ALVAREDUS

Fairham

COUNTRYSIDE
Homes

countrysidepartnerships.com



ALVAREDUS

Fairham

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Fairham Homes England

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ALVAREDUS

Taking inspiration from Alvaredus de Clifton, a Norman knight who was appointed Warden of Nottingham Castle in the time of William the Conquerer, Countryside are proud to showcase our stunning collection of 333 new homes at Alvaredus, Fairham. Designed from the grassroots upwards on a gentle slope this development will provide unspoiled views over fields and countryside. Each aspect has been carefully crafted throughout to provide superb modern living with plenty of choice for everyone.

Alvaredus will include commercial spaces for shopping, work and leisure as well as dedicated natural outdoor space for playing, walking and cycling. Alvaredus, located just South of Nottingham, has easy access to the city centre, as well as still benefiting from its unique countryside location. You'll find a selection of convenience stores and a post office, as well as a very popular bi-weekly market. There is also a choice of large supermarkets under five miles away.

The River Trent is a 30 minute walk away from the development with mile after mile of footpaths and bridleway which are perfect for either a short stroll or a full day walking or cycling and taking in the peaceful river views. Right on the doorstep is the acclaimed Attenborough Nature Reserve, here there are a series of raised walkways above wetlands and lakes making for a superb family day out.

For the little ones there are two local schools, both rated as 'Good' by OFSTED and for older children the Farnborough Academy is a brand new secondary school.

With direct links to the M1 and East Midlands Airport, Fairham is in a unique location. It sits alongside the new £150 million A453 Remembrance Way with Nottingham city centre a 20-minute drive or tram ride away. Tram services operate from Clifton South Tram Park & Ride every 15 minutes and the station is just a 2-minute walk away from the development.

East Midlands Airport's international connections are a 10-minute drive away, while direct services to London are within easy reach via the nearby East Midlands Parkway rail station.

THE PERFECT POSITION

CLOSE TO THE CITY

Nottingham is easily reached by tram in just under half an hour from Alvaredus. Clifton South Tram Park & Ride is a 2-minute walk from the site, offering services into Central Nottingham every 15 minutes and more regularly at peak times. The city has evolved into a major shopping destination, there is an ever growing number of small and quirky independent boutiques which are nestled in between the usual high street favourites.

For an evening out with friends the Lace Market district in central Nottingham is home to a great selection of restaurants and bars, catering for every taste and budget. Nottingham Street Food Club in The Victoria Centre, right in the heart of the city, opens it's doors every weekend with a great street food experience with dishes from all over the world prepared by pop up restaurants.

You'll even be able to try some locally brewed craft beers here too which are very popular with the diners. Nottingham Castle is a firm favourite locally for a family day out, in parts the castle dates back to the year 143, and has just benefitted from a major £30m revamp. You can explore hidden caves and hear all manner of stories regarding famous local outlaw Robin Hood.







Highbank Primary
0.5 miles | 12 mins walk
12 mins



The Farnborough Academy
2 miles | 9 mins drive
9 mins



Clifton South Park and Ride
0.3 miles | 2 mins walk
2 mins



Attenborough Nature Reserve
8.1 miles | 22 mins drive
22 mins



ALVAREDUS

Lace Market
5.5 miles | 17 mins drive
17 mins



Nottingham Train Station
4.8 miles | 13 mins drive
13 mins



London
1 hour 37 mins train
1.5 hours



The Victoria Centre
6 miles | 19 mins drive
19 mins



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

CREATING A PLACE TO LIVE, WORK AND FLOURISH

Due to bring thousands of new homes, jobs and opportunities to Nottingham, Fairham will be the East Midlands' most significant mixed-use development.

The 606-acre site on the southern edge of the city boasts world-class connectivity and will become the region's prime commercial and residential destination.

Fairham will create a thriving new community and neighbourhood that is well-planned and friendly; a place that has a vibrant mix of residential and commercial sites designed and built to the highest standards.

The scheme will help provide new employment opportunities across the region as well as assisting Rushcliffe Borough Council in meeting its new homes target of 13,500 dwellings by 2030.

THE MASTERPLAN

Bringing together the different aspects of the site, the masterplan will facilitate the phasing and timing of the development. From commercial to residential to landscape and infrastructure, the role of the masterplan is to deliver the vision of creating a place to live, work and flourish.



Fairham

£100M OF NEW INFRASTRUCTURE



200 ACRES OF PARKLAND AND OPEN SPACE



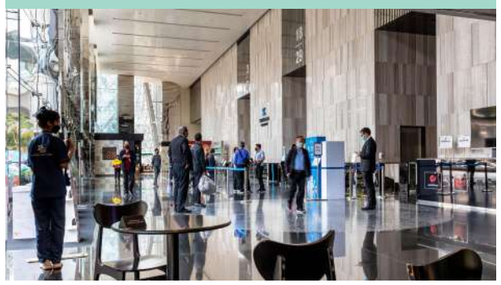
3,000 BEAUTIFUL NEW HOMES



MORE THAN 2,000 NEW JOBS



1M SQ FT OF COMMERCIAL EMPLOYMENT SPACE



OVER 4 MILES OF SHARED FOOT AND CYCLE PATHS



WHY BUY NEW

Building a better future and caring for the environment, Countryside creates quality, eco-friendly and sustainable homes in the best locations.

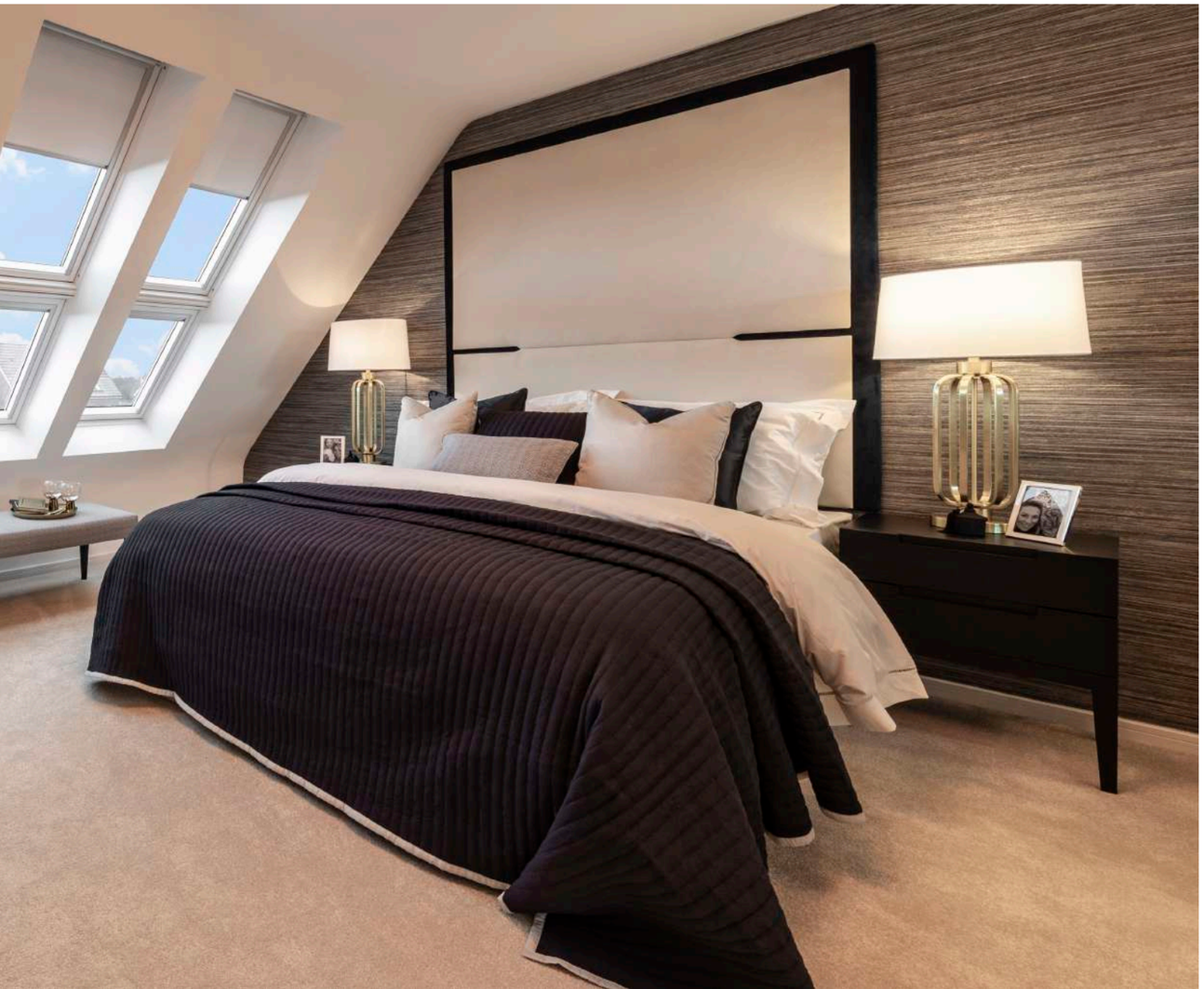
Our outstanding range of new homes are designed for modern living, offering lower environmental impact, running costs and maintenance. These provide compelling reasons to choose a new home from Countryside. In recognition of this, we have received more than 100 awards for sustainability since 2000.

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 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.



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!

DEPOSIT ASSIST

When your friends or family contributes a minimum of 5% to your deposit for a new Countryside home, we'll give them a £2,000 thank you AND we'll give you an extra boost, with £5,000 towards your moving costs.

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'.

ARMED FORCES

TRINITY

Helping members of the Armed Forces to own a home with assistance from Countryside Homes, the government and the Ministry of Defence.

DEPOSIT UNLOCK

DEPOSIT UNLOCK

An exclusive scheme for brand new homes, First-time buyers could benefit from the Government-backed equity loan where you only need a 5% deposit to buy a brand new home with a 75% mortgage. The remaining 20% is a government loan, which is interest free for five years.

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 creating 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.





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.

ALVAREDUS

Fairham

3 bedroom home

- Ashton
- Fog
- Cedar
- Longford
- Foss
- Belton
- Blyth Bespoke
- New Stamford
- Ashop
- Dunham
- Dee Three

4 bedroom home

- Bowmont
- Stratford
- Dunham

2 bedroom home

- Irwell
- Ivy

Pre sold

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



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.



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

THE IRWELL
2 bedroom home

alvaredusfairham.com

Fairham Homes England

THE IRWELL
2 bedroom home



GROUND FLOOR	metres	feet/inches
Kitchen/Dining/Living	3.06 x 7.45	10'1" x 24'5"

FIRST FLOOR		
Bedroom 1	4.07 x 2.57	13'5" x 8'5"
Bedroom 2	2.94 x 4.1	9'64"x 13'45"

The Irwell
Variant: E3
Irwell depicted, refer to sales plan for variations. This 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.

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

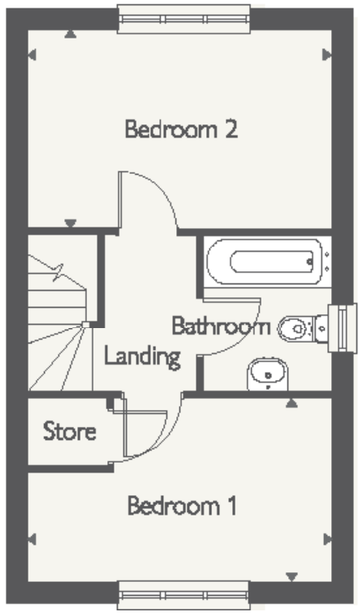
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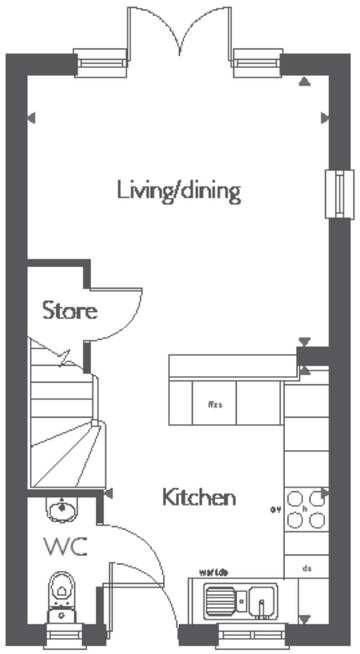
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FIRST FLOOR



GROUND FLOOR





- Open-plan kitchen/diner with integrated appliances
- Spacious living room
- Convenient downstairs WC

THE IVY
2 bedroom home

alvaredusfairham.com

Fairham Homes England

COUNTRYSIDE Homes

THE IVY
2 bedroom home



GROUND FLOOR	metres	feet/inches
Kitchen/Dining	2.33 x 2.71	7'8" x 8'11"
Living Room	4.6 x 4.90	15'09" x 16'07"

FIRST FLOOR		
Bedroom 1	3.09 x 3.06	10'2" x 10'
Bedroom 2	4.17 x 2.79	13'9"x 9'2"

The Ivy
Variant: E3 V1
The Ivy depicted, refer to sales plan for variations. This 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.

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

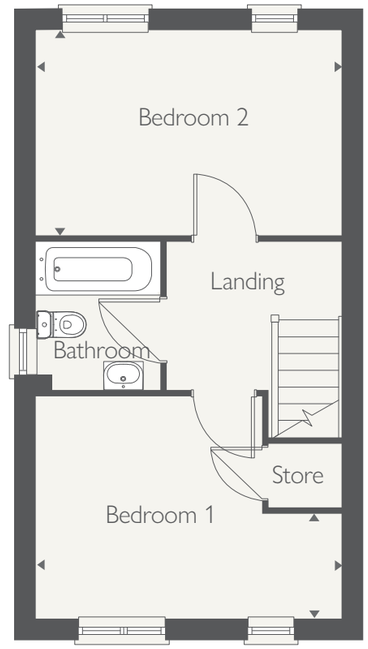
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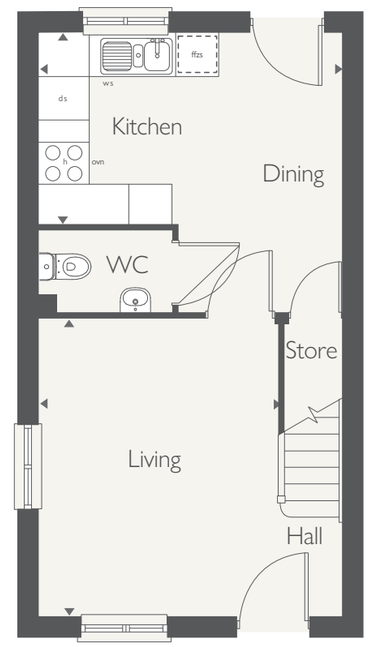
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FIRST FLOOR



GROUND FLOOR





- Open-plan kitchen/diner with integrated appliances
- Drive through space
- Garage

THE FOG
2 bedroom home

alvaredusfairham.com

Fairham Homes England

COUNTRYSIDE Homes

THE FOG
2 bedroom home



FIRST FLOOR	metres	feet/inches
Kitchen/Dining	2.4 x 3.94	7'11" x 12'11"
Living Room	3.3 x 5.24	10'10" x 17'2"
Bedroom 1	2.57 x 4.55	8'6" x 14'11"
Bedroom 2	2.47 x 4.0	8'1"x 13'1"

The Fog
Variant: E3 V2
The Fog depicted, refer to sales plan for variations. This 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.

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

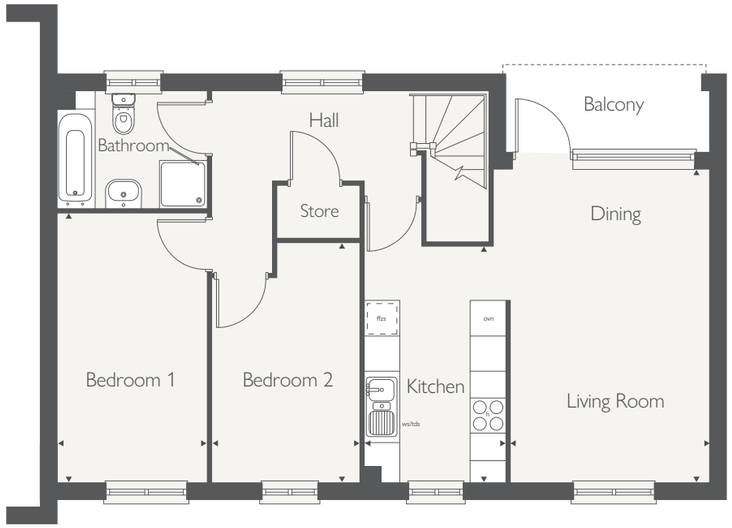
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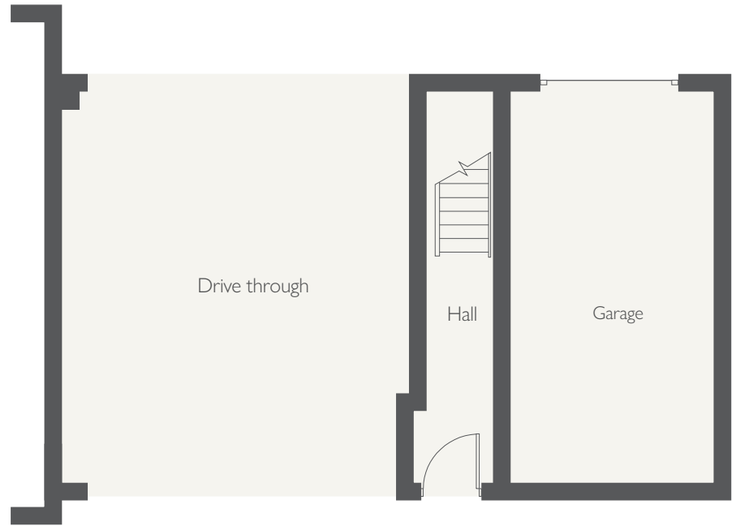
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FIRST FLOOR



GROUND FLOOR





- Open-plan kitchen / diner with integrated appliances
- Light enhancing French doors
- Convenient downstairs WC
- Spacious living room

THE ASHOP
3 bedroom home

alvaredusfairham.com

Fairham Homes England

COUNTRYSIDE Homes

THE ASHOP
3 bedroom home



GROUND FLOOR	metres	feet/inches
Kitchen/Dining/Family	4.09 x 4.83	13'5" x 15'10"
Living Room	2.97 x 4.32	9'9" x 14'2"

FIRST FLOOR		
Bedroom 1	2.99 x 3.60	9'10" x 11'10"
Bedroom 2	2.61 x 3.16	8'7"x 10'4"
Bedroom 3	2.53 x 2.02	8'4" x 6'8"

The Ashop
Variant: E3
Ashop E3 FCT depicted, refer to sales plan for variations. This 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.

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

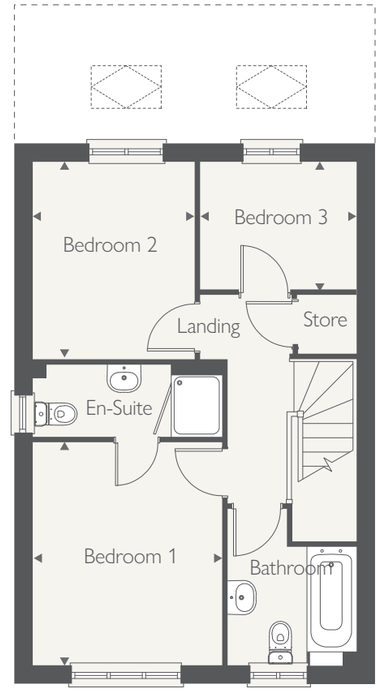
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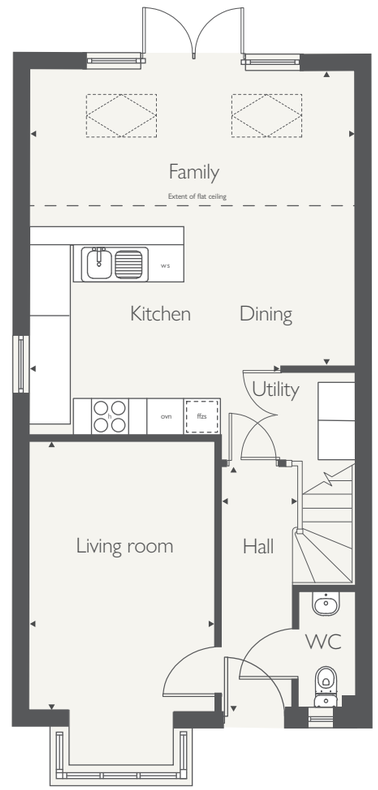
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FIRST FLOOR



GROUND FLOOR





- Open-plan living/dining room
- Separate kitchen with integrated appliances
- Light enhancing French doors
- Convenient downstairs WC

THE ASHTON
3 bedroom home

alvaredusfairham.com

Fairham Homes England

COUNTRYSIDE Homes

THE ASHTON
3 bedroom home



GROUND FLOOR	metres	feet/inches
Kitchen	2.39 x 2.69	7'11" x 8'10"
Living Room	4.60 x 4.90	15'2" x 16'07"

FIRST FLOOR		
Bedroom 1	4.60 x 2.63	15'2" x 8'8"
Bedroom 2	2.58 x 3.16	8'6"x 10'4"
Bedroom 3	1.93 x 2.10	6'4" x 6'11"

The Ashton
Variant: E3
The Ashton depicted, refer to sales plan for variations. This 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.

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

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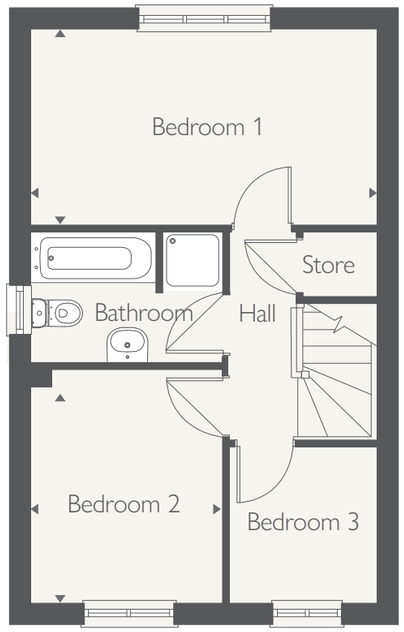
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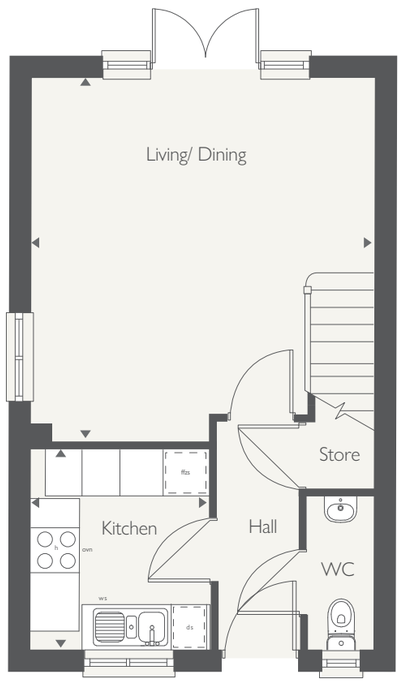
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COUNTRYSIDE Homes

FIRST FLOOR



GROUND FLOOR





- Open-plan kitchen / diner
- Light enhancing French doors to both the dining and living room
- Convenient downstairs WC
- Spacious living room

THE BELTON
3 bedroom home

alvaredusfairham.com

Fairham Homes England

COUNTRYSIDE Homes

THE BELTON
3 bedroom home



GROUND FLOOR	metres	feet/inches
Kitchen/Dining	3.16 x 5.39	10'5" x 17'8"
Living Room	3.08 x 5.39	10'2" x 17'8"

FIRST FLOOR		
Bedroom 1	3.08 x 3.14	10'2" x 10'4"
Bedroom 2	2.69 x 3.16	8'10" x 10'5"
Bedroom 3	2.69 x 1.67	8'10" x 5'6"

The Belton
Variant: E3
The Belton depicted, refer to sales plan for variations. This 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.

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

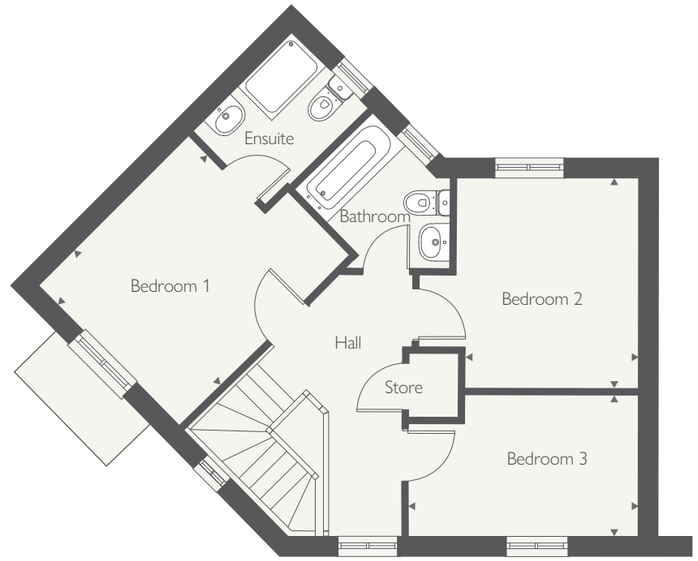
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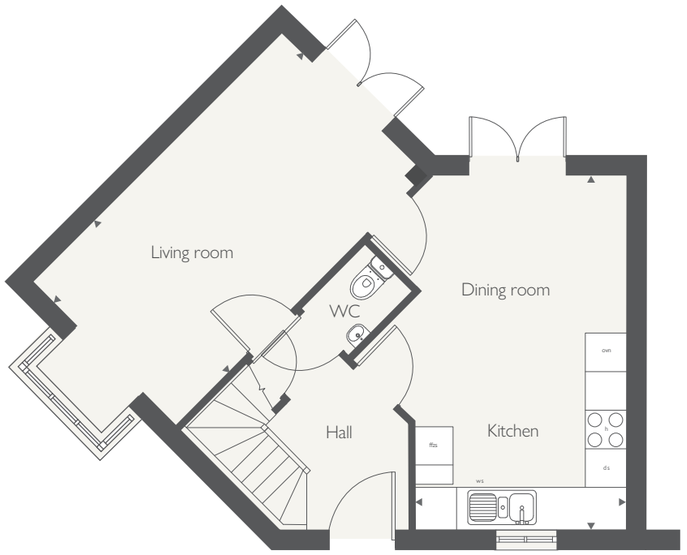
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FIRST FLOOR



GROUND FLOOR





- Open-plan kitchen / diner with integrated appliances
- Light enhancing French doors
- Convenient downstairs WC
- Spacious living room

THE BLYTH BESPOKE B

3 bedroom home

alvaredusfairham.com

Fairham Homes England

COUNTRYSIDE Homes

THE BLYTH BESPOKE B

3 bedroom home



GROUND FLOOR	metres	feet/inches
Kitchen/Dining	5.85 x 2.87	19'2" x 9'5"
Living Room	5.84 x 2.8	19'2" x 9'2"

FIRST FLOOR		
Bedroom 1	5.85 x 2.62	19'2" x 8'7"
Bedroom 2	3.13 x 3.0	10'3" x 9'10"
Bedroom 3	3.13 x 2.13	10'3" x 7'

The Blyth Bespoke B
Variant: E3B
Blyth Bespoke B depicted, refer to sales plan for variations. This 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.

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h	hob	c/c	cyclinder cupboard
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ws	washing machine space		skylight windows
ffzs	fridge freezer space		SVP

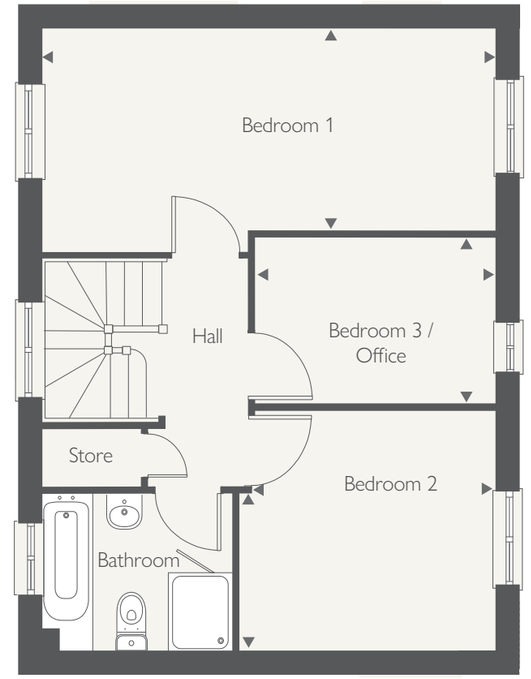
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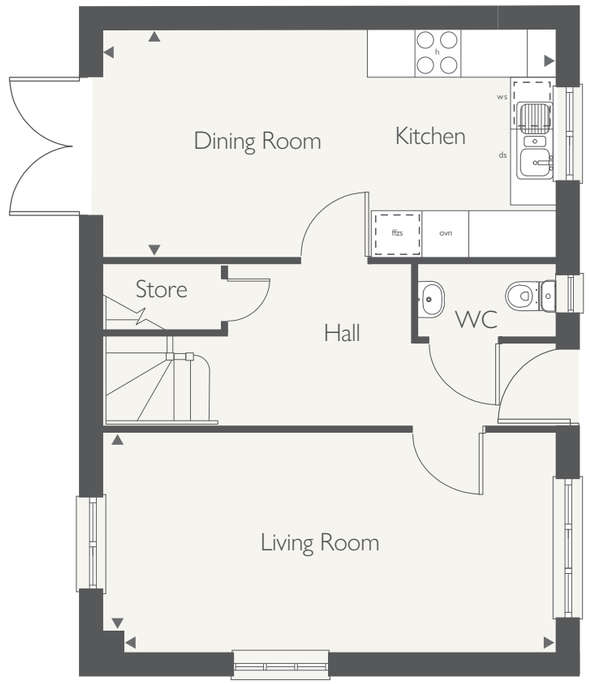
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0991 / 04.24

FIRST FLOOR



GROUND FLOOR





- Open-plan kitchen / diner with integrated appliances
- Light enhancing Skylight windows & French doors
- Convenient downstairs WC
- Spacious living room

THE BLYTH BESPOKE

3 bedroom home

alvaredusfairham.com

Fairham Homes England

COUNTRYSIDE Homes

THE BLYTH BESPOKE

3 bedroom home



GROUND FLOOR	metres	feet/inches
Living Room	3.16 x 4.13	10'4" x 13'7"
Kitchen/ Dining	4.45 x 3.8	14'7" x 12'6"

FIRST FLOOR		
Bedroom 1	2.96 x 3.2	9'8" x 10'6"
Bedroom 2	3.06 x 2.56	10'1"x 8'5"
Bedroom 3	2.47 x 2.12	8'1" x 6'11"

The Blyth Bespoke
Variant: E3
Blyth Bespoke depicted, refer to sales plan for variations. This 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.

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

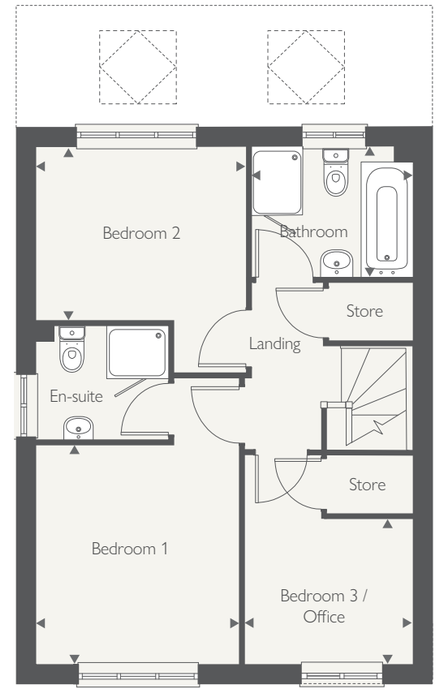
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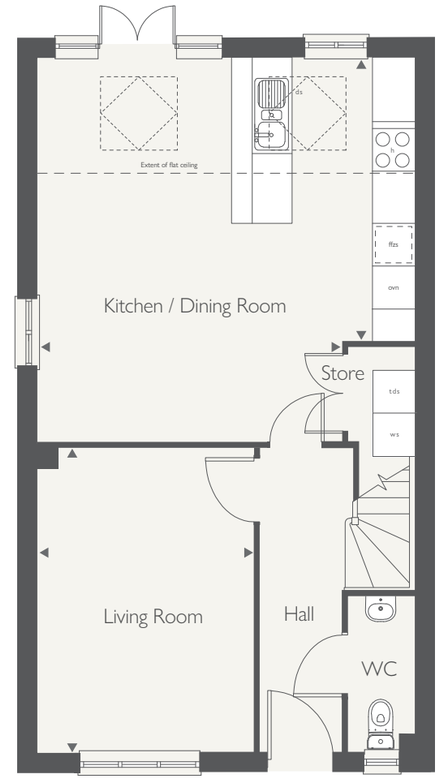
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0991 / 04.24

FIRST FLOOR



GROUND FLOOR





- Open-plan living room/diner
- Light enhancing French doors
- Convenient downstairs WC
- Separate kitchen with integrated appliances

THE CEDAR
3 bedroom home

alvaredusfairham.com

Fairham Homes England

COUNTRYSIDE Homes

THE CEDAR
3 bedroom home



GROUND FLOOR	metres	feet/inches
Kitchen	3.06 x 2.84	10'1" x 9'4"
Living Room	5.1 x 3.93	16'9" x 12'11"

FIRST FLOOR		
Bedroom 1	4 x 2.78	13'2" x 9'1"
Bedroom 2	3.09 x 3.02	10'2"x 9'11"
Bedroom 3	1.92 x 3.02	6'4" x 9'11"

The Cedar
Variant: E3 G
The Cedar depicted, refer to sales plan for variations. This 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.

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

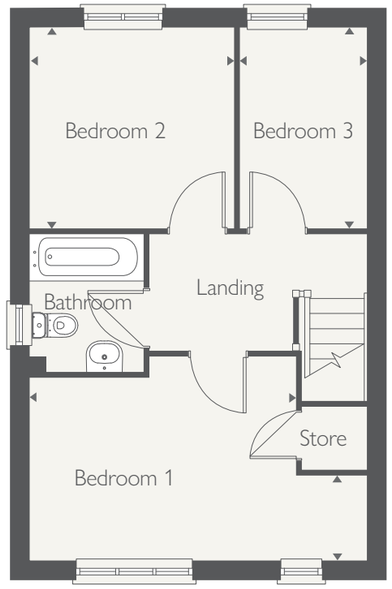
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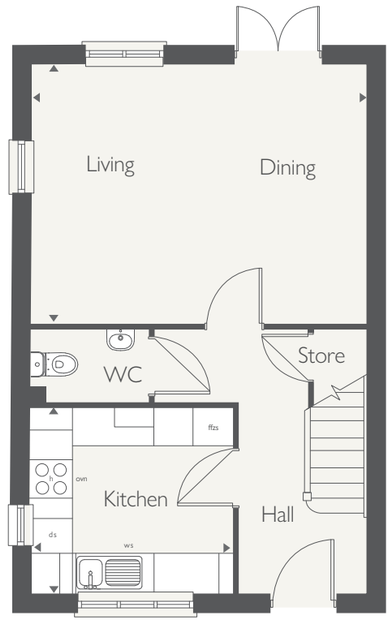
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FIRST FLOOR



GROUND FLOOR





- Open-plan kitchen / diner with integrated appliances
- Light enhancing French doors
- Convenient downstairs WC
- Spacious living room

THE FOSS
3 bedroom home

alvaredusfairham.com

Fairham Homes England

COUNTRYSIDE Homes

THE FOSS
3 bedroom home



GROUND FLOOR	metres	feet/inches
Kitchen/Dining	5.12 x 2.94	16'9" x 9'8"
Living Room	5.12 x 2.95	16'9" x 9'8"

FIRST FLOOR		
Bedroom 1	4.05 x 2.95	13'3" x 9'8"
Bedroom 2	2.57 x 3.01	8'5"x 9'10"
Bedroom 3	2.37 x 2.02	7'9" x 6'7"

The Foss
Variant: Foss B E3
The Foss depicted, refer to sales plan for variations. This 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.

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

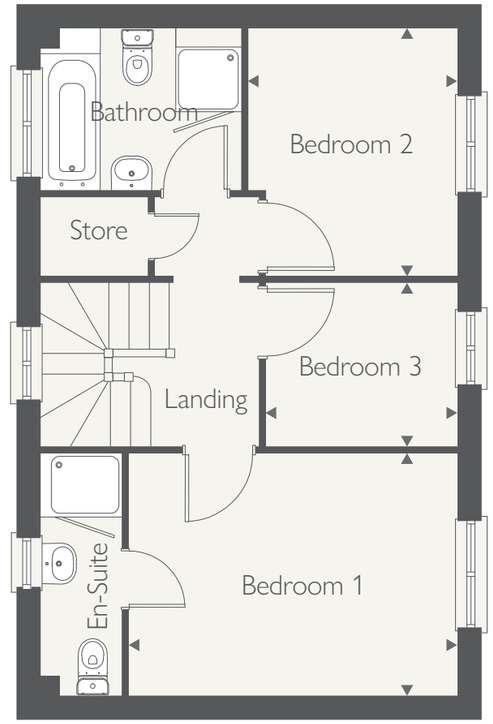
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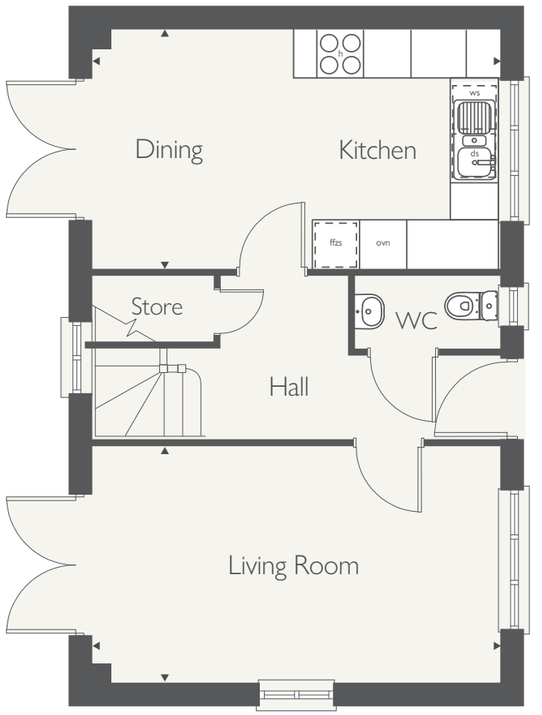
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FIRST FLOOR



GROUND FLOOR





THE LONGFORD
3 bedroom home



GROUND FLOOR	metres	feet/inches
Kitchen/Dining	3.36 x 4.32	13'3" x 14'2"
Living Room	4.49 x 3.08	14'9" x 13'5"

FIRST FLOOR		
Bedroom 1	2.73 x 3.4	8'11" x 11'1"
Bedroom 2	2.73 x 3.06	8'11"x 10'
Bedroom 3	2.53 x 1.93	8'4" x 6'5"

The Longford
Variant: E1
The Longford depicted, refer to sales plan for variations. This 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.

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

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- Open-plan kitchen / diner with integrated appliances
- Light enhancing Skylight windows & French doors
- Convenient downstairs WC
- Spacious living room

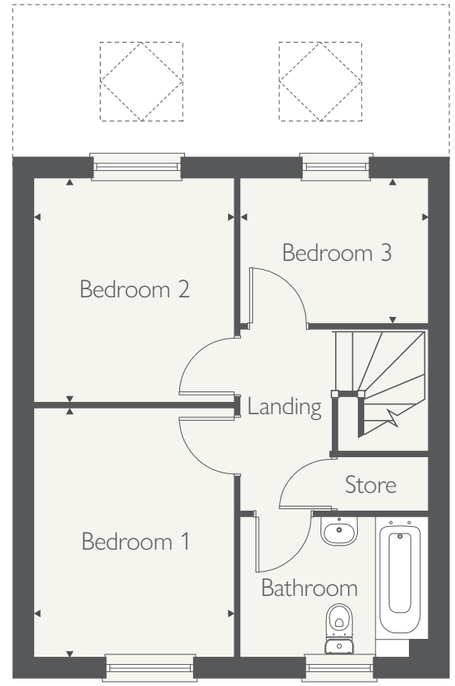
THE LONGFORD
3 bedroom home

alvaredusfairham.com

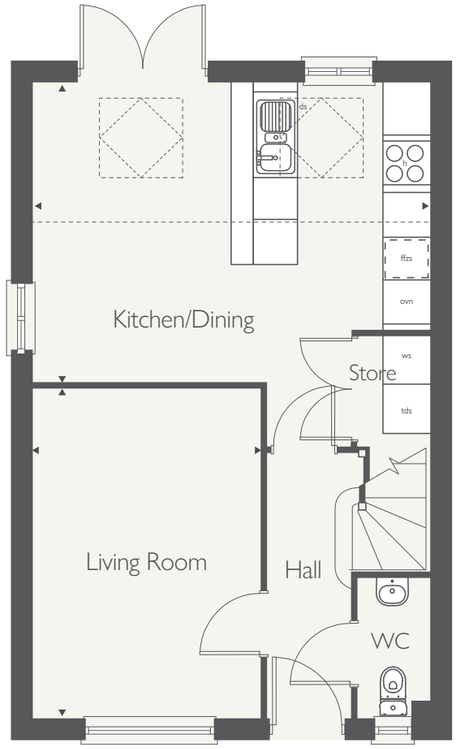
Fairham Homes England

COUNTRYSIDE Homes

FIRST FLOOR



GROUND FLOOR





- Open-plan kitchen / diner with integrated appliances
- Light enhancing Skylight windows & French doors
- Convenient downstairs WC
- Spacious living room with feature bay window

THE LONGFORD B

3 bedroom home

alvaredusfairham.com

Fairham Homes England

COUNTRYSIDE Homes

THE LONGFORD B

3 bedroom home



GROUND FLOOR	metres	feet/inches
Kitchen/Dining	6.05 x 4.42	19'8" x 14'5"
Living Room	6.05 x 2.93	19'8" x 9'6"

FIRST FLOOR		
Bedroom 1	2.73 x 3.4	8'11" x 11'1"
Bedroom 2	2.73 x 3.06	8'11"x 10'
Bedroom 3	2.55 x 1.97	8'4" x 6'5"

The Longford B
Variant: E3-B
The Longford B E3 depicted, refer to sales plan for variations. This 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.

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

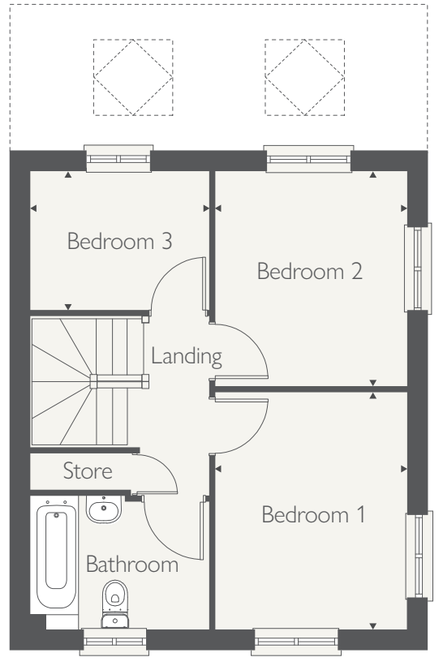
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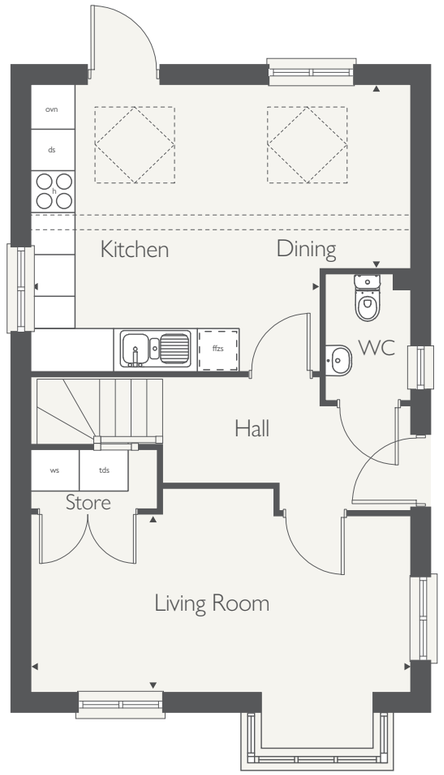
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FIRST FLOOR



GROUND FLOOR





THE LONGFORD C

3 bedroom home

- Light enhancing Skylight windows & French doors
- Convenient downstairs WC
- Spacious living room

alvaredusfairham.com

Fairham Homes England

COUNTRYSIDE Homes



GROUND FLOOR	metres	feet/inches
Kitchen/Dining	4.06 x 4.32	13'3" x 14'2"
Living Room	4.49 x 3.08	14'9" x 13'5"

FIRST FLOOR		
Bedroom 1	2.73 x 3.4	8'11" x 11'1"
Bedroom 2	2.73 x 3.06	8'11"x 10'
Bedroom 3	2.53 x 1.93	8'4" x 6'5"

The Longford C
Variant: E1, E3
The Longford E3 depicted, refer to sales plan for variations. This 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.

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

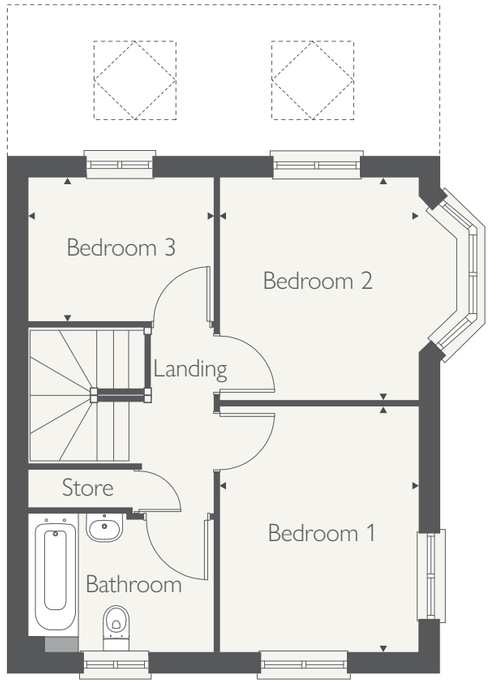
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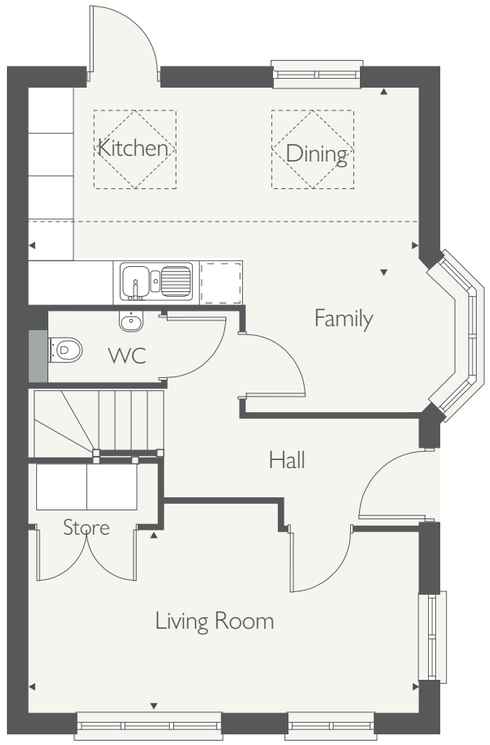
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FIRST FLOOR



GROUND FLOOR





- Open-plan kitchen/dining and living room
- Private master bedroom with en-suite, dressing area and skylight windows
- Two further well-proportioned bedrooms
- Modern family bathroom

THE NEW STAMFORD

3 bedroom home

alvaredusfairham.com

Fairham Homes England

COUNTRYSIDE Homes

THE NEW STAMFORD

3 bedroom home



GROUND FLOOR	metres	feet/inches
Kitchen	2.82 x 3.43	9'3" x 11'3"
Living/Dining Room	2.85 x 5.52	9'4" x 18'1"
FIRST FLOOR		
Bedroom 2	4.26 x 2.43	14' x 8'
Bedroom 3/Office	1.92 x 2.79	6'4" x 9'2"
SECOND FLOOR		
Bedroom 1	4.26 x 3.46	14' x 11'4"

The New Stamford
Variant: E2
New Stamford depicted, refer to sales plan for variations. This 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.

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

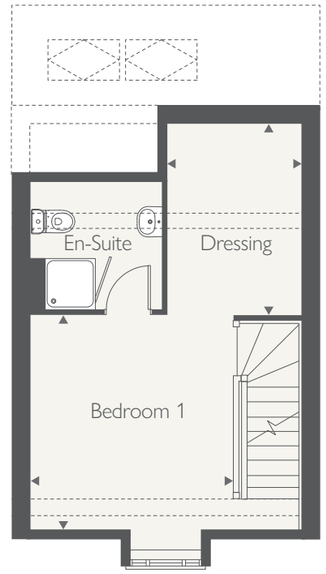
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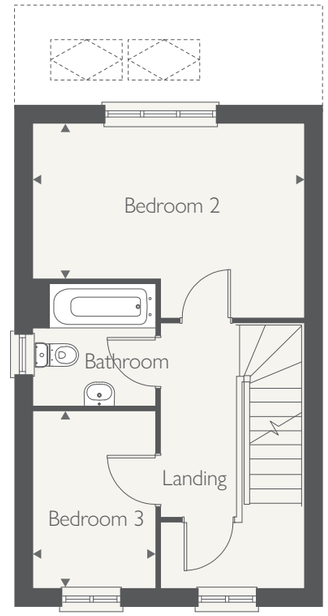
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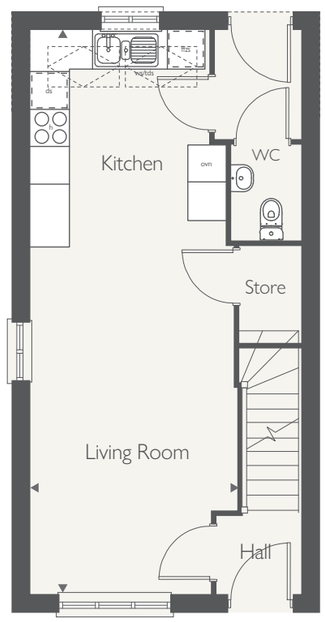
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR





- Open-plan kitchen / diner with integrated appliances
- Light enhancing French doors
- Convenient downstairs WC
- Spacious living room

THE DEE THREE

3 bedroom home

alvaredusfairham.com

Fairham Homes England

COUNTRYSIDE Homes

THE DEE THREE

3 bedroom home



GROUND FLOOR	metres	feet/inches
Kitchen/Dining	5.86 x 3.09	19'3" x 10'2"
Living Room	3.49 x 4.39	11'6" x 14'5"

FIRST FLOOR		
Bedroom 1	5.77 x 3.12	19'0" x 10'3"
Bedroom 2	3.07 x 3.22	10'1"x 10'7"
Bedroom 3/Office	2.70 x 2.12	8'11" x 6'11"

The Dee Three
Variant: E1
The Dee Three depicted, refer to sales plan for variations. This 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.

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

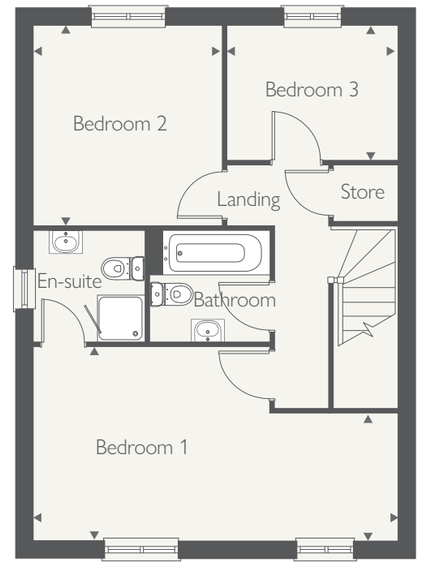
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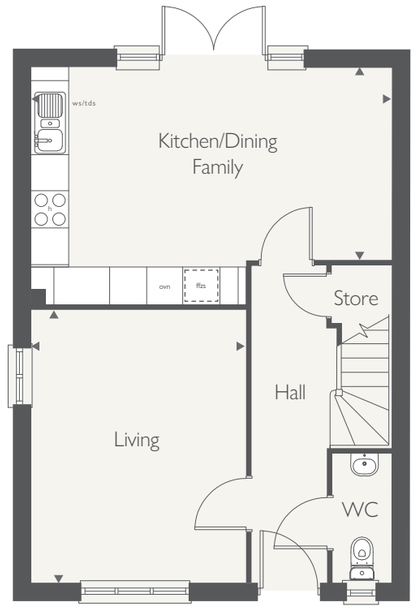
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FIRST FLOOR



GROUND FLOOR





- Open-plan kitchen / diner with integrated appliances
- Impressive skylight windows
- Convenient downstairs WC
- Spacious living room

THE DUNHAM
4 bedroom home

alvaredusfairham.com

Fairham Homes England

COUNTRYSIDE Homes

THE DUNHAM
4 bedroom home



GROUND FLOOR	metres	feet/inches
Kitchen/Dining	3.09 x 3.93	10'1" x 12'9"
Living Room	4.05 x 2.02	13'3" x 6'6"
FIRST FLOOR		
Bedroom 2	2.74 x 3.17	9' x 10'5"
Bedroom 3	2.74 x 3.28	9' x 10'9"
Bedroom 4/Office	2.55 x 1.89	8'5" x 6'2"
SECOND FLOOR		
Bedroom 1	1.95 x 1.89	6'5" x 6'2"

The Dunham
Variant: E1 B
The Dunham depicted, refer to sales plan for variations. This 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.

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

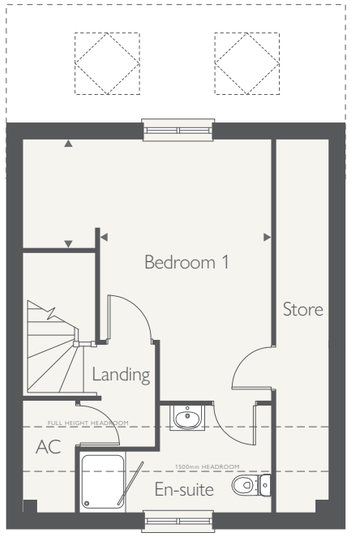
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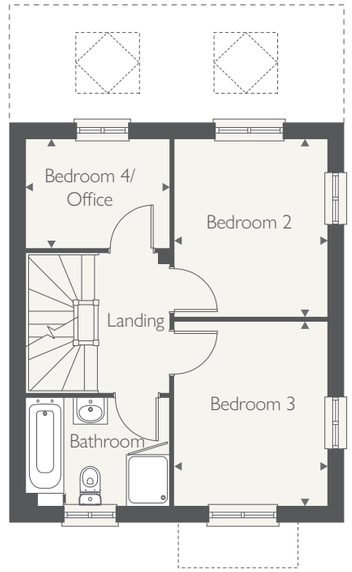
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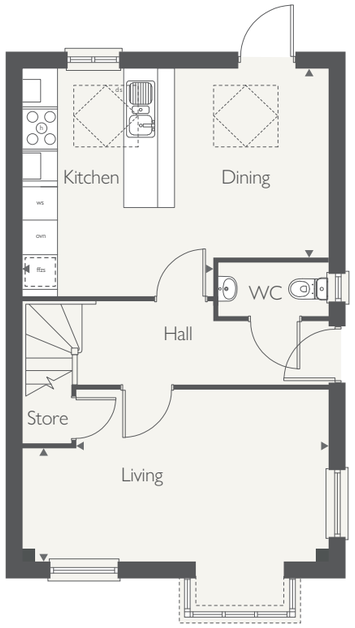
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR





- Open Plan Kitchen / Dining Area
- Separate Living Room for added Privacy
- Bedroom 1 covers entirety of the second floor
- Skylight windows floor this family home with light

THE DUNHAM G

3 bedroom home

alvaredusfairham.com

Fairham Homes England

COUNTRYSIDE Homes

THE DUNHAM G

3 bedroom home

Plots 55 & 316 and
Plots 53, 54, 64, 66, 85, 314 & 315



Illustrates Plot 54 and 55

GROUND FLOOR	metres	feet/inches
Kitchen/Dining	4.32 x 3.34	14'2" x 11'
Living Room	3.02 x 4.52	9'11" x 14'10"
FIRST FLOOR		
Bedroom 2	2.74 x 1.94	9' x 6'4"
Bedroom 3	2.74 x 3.28	9' x 10'9"
SECOND FLOOR Plots 55 & 316		
Bedroom 1	3 x 1.99	9'11" x 6'6"
SECOND FLOOR Plots 53, 54, 64, 66, 85, 314 & 315		
Bedroom 1	4.2 x 2.53	13'7" x 8'3"

The DUNHAM G
Variant: E1 G
The Dunham G depicted, refer to sales plan for variations. This 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.

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

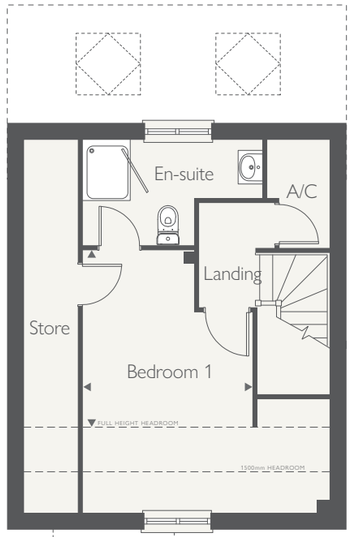
Please refer to the sales consultant for specific plot details as the illustrations shown are computer generated impressions of how the property may look so are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending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

The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

Produced by Milk.

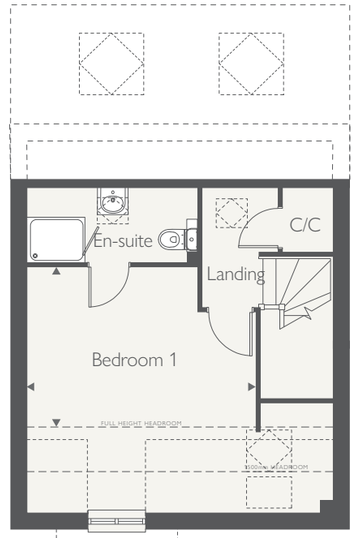
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SECOND FLOOR



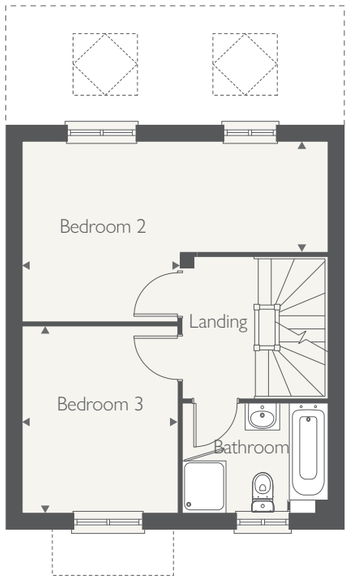
Dunham G
Plots 55 & 316

SECOND FLOOR

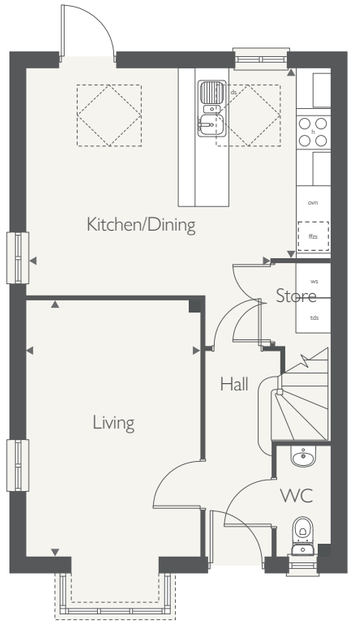


Dunham
Plots 53, 54, 64, 66, 85, 314 & 315

FIRST FLOOR



GROUND FLOOR





THE DUNHAM ES

4 bedroom home

Plots 102 & 138



GROUND FLOOR	metres	feet/inches
Kitchen/Dining	4.32 x 3.34	14'2" x 11'
Living Room	3.08 x 4.51	10'2" x 14'2"

FIRST FLOOR		
Bedroom 2	2.74 x 3.28	9' x 10'9"
Bedroom 3	2.74 x 3.17	9' x 10'5"
Bedroom 4	2.55 x 1.94	8'5" x 6'4"

SECOND FLOOR		
Bedroom 1	3 x 1.97	9'11" x 6'4"

The DUNHAM ES
Variant: E1-ENH-10, E2
The Dunham ES depicted, refer to sales plan for variations. This 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.

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

Please refer to the sales consultant for specific plot details as the illustrations shown are computer generated impressions of how the property may look so 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.

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- Open Plan Kitchen / Dining Area
- Separate Living Room for added Privacy
- Bedroom 1 covers entirety of the second floor
- Skylight windows floor this family home with light

THE DUNHAM ES

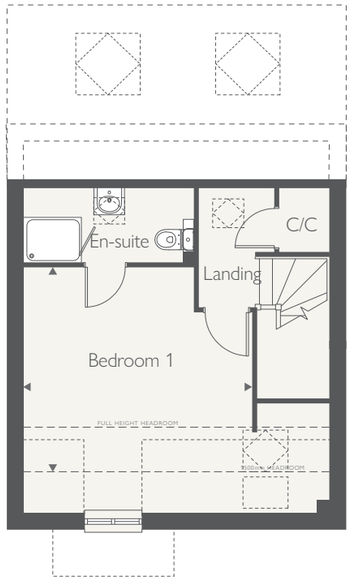
4 bedroom home

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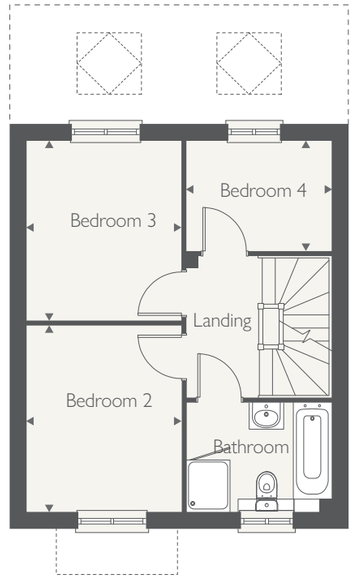
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COUNTRYSIDE Homes

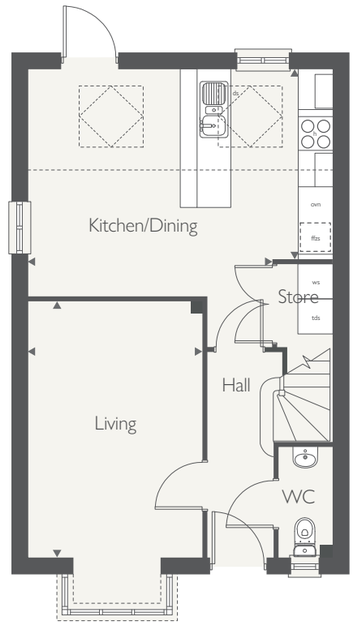
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR





THE BOWMONT

4 bedroom home

- 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

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COUNTRYSIDE Homes

THE BOWMONT

4 bedroom home



GROUND FLOOR	metres	feet/inches
Kitchen/Dining/Family	8.52 x 3.75	27'9" x 12'3"
Living Room	3.96 x 3.06	13' x 10'
Study	2.24 x 2.40	7'3" x 7'8"

FIRST FLOOR		
Bedroom 1	2.47 x 3.31	11'4" x 10'8"
Bedroom 2	2.92 x 4.07	9'6"x 13'4"
Bedroom 3	3.92 x 2.57	12'9" x 8'4"
Bedroom 4	2.08 x 2.19	6'8"x 7'2"

The Bowmont
Variant: V1

The Bowmont depicted, refer to sales plan for variations. This 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.

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

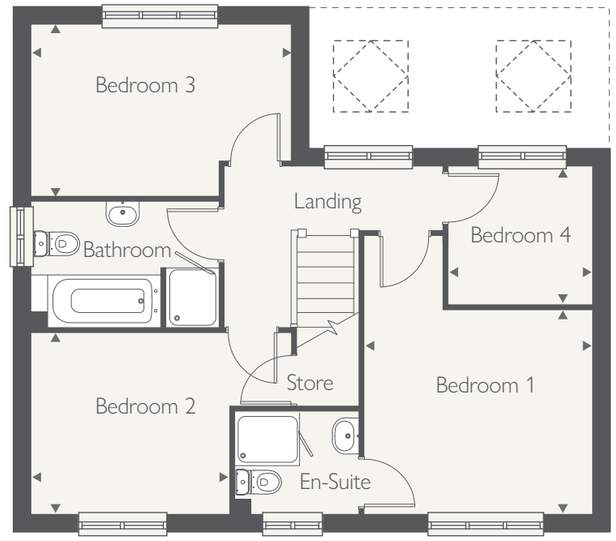
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The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

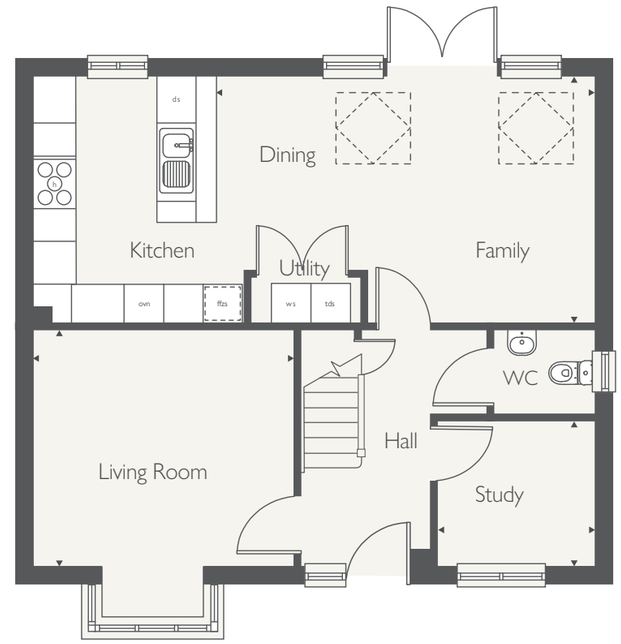
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FIRST FLOOR



GROUND FLOOR





THE STRATFORD
4 bedroom home

- 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 with stylish bay window and French doors
- Master bedroom with en-suite and bay window
- Three further well-proportioned bedrooms

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COUNTRYSIDE Homes

THE STRATFORD
4 bedroom home



GROUND FLOOR	metres	feet/inches
Kitchen/Dining	3.09 x 8.9	10'2" x 29'2"
Living Room	3.29 x 6.66	10'10" x 21'10"

FIRST FLOOR		
Bedroom 1	3.31 x 3.5	10'11" x 11'6"
Bedroom 2	3.07 x 3.38	10'1"x 11'
Bedroom 3	2.61 x 3.19	8'7" x 10'6"
Bedroom 4	2.25 x 3.06	7'4" x 10'

The Stratford
Variant: E1-V4
The Stratford depicted, refer to sales plan for variations. This 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.

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

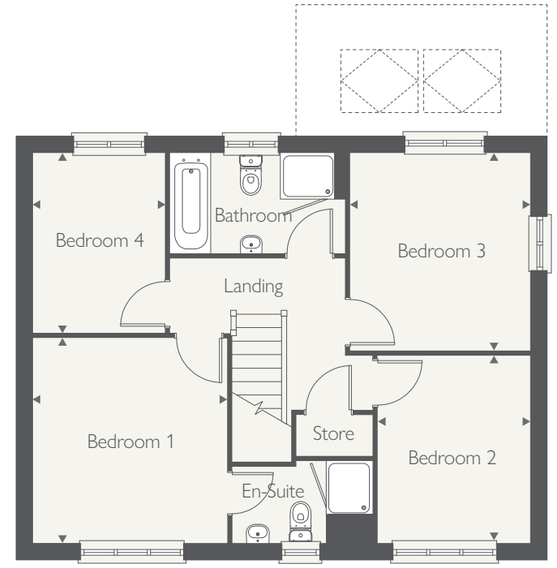
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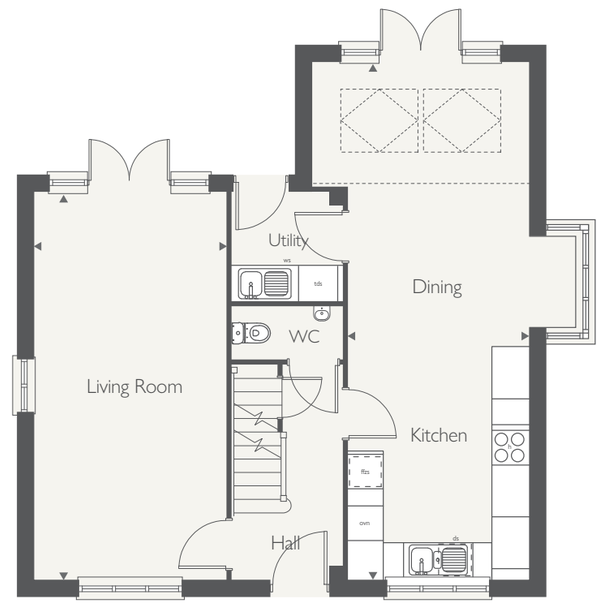
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FIRST FLOOR



GROUND FLOOR



Windows and doors vary dependent on plot, speak to a sales advisor for more information

COUNTRYSIDE
Homes

Personalise

YOUR COUNTRYSIDE HOME



WHAT'S INCLUDED IN YOUR NEW HOME?

KITCHENS

- Choose from a selection of custom designed kitchens and worktops (subject to build stage)
- Upstands to worktops
- Stainless steel 1 ½ bowl sink to 3 and 4 beds
- Pillar taps in 3 and 4 beds
- Single under worktop oven with 4 ring gas hob and stainless steel splashback in 3 beds
- Integrated oven with 5 ring gas hob and stainless steel splashback in 4 beds
- Curved glass oven hood
- White sockets and USB point
- White pendant lamps throughout

BATHROOMS

- White bathroom suite with shower over bath (on selected plots, the shower over bath is handheld)
- Fitted glass shower bath screen
- White porcelain washbasin with chrome mixer tap and clicker waste
- Porcelanosa tiles, 450mm in height from top of bath. Full height tiling to length and sides of bath when high level shower is fitted above bath
- Splashback to basin only
- Full height tiling to all shower walls within shower cubicle
- Chrome bezel LED bulkhead lights
- Towel radiator as standard in 4 beds*

This specification indicates, by means of a bullet point (•), the items that are included within the home. If there is no bullet point (•), 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 Select, Enhance or Personalise upgrade options available depending on build stage, please speak with a Sales Consultant.

WHAT'S INCLUDED IN YOUR NEW HOME?

INSIDE YOUR HOME

- Gas-fired boiler heating system
- Round top radiators
- Mains powered smoke or heat detector and battery powered CO2 detector
- Ovolo style skirting board
- Internal woodwork painted brilliant white gloss
- White cottage style internal doors with aluminium door furniture
- Extraction fans to kitchen, utility, bathrooms, en-suites and cloakrooms

OUTSIDE YOUR HOME

- Skylight windows
- White UPVC windows and French doors with double-glazing
- Satin chrome front door furniture
- Chrome plated door numerals
- Outside tap
- Rotavated front and rear garden
- Fully turfed front garden with selected trees and shrubs

SECURITY

- Exterior light to front, wire only to rear
- 1.8 metre fencing to rear garden between houses
- Multi-point locking system to front and French doors

GENERAL

- White sockets and switch faceplates
- White pendant lamps throughout
- White matt emulsion to internal walls and ceiling

All the below come as part of our integrated multimedia points:

- Telephone point provided in living room and study of 4 beds
- Media plate in living room
- 2 x USB charging points to bedroom 1

This specification indicates, by means of a bullet point (•), the items that are included within the home. If there is no bullet point (•), 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 Select, Enhance or Personalise upgrade options available depending on build stage, please speak with a Sales Consultant.

COUNTRYSIDE Homes

SCAN ME FOR DIRECTIONS

ALVAREDUS

Alvaredus, Nottingham Road,
Fairham, Nottingham NG11 8NR
W3W-email.cheek.view

FROM M1 NORTH

- Follow M1 to Remembrance Way / A453
- At junction 24, use the left 2 lanes to take the A50 /A453 exit to Stoke / Derby / Nottingham (S)
- At Kegworth Interchange, exit onto Remembrance Way / A453
- At Mill Hill Roundabout, take the 2nd exit onto Barton Ln/Remembrance Way / A453
- At the next roundabout, take the 3rd exit onto Clifton Lane
- Continue straight down Clifton Lane/Nottingham Road for around 0.7 miles and the development will be on your left

Cover photograph a view of Nottingham Castle. 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.

Countryside Homes, 1 Penman Way,
Grove Park Leicester, LE19 1SY
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HOMES
QUALITY
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