

EARL'S CROFT

Earl Shilton





EARL'S CROFT

Earl Shilton



COUNTRYSIDE
Homes



EARL SHILTON

EARL'S CROFT



A thoughtfully designed new development offering a collection of elegant 2, 3 and 4 bedroom homes in the heart of Leicestershire.

Located just outside Leicester, Earl Shilton provides an ideal setting to make your home. It offers the tranquillity of countryside living alongside excellent transport links to nearby towns and cities, well-suited to families, professionals and anyone seeking a balanced lifestyle.

The market town has everything you need close at hand, from independent shops and cafés to a traditional butcher and local pubs. Sports enthusiasts will appreciate nearby golf courses, as well as easy access to Leicester City Football Club and Leicester Tigers Rugby. Just a short drive away, Stoney Stanton offers open water swimming and scuba diving for those looking to try something new.

For shopping, Fosse Park is within easy reach, while Leicester city centre is accessible by car or bus in around 30 minutes. Hinckley railway station provides direct services to Birmingham and London, and with the M1 and M69 just 20 minutes away.

THE PERFECT POSITION

EDUCATION FOR EVERYONE

There are a number of schools within walking distance of Earl's Croft, catering for children aged 4-11 years. The nearest, Saint Peters Catholic Voluntary Academy is 0.4 miles away, approximately a 7 minute walk. St Simon and St Jude C of E Primary School and Townlands Church of England Primary School are also located in Earl Shilton,

both are less than a 17 minute walk, or just a short drive away.

When it's time for secondary school, Heath Lane Academy in Earl Shilton offers a solid choice, helping older students thrive with its supportive environment.

Fosse Park Shopping
7.4 miles | 19 mins drive

19
mins



Stoney Cove
4.4 miles | 10 mins drive

10
mins



Bouskell Park
8.8 miles | 24 mins drive

24
mins



EARL'S
CROFT

Paradise Farm
5.4 miles | 11 mins drive

11
mins



Bosworth Battlefield
Heritage Centre
6 miles | 11 mins drive

11
mins



For those seeking higher education, the University of Leicester and De Montfort University are in easy reach, offering a range of undergraduate and postgraduate courses.

Burbage Common
8 miles | 18 mins drive



Leicester City FC
9.1 miles | 29 mins drive



Hinckley Golf Club
4.8 miles | 8 mins drive



A COMMUNITY TO BE PROUD OF



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 toward local schemes to support the community surrounding your new home in Earl Shilton.

Our homes are **Greener by Design!** From solar panels, high class installation and EV charging points, our homes have everything you need to save on your energy bills.

Some of our **community contributions** and enhancements include:

IMPROVED
PUBLIC
TRANSPORT
FACILITIES



PUBLIC
OPEN
SPACES



PRIMARY AND
SECONDARY
EDUCATION



HIGHWAY
AND ROAD
IMPROVEMENT





Green initiatives found at Earl's Croft:

HEDGEHOG
HIGHWAYS



VEHICLE
CHARGING
POINTS TO
ALL HOMES



136
TREES TO BE
PLANTED



BIRD & BAT
BRICKS



A+ RATED
DOUBLE-
GLAZED
WINDOWS



PV SOLAR
PANELS TO
ALL HOMES



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 and stylish Karndean.

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'.

KEY WORKER

As a thank you for the support Key Workers give to our communities, we have designed the Key Worker scheme to make buying your own home more affordable. The scheme is exclusively available to Key Workers and is available at many of our developments.

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!

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 French 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



EARL'S CROFT

Leicester Road, Earl Shilton,
Leicestershire LE9 7EQ

Cover photograph a view of Exeter Cathedral, Exeter city centre. 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 South East Midlands region

Penman House, 1 Penman Way, Grove Park, Enderby, Leicester, Leicestershire LE19 1SY. Telephone: 01164 648 821

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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.

- | | | | |
|------------------------|------------------------|-----------------------|--------------------------|
| 3 bedroom homes | 4 bedroom homes | Pre-sold homes | |
| The Jackdaw | The Plover | 1 bedroom homes | bcp bin collection point |
| The Kingfisher | | 2 bedroom homes | ss substation |
| 2 bedroom homes | | 3 bedroom homes | ps pumping station |
| The Curlew | | 4 bedroom homes | v visitor space |

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Vistry South East Midlands region
Penman House, 1 Penman Way, Grove Park, Enderby, Leicester, Leicestershire LE19 1SY
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COUNTRYSIDE
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THE CURLEW
2 bedroom home



COUNTRYSIDE
Homes

THE CURLEW

2 bedroom home



GROUND FLOOR	metres	feet / inches
Living/Dining room	4.57 x 4.42	15' 0" x 14' 5"
Kitchen	3.79 x 3.45	12' 4" x 11' 3"

FIRST FLOOR

Bedroom 1	4.42 x 3.19	14' 5" x 10' 5"
Bedroom 2	4.42 x 2.85	14' 5" x 9' 4"

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

The Curlew | Earl Shilton |

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.

* Window omitted to plot 42 only
Please speak to our sales consultant for further details.

Each home will feature solar panels to either the front or rear elevation. Please speak to your sales consultant for the specific location on your chosen home Produced by the Vistry Group Design Studio.

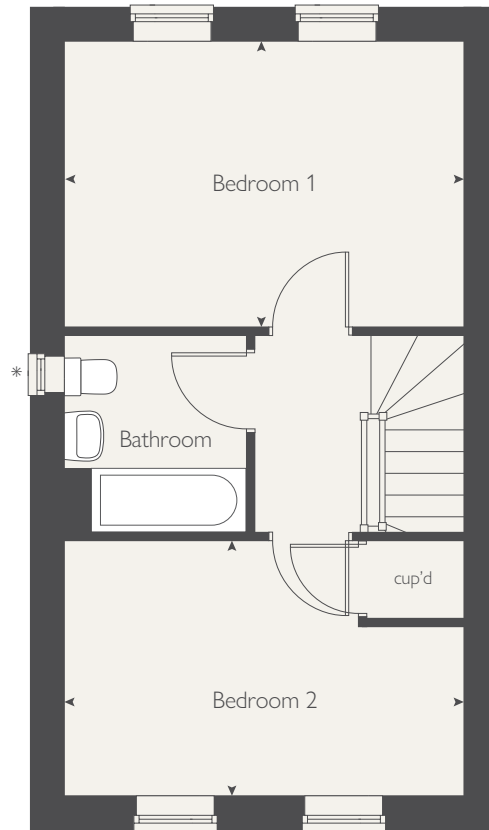
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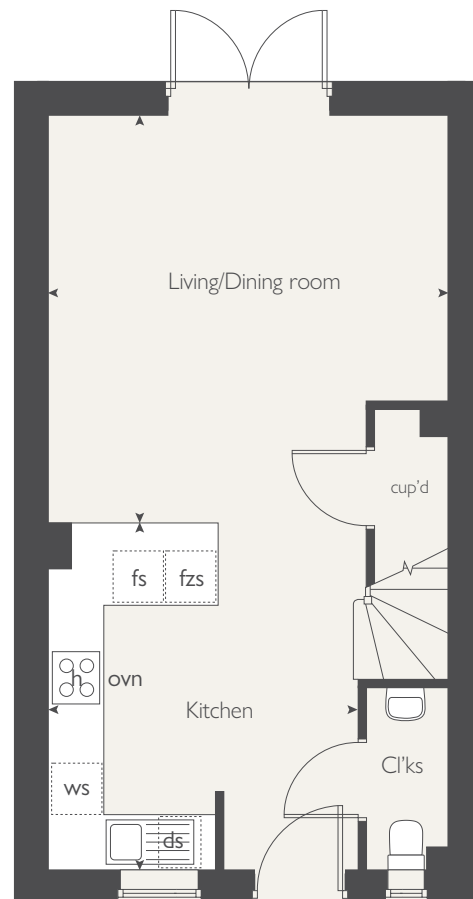


COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR





THE JACKDAW

3 bedroom home



COUNTRYSIDE
Homes

THE JACKDAW

3 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen / dining area	5.04 x 3.87	16' 5" x 10' 1"
Living room	3.61 x 2.96	11' 8" x 9' 7"

FIRST FLOOR

Bedroom 1	5.27 x 2.81	17' 3" x 9' 2"
Bedroom 2	3.81 x 2.81	12' 5" x 9' 2"
Bedroom 3	3.90 x 2.37	12' 8" x 7' 8"

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

The Jackdaw | Earl Shilton |

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- ① Window not applicable to plots 43, 44, 45, 50, 81 & 82
- ② Window applies to plot 83 only
Please speak to our sales consultant for further details

Each home will feature solar panels to either the front or rear elevation. Please speak to your sales consultant for the specific location on your chosen home Produced by the Vistry Group Design Studio.

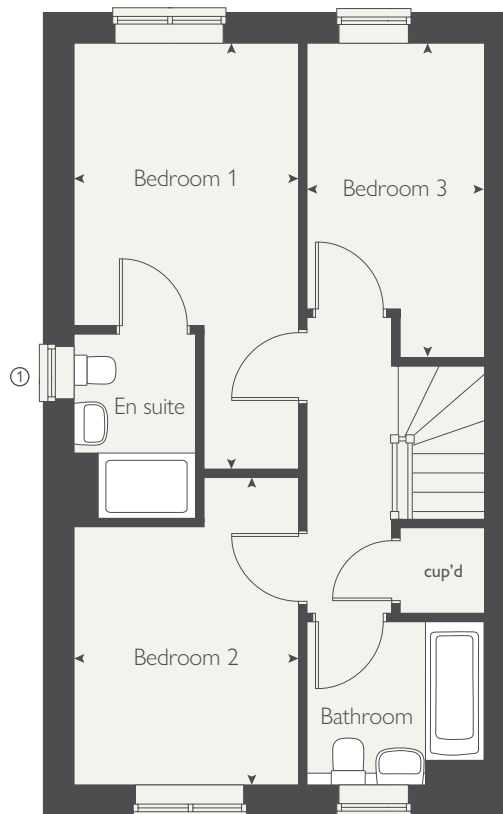
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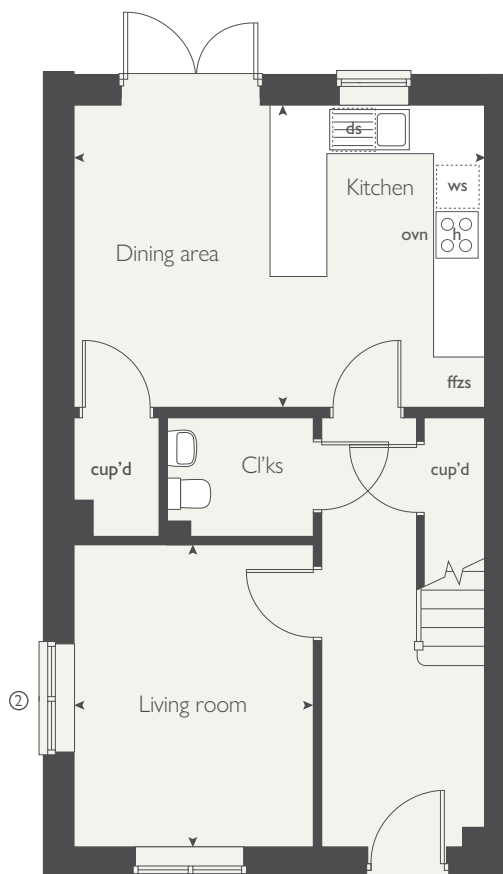


COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR





THE KINGFISHER
3 bedroom home



COUNTRYSIDE
Homes

THE KINGFISHER

3 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen / dining area	5.76 x 3.41	18' 9" x 11' 2"
Living room	5.76 x 3.41	18' 9" x 11' 2"

FIRST FLOOR

Bedroom 1	5.76 x 3.45	18' 9" x 11' 3"
Bedroom 2	3.41 x 3.47	11' 2" x 11' 4"
Bedroom 3	3.41 x 2.26	11' 2" x 7' 4"

ovn	oven	ffzs	fridge freezer space
h	hob	tds	tumble drier space
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

Kingfisher | Earl Shilton |

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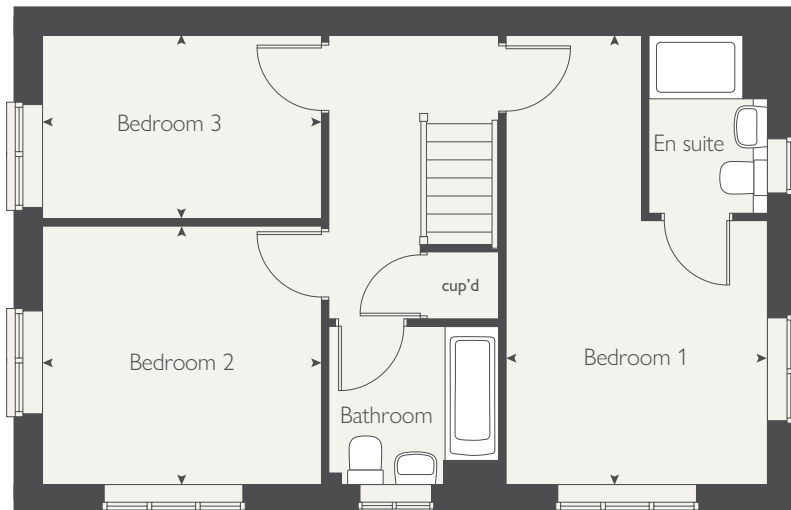
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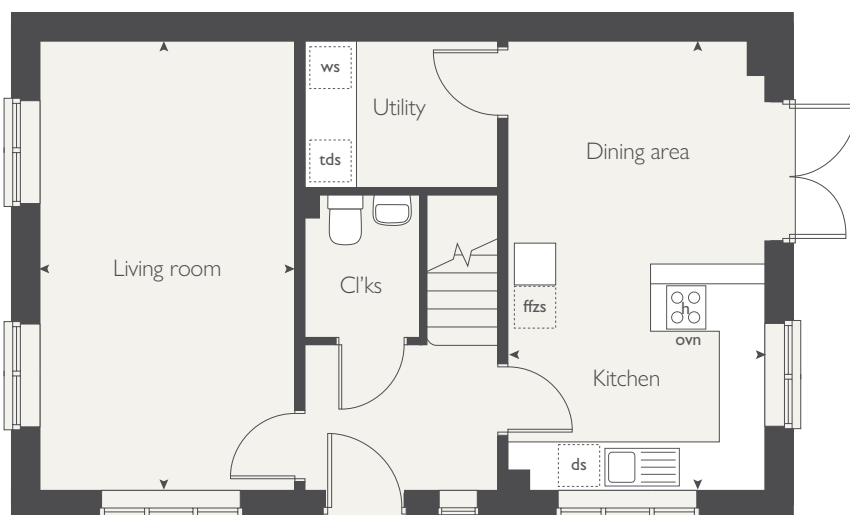
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FIRST FLOOR



GROUND FLOOR



COUNTRYSIDE
Homes



THE PLOVER

4 bedroom home



COUNTRYSIDE
Homes

THE PLOVER

4 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen / dining area	6.56 x 4.55	21' 5" x 14' 9"
Living room	4.05 x 3.18	13' 3" x 10' 4"

FIRST FLOOR

Bedroom 1	4.30 x 3.09	14' 1" x 10' 1"
Bedroom 2	3.86 x 3.09	12' 7" x 10' 1"
Bedroom 3	3.28 x 2.30	10' 8" x 7' 5"
Bedroom 4	3.28 x 2.30	10' 8" x 7' 5"

ovn	oven	ffzs	fridge freezer space
h	hob	tds	tumble drier space
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

The Plover | Earl Shilton |

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* Window not applicable to plots 16, 17, 18, 19 & 65
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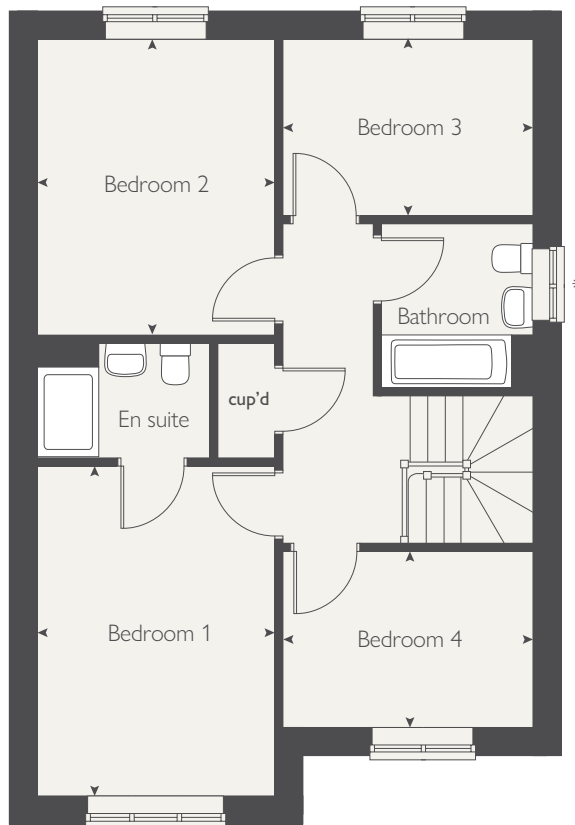
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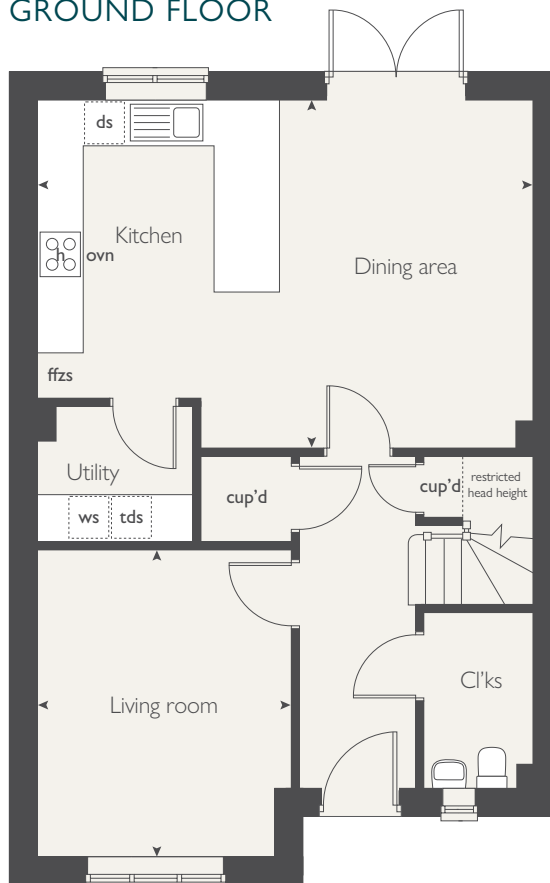


COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR





EARL'S CROFT

Earl Shilton



COUNTRYSIDE
Homes

EARL'S CROFT

Earl Shilton

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 Curlew	3 bedroom The Jackdaw The Kingfisher	4 bedroom The Plover
KITCHEN			
Symphony Konzept range kitchen with laminate worktop	■	■ ■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■ ■	■
Indesit hob (60cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood	■	■ ■	■
Fridge / freezer space with electrics	■	■ ■	■
Space for dishwasher with plumbing and electrics	■	■ ■	■
Space for washing machine with plumbing and electrics	■	■	
UTILITY			
Space for washing machine with plumbing and electrics		■	■
Space for tumble dryer with electrics		■	■
BATHROOMS AND EN SUITE(S)			
Ideal Standard contemporary white Tempo sanitaryware	■	■ ■	■
Shower tray with glass enclosure in en suite		■ ■	■
Shower over the bath	■		
Choice of standard Saloni wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)		■ ■	■
Choice of standard full height Saloni tiling around bath with splashback above sink	■		
DOORS AND WINDOWS			
Front door with multi-point security locking system and security chain	■	■ ■	■
PVCu double glazing to windows	■	■ ■	■

- 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.



2 bedroom
The Curlew

3 bedroom
The Jackdaw
The Kingfisher

4 bedroom
The Plover

Double glazed PVCu French doors	■	■	■	■
Internal ladder door style pre-primed with chrome finish handles	■	■	■	■
GENERAL				
Paving outside French doors and path to bike shed	■	■	■	■
PV solar panels	■	■	■	■
White painted walls and smooth white ceilings	■	■	■	■
TV point to lounge	■	■	■	■
Ideal combi-boiler with Honeywell heating control	■	■	■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■
External lighting to front door and wiring only to the rear door	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■
Battery powered Carbon Monoxide detector	■	■	■	■
Power and lighting to the 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	■	■	■	■
Bike Storage shed	■	■	■	■
Electric Vehicle charger (7kw)	■	■	■	■
BT openreach fibre optic connection	■	■	■	■

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

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DS15727 / 02.26



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