



CITY FIELDS

BEAUTIFULLY DESIGNED HOMES

Welcome to City Fields, our stunning development in Wakefield.

Here you'll find a collection of 121 beautiful 3 & 4 bedroom homes just 20 minutes walk from the city centre. City Fields is part of an exciting new development which will also include green open spaces, education, retail and community facilities.

With all this and more, City Fields is a prime location to put down roots, and best of all, every one of our Countryside homes features our outstanding specification as standard.





LOCAL AREA...

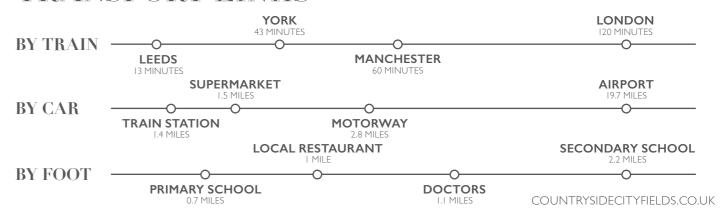
Bordering City Fields are the River Calder and the man-made navigation canal. There is large-scale investment planned on this picturesque waterfront, with state-of-the-art recreational and leisure facilities, plus a primary school.

This redevelopment will provide outdoor green space and link miles of river and canal walkways, which will also allow access to the city centre on car-free paths for both cyclists and walkers.

City Fields is well covered by major supermarkets as well as several international food stores. It is ideally located for commuting and travel too, with Wakefield centre just 20 minutes by foot and the MI motorway just a 10-minute drive away.

The vibrant city of Leeds is a convenient 13 minutes away by train, making this a great stop for retail therapy or to sample the nightlife.

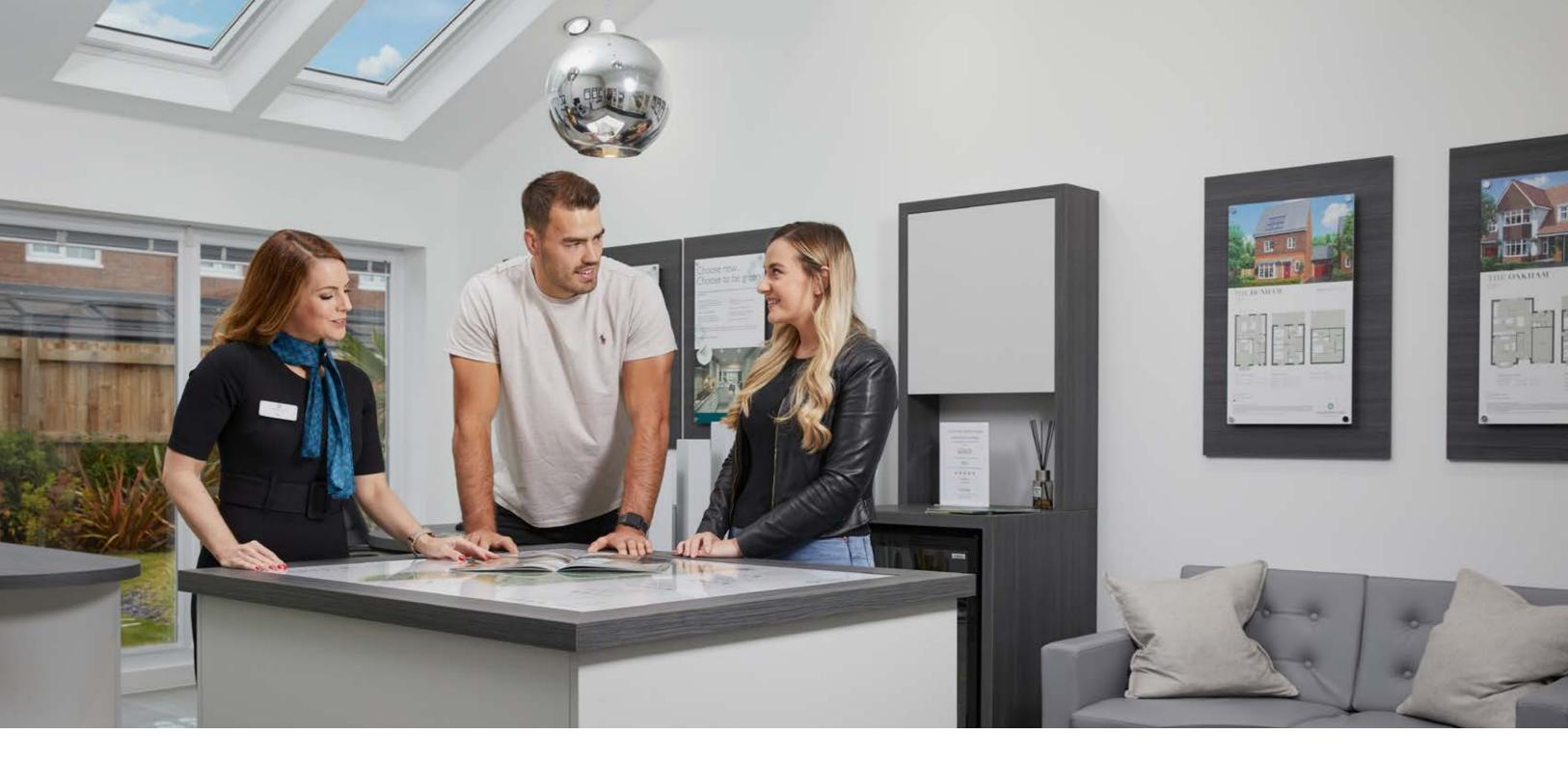
TRANSPORT LINKS











THE NEXT STEPS

From taking online virtual tours to visiting our showhomes in person, one-to-one meetings with our Sales Consultants to scheduled telephone appointments, we understand that everyone likes to do things in their own way which is why we can work with you to secure your new dream home using whatever methods work best for you.

We can even put you in touch with an Independent Financial Advisor who can discuss the best financial choices and mortgage options for you. This along with our dedicated Sales Team who will talk you through every step of the buying process means choosing a new home from Countryside Homes really is as simple as 1, 2, 3...

STEP 1. VIEWING & TOURS

In order to get you moving we can help you gather as much information as you need. You can take a **virtual tour** from the comfort of your own home, **talk on the phone or online** or visit us at one of our **on-site Sales Offices**.

We can talk you through the available housetypes, their pricing, the site plan and of course our **luxury Countryside specification**. We can even give you a tour in person or virtually of our stunning showhomes at your chosen or other live developments. Our website also displays an **up-to-date list of all our available homes**.

Our Sales Consultants will be happy to talk to you about any questions you may have so why not book an appointment today.

STEP 2. INFORMATION & ADVICE

We can put you in touch with an Independent Financial Advisor who can access the whole market for lenders, advise on Help to Buy plus give you free independent, confidential advice.

We are here to talk you through the **Buying Process** and the next steps for **reserving your dream home**.

Our homes have a fantastic specification as standard, details of which can be found on our 'What's Included In Your New Home?' insert. We also have a list of extras that you can purchase through us to personalise your new home, Quartz kitchen worktops plus much more. Our dedicated Sales Team will be happy to take you through the full selection.

STEP 3. MAKING A RESERVATION

You can make a reservation with our Sales Consultants in person or alternatively a reservation can be made over the phone and all paperwork can be issued to you by email.

We're here for you every step of the way, so that means taking you through all aspects of the paperwork, keeping you up to date with the progress of your new home and keeping in regular contact with you regarding the next steps of your purchase to ensure you have a hassle-free move.

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.



CUSTOMER STORIES



Suzanne & John

"All those added extras that you usually have to pay more for with other developers come as standard with Countryside.

It's amazing really!"



Jonathan & Wendy

"Countryside's Ellesmere home was absolutely the right choice. Skylight windows, nicely spaced plots and a good sized garden with fencing thrown in – a much more desirable package than what the competition were offering."

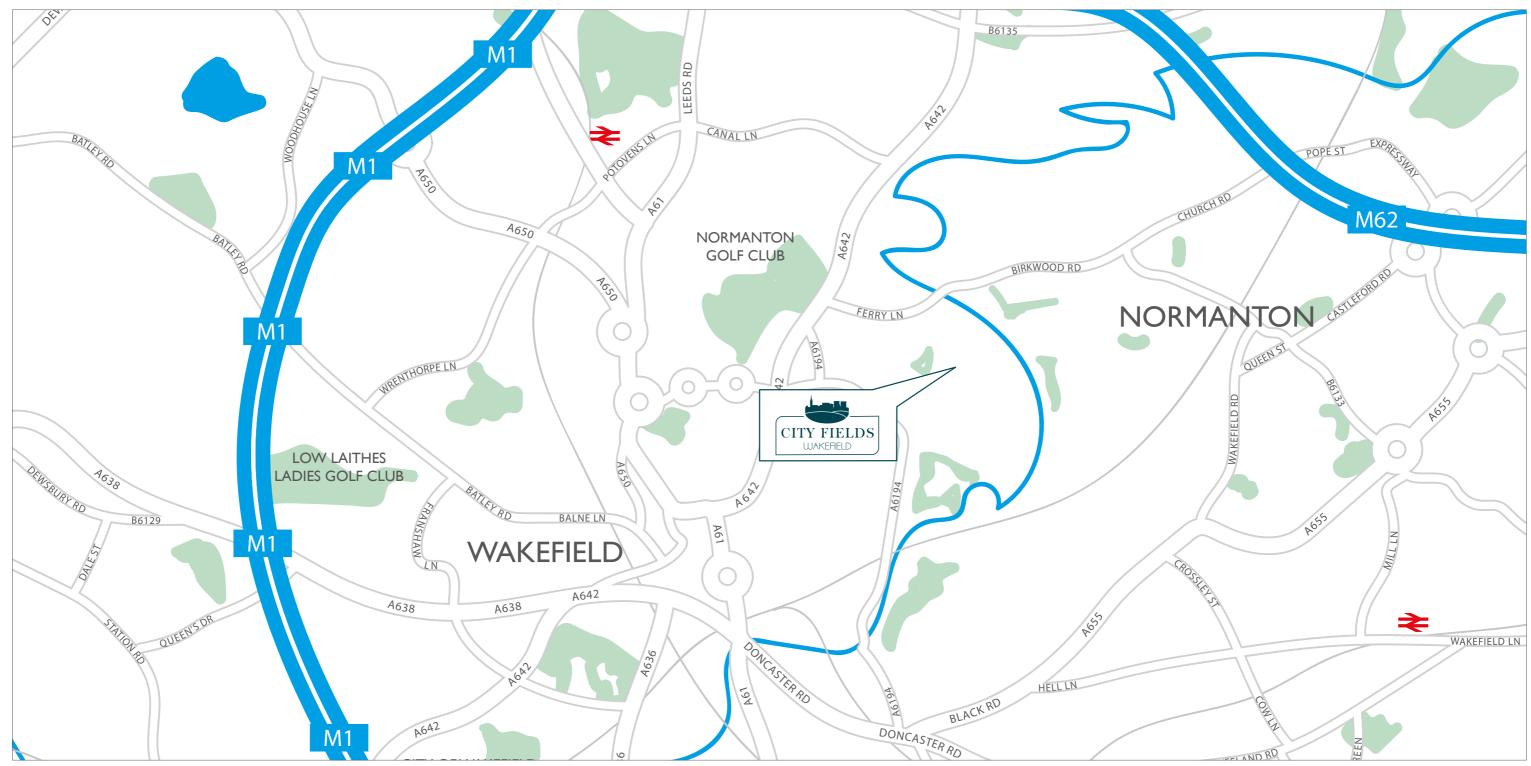


ames

"It is a gorgeous home with a unique layout that I love. The specification is far and above what is on offer elsewhere and it's more than I could wish for."

COUNTRYSIDECITYFIELDS.CO.UK

HOW TO FIND US



To discuss the information contained within this brochure and specific plots, please speak to our Sales Consultants. Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Countryside Homes reserve the right to amend the specification as necessary and without notice. This does not constitute or form any part of a contract or sale. Please note choices and upgrades are available subject to build stage of the property. Images are indicative only and may include items of non-standard specification.

Countryside Homes - Online version February 2022. 8273.016.



Directions are taken from Google Maps and are intended as a guide.

SITE PLAN



COUNTRYSIDE

Homes

Existing Development Proposed Future Development Future Development SALESAREA Development KEY THE LEA 3 Bedroom home (932sqft) THE ASHOP 3 Bedroom home (1075sqft) THE NEW ASHBOURNE THE DUNHAM 3 Bedroom home (991sqft) 4 Bedroom home (1199sqft) THE NEW ASHBOURNE FCT THE LYMINGTON 3 Bedroom home (991sqft) 4 Bedroom home (1215sqft) THE BLYTH THE BAYBRIDGE 3 Bedroom home (1002sqft) 4 Bedroom home (1258sqft) THE NEW STAMFORD THE OAKHAM Future Development 3 Bedroom home (1005sqft) 4 Bedroom home (1317sqft) THE NEW WALTON 3 Bedroom home (1028sqft) AFFORDABLE THE FOSS FCT 3 Bedrom home (1052sqft) countrysidecityfields.co.uk

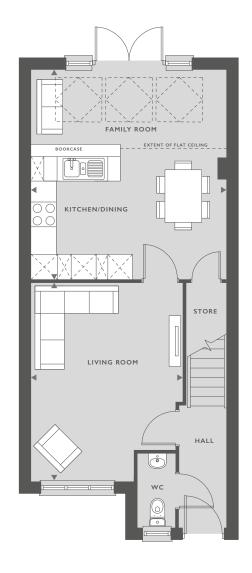
The Site Plan is not to scale and is indicative only. Whilst every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and Countryside Homes reserve the right to amend as necessary and without notice. This does not constitute or form any part of a contract or sale. Countryside Homes Terms and Conditions apply. Countryside Homes – April 2024. 8273.015.

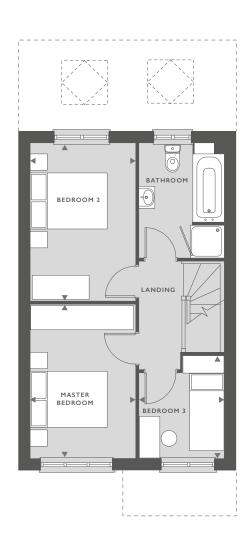


THE LEA

THREE BEDROOM HOME

932 SQFT 86.5 M²





FEATURES:

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

GROUND FLOOR

KITCHEN/DINING	4.75M × 3.06M	15'7'' × 10'
FAMILY AREA	4.75M X 2.03M	15'7'' × 6'8''
LIVING ROOM	3.70M X 4.82M	12'2"×15'10"

FIRST FLOOR

MASTER BEDROOM	3.8M X 2.59M	12'5'' × 8'6''
BEDROOM 2	3.9M X 2.59M	12'10''X 8'6''
BEDROOM 3	2.57M X 2.06M	8'5'' × 6'9''



Some plots may be subject to additional gable and bay windows.

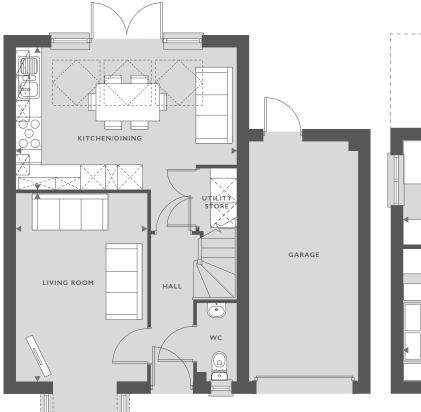
All gable and bay windows are plot specific and subject to change. Please note, overall square footage is based on structural dimensions. Dimensions listed are to be used as a guideline, the working drawings should be used for definitive measurements. Dimensions do not include bay window. Some properties may be detached or semi-detached and may include a garage. The external elevations, architectural detailing and floor plans of individual housetypes may vary from those illustrated. All room sizes are approximate with maximum dimensions. Furniture positioning is indicative only, wardrobes are not included and are only there for illustration purposes. Brick choice, colour and detailing may vary. Please ask our Sales Consultants for detailed information. To find out about any additional charges relating to these homes please visit: countrysidepartnerships.com. While every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and Countryside Homes reserve the right to amend the specifications as necessary and without notice. This does not constitute or form any part of contract or sale. Images are indicative only. Countryside Homes - The Lea, Revision 0, RB 8335.002.



THE NEW ASHBOURNE

THREE BEDROOM HOME

991 SQFT 92.1 M²





FEATURES:

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

GROUND FLOOR

KITCHEN/DINING ROOM	5.29M X 3.41M	17'4'' X 11'2''
LIVING ROOM	4.5 IM × 3.14M	14'9'' X 10'3''

FIRST FLOOR

MASTER BEDROOM	2.82M X 3.70M	9'3" X 12'2"
BEDROOM 2	3.02M X 3.18M	9'11"×10'4"
BEDROOM 3	3.02M X 2.50M	9'9'' × 8'2''



Some plots may be subject to additional gable and bay windows.

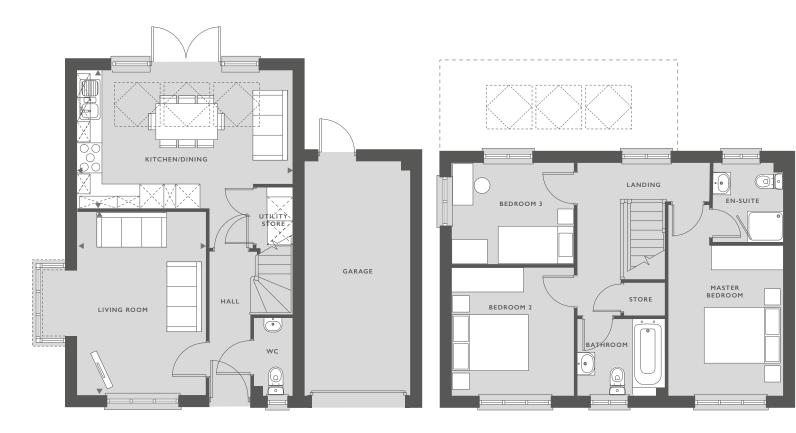
All gable and bay windows are plot specific and subject to change. Please note, overall square footage is based on structural dimensions. Dimensions listed are to be used as a guideline, the working drawings should be used for definitive measurements. Dimensions do not include bay window. Some properties may be detached or semi-detached and may include a garage. The external elevations, architectural detailing and floor plans of individual housetypes may vary from those illustrated. All room sizes are approximate with maximum dimensions. Furniture positioning is indicative only, wardrobes are not included and are only there for illustration purposes. Brick choice, colour and detailing may vary. Please ask our Sales Consultants for detailed information. To find out about any additional charges relating to these homes please visit: countrysidepartnerships.com. While every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and Countryside Homes reserve the right to amend the specifications as necessary and without notice. This does not constitute or form any part of contract or sale. Images are indicative only. Countryside Homes – 12th February 2020. The New Ashbourne, Revision C A, RB 8335.002.



THE NEW ASHBOURNE FCT

THREE BEDROOM HOME

991 SQFT 92.1 M²



FEATURES:

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

GROUND FLOOR

KITCHEN/DINING/ FAMILY ROOM	5.29M X 3.41M	17'5" × 11'2"
LIVING ROOM	3.10M X 4.50M	10'2''× 14'10'

FIRST FLOOR

MASTER BEDROOM	2.83M X 3.70M	9'3'' X 12'2''
BEDROOM 2	3.05M X 3.17M	10'×10'5''
BEDROOM 3	3.05M × 2.52M	10' × 8'3''



Some plots may be subject to additional gable and bay windows.

All gable and bay windows are plot specific and subject to change. Please note, overall square footage is based on structural dimensions. Dimensions listed are to be used as a guideline, the working drawings should be used for definitive measurements. Dimensions do not include bay window. Some properties may be detached or semi-detached and may include a garage. The external elevations, architectural detailing and floor plans of individual housetypes may vary from those illustrated. All room sizes are approximate with maximum dimensions. Furniture positioning is indicative only, wardrobes are not included and are only there for illustration purposes. Brick choice, colour and detailing may vary. Please ask our Sales Consultants for detailed information. To find out about any additional charges relating to these homes please visit: countrysidepartnerships.com. While every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and Countryside Homes reserve the right to amend the specifications as necessary and without notice. This does not constitute or form any part of contract or sale. Images are indicative only. Countryside Homes – 30th July 2020. The New Ashbourne FCT, Revision C/D, RB 8335.002.

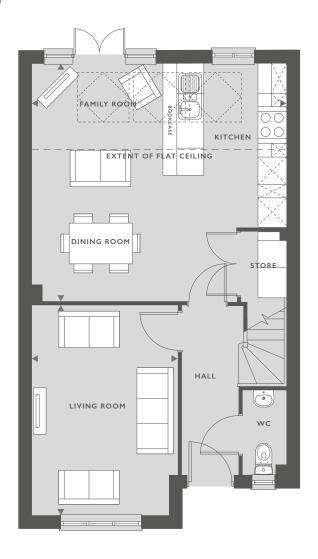


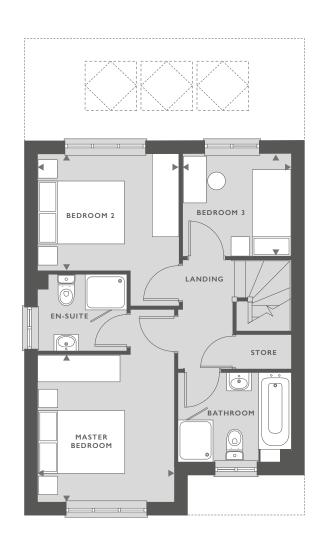
THE BLYTH

THREE BEDROOM HOME

1002 SQFT

93.1 M²





FEATURES:

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

GROUND FLOOR

KITCHEN/DINING	5.55M X 5.23M	18'×17'1''
LIVING ROOM	3.18M X 4.58M	10'5'' × 15'

FIRST FLOOR

MASTER BEDROOM	2.96M X 3.22M	9'8'' X 10'6''
BEDROOM 2	3.08M X 2.58M	10'1"×8'5"
BEDROOM 3	2.37M X 2.23M	7'9'' × 7'3''



Some plots may be subject to additional gable and bay windows.

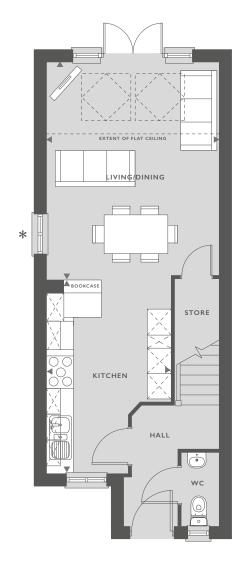
All gable and bay windows are plot specific and subject to change. Please note, overall square footage is based on structural dimensions. Dimensions listed are to be used as a guideline, the working drawings should be used for definitive measurements. Dimensions do not include bay window. Some properties may be detached or semi-detached and may include a garage. The external elevations, architectural detailing and floor plans of individual housetypes may vary from those illustrated. All room sizes are approximate with maximum dimensions. Furniture positioning is indicative only, wardrobes are not included and are only there for illustration purposes. Brick choice, colour and detailing may vary. Please ask our Sales Consultants for detailed information. To find out about any additional charges relating to these homes please visit: countrysidepartnerships.com. While every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and Countryside Homes reserve the right to amend the specifications as necessary and without notice. This does not constitute or form any part of contract or sale. Images are indicative only. Countryside Homes – 12th February 2020. The Blyth, Revision 0, RB 8335.002.

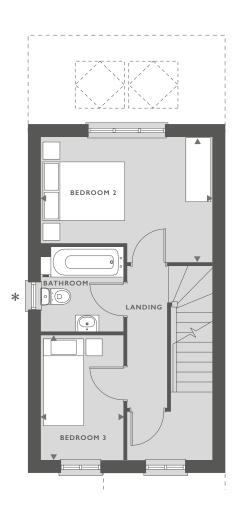


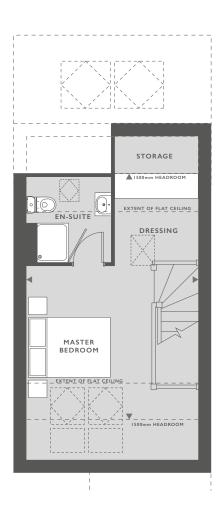
THE NEW STAMFORD

THREE BEDROOM HOME

1005 SQFT 93.4 M²







FEATURES:

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

GROUND FLOOR

KITCHEN	2.90M X 4.46M	9'6'' X 14'7''
LIVING/DINING	3.92M × 5.02M	12'9'' × 16'5''

FIRST FLOOR

BEDROOM 2	3.92M × 2.44M	12'10'' × 8'
BEDROOM 3	1.90M X 2.87M	6'3'' × 9'5''

SECOND FLOOR

MASTER BEDROOM 3.92M X 5.61M# 12'10"X 18'5"

#HEADROOM OVER 1.5M



*Some plots may be subject to additional gable and bay windows.

All gable and bay windows are plot specific and subject to change. Please note, overall square footage is based on structural dimensions. Dimensions listed are to be used as a guideline, the working drawings should be used for definitive measurements. Dimensions do not include bay window. Some properties may be detached or semi-detached and may include a garage. The external elevations, architectural detailing and floor plans of individual housetypes may vary from those illustrated. All room sizes are approximate with maximum dimensions. Furniture positioning is indicative only, wardrobes are not included and are only there for illustration purposes. Brick choice, colour and detailing may vary. Please ask our Sales Consultants for detailed information. To find out about any additional charges relating to these homes please visit: countrysidepartnerships.com. While every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and Countryside Homes reserve the right to amend the specifications as necessary and without notice. This does not constitute or form any part of contract or sale. Images are indicative only. Countryside Homes – 12th February 2020. The New Stamford, Revision 0, RB 8335.002.

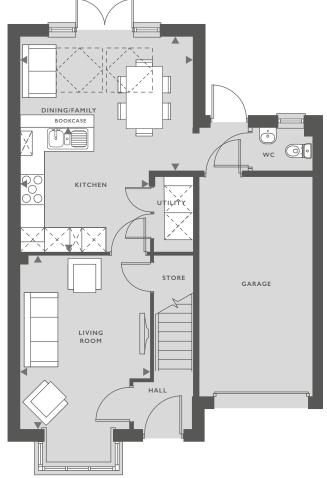


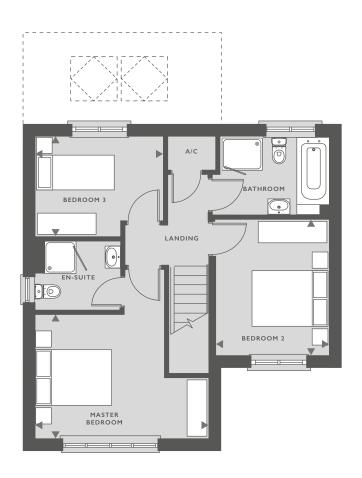
THE NEW WALTON

THREE BEDROOM HOME

1028 SQFT

96 M²





FEATURES:

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

GROUND FLOOR

KITCHEN	3.40M X 3.22M	11'2''×10'7''
DINING/FAMILY	4.28M × 3.29M	14'1" X 10'11" (L SHAPE)
LIVING ROOM	4.30M X 2.71M	4' ''×8' ''

FIRST FLOOR

3.07M X 4.27M	10'1'' × 14'1''
3.38M X 2.82M	11'1"×9'3"
2.50M X 3.18M	8'2" × 10'5"
	3.38M X 2.82M



Some plots may be subject to additional gable and bay windows.

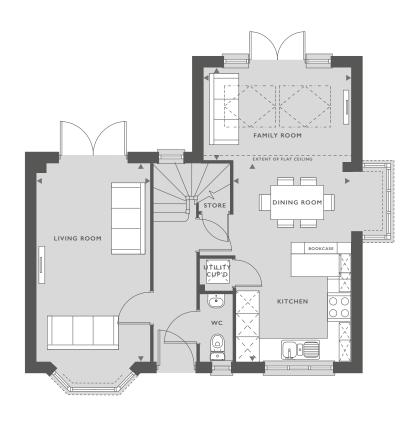
All gable and bay windows are plot specific and subject to change. Please note, overall square footage is based on structural dimensions. Dimensions listed are to be used as a guideline, the working drawings should be used for definitive measurements. Dimensions do not include bay window. Some properties may be detached or semi-detached and may include a garage. The external elevations, architectural detailing and floor plans of individual housetypes may vary from those illustrated. All room sizes are approximate with maximum dimensions. Furniture positioning is indicative only, wardrobes are not included and are only there for illustration purposes. Brick choice, colour and detailing may vary. Please ask our Sales Consultants for detailed information. To find out about any additional charges relating to these homes please visit: countrysidepartnerships.com. While every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and Countryside Homes reserve the right to amend the specifications as necessary and without notice. This does not constitute or form any part of contract or sale. Images are indicative only. Countryside Homes – 12th February 2020. The New Walton, Revision 0, RB 8335.002.

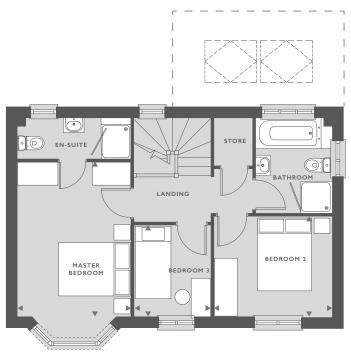


THE FOSS FCT

THREE BEDROOM HOME

1052 SQFT 97.7 M²





FEATURES:

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

GROUND FLOOR

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

FIRST FLOOR

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



Some plots may be subject to additional gable and bay windows.

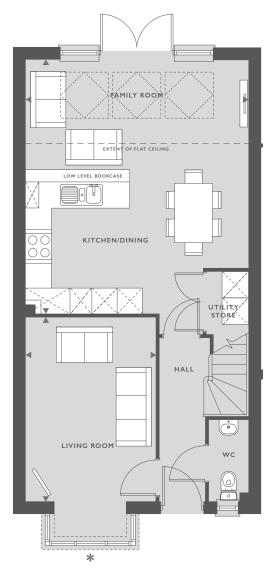
All gable and bay windows are plot specific and subject to change. Please note, overall square footage is based on structural dimensions. Dimensions listed are to be used as a guideline, the working drawings should be used for definitive measurements. Dimensions do not include bay window. Some properties may be detached or semi-detached and may include a garage. The external elevations, architectural detailing and floor plans of individual housetypes may vary from those illustrated. All room sizes are approximate with maximum dimensions. Furniture positioning is indicative only, wardrobes are not included and are only there for illustration purposes. Brick choice, colour and detailing may vary. Please ask our Sales Consultants for detailed information. To find out about any additional charges relating to these homes please visit: countrysidepartnerships.com. While every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and Countryside Homes reserve the right to amend the specifications as necessary and without notice. This does not constitute or form any part of contract or sale. Images are indicative only. Countryside Homes – 19th February 2020. The Foss FCT, Revision 0, WR YB 8335.002.

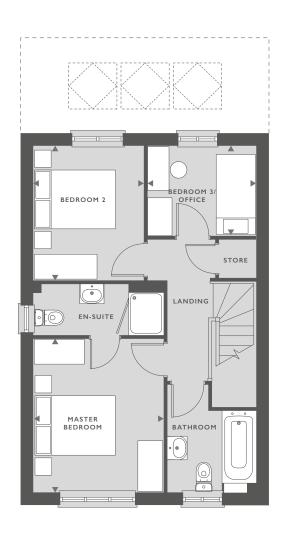


THE ASHOP

THREE BEDROOM HOME

1075 SQFT 99.87 M²





FEATURES:

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

GROUND FLOOR

KITCHEN/DINING/ FAMILY ROOM	5.25M × 5.99M	17'2'' X 19'7''
LIVING ROOM	4.32M X 3.06M	14'2'' × 10'

FIRST FLOOR

MASTER BEDROOM	3.06M X 3.60M	10'×11'10''
BEDROOM 2	2.61M X 3.16M	8'6'' × 10'4''
BEDROOM 3	2.54M X 2.11M	8'3'' × 6'9''



All gable and bay windows are plot specific and subject to change. Please note, overall square footage is based on structural dimensions. Dimensions listed are to be used as a guideline, the working drawings should be used for definitive measurements. Dimensions do not include bay window. Some properties may be detached or semi-detached and may include a garage. The external elevations, architectural detailing and floor plans of individual housetypes may vary from those illustrated. All room sizes are approximate with maximum dimensions. Furniture positioning is indicative only, wardrobes are not included and are only there for illustration purposes. Brick choice, colour and detailing may vary. Please ask our Sales Consultants for detailed information. To find out about any additional charges relating to these homes please visit: countrysidepartnerships.com. While every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and Countryside Homes reserve the right to amend the specifications as necessary and without notice. This does not constitute or form any part of contract or sale. Images are indicative only. Countryside Homes – 25th August 2020. The Ashop, Revision A/O, RB 8335.002.

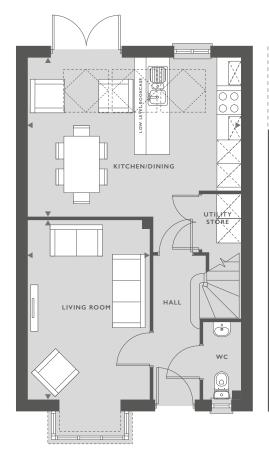
^{*}Some plots may be subject to additional gable and bay windows.

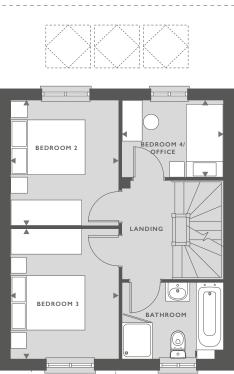


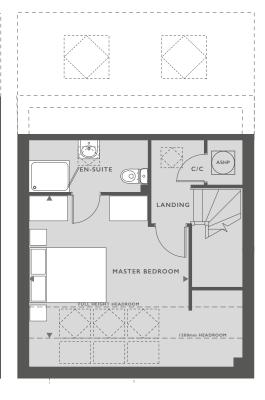
THE DUNHAM

FOUR BEDROOM HOME

1199 SQFT







FEATURES:

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

GROUND FLOOR

KITCHEN/DINING	5.34M X 4.02M	17'5'' × 13'2''
LIVING ROOM	3.08M X 4.52M	10'1''× 14'8''

FIRST FLOOR

BEDROOM 2	2.73M X 3.28M	9' × 10'8''
BEDROOM 3	2.73M × 3.17M	9' × 10'4''
BEDROOM 4/OFFICE	2.53M X 1.93M	8'3'' × 6'3''

SECOND FLOOR

MASTER BEDROOM 4.04M X 3.54M 13'3" X 11'6"



Some plots may be subject to additional gable and bay windows.

All gable and bay windows are plot specific and subject to change. Please note, overall square footage is based on structural dimensions. Dimensions listed are to be used as a guideline, the working drawings should be used for definitive measurements. Dimensions do not include bay window. Some properties may be detached or semi-detached and may include a garage. The external elevations, architectural detailing and floor plans of individual housetypes may vary from those illustrated. All room sizes are approximate with maximum dimensions. Furniture positioning is indicative only, wardrobes are not included and are only there for illustration purposes. Brick choice, colour and detailing may vary. Please ask our Sales Consultants for detailed information. To find out about any additional charges relating to these homes please visit: countrysidepartnerships.com. While every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and Countryside Homes – 12th February 2020. The Dunham, Revision A, RB 8335.002.



THE LYMINGTON

FOUR BEDROOM HOME

1215 SQFT 112.8 M²



FEATURES:

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

GROUND FLOOR

KITCHEN/DINING ROOM	5.62M X 5.24M	18'5"×17'2"
LIVING ROOM	3.06M X 4.36M	10' × 14'3''

FIRST FLOOR

MASTER BEDROOM	5.29M X 2.82M	17'4''X 9'3''
BEDROOM 2	2.94M × 3.60M	9'7'' X 11'8''
BEDROOM 3	2.60M X 3.06M	8'6'' × 10'
BEDROOM 4/OFFICE	2.54M × 2.00M	8'4'' × 6'6''



*Some plots may be subject to additional gable and bay windows.

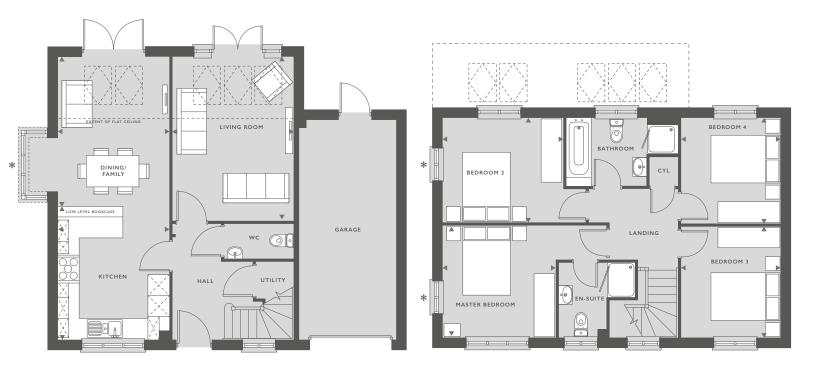
All gable and bay windows are plot specific and subject to change. Please note, overall square footage is based on structural dimensions. Dimensions listed are to be used as a guideline, the working drawings should be used for definitive measurements. Dimensions do not include bay window. Some properties may be detached or semi-detached and may include a garage. The external elevations, architectural detailing and floor plans of individual housetypes may vary from those illustrated. All room sizes are approximate with maximum dimensions. Furniture positioning is indicative only, wardrobes are not included and are only there for illustration purposes. Brick choice, colour and detailing may vary. Please ask our Sales Consultants for detailed information. To find out about any additional charges relating to these homes please visit: countrysidepartnerships.com. While every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and Countryside Homes reserve the right to amend the specifications as necessary and without notice. This does not constitute or form any part of contract or sale. Images are indicative only. Countryside Homes – 12th February 2020. The Lymington, Revision 0, RB 8335.002.



THE BAYBRIDGE

FOUR BEDROOM HOME

1258 SQFT 116.9 M²



FEATURES:

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

GROUND FLOOR

KITCHEN	3.16M × 3.80M	10'4'' × 12'5''
DINING/FAMILY	3.16M X 4.26M	10'4'' × 14'
LIVING ROOM	3.43M X 4.04M	11'3" X 13'3"

FIRST FLOOR

MASTER BEDROOM	3.22M X 3.18M	10'6'' × 10'4''
BEDROOM 2	3.41M X 2.97M	11'2"×9'7"
BEDROOM 3	2.82M X 3.16M	9'3'' × 10'4''
BEDROOM 4	2.82M X 2.99M	9'3'' × 9'8''



*Some plots may be subject to additional gable and bay windows.

All gable and bay windows are plot specific and subject to change. Please note, overall square footage is based on structural dimensions. Dimensions listed are to be used as a guideline, the working drawings should be used for definitive measurements. Dimensions do not include bay window. Some properties may be detached or semi-detached and may include a garage. The external elevations, architectural detailing and floor plans of individual housetypes may vary from those illustrated. All room sizes are approximate with maximum dimensions. Furniture positioning is indicative only, wardrobes are not included and are only there for illustration purposes. Brick choice, colour and detailing may vary. Please ask our Sales Consultants for detailed information. To find out about any additional charges relating to these homes please visit: countrysidepartnerships.com. While every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and Countryside Homes reserve the right to amend the specifications as necessary and without notice. This does not constitute or form any part of contract or sale. Images are indicative only. Countryside Homes – 26th February 2020, The Baybridge, Revision 0/B, YB RB 8335.002.

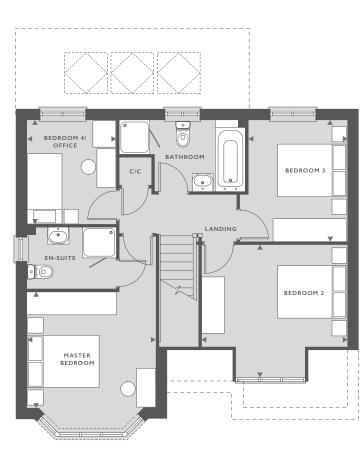


THE OAKHAM

FOUR BEDROOM HOME

1317 SQFT 122.3 M²





FEATURES:

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

GROUND FLOOR

KITCHEN/DINING/ FAMILY ROOM	5.40M × 5.60M	17'9'' × 18'4''
LIVING ROOM	3.41M × 4.27M	14' X 11'2''

FIRST FLOOR

MASTER BEDROOM	3.41M X 3.05M	11'2''×10'
BEDROOM 2	3.90M X 3.68M	12'9'' × 12'1''
BEDROOM 3	2.62M X 3.22M	8'7'' × 10'6''
BEDROOM 4/OFFICE	2.39M X 2.76M	7'10''×9'1''



SVP

All gable and bay windows are plot specific and subject to change. Please note, overall square footage is based on structural dimensions. Dimensions listed are to be used as a guideline, the working drawings should be used for definitive measurements. Dimensions do not include bay window. Some properties may be detached or semi-detached and may include a garage. The external elevations, architectural detailing and floor plans of individual housetypes may vary from those illustrated. All room sizes are approximate with maximum dimensions. Furniture positioning is indicative only, wardrobes are not included and are only there for illustration purposes. Brick choice, colour and detailing may vary. Please ask our Sales Consultants for detailed information. To find out about any additional charges relating to these homes please visit: countrysidepartnerships.com. While every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and Countryside Homes reserve the right to amend the specifications as necessary and without notice. This does not constitute or form any part of contract or sale. Images are indicative only. Countryside Homes – 12th February 2020. The Oakham, Revision C/D, RB WR 8335.002.

^{*}Some plots may be subject to additional gable and bay windows.



WHAT'S INCLUDED IN YOUR NEW HOME?

KITCHENS

- Choose from a selection of custom designed kitchens with laminate worktops[†]
- Upstands to worktops
- Kitchen units with soft closers and bookcase in kitchen island (selected homes only)
- Stainless steel 11/2 bowl sink
- Single lever mixer taps
- Integrated double electric oven with five ring gas hob and glass splashback*
- Glass/stainless steel chimney hood
- Pelmet lights
- Integrated fridge-freezer
- Chrome LED downlights
- Chrome effect sockets and USB points

BATHROOMS

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

INSIDE YOUR HOME

- Gas-fired boiler heating system
- Compact radiators
- Mains powered smoke detectors
- Contemporary V groove skirting boards and architraves
- Internal woodwork painted brilliant white gloss ash handrails to stairs
- Oak foil internal doors with polished chrome door furniture
- Whole house ventilation system

OUTSIDE YOUR HOME

- Skylight windows
- White UPVC windows and French doors with double-glazed units
- Polished chrome front door furniture
- Outside tap
- Turf, shrubbery and fencing to front and rear gardens where applicable

SECURITY

- Intruder alarm
- Exterior lights to front and rear
- 1.8 metre timber fencing to garden between houses
- Multi-point locking system to front and French doors

GENERAL

- Chrome effect sockets and switch faceplates featured downstairs
- White plastic sockets and switch faceplates elsewhere
- Energy-efficient LED lighting
- White matt emulsion to walls and ceilings

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

- Telephone points provided in living room and master bedroom
- Multimedia points in living room, master bedroom and family area
- USB charging points

PERSONALISE

Reserve your home early and you can personalise to your own taste by choosing your kitchen, worktops, tiles and vanity units free of charge from our extensive range[†].

Take inspiration from our stunning showhomes that demonstrate our wide variety of options and finishes available.

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



