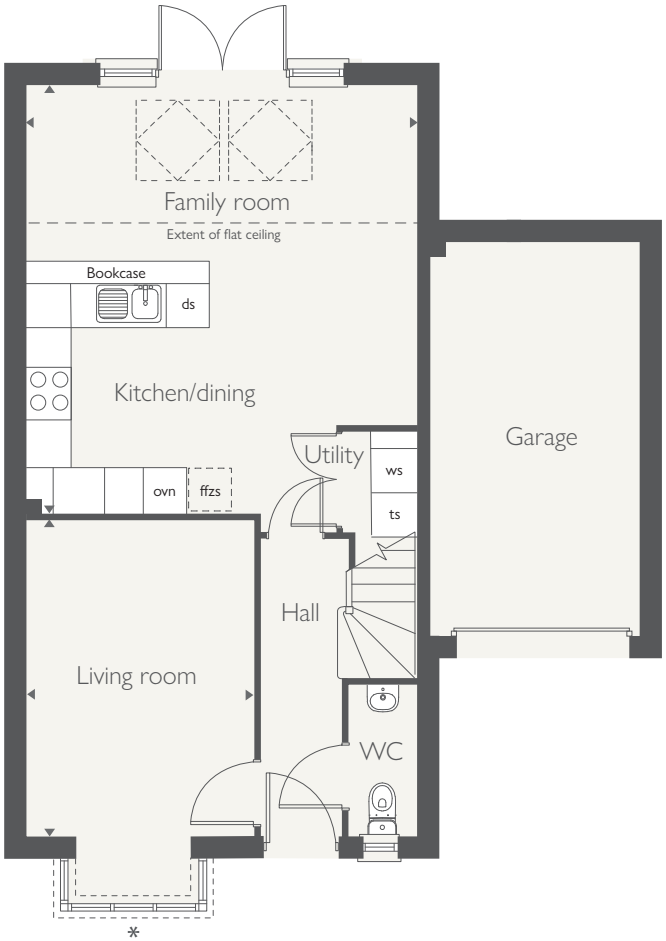
DS10764 / 11.24

COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR



THE BAYBRIDGE

4 bedroom home

- Convenient downstairs store room and WC
- Stylish open-plan kitchen and dining/family room with beautiful bay window
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room
- Master bedroom with en-suite
- Three further well-proportioned bedrooms
- Single garage
- Modern family bathroom with bath and separate shower

countrysidehomes.com

COUNTRYSIDE
Homes

THE BAYBRIDGE

4 bedroom home

GROUND FLOOR	metres	feet/inches
Kitchen	3.16 x 3.80	10'4" x 12'5"
Dining / family	3.16 x 4.26	10'4" x 14'
Sitting room	3.43 x 4.04	11'3" x 13'3"

FIRST FLOOR	metres	feet/inches
Bedroom 1	3.22 x 3.18	10'6" x 10'4"
Bedroom 2	3.41 x 2.97	11'2" x 9'7"
Bedroom 3	2.82 x 3.16	9'3" x 10'4"
Bedroom 4	2.82 x 2.99	9'3" x 9'8"

ovn	oven	tds	tumble dryer space
h	hob	c/c	cylinder cupboard
ds	dishwasher space	◄ ►	measuring points
ws	washing machine space		skylight windows
ffzs	fridge freezer space		SVP

The Baybridge

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

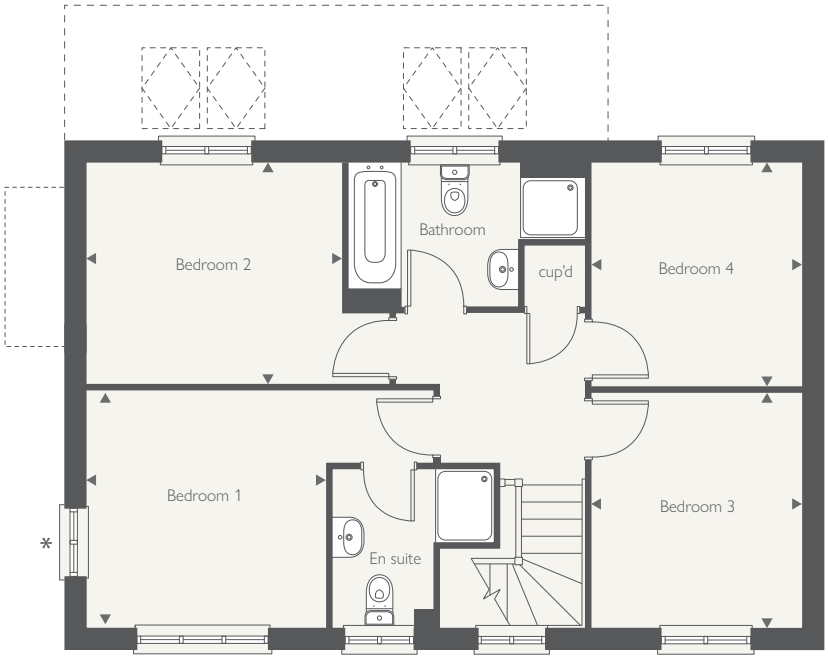
The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

Produced by Milk.

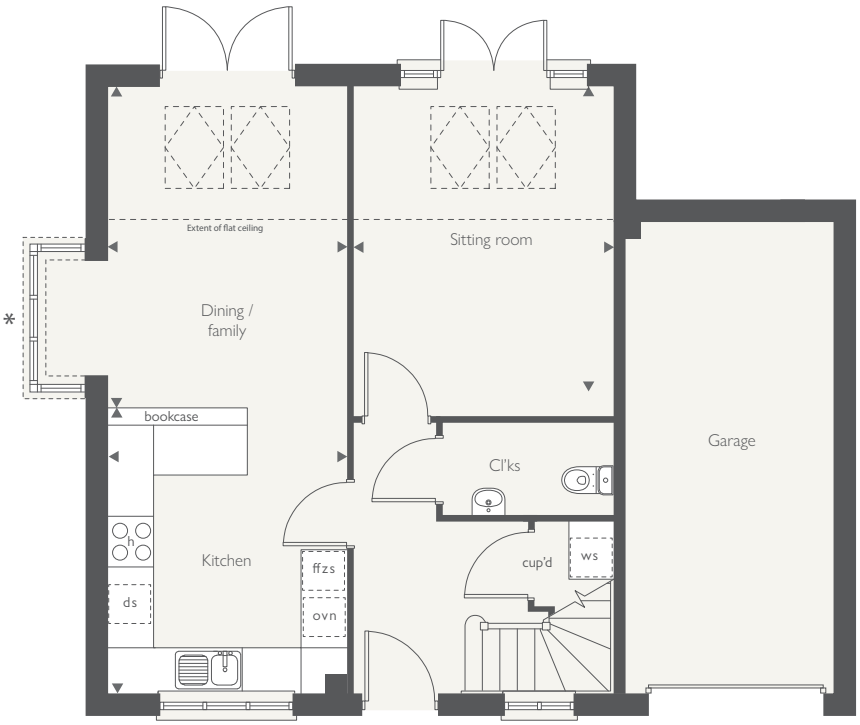
DS10764 / 11.24

COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR



THE OAKHAM

4 bedroom home

- Spacious living room with stylish bay window
- Stylish open-plan kitchen/dining room
- Impressive skylight windows and French doors leading to rear garden
- Convenient downstairs utility room, WC and integral garage access
- Master bedroom with en-suite and large bay window
- Three further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle decorated with Porcelanosa tiles

countrysidehomes.com

COUNTRYSIDE
Homes

THE OAKHAM

4 bedroom home

GROUND FLOOR	metres	feet/inches
Kitchen/Dining/Family	5.40 x 5.60	17'9' x 18'4"
Living Room	3.41 x 4.27	14' x 11'2"

FIRST FLOOR		
Bedroom 1	3.41 x 3.05	11'2" x 10'
Bedroom 2	3.90 x 3.68	12'9" x 12'1"
Bedroom 3	2.62 x 3.22	8'7" x 10'6"
Bedroom 4/Office	2.39 x 2.76	7'10" x 9'1"

The Oakham
The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

ovn	**oven**	**tds**	**tumble dryer space**
h	**hob**	**c/c**	**cylinder cupboard**
ds	**dishwasher space**	◄ ►	**measuring points**
ws	**washing machine space**		**skylight windows**
ffzs	**fridge freezer space**		**SVP**

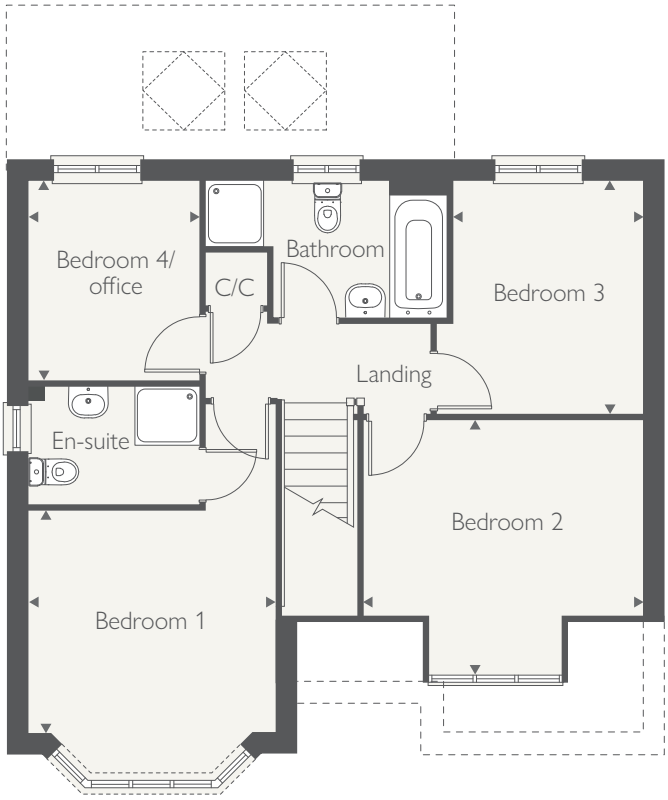
The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or righthanded may differ from plot to plot. Please speak to our sales consultant for specific plot details.

Produced by Milk.

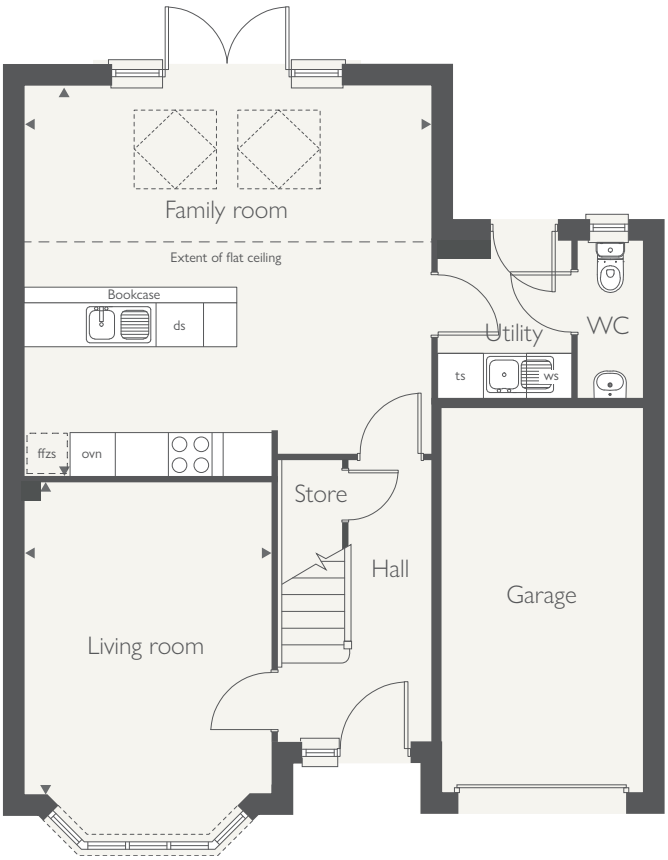
DS10764 / 11.24

COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR



THE ELFORD

4 bedroom home

- Convenient downstairs store room and WC
- Stylish open-plan kitchen and dining/family room with beautiful bay window
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room
- Master bedroom with en-suite
- Three further well-proportioned bedrooms
- Single garage
- Modern family bathroom with bath and separate shower

countrysidehomes.com

COUNTRYSIDE
Homes

THE ELFORD

4 bedroom home

GROUND FLOOR	metres	feet/inches
Kitchen	3.36 x 4.61	11'2" x 15'12"
Dining / family	3.36 x 4.03	11'2" x 13'2"
Sitting room	3.17 x 3.93	10'4" x 12'9"

FIRST FLOOR		
Bedroom 1	3.23 x 3.19	10'6" x 10'5"
Bedroom 2	3.42 x 2.97	11'2" x 9'7"
Bedroom 3	2.83 x 3.16	9'3" x 10'4"
Bedroom 4	2.83 x 2.99	9'3" x 9'8"

ovn	oven	wr	wardrobe (sales extra)
h	hob	c/c	cylinder cupboard future storage provision for hot water cylinder
ds	dishwasher space	◄ ►	measuring points
ws	washing machine space		skylight windows
ffzs	fridge freezer space	■	SVP
ts	tumble dryer space		

The Elford

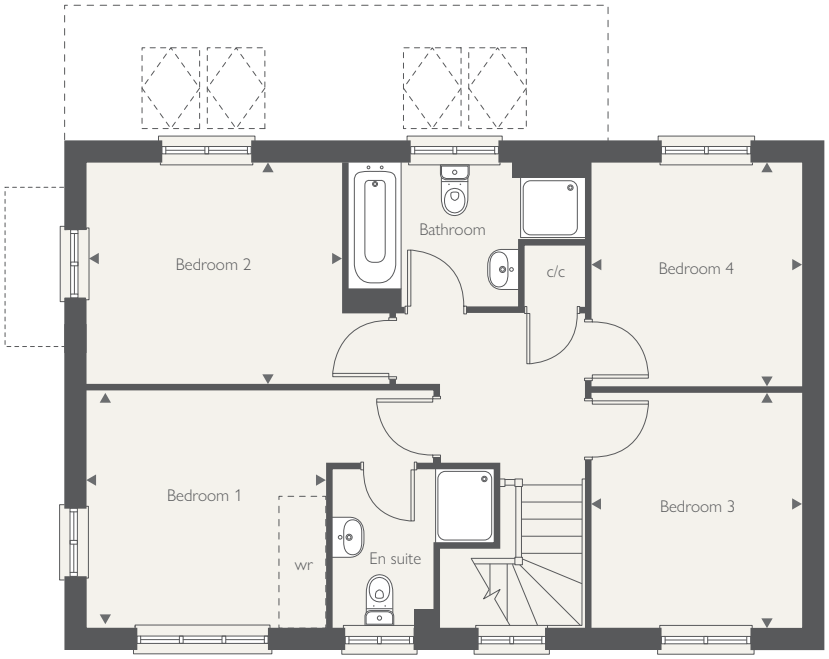
The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

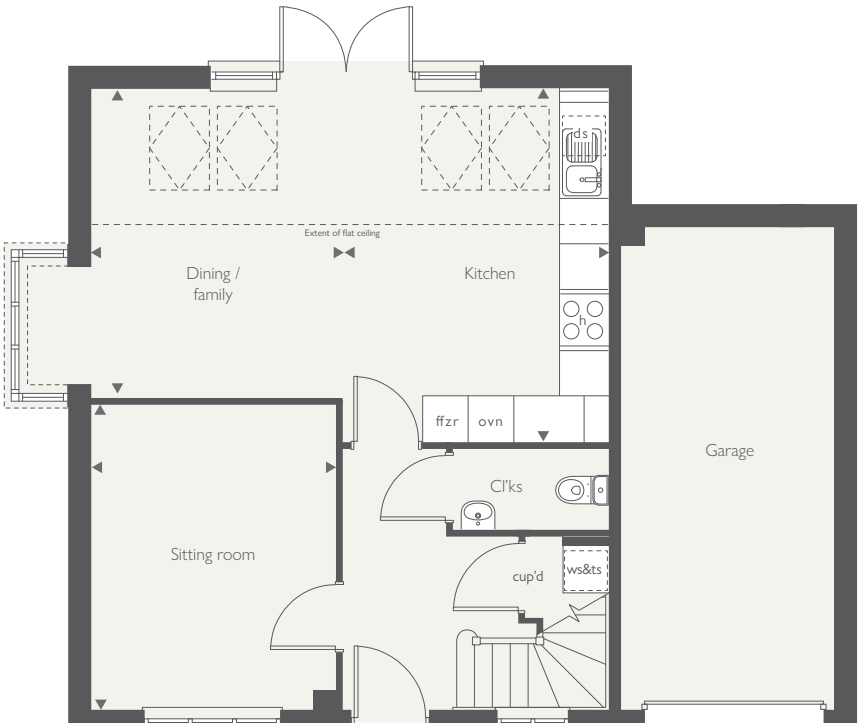
DS13759 / 06.25

COUNTRYSIDE Homes

FIRST FLOOR



GROUND FLOOR



BEAUMONT GREEN

Warton

COUNTRYSIDE
Homes

countrysidehomes.com

BEAUMONT GREEN

Warton

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Personalise** range of extras available.

	2 bedroom	The Irwell	3 bedroom	The New Weaver	The Lea	The New Ashbourne	The Blyth	The New Stamford	The Foss	The Ashop	4 bedroom	The Dunham	The Lymington	The Baybirdge	The Oakham
KITCHEN															
Symphony Koncept range kitchen with laminate worktop	■			■	■	■	■	■	■	■		■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■			■	■	■	■	■	■	■		■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility															■
Indesit hob (60cm) with Indesit built-in single oven, with stainless steel splashback and integrated silver hood	■			■	■	■	■	■	■	■					
Indesit hob (60 cm) with built-in single oven, with stainless steel splashback and 60cm stainless steel chimney hood												■	■	■	■
White Pendant light holder	■			■	■	■	■	■	■	■		■	■	■	■
Fridge / freezer space	■			■	■	■	■	■	■	■		■	■	■	■
Space for integrated dishwasher with plumbing and electrics	■			■	■	■	■	■	■	■		■	■	■	■
Space for washing machine with plumbing and electrics in kitchen	■			■	■	■		■							
Space for washing machine with plumbing and electrics in utility							■		■	■		■	■	■	■
BATHROOMS AND EN SUITE(S)															
Ideal Standard contemporary white sanitaryware	■			■	■	■	■	■	■	■		■	■	■	■
En-suite to bedroom 1						■	■	■	■	■		■	■	■	■
Ideal Standard low profile shower tray with glass enclosure in en suite						■	■	■	■	■		■	■	■	■
Handheld shower head in bathroom	■			■	■	■	■	■	■	■		■	■	■	■
Choice of standard Porcelanosa wall tiling (splashback, 450mm over bath, and full-height to shower cubicle)*	■			■	■	■	■	■	■	■		■	■	■	■
White batten light holder	■			■	■	■	■	■	■	■		■	■	■	■

	2 bedroom	The Irwell	3 bedroom	The New Weaver	The Lea	The New Ashbourne	The Blyth	The New Stamford	The Foss	The Ashop	4 bedroom	The Dunham	The Lymington	The Baybirdge	The Oakham
DOORS AND WINDOWS															
Front door with multi-point security locking system and security chain	■			■	■	■	■	■	■	■		■	■	■	■
PVCu double glazing to windows	■			■	■	■	■	■	■	■		■	■	■	■
Double glazed PVCu French doors	■			■	■	■	■	■	■	■		■	■	■	■
Internal ladder door style pre-primed doors with brass satin finish handles	■			■	■	■	■	■	■	■		■	■	■	■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■			■	■	■	■	■	■	■		■	■	■	■
GENERAL															
White painted walls and smooth white ceilings	■			■	■	■	■	■	■	■		■	■	■	■
TV point to living room and family room (where applicable)	■			■	■	■	■	■	■	■		■	■	■	■
Master telephone socket (plus to study where shown)	■			■	■	■	■	■	■	■		■	■	■	■
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)	■			■	■	■	■	■	■	■		■	■	■	■
Contemporaty lantern to front door and wiring only to the rear door	■			■	■	■	■	■	■	■		■	■	■	■
Mains wired smoke detectors with battery back-up	■			■	■	■	■	■	■	■		■	■	■	■
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor	■			■	■	■	■	■	■	■		■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■			■	■	■	■	■	■	■		■	■	■	■
NHBC Buildmark cover	■			■	■	■	■	■	■	■		■	■	■	■
First two years' customer service support from Countryside Homes	■			■	■	■	■	■	■	■		■	■	■	■

■ Fitted as standard - included in the property
* Subject to stage of construction

This specification indicates, by means of a dot (■), the items that are included within the home. If there is no dot in a column, the item is not included. Any item not expressly listed or indicated within this specification is excluded from the standard build. For information on the Personalise upgrade options available depending on build stage, please speak with a sales consultant.

SO MUCH CHOICE...

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new contemporary kitchen and modern bathroom. Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building regulations and only branded appliances are installed in your new home.

Once you know what specification comes included, you'll have a choice from our specially selected tiles for your kitchen and bathrooms, as well as kitchen worktops and cupboard doors. You can then use the Countryside Homes Personalise brochure to add the finishing touches to your home to make it extra special for you!

From personalising your bathrooms with stunning ceramics, or adding smooth sliding wardrobes to your main bedroom, there are a wide range of additional options and upgrades available.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide guidance.

The specification shown is correct at the time of production. Countryside Homes is continually reviewing and updating the specification on all house / apartment types and therefore reserves the right to change specification details. Photographs depict typical Countryside Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant

Produced by the Vistry Group Design Studio.

DS15803 / 03.26

COUNTRYSIDE
Homes