THE GATEWAY

Bexhill

NEW HOMES QUALITY CODE

COUNTRYSIDE Homes



THE GATEWAY

Bexhill

COUNTRYSIDE
Homes

countrysidehomes.com

THE GATEWAY

Bexhill

2 bedroom homes

- The Sorrel
- Sage Home

3 bedroom homes

- The Angelica
- The Nutmeg
- The Fennel
- Sage Home

4 bedroom homes

- The Cardamon
- The Saffron
- The Woodruff
- Sage Home

Pre-sold homes

- 1 & 2 bedroom homes
- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes

Sage Homes
built by Countryside Homes

v visitor space
ss substation
carport



The site plan shown on this page 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. Homes shown as "pre sold" and other properties sold on the general market may not be sold to individual owner occupiers and may instead be transferred to other purchasers, including private investors or affordable housing providers. As partner arrangements are agreed, the mix of tenures across a development can change significantly and rapidly. Finishes and materials may vary from those shown. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

Vistry Kent region
11 Tower View, Kings Hill, West Malling, Kent ME19 4UY. Telephone: 01732 280 400

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COUNTRYSIDE
Homes



THE SORREL

2 bedroom home

COUNTRYSIDE
Homes

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THE SORREL

2 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen	4.00 x 1.92	13' 1" x 6' 3"
Living / dining area	5.47 x 4.24	18' 0" x 13' 11"

FIRST FLOOR		
Bedroom 1	4.24 x 3.33	13' 11" x 10' 11"
Bedroom 2	4.24 x 2.96	13' 11" x 9' 9"

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

The Sorrel | 207 Bexhill |

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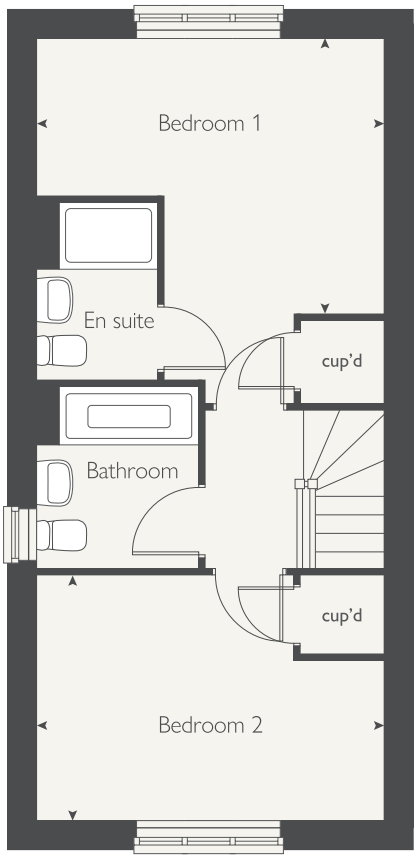
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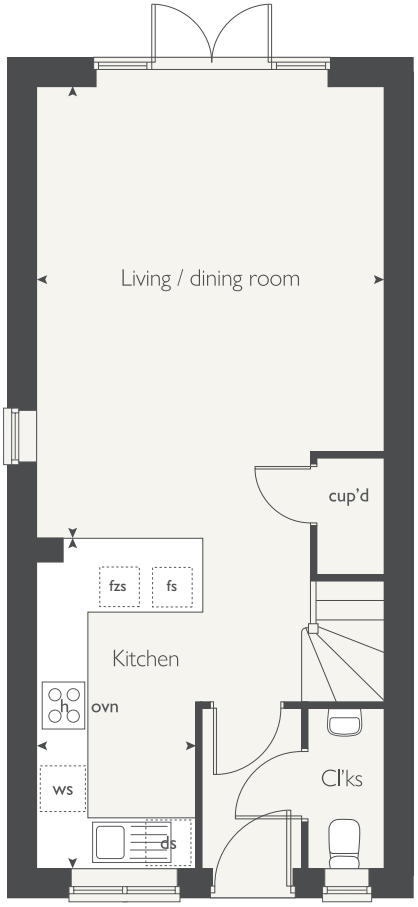
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COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR





THE ANGELICA

3 bedroom home

countrysidehomes.com

COUNTRYSIDE
Homes

THE ANGELICA

3 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen / dining area	3.72 x 2.50	12' 3" x 8' 3"
Living room	5.36 x 4.59	17' 7" x 15' 1"

FIRST FLOOR		
Bedroom 1	3.69 x 3.00	12' 1" x 9' 10"
Bedroom 2	3.08 x 2.43	10' 1" x 8' 0"
Bedroom 3	3.08 x 2.84	10' 1" x 9' 4"

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

The Angelica | 301 Bexhill |

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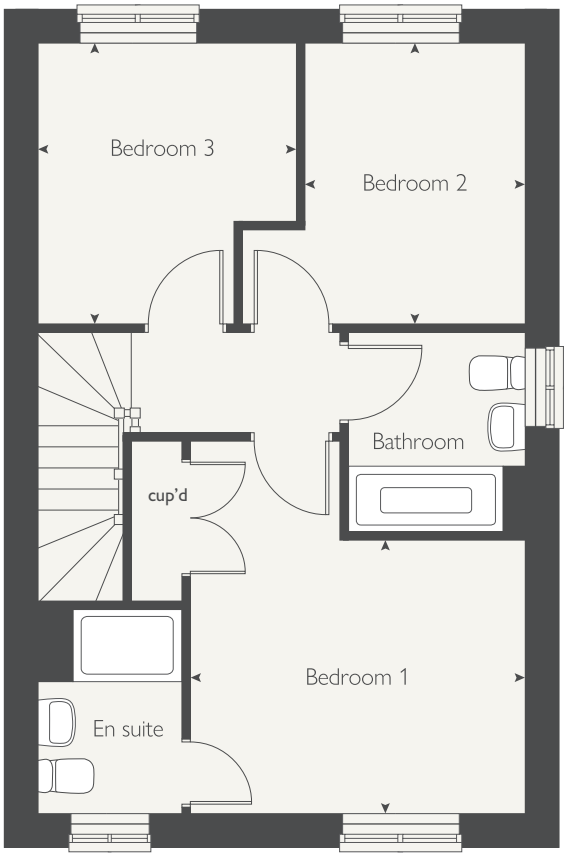
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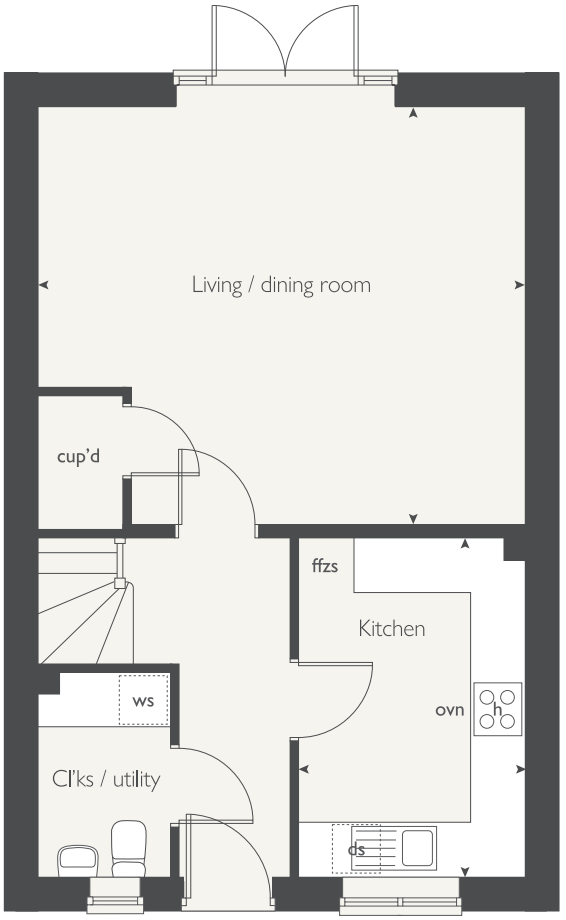
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COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR





THE NUTMEG

3 bedroom home

countrysidehomes.com

COUNTRYSIDE
Homes

THE NUTMEG

3 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen	4.28 x 2.50	14' 1" x 8' 3"
Living / dining area	6.06 x 5.36	19' 11" x 17' 7"

FIRST FLOOR		
Bedroom 1	3.69 x 3.00	12' 1" x 9' 10"
Bedroom 2	3.08 x 2.43	10' 1" x 8' 0"
Bedroom 3	3.08 x 2.84	10' 1" x 9' 4"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	w	wardrobe
ws	washing machine space	◂ ▸	measuring points

The Nutmeg | 303 Bexhill |

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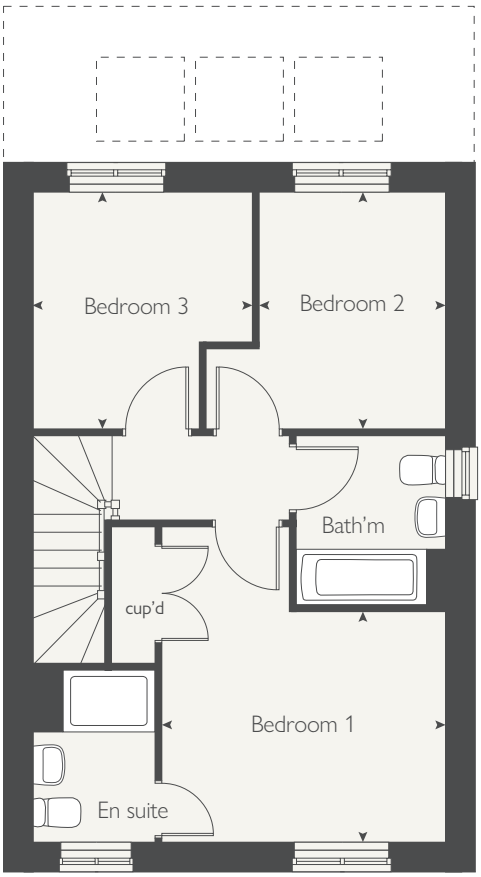
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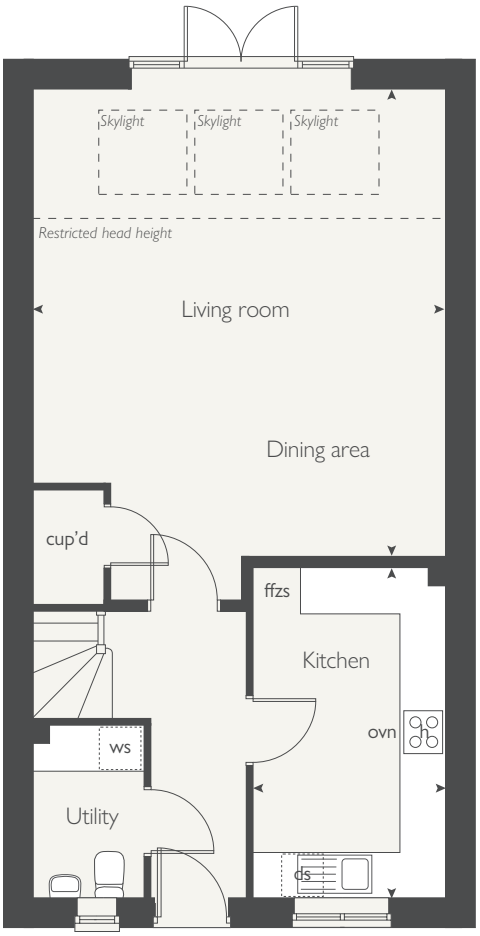
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COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR





THE FENNEL

3 bedroom home

countrysidehomes.com

COUNTRYSIDE
Homes

THE FENNEL

3 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen	3.23 x 2.86	10' 8" x 9' 5"
Dining area	3.23 x 2.67	10' 8" x 8' 9"
Living room	5.53 x 3.33	18' 2" x 10' 11"

FIRST FLOOR		
Bedroom 1	3.99 x 3.31	13' 1" x 10' 11"
Bedroom 2	3.67 x 3.19	12' 1" x 10' 5"
Bedroom 3	3.67 x 2.26	12' 1" x 7' 5"

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

The Fennel | 305 Bexhill |

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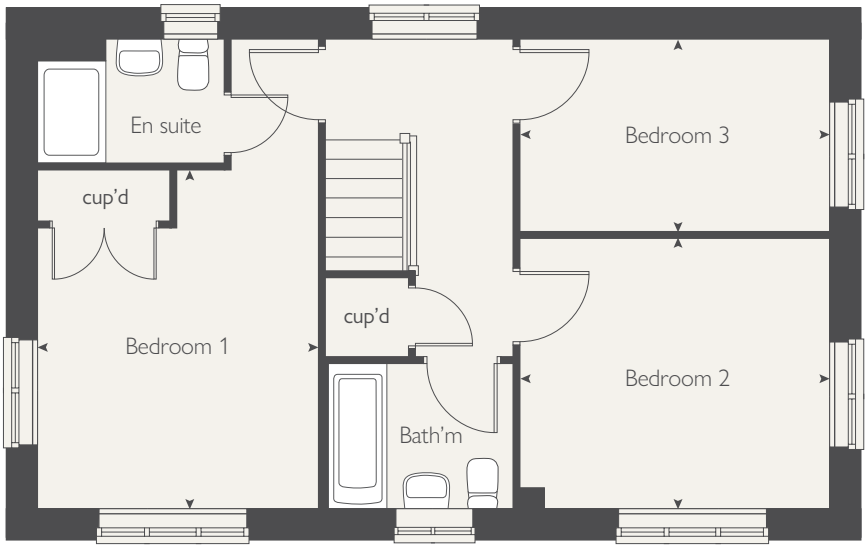
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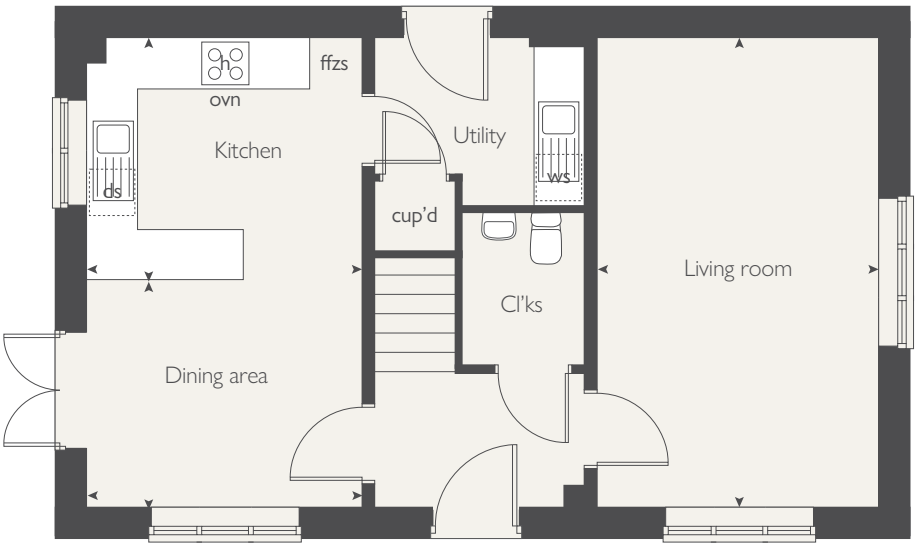
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COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR





THE CARDAMON

4 bedroom home

COUNTRYSIDE
Homes

countrysidehomes.com

THE CARDAMON

4 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen / dining room	8.01 x 3.14	26' 2" x 10' 3"
Living room	4.26 x 3.37	13' 9" x 11' 1"
Study	2.36 x 1.78	7' 7" x 5' 8"

FIRST FLOOR		
Bedroom 1	4.12 x 3.39	13' 5" x 11' 1"
Bedroom 2	3.49 x 3.41	11' 4" x 11' 2"
Bedroom 3	3.98 x 3.38	13' 0" x 11' 0"
Bedroom 4 / study	3.34 x 2.25	10' 9" x 7' 3"

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

The Cardamon | Bexhill |

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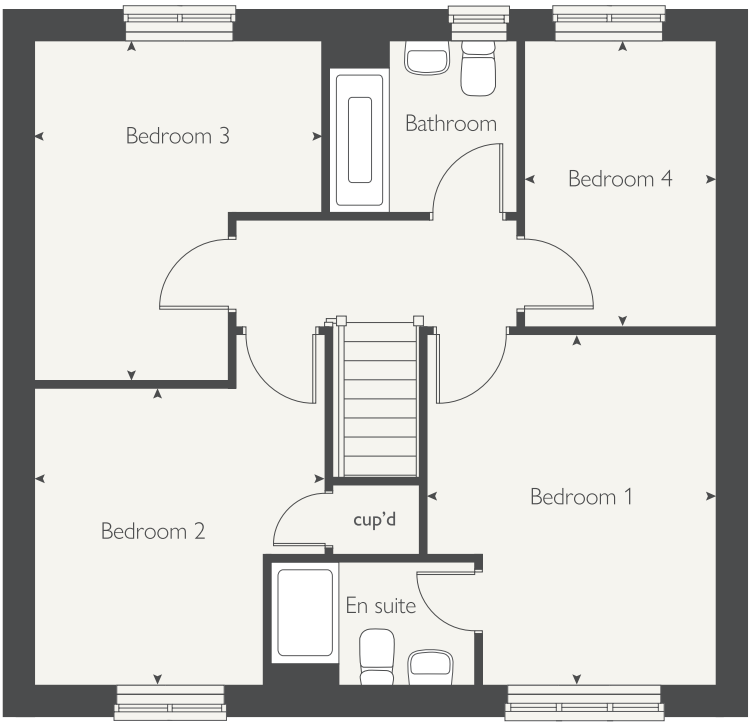
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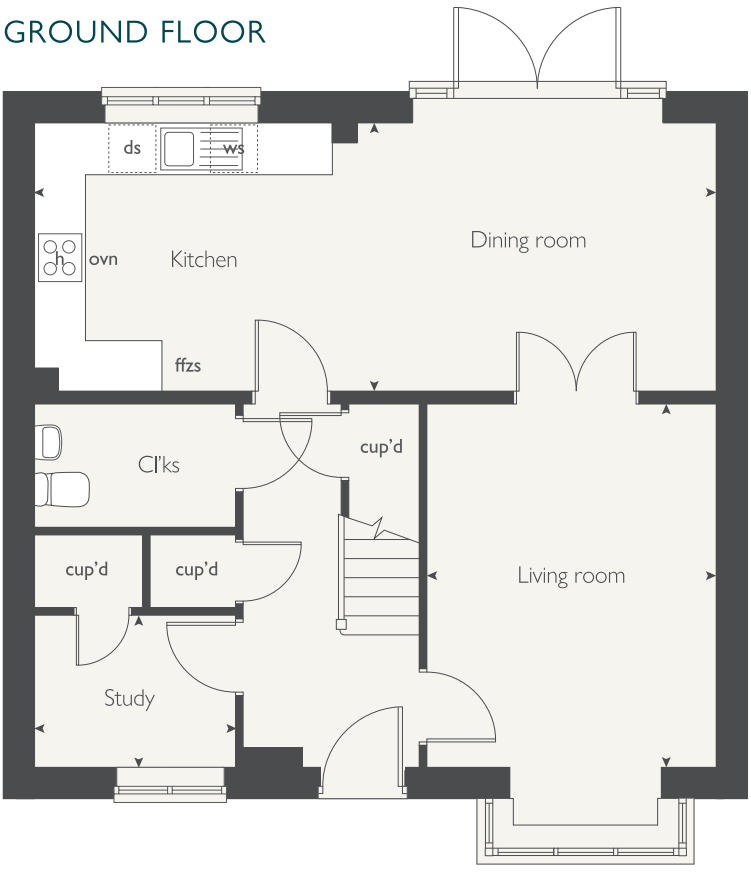
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COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR





THE SAFFRON

4 bedroom home

COUNTRYSIDE
Homes

countrysidehomes.com

THE SAFFRON

4 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen	3.96 x 3.70	13' 0" x 12' 2"
Dining area	3.97 x 3.01	13' 0" x 9' 11"
Living room	5.53 x 3.32	18' 1" x 10' 10"

FIRST FLOOR		
Bedroom 1	3.60 x 2.90	11' 10" x 9' 6"
Bedroom 2	3.74 x 2.90	12' 3" x 9' 6"
Bedroom 3	4.03 x 2.89	13' 3" x 9' 6"
Bedroom 4 / study	3.05 x 3.02	10' 0" x 9' 11"

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

The Saffron | 404 Bexhill |

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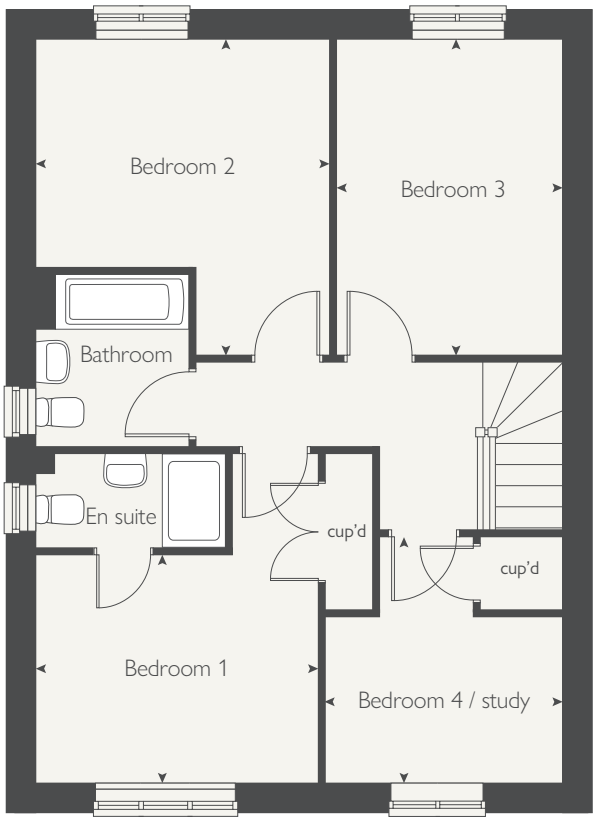
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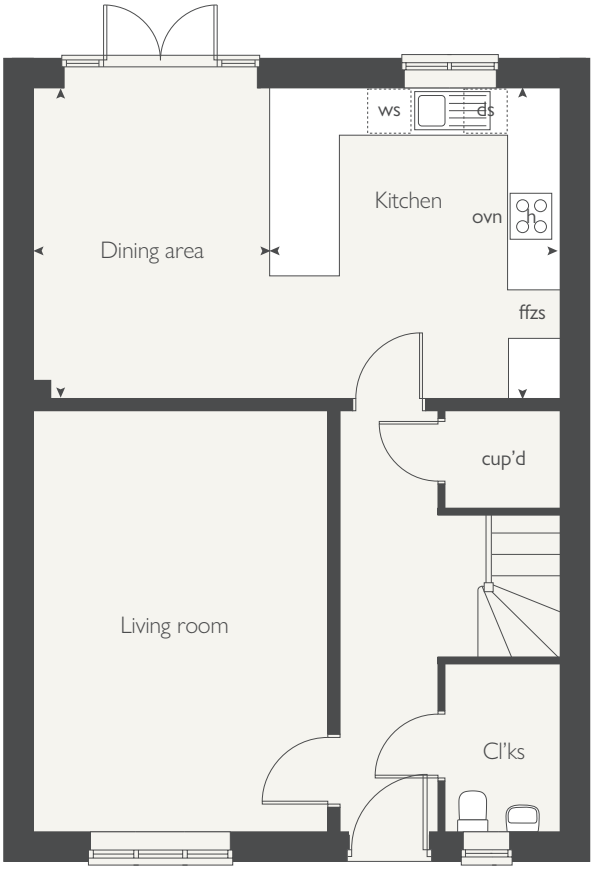
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COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR





THE WOODRUFF

4 bedroom home

countrysidehomes.com

COUNTRYSIDE
Homes

THE WOODRUFF

4 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen	3.40 x 3.23	11' 2" x 10' 7"
Family room	3.23 x 2.19	10' 7" x 7' 2"
Dining area	3.77 x 3.59	12' 5" x 11' 9"
Living room	5.76 x 3.46	18' 11" x 11' 4"

FIRST FLOOR		
Bedroom 1	5.76 x 3.51	18' 11" x 11' 6"
Bedroom 2	3.44 x 3.42	11' 3" x 11' 3"
Bedroom 3	3.08 x 2.49	10' 1" x 8' 2"
Bedroom 4 / study	3.29 x 2.42	10' 10" x 7' 11"

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

The Woodruff | 412 Bexhill |

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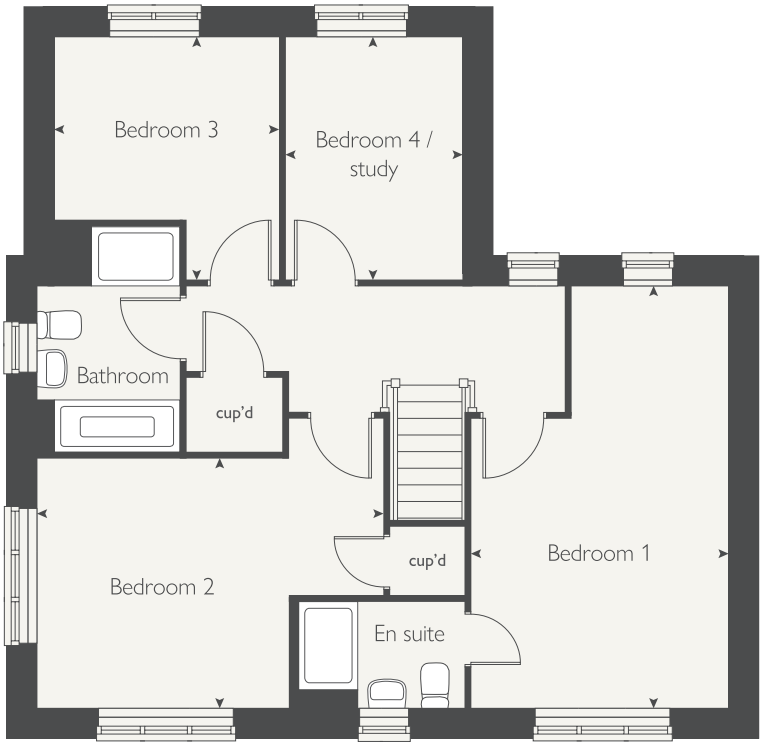
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COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR





THE GATEWAY

Bexhill

COUNTRYSIDE
Homes

countrysidehomes.com

THE GATEWAY

Bexhill

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.







KITCHEN

	2 bedroom	3 bedroom		4 bedroom	
	The Sorrel	The Angelica	The Nutmeg	The Fennel	The Cardamon	The Saffron	The Woodruff
Fitted kitchen with laminate worktop	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■	■	■	■	■
Indesit induction hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	■	■	■	■			
Indesit induction hob (60cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood					■	■	■
White pendant light holder	■	■	■	■	■	■	■
Fridge / freezer space	■	■	■	■	■	■	■
Space for 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)

	2 bedroom	3 bedroom		4 bedroom	
	The Sorrel	The Angelica	The Nutmeg	The Fennel	The Cardamon	The Saffron	The Woodruff
Ideal Standard contemporary white I. Life sanitaryware sanitaryware	■	■	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure in ensuite		■	■	■	■	■	■
Handheld hair wash attachment in bathroom	■	■	■	■	■	■	■
Choice of standard wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)	■	■	■	■	■	■	■
White batten light holder	■	■	■	■	■	■	■

■ 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.

DOORS AND WINDOWS

	2 bedroom	3 bedroom		4 bedroom	
	The Sorrel	The Angelica	The Nutmeg	The Fennel	The Cardamon	The Saffron	The Woodruff
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 with Brass Satin finish handles	■	■	■	■	■	■	■
Paving outside French door and path to garage personnel door (where applicable)	■	■	■	■	■	■	■

GENERAL

	2 bedroom	3 bedroom		4 bedroom	
	The Sorrel	The Angelica	The Nutmeg	The Fennel	The Cardamon	The Saffron	The Woodruff
White painted walls and smooth white ceilings	■	■	■	■	■	■	■
TV point to lounge and family room (where applicable)	■	■	■	■	■	■	■
Master telephone socket to lounge and study where applicable	■	■	■	■	■	■	■
Heat Interface Unit (HIU) with Honeywell heating control and room thermostat(s)	■	■	■	■	■	■	■
Contemporary lantern to front door and wiring only to the rear door	■	■	■	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■	■	■	■
Power and lighting to garage (where in curtilage of the plot)	■	■	■	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable).	■	■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■	■
First two years' customer service support from Countryside Homes	■	■	■	■	■	■	■

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 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

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DS15959 / 03.26

COUNTRYSIDE
Homes



2 bedroom Sage Home

Homes 2-4, 8, 9, 12, 13, 18, 21-23,
111, 112, 118, 119, & 347-350

Sage Homes built by COUNTRYSIDE Homes

2 bedroom Sage Home

Homes 2-4, 8, 9, 12, 13, 18, 21-23, 111, 112, 118, 119, 347-350

Ground floor	metres	feet / inches
Kitchen / dining area	4.75 x 3.20	15' 7" x 10' 6"
Living room	3.83 x 3.72	12' 7" x 12' 3"

First floor		
Bedroom 1	3.81 x 3.21	12' 8" x 10' 8"
Bedroom 2	4.75 x 2.58	15' 7" x 8' 6"

ovn	oven	**ffzs**	fridge freezer space
h	hob	**w**	wardrobe
ds	dishwasher space	**cup'd**	cupboard
ws	washing machine space	◄ ►	measuring points

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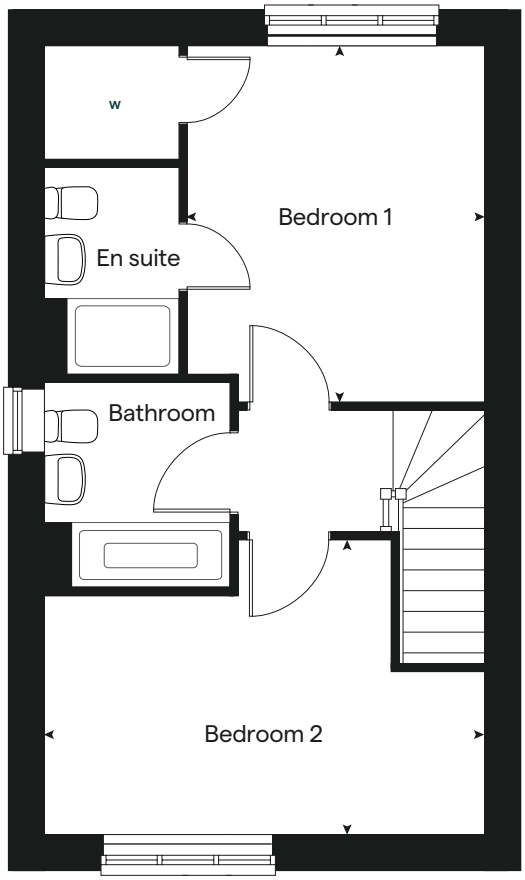
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Sage Homes

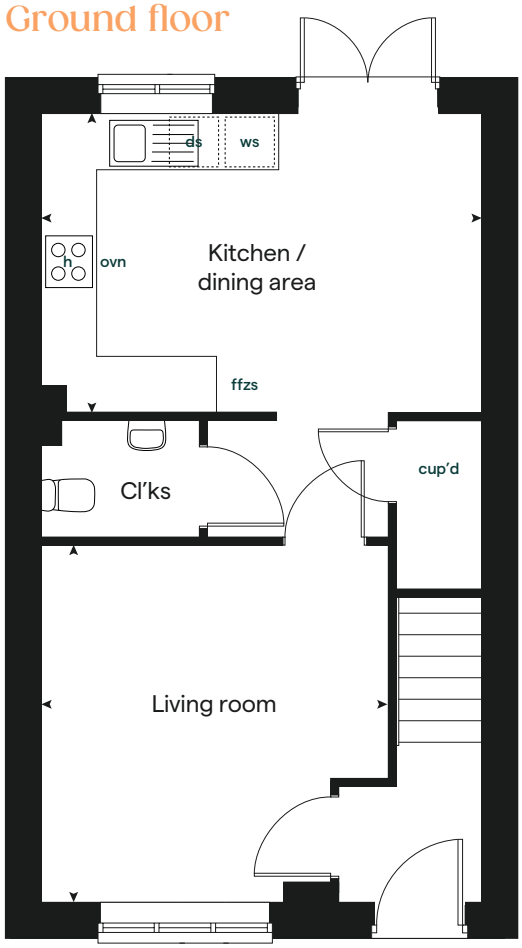
built by

COUNTRYSIDE Homes

First floor



Ground floor





3 bedroom Sage Home

Homes 5, 19, 20, 81, 110, 117, 122, 126, 127, 131, 132 & 344

Sage Homes built by COUNTRYSIDE Homes

3 bedroom Sage Home

Homes 5, 19, 20, 81, 110, 117, 122, 126, 127, 131, 132 & 344

Ground floor	metres	feet / inches
Kitchen / dining area	5.76 x 4.11	18' 11" x 13' 6"
Living room	4.17 x 3.61	13' 8" x 11' 10"

First floor		
Bedroom 1	3.87 x 2.83	12' 8" x 9 '4"
Bedroom 2	3.62 x 3.47	11' 11" x 11' 5"
Bedroom 3	2.84 x 2.40	9' 4" x 7 '10"

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

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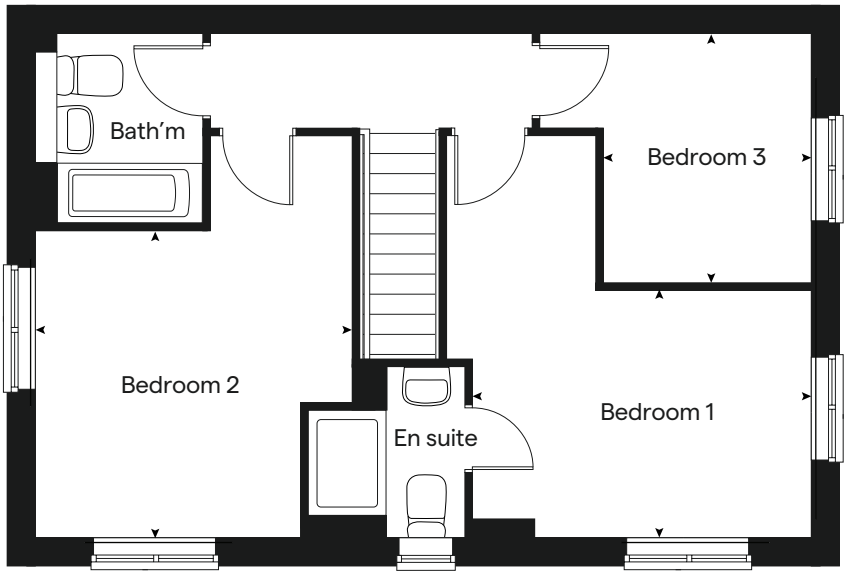
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Sage Homes

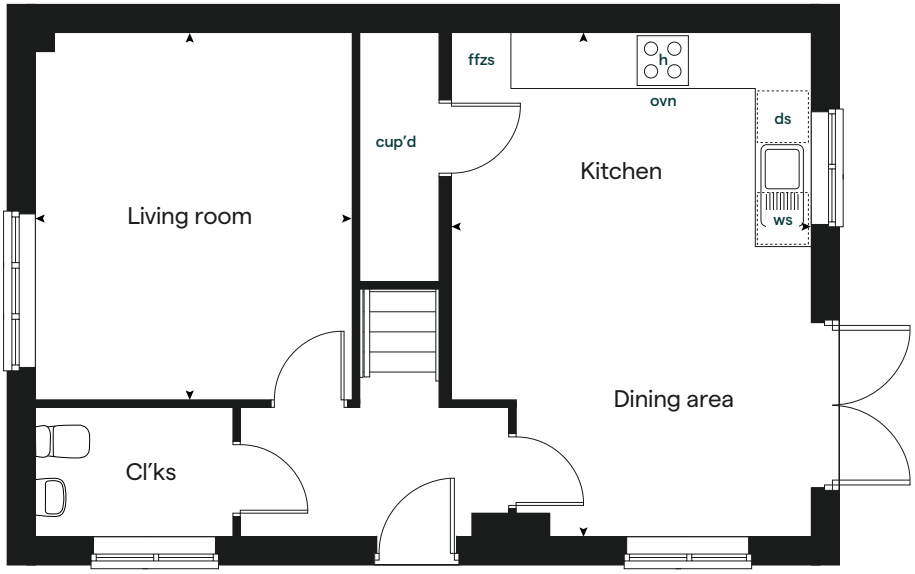
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COUNTRYSIDE Homes

First floor



Ground floor





3 bedroom Sage Home

Homes 6, 7, 10, 11, 14-17, 24, 25, 67-70, 72, 73, 120, 121, 345, 345, 352-355, 358, 359, 375, 376 & 390

Sage Homes built by COUNTRYSIDE Homes

3 bedroom Sage Home

Homes 6, 7, 10, 11, 14-17, 24, 25, 67-70, 72, 73, 120, 121, 345, 345, 352-355, 358, 359, 375, 376, 390

Ground floor	metres	feet / inches
Kitchen / dining area	4.99 x 3.16	16' 5" x 10' 4"
Living room	3.95 x 3.88	13' 0 x 12' 9"

First floor		
Bedroom 1	5.27 x 2.70	17' 4" x 8' 10"
Bedroom 2	3.11 x 2.70	10' 2" x 8' 10"
Bedroom 3	3.12 x 2.20	11' 3" x 7' 3"

ovn	oven	**ffzr**	fridge freezer
h	hob	**w**	wardrobe
dw	dishwasher	**cup'd**	cupboard
wm	washing machine	◄ ►	measuring points

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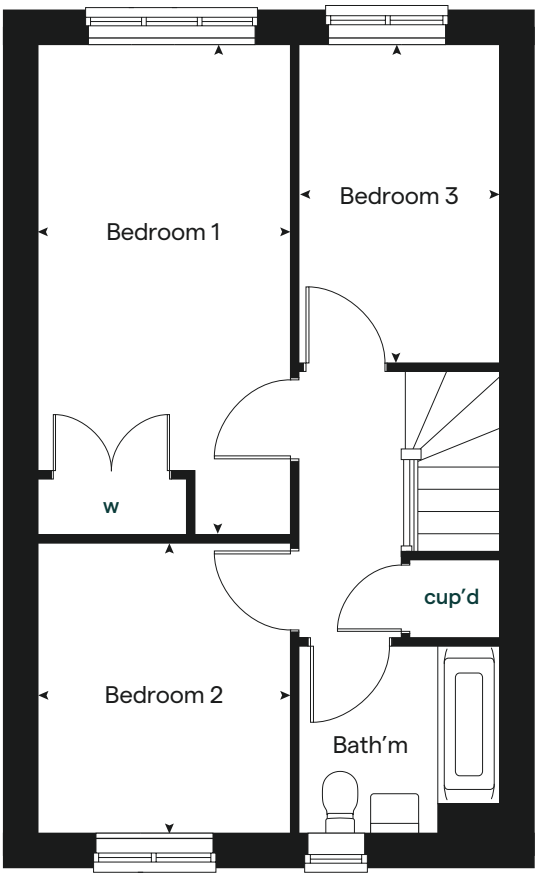
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Sage Homes

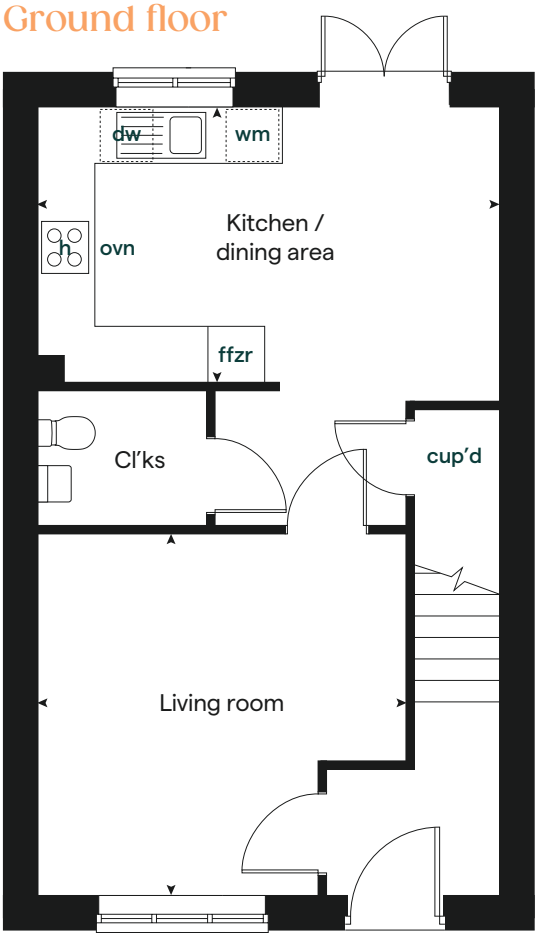
built by

COUNTRYSIDE Homes

First floor



Ground floor





3 bedroom Sage Home

Homes 35-38, 55 & 56

Sage Homes built by COUNTRYSIDE Homes

3 bedroom Sage Home

Homes 35-38, 55 & 56

Ground floor	metres	feet / inches
Kitchen	4.40 x 3.77	14' 5" x 12' 5"
Living room	4.41 x 3.38	14' 6" x 11' 1"

First floor		
Bedroom 2	4.40 x 3.80	14' 5" x 12' 6"
Bedroom 3	4.40 x 2.29	14' 5" x 7'6"

Second floor		
Bedroom 1	4.15 x 3.32	13' 11" x 10' 11"

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

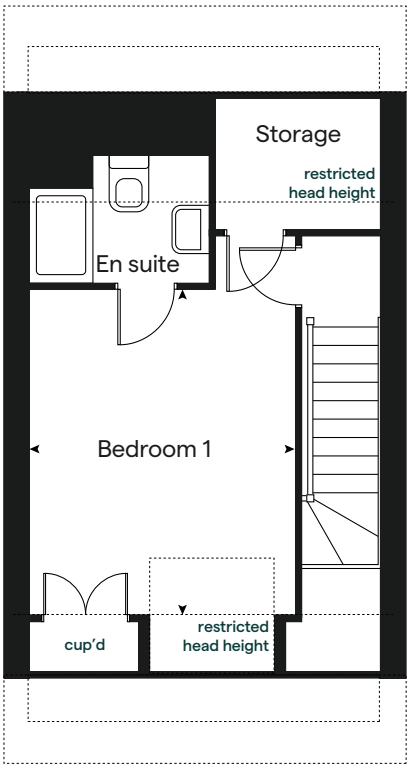
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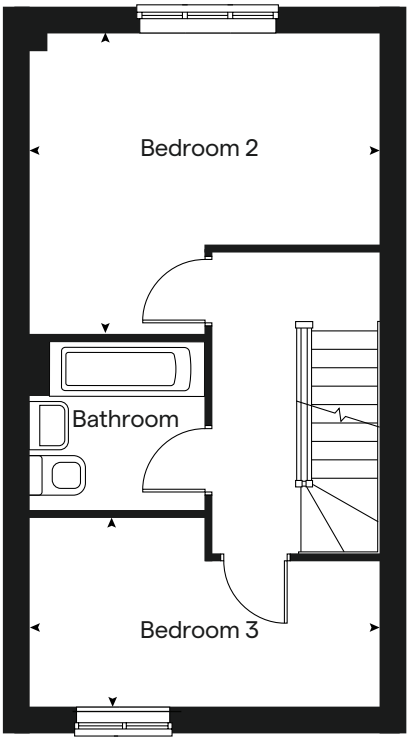
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Sage Homes
built by
COUNTRYSIDE Homes

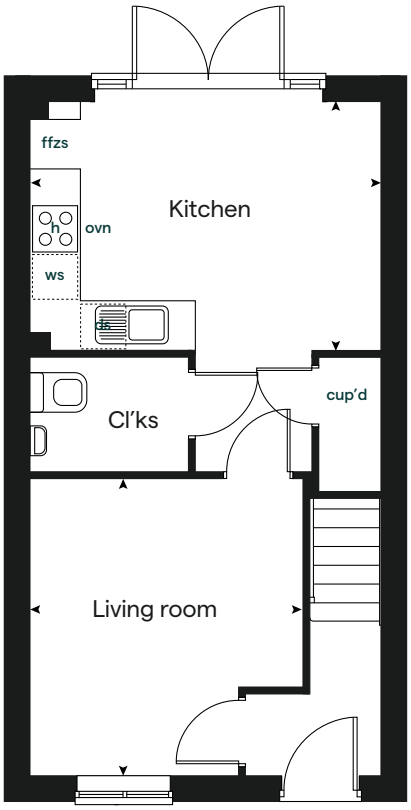
Second floor



First floor



Ground floor





4 bedroom Sage Home

Homes 66, 351, 356 & 357

Sage Homes built by COUNTRYSIDE Homes

4 bedroom Sage Home

Homes 66, 351, 356 & 357

Ground floor	metres	feet / inches
Kitchen / dining area	6.10 x 3.85	20′ 0″ x 12′ 8″
Living room	4.80 x 3.33	15′ 9″ x 10′ 11″

First floor		
Bedroom 1	4.07 x 2.84	13′ 4″ x 9′ 4″
Bedroom 2	3.30 x 2.50	10′ 10″ x 8′ 3″
Bedroom 3	3.17 x 2.98	10′ 5″ x 9′ 9″
Bedroom 4	3.51 x 2.16	11′ 6″ x 7′ 1″

ovn	oven	**ffzr**	fridge freezer
h	hob	**w**	wardrobe
dw	dishwasher	**cup'd**	cupboard
wm	washing machine	◄ ►	measuring points

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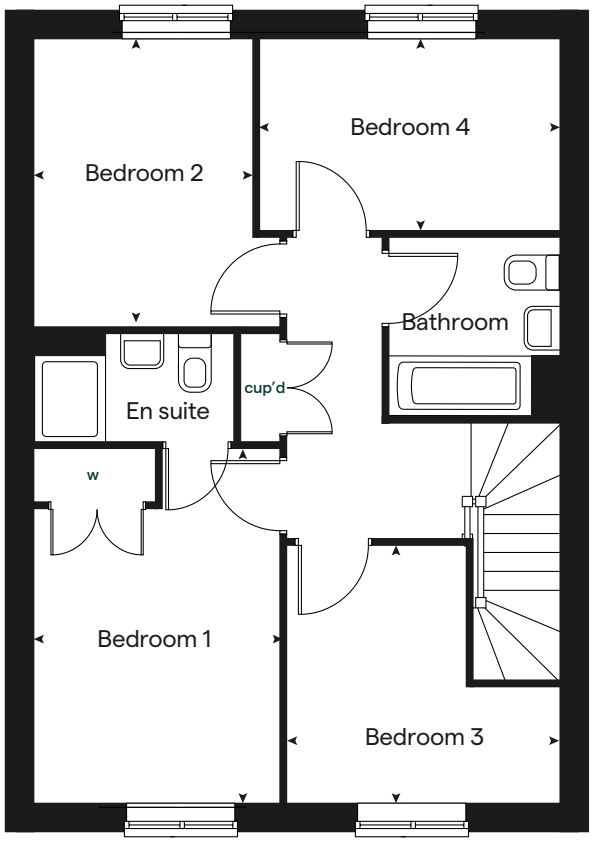
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Dahlia DS11380 / 10.24

Sage Homes

built by

COUNTRYSIDE Homes

First floor



Ground floor

