



FLETTON FOLLY
GREAT HADDON



A COLLECTION OF
2, 3 AND 4 BEDROOM HOMES

FLETTONFOLLYGREATHADDON.COM



COUNTRYSIDE
Places People Love

CONTENTS



[Beautifully Designed Homes](#)



[I'm Included](#)



[Local Area](#)



[Transport Links](#)



[Close to the City](#)



[About Us](#)



[Customer Services](#)



[Places People Love](#)



[The Next Steps](#)



[Why Buy New?](#)



[Customer Stories](#)



[How to Find Us](#)



[Site Plan](#)



[Housetypes](#)



[Specification](#)



FLETTON FOLLY
GREAT HADDON

Kitchen layouts may differ. Images are indicative only.

[FLETTONFOLLYGREATHADDON.COM](https://www.flettonfollygreathaddon.com)



FLETTON FOLLY

BEAUTIFULLY DESIGNED HOMES

Introducing Fletton Folly, Countryside's latest development of exceptional 2, 3 and 4 bedroom homes.

As well as each home featuring our luxury specification and open-plan designs, Fletton Folly is also excellently located in the town of Great Haddon, giving you access to schools, parks and a range of local amenities.

So whether you're a first-time buyer or looking to move up the property ladder, we're sure you'll find the perfect home for you here.

I'M INCLUDED...

As soon as you're inside a Countryside home you'll begin to realise the quality and design of the features which are included.

You'll find everything has been carefully considered to work for you and your lifestyle. For full information on all that comes as standard please refer to the 'What's Included In Your New Home?' insert.

[VIEW OUR SPECIFICATION](#)



LOCAL AREA

On the doorstep Yaxley has a handful of small shops which will suffice for day-to-day needs. New shops are planned as part of the overall development design and will come online as the Great Haddon community grows.

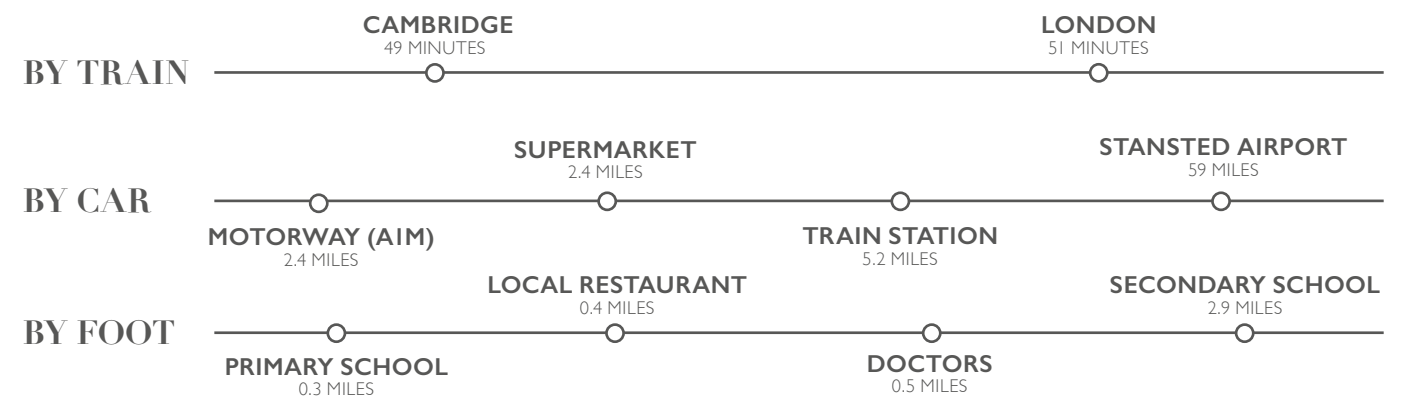
Near to Great Haddon the Crown Lakes Country Park is a firm favourite, with over 75,000 acres of open space, dedicated footpaths and cycleways, a large leisure lake and plenty to do for all the family.

Great Haddon is a forward-thinking development and as such will incorporate a wide variety of paths for both walking and

bike riding, play areas for the children and a series of purpose-built lakes which will be right by your front door for all to enjoy.

There are two primary schools under a mile from Great Haddon, both Fourfields Primary and Yaxley Infant School are rated 'Good' by OFSTED. New schools are part of the development and will be built as the community progresses. For secondary age pupils, Ormiston Bushfield and Nene Park Academies are both under three miles away and both are rated 'Good' by OFSTED.

TRANSPORT LINKS





CLOSE TO THE CITY

Peterborough is a hugely popular shopping destination with the Queensgate shopping centre offering a great choice from all the usual high-street favourites. In the town centre you'll find a wonderful and quirky selection of independent boutiques, interspersed with bustling cafes and bars.

For an evening out you'll find busy bistros serving all types of great food as well as wonderful old, traditional pubs. If a cocktail is more your thing, head down to the town centre at the weekend where you will be able to sample several top-quality, modern bars with luxurious settings!

The cathedral in the middle of town is widely regarded as one of the finest examples of a Medieval Abbey. Of huge historic significance, a tour of the cathedral is fascinating. It is often used as a concert venue for bands to perform in a unique environment, and for those with a head for heights you can climb the 900-year-old cathedral tower for a truly stunning view of the town and surrounding areas - not for the faint-hearted!

ABOUT US

Countryside is a leading UK home builder and urban regeneration partner. We believe that where we live matters. We're passionate about creating places people aspire to live, where they feel a true sense of belonging.

Striving to be industry leaders in our approach to social responsibility, we deliver all our homes in an environmentally responsible, ethical, safe and sustainable manner. This is reflected in the execution of our developments, our working practices and the value we bring to communities.

All of our developments and homes carry a signature style and character, designed to work for the way people live today – with materials that reflect our commitment to quality. Our exacting standards and sustainable credentials combine to create places that will stand the test of time. As a result, we hold more Housing Design Awards than any other developer.

From the character of the homes we build, to the planning of environments and the unique detailing of the landscape, our creative approach to placemaking creates places where people feel at home. We provide a greater sense of belonging, spirit of neighbourhood and quality of life for everyone who lives in and around our developments.

It is all this and more that enables us to create **Places People Love.**

FIND OUT MORE

Housetype, renders and features will vary across developments.
Speak to our Sales Consultants for further information.

FLETTONFOLLYGREATHADDON.COM

CUSTOMER SERVICES

We have a dedicated team who will adhere to our 5 star commitment and the New Homes Quality Code for Buyers, ensuring we always deliver the very best service.

From our experienced construction team through to our trained Sales Consultants, we ensure you are fully informed with respect to your purchase. We offer guidance on the complete process involved in buying a Countryside home and we can put you in touch with independent financial advisors and solicitors.

From the moment you reserve your plot, to the day you receive your keys and beyond, a dedicated Sales Progressor will guide you through the process and ensure you receive the very best service from Countryside.

Every Countryside home carries our commitment to quality and improvement. You have the added assurance of every Countryside home being covered by the 10-year NHBC warranty and insurance policy, protecting against structural defects for a 10-year period following the date of legal completion.

Each property is also quality checked and commissioned by our dedicated Customer Services team before it is handed over to you. Prior to legal completion the Sales Consultant along with the Site Manager will invite you to a home demonstration where they will walk you through all aspects of your new home.

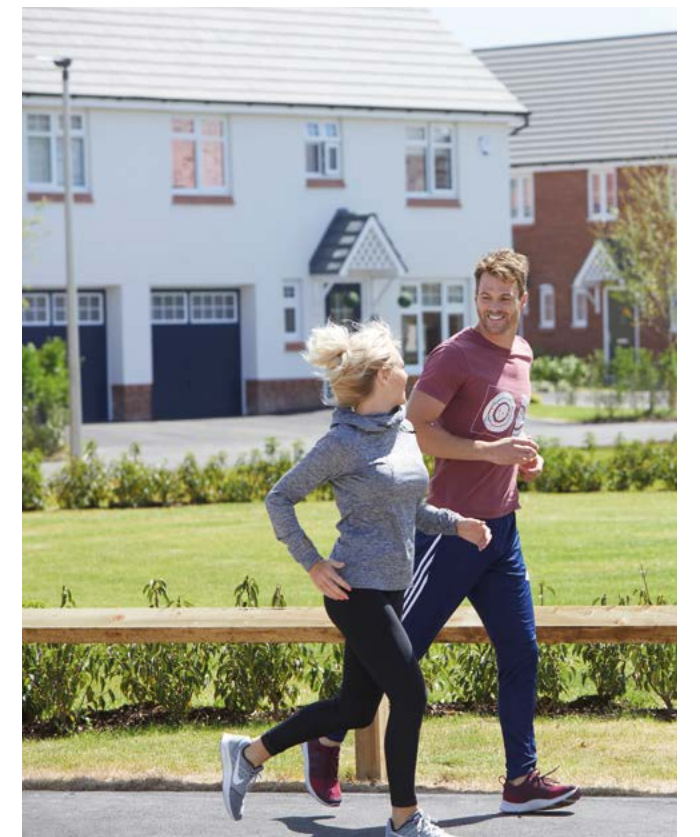
The Sales Consultant will complete a formal handover of your property on legal completion. Our Site Management team will also visit on several occasions to ensure you are settling in.

All of our homes are covered by a comprehensive 2-year Customer Service Warranty as standard, providing you with 24-hour emergency cover.

As registered home builders with a 10-year NHBC warranty and insurance policy we are also a registered developer with the NHQC, which ensures you as a new homeowner are treated fairly and are fully informed about your purchase before and after signing your contract.



PLACES PEOPLE LOVE



PROUD TO BE A 5 STAR HBF BUILDER ★★★★★

As a new home builder, we're driven by the desire to help our customers' dreams come true and we build exceptional quality into everything we do.

From the character of the homes we build, to the planning of environments and the unique detailing of the landscape, our creative approach to placemaking creates places where people feel at home.

We provide a greater sense of belonging, spirit of neighbourhood and quality of life for everyone who lives in and around our developments. It is all this and more that enables us to create **Places People Love**.

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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 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 early **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, 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**, including flooring, alarms, 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!"



Matt & Nosheen

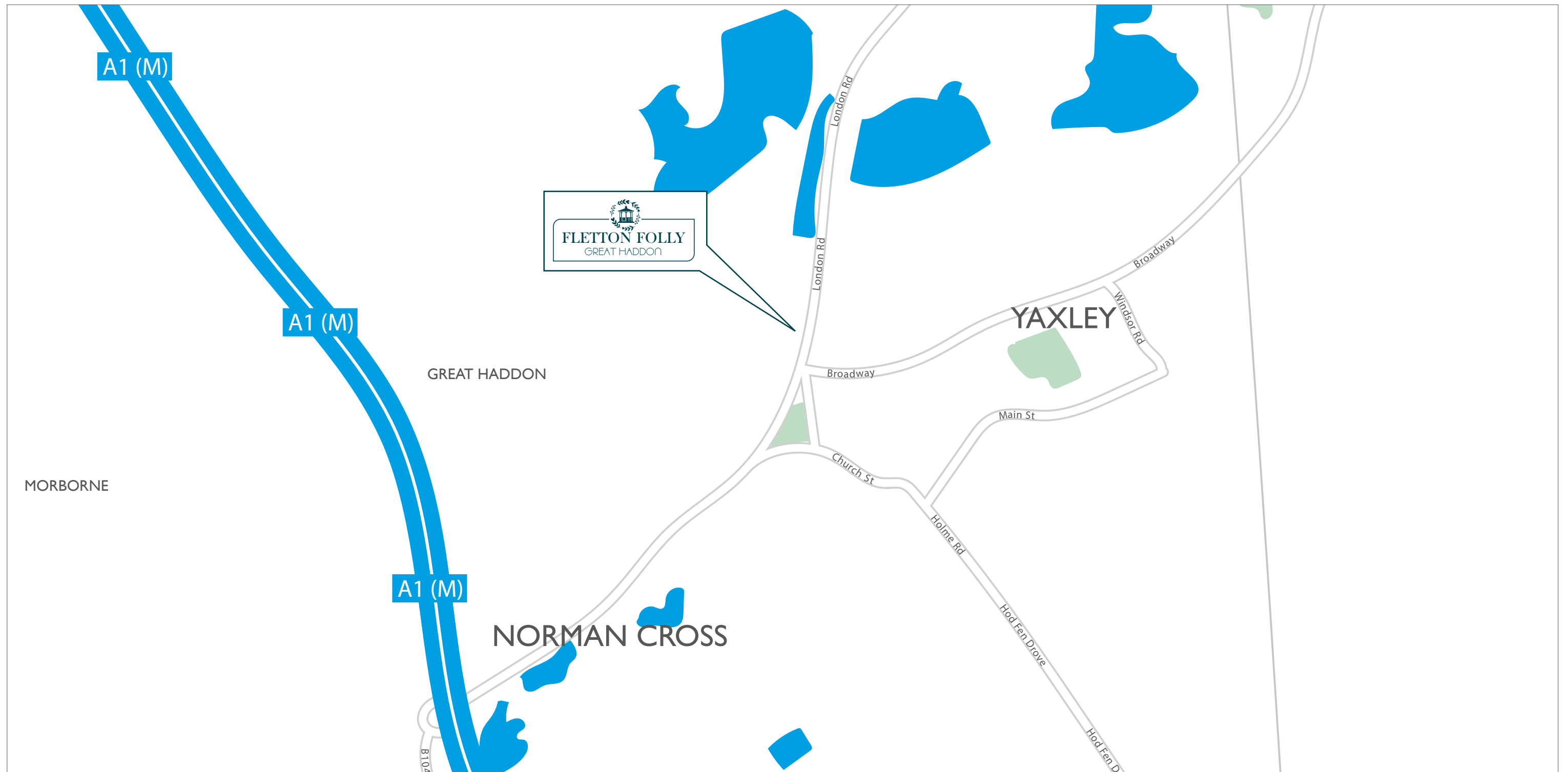
"The entire reservation process has been really smooth and straight forward. Our Sales Consultant answered all our questions and supported us. We've felt really reassured and relaxed about everything from day one."



Tom

"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."

HOW TO FIND US



From the A1(M)

Head south on London Rd/A15 towards Glebe Rd before turning right to stay on London Rd/A15. Continue until London Rd/A15 turns left and becomes Cook Ave. After a short distance turn left onto London Rd/A15 and continue straight to stay on London Rd/A15.

At the roundabout, take the 1st exit and stay on London Rd/A15 and after 0.3 miles at the roundabout take the 2nd exit, London Rd/A15 until you come to the Sales and Marketing Suite which will be on your right.

FOR YOUR SAT NAV: PE7 3HU

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



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 Partnerships PLC 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 Partnerships PLC – Online version 7th June 2022. 9410.004.

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



SITE PLAN



FLETTON FOLLY
GREAT HADDON

KEY

- THE LONGFORD
3 bedroom home (893sqft)
- THE NEW ENDERBY
2 bedroom home (921sqft)
- THE NEW ASHBOURNE
3 bedroom home (991sqft)
- THE NEW ASHBOURNE FCT
3 bedroom home (991sqft)
- THE BLYTH
3 bedroom home (1002sqft)
- THE NEW STAMFORD
3 bedroom home (1005sqft)
- THE BIRKDALE
3 bedroom home (1070sqft)
- THE ASHOP
3 bedroom home (1075sqft)
- THE ASHOP FCT
3 bedroom home (1075sqft)
- THE DUNHAM
4 bedroom home (1199sqft)
- THE LYMINGTON
4 bedroom home (1215sqft)
- THE ELM
3 bedroom home (1248sqft)
- THE BOWMONT
4 bedroom home (1262sqft)
- THE BOWMONT FCT
4 bedroom home (1262sqft)
- THE OAKHAM
4 bedroom home (1317sqft)
- THE STRATFORD
4 bedroom home (1344sqft)
- THE STRATFORD FCT
4 bedroom home (1357sqft)
- THE MELTON
4 bedroom home (1442sqft)
- PRIVATE RENTED UNITS
- AFFORDABLE



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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 Partnerships PLC. reserve the right to amend as necessary and without notice. This does not constitute or form any part of a contract or sale. Countryside Partnerships PLC. Terms and Conditions apply. Countryside Partnerships PLC 7th June 2022. 9411.004.

THE LONGFORD

THREE BEDROOM HOME



COUNTRYSIDE

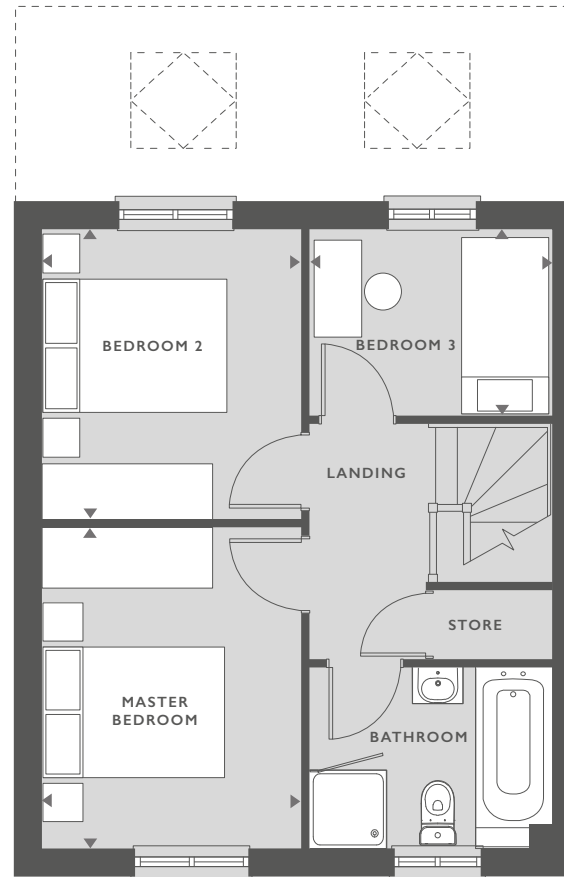
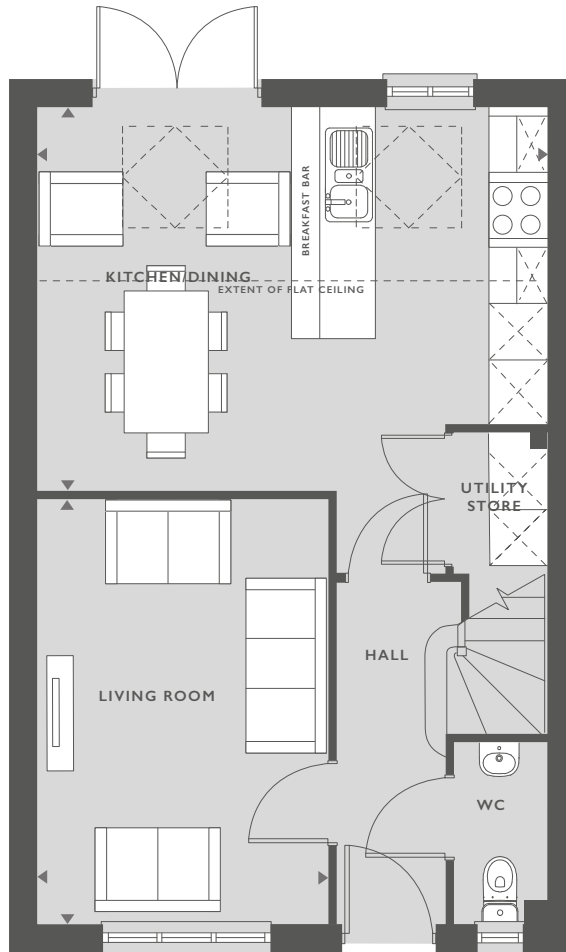
Places People Love

THE LONGFORD

THREE BEDROOM HOME

893 SQFT

82.9 M²



FEATURES:

- Stylish open-plan kitchen/dining room
- Impressive skylight windows* and French doors leading to rear garden
- Spacious separate living room
- Three well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle decorated with Porcelanosa tiles

GROUND FLOOR

KITCHEN/DINING ROOM	4.07M X 5.34M	13'4" X 17'6"
LIVING ROOM	4.49M X 3.08M	14'7" X 10'10"

FIRST FLOOR

MASTER BEDROOM	3.40M X 2.73M	11'2" X 9'
BEDROOM 2	3.06M X 2.73M	10'1" X 9'
BEDROOM 3	2.54M X 1.94M	8'3" X 6'4"

 Skylight windows

 SVP

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. 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 Consultant 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 Partnerships PLC 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. *Please note window positions will vary; for more information please speak to a Sales Advisor. Countryside Partnerships PLC 7th June 2022. The Longford, Revision A/A, RB 8335.002.

THE NEW ENDERBY

TWO BEDROOM HOME



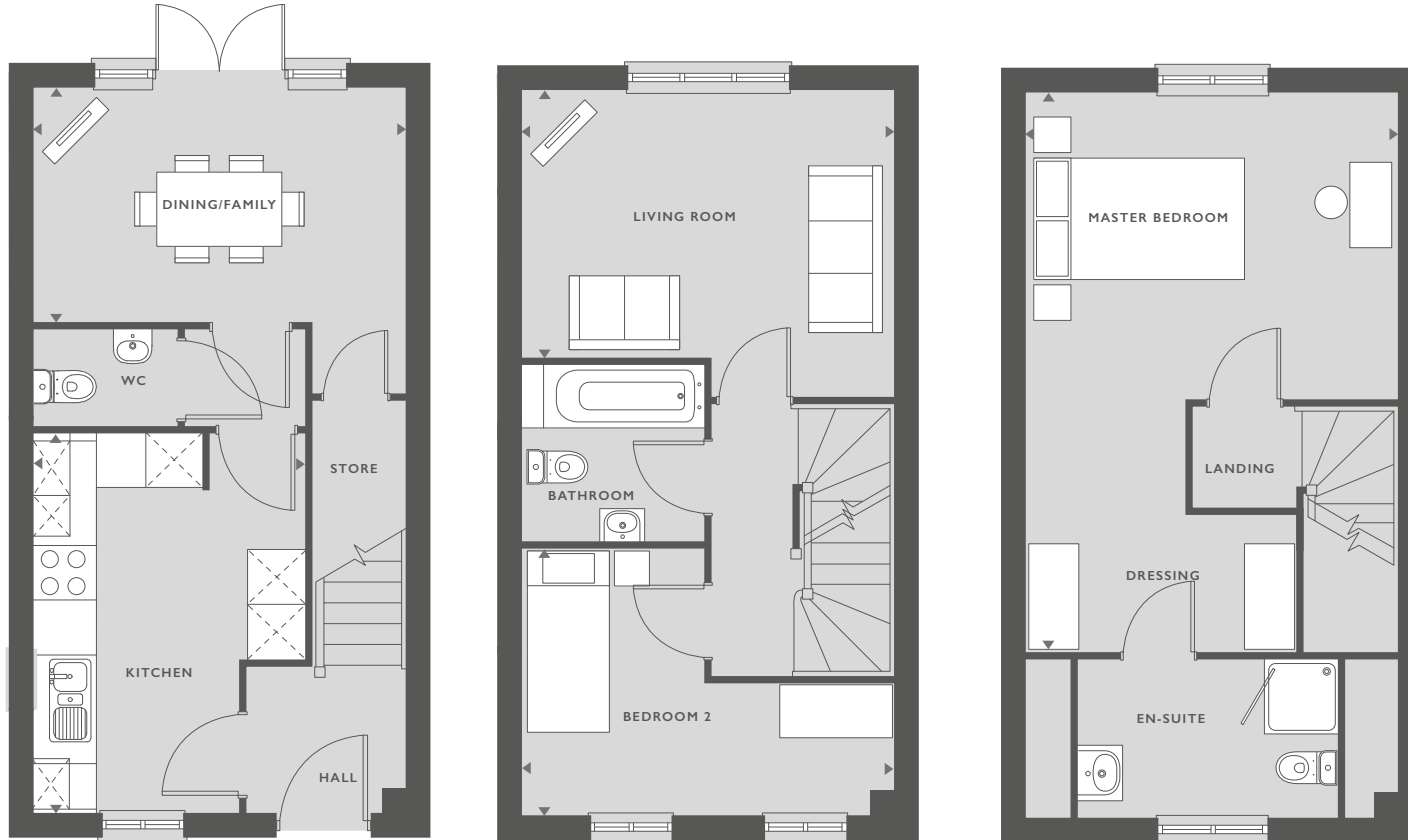
COUNTRYSIDE
Places People Love

THE NEW ENDERBY

TWO BEDROOM HOME

921 SQFT

85.6 M²



FEATURES:

- Stylish kitchen connecting to dining/family room
- Impressive French windows* leading to rear garden
- 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
- One further well-proportioned bedroom
- Modern family bathroom with separate shower cubicle

GROUND FLOOR

DINING/FAMILY	2.58M X 4M	8'5" X 13'1"
KITCHEN	4.14M X 2.88M	13'6" X 7'2"

FIRST FLOOR

LIVING ROOM	3.27M X 4M	10'7" X 13'1"
BEDROOM 2	2.91M X 4M	9'5" X 13'1"

SECOND FLOOR

MASTER BEDROOM	6.14M X 4M	20'1" X 13'1"
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C/C = Cylinder cupboard

■ SVP

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THE NEW ASHBOURNE FCT

THREE BEDROOM HOME



COUNTRYSIDE

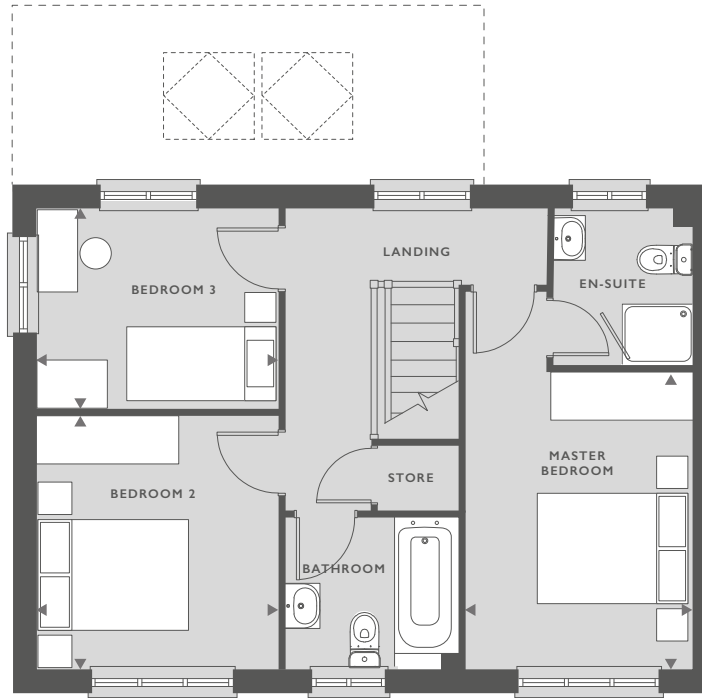
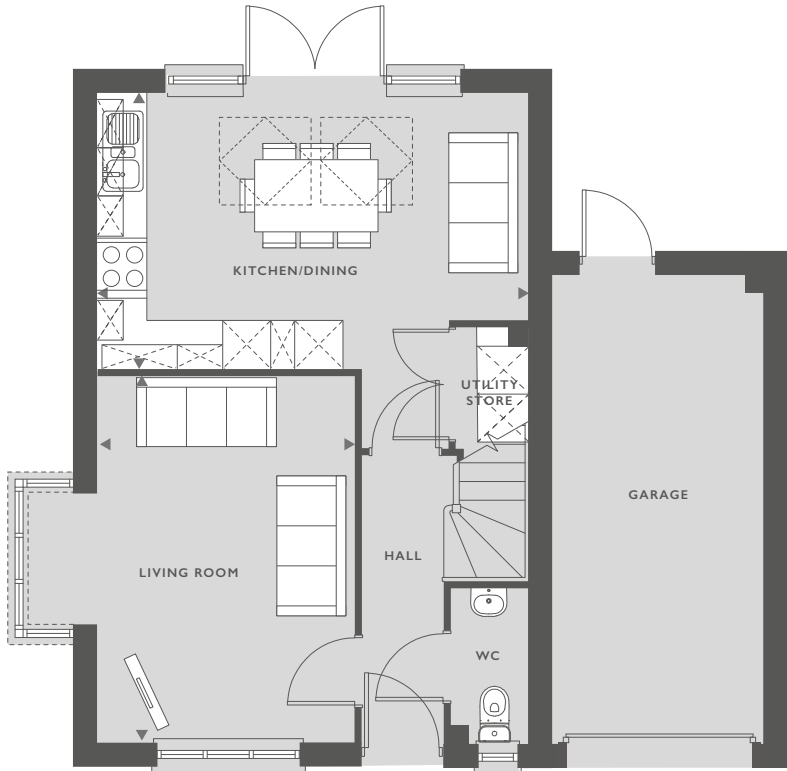
Places People Love

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" X 11'2"
LIVING ROOM	3.10M X 4.50M	10'2" X 14'10"

FIRST FLOOR

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

 Skylight windows

 SVP

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THE BLYTH

THREE BEDROOM HOME



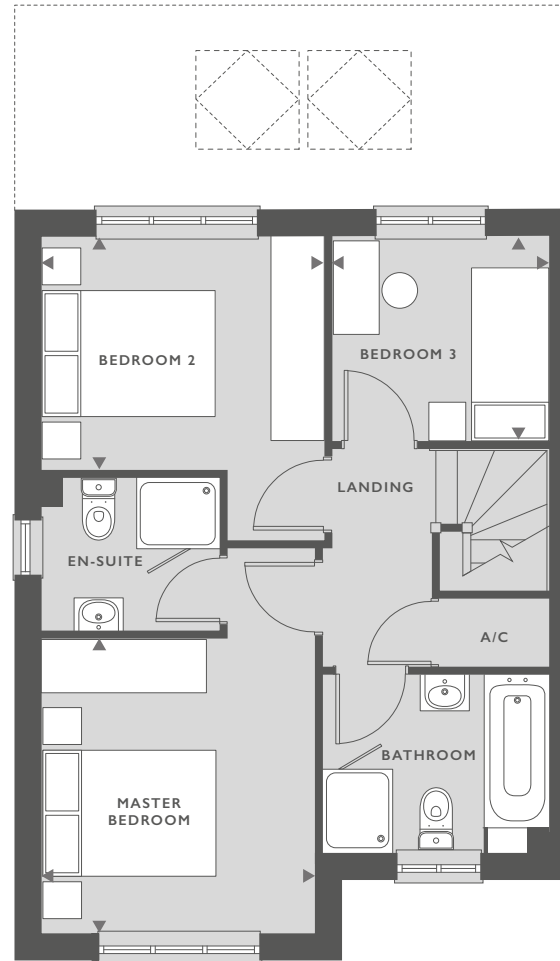
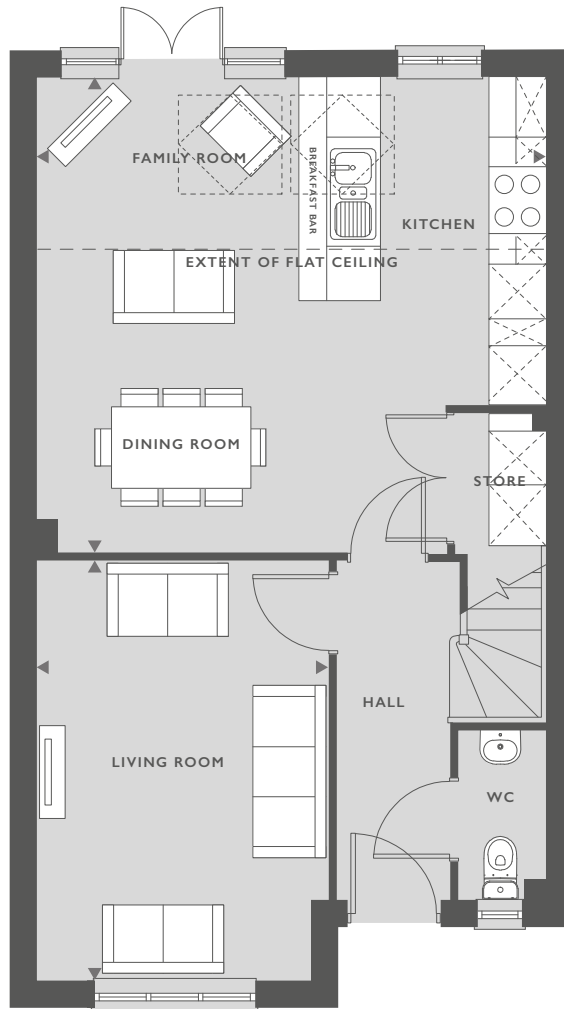
COUNTRYSIDE
Places People Love

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 storeroom 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' X 17'1"
LIVING ROOM	3.18M X 4.58M	10'5" X 15'

FIRST FLOOR

MASTER BEDROOM	2.96M X 3.22M	9'8" X 10'6"
BEDROOM 2	3.08M X 2.58M	10'1" X 8'5"
BEDROOM 3	2.59M X 2.23M	8'5" X 7'3"

 Skylight windows

 SVP

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

Where shown, garage glazing and Skylight windows are indicative only and may be subject to change dependant on plot and development. 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. 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 Consultant for detailed information. To find out about any additional charges relating to these homes please visit: countrysideproperties.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 Partnerships PLC 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. *Please note window positions will vary; for more information please speak to a Sales Advisor. Countryside Partnerships PLC 7th June 2022. The Blyth, Revision A/A, RB 8335.002.

THE NEW STAMFORD

THREE BEDROOM HOME



COUNTRYSIDE
Places People Love

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 storeroom and WC
- Private master bedroom with en-suite, dressing area and skylight windows*
- Two further well-proportioned bedrooms
- Modern family bathroom

GROUND FLOOR

KITCHEN	2.94M X 4.18M	9'8" X 13'7"
LIVING/DINING	4.00M X 4.95M	13'2" X 16'2"

FIRST FLOOR

BEDROOM 2	4.00M X 2.93M	13'2" X 9'8"
BEDROOM 3	1.93M X 2.91M	6'4" X 9'7"

SECOND FLOOR

MASTER BEDROOM	4.63M X 4.63M#	15'2" X 15'2"
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#HEADROOM OVER 1.5M

 Skylight windows

 SVP

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THE BIRKDALE

THREE BEDROOM HOME



COUNTRYSIDE

Places People Love

THE BIRKDALE

THREE BEDROOM HOME

1070 SQFT

99.4 M²



FEATURES:

- Modern kitchen/diner
- Impressive French doors opening onto the garden
- Separate living room with bay window
- Convenient downstairs WC
- Spacious master bedroom with en-suite
- Two further well-proportioned bedrooms
- Modern family bathroom featuring Porcelanosa tiles

GROUND FLOOR

KITCHEN/DINING	3.13M X 4.67M	10'3" X 15'4"
LIVING ROOM	3.63M X 3.02M	11'11" X 9'9"

FIRST FLOOR

MASTER BEDROOM	3.63M X 3.58M	11'9" X 11'8"
BEDROOM 2	2.88M X 4.43M	9'5" X 14'6"
BEDROOM 3	2.57M X 4.67M	8'5" X 15'4"

■ SVP

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THE ASHOP

THREE BEDROOM HOME



COUNTRYSIDE

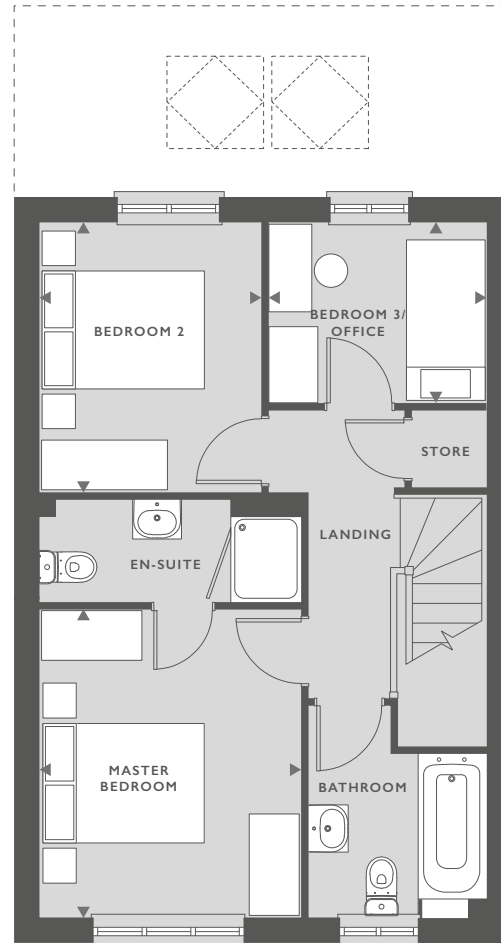
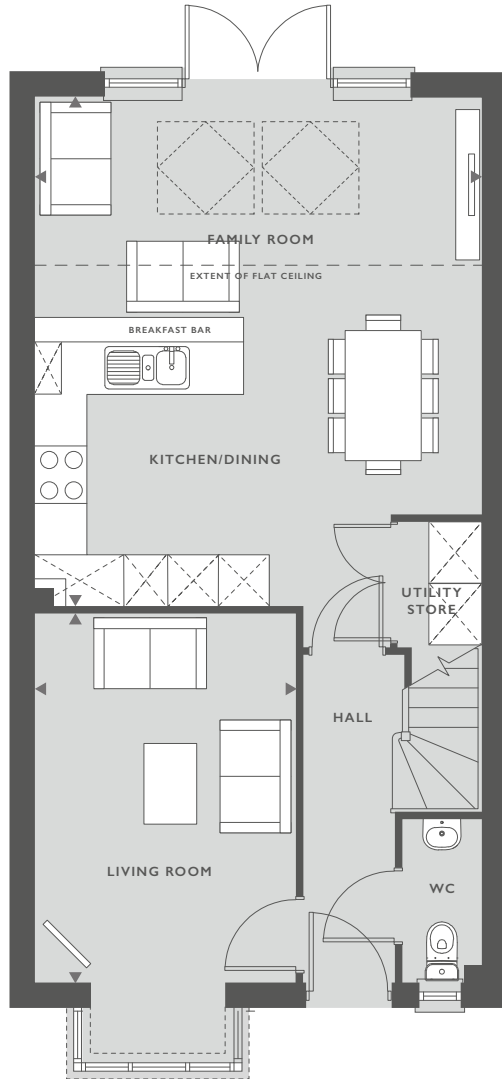
Places People Love

THE ASHOP

THREE BEDROOM HOME

1075 SQFT

99.9 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 X 5.45M	17'2" X 17'9"
LIVING ROOM	4.32M X 3.06M	14'2" X 10'

FIRST FLOOR

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

 Skylight windows

 SVP

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

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THE ASHOP FCT

THREE BEDROOM HOME



COUNTRYSIDE

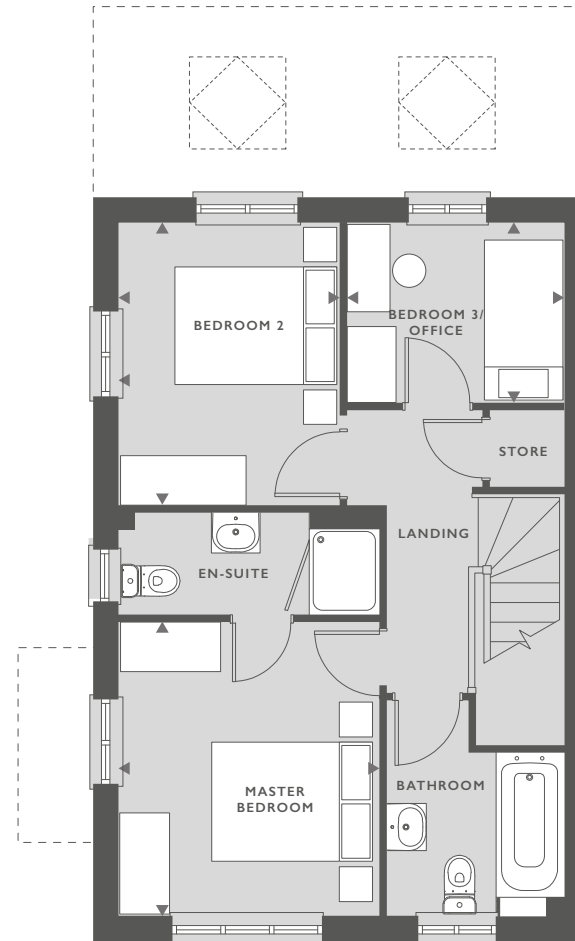
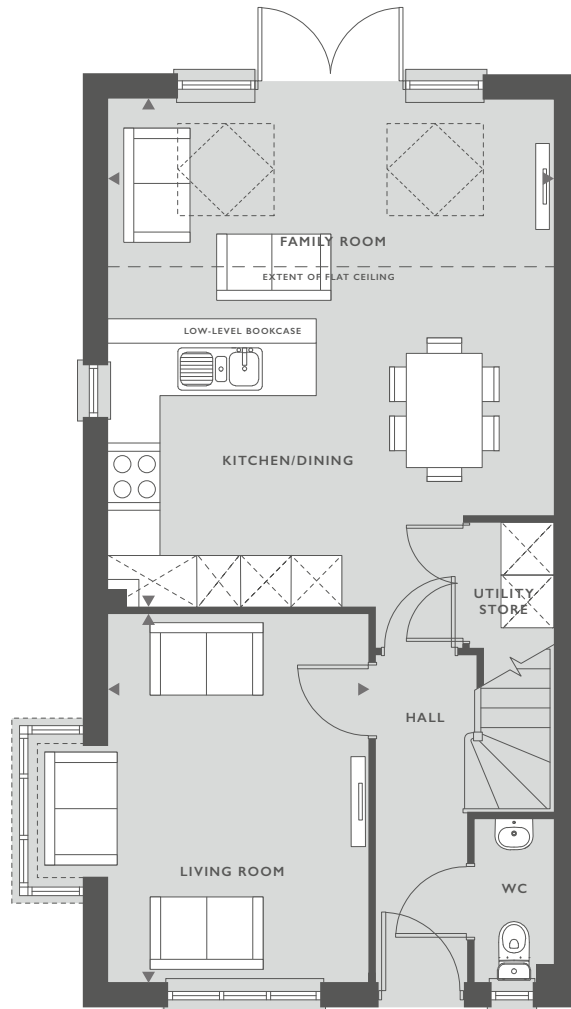
Places People Love

THE ASHOP FCT

THREE BEDROOM HOME

1075 SQFT

99.9 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	5.99M X 11.10M	19'7" X 36'4"
LIVING ROOM	4.32M X 3.06M	14'2" X 10'

FIRST FLOOR

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

 Skylight windows

 SVP

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THE DUNHAM

FOUR BEDROOM HOME



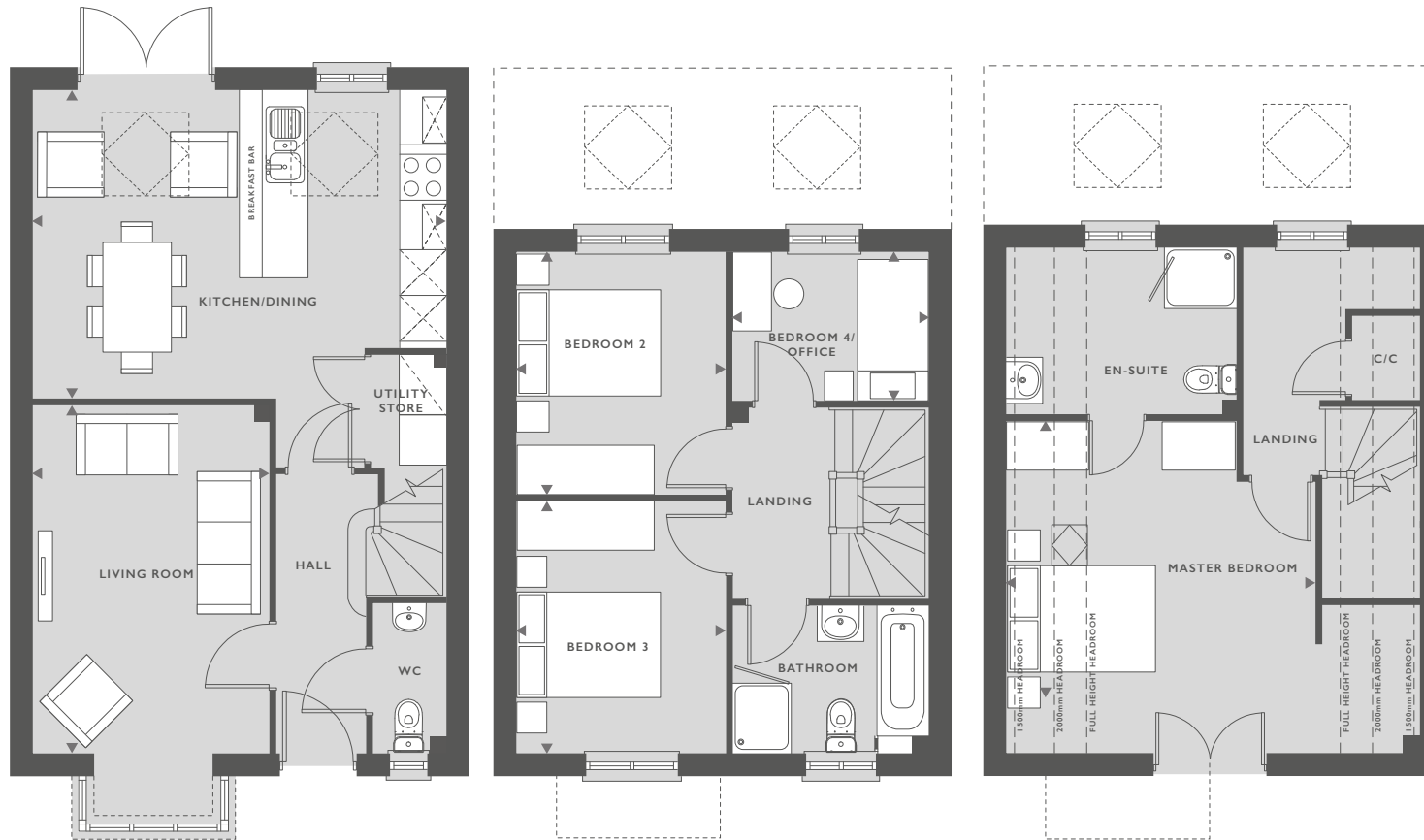

COUNTRYSIDE
Places People Love

THE DUNHAM

FOUR BEDROOM HOME

1199 SQFT

111.4 M²



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" X 13'2"
LIVING ROOM	3.08M X 4.52M	10'1" X 14'8"

FIRST FLOOR

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

SECOND FLOOR

MASTER BEDROOM	5.46M X 4.4M	17'9" X 14'4"
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 Skylight windows

C/C = Cylinder cupboard

 SVP

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THE LYMINGTON

FOUR BEDROOM HOME



COUNTRYSIDE

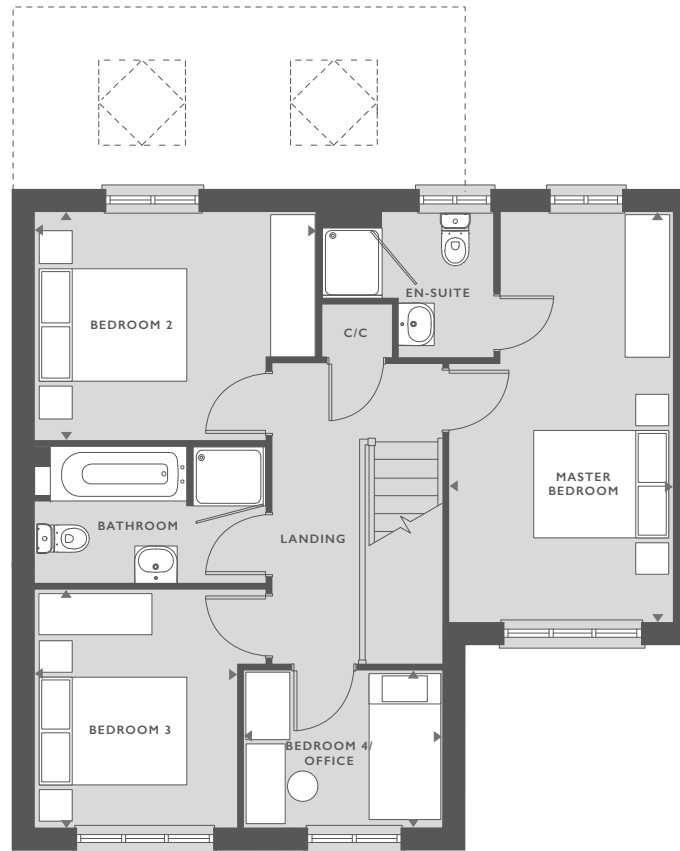
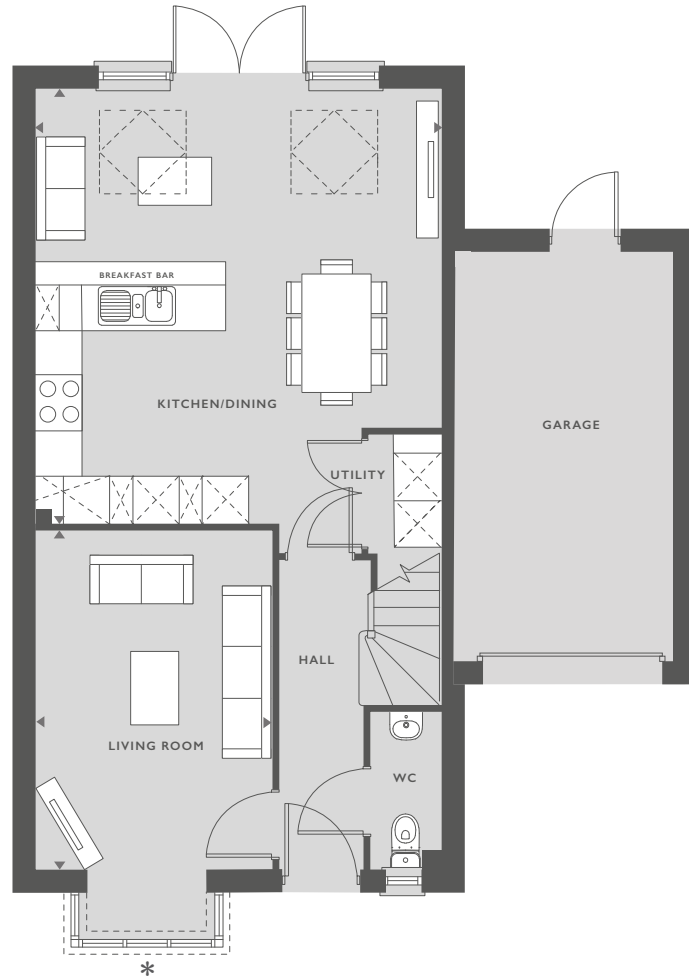
Places People Love

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" X 17'2"
LIVING ROOM	3.06M X 4.36M	10' X 14'3"

FIRST FLOOR

MASTER BEDROOM	5.29M X 2.82M	17'4" X 9'3"
BEDROOM 2	2.60M X 3.70M	8'6" X 12'1"
BEDROOM 3	2.60M X 3.70M	8'6" X 12'1"
BEDROOM 4/OFFICE	2.54M X 2.00M	8'4" X 6'6"

-  Skylight windows
-  C/C = Cylinder cupboard
-  SVP

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

Where shown, garage glazing and Skylight windows are indicative only and may be subject to change dependant on plot and development. 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. 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 Consultant for detailed information. To find out about any additional charges relating to these homes please visit: countrysideproperties.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 Partnerships PLC 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. *Please note window positions will vary; for more information please speak to a Sales Advisor. Countryside Partnerships PLC 7th June 2022. The Lyminster, Revision 0, RB 8335.002.

THE ELM

THREE BEDROOM HOME



COUNTRYSIDE

Places People Love

THE ELM

THREE BEDROOM HOME

1248 SQFT

115.9 M²



FEATURES:

- Stylish open-plan kitchen/dining room with French doors leading to garden
- Spacious separate living room
- Convenient downstairs utility room, WC and integral garage access
- Private master bedroom
- Two further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle

GROUND FLOOR

KITCHEN/LIVING	2.88M X 5.51M	9'45" X 18'1"
DINING	3.2M X 2.61M	10'5" X 8'6"

FIRST FLOOR

LIVING ROOM	3.81M X 4.7M	12'6" X 15'6"
MASTER BEDROOM	3.97M X 4.70M	13' X 15'6"

SECOND FLOOR

BEDROOM 2	3.70M X 2.75M	13'2" X 9'
BEDROOM 3	4.03M X 2.58M	13'3" X 8'6"

C/C = Cylinder cupboard

■ SVP

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

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THE BOWMONT ECT

FOUR BEDROOM HOME



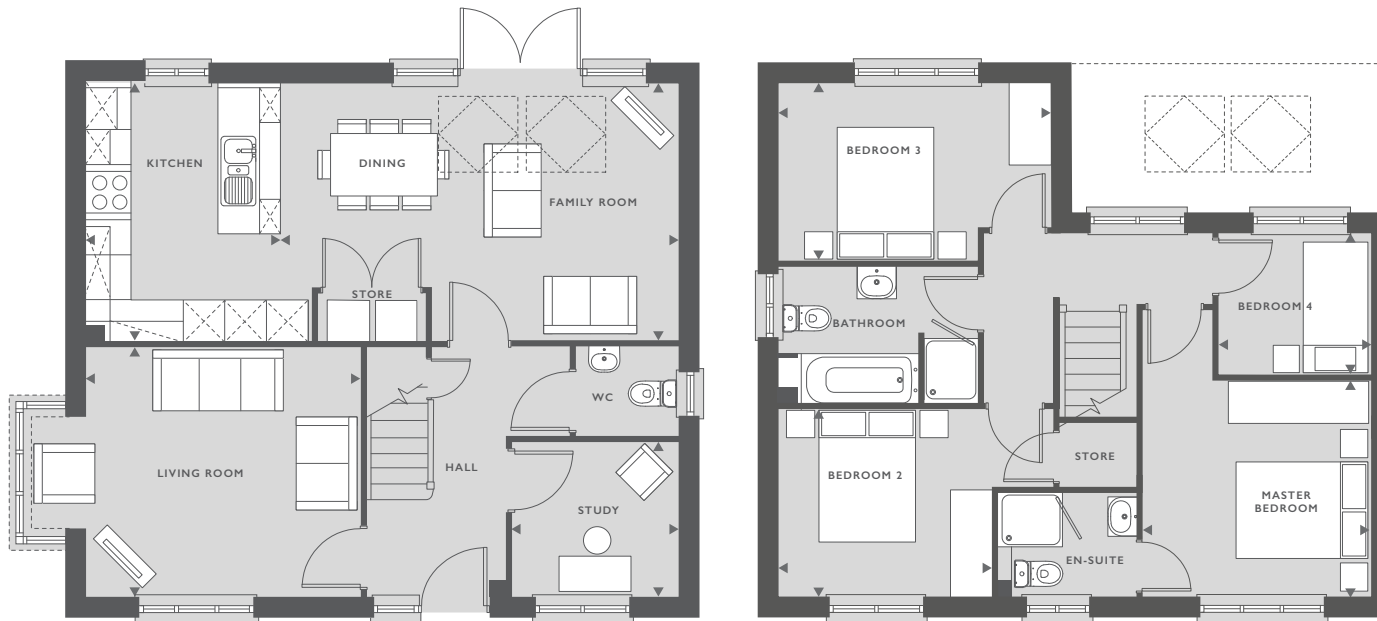

COUNTRYSIDE
Places People Love

THE BOWMONT FCT

FOUR BEDROOM HOME

1262 SQFT

117.2 M²



FEATURES:

- 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
- Three further well-proportioned bedrooms, including two doubles
- Modern family bathroom decorated with Porcelanosa tiles

GROUND FLOOR

KITCHEN	2.75M X 3.71M	9' X 12'2"
LIVING ROOM	3.88M X 3.52M	12'9" X 11'7"
DINING/FAMILY ROOM	5.71M X 3.7M	18'9" X 12'2"
STUDY	2.35M X 2.19M	7'9" X 7'2"

FIRST FLOOR

MASTER BEDROOM	3.29M X 3.1M	10'10" X 10'2"
BEDROOM 2	3.02M X 2.72M	9'11" X 8'11"
BEDROOM 3	3.86M X 2.52M	12'8" X 8'3"
BEDROOM 4	2.18M X 2.03M	7'2" X 6'8"

 Skylight windows

 SVP

Some plots may be subject to additional gable and bay windows. Bowmont and Bowmont FCT available at Fletton Folly.

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THE OAKHAM

FOUR BEDROOM HOME



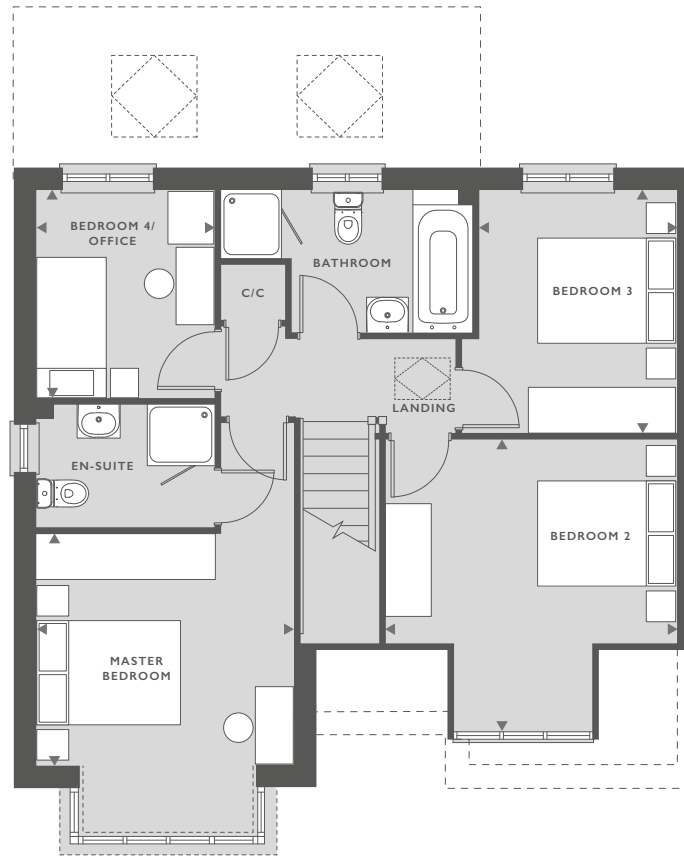
COUNTRYSIDE
Places People Love

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 X 5.60M	17'9" X 18'4"
LIVING ROOM	3.41M X 4.27M	14' X 11'2"

FIRST FLOOR

MASTER BEDROOM	3.41M X 3.05M	11'2" X 10'
BEDROOM 2	3.90M X 2.74M	12'9" X 12'1"
BEDROOM 3	2.62M X 3.22M	8'7" X 10'6"
BEDROOM 4/OFFICE	2.39M X 2.76M	7'10" X 9'1"

 Skylight windows

C/C = Cylinder cupboard

 SVP

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THE STRATFORD

FOUR BEDROOM HOME



COUNTRYSIDE

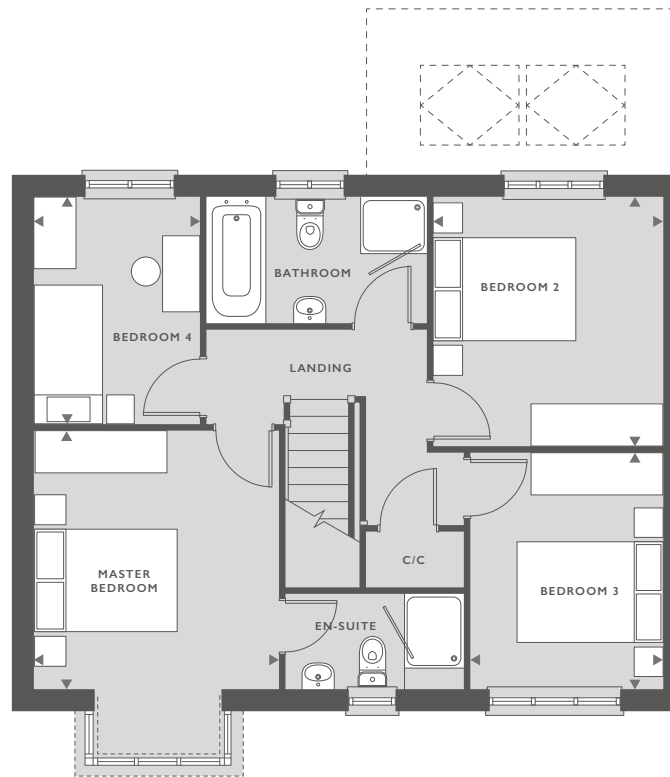
Places People Love

THE STRATFORD

FOUR BEDROOM HOME

1344 SQFT

125 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 stylish bay window and French doors
- Under the stairs storage, a compact utility room and a convenient downstairs WC
- Master bedroom with en-suite and bay window
- Three further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle and bath

GROUND FLOOR

KITCHEN	3.12M X 4.11M	10'3" X 13'6"
DINING	3.12M X 2.67M	10'3" X 8'9"
FAMILY ROOM	3.73M X 2.16M	12'3" X 7'1"
LIVING ROOM	3.32M X 6.69M	10'11" X 22'

FIRST FLOOR

MASTER BEDROOM	3.34M X 3.54M	11' X 11'7"
BEDROOM 2	3.11M X 3.40M	10'3" X 11'2"
BEDROOM 3	2.63M X 3.23M	8'8" X 10'7"
BEDROOM 4	2.27M X 3.09M	7'6" X 10'2"

 Skylight windows

C/C = Cylinder cupboard

 SVP

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THE STRATFORD FCT

FOUR BEDROOM HOME



COUNTRYSIDE

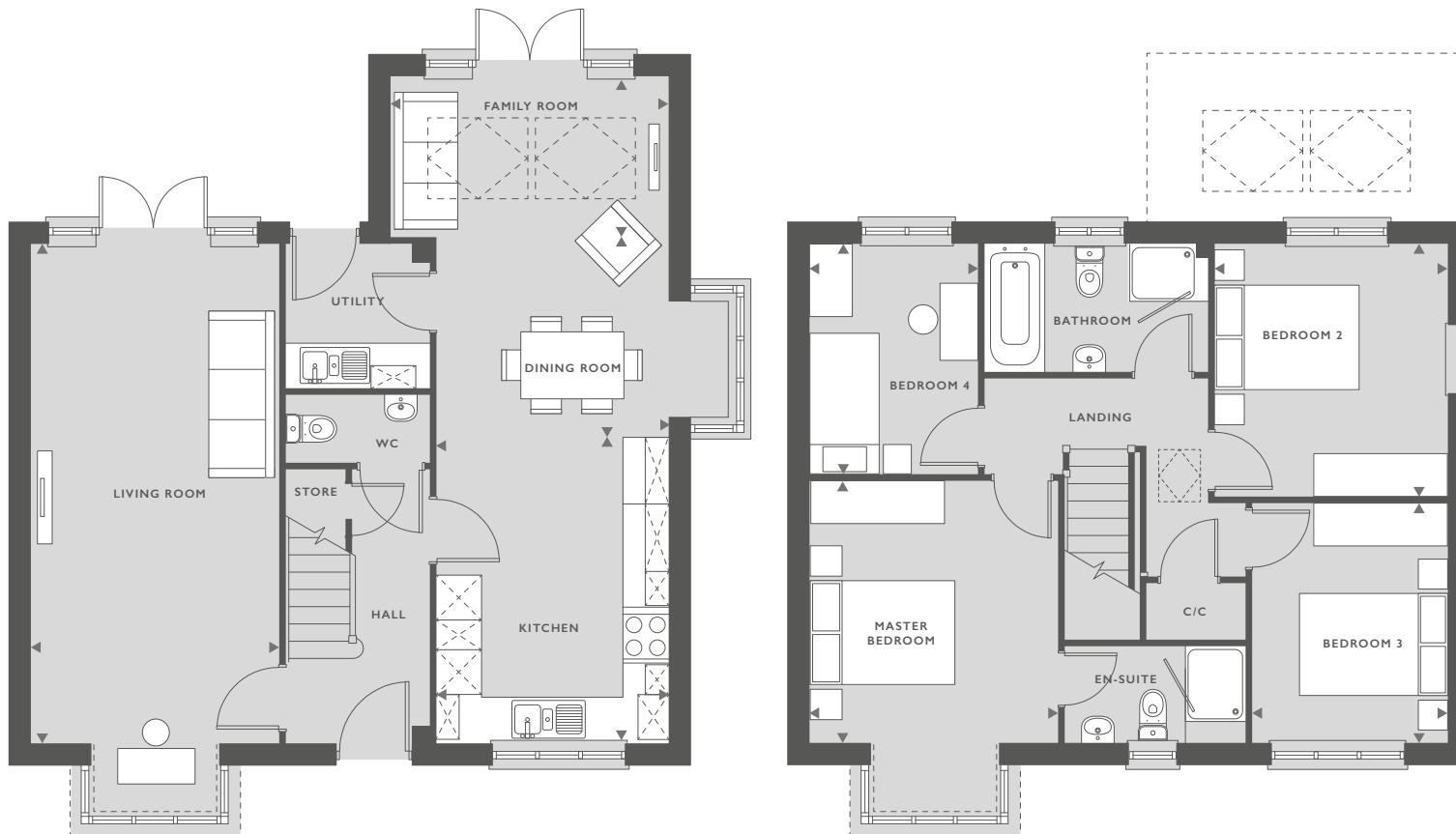
Places People Love

THE STRATFORD FCT

FOUR BEDROOM HOME

1357 SQFT

126.1 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 stylish bay window and French doors
- Under the stairs storage, a compact utility room and a convenient downstairs WC
- Master bedroom with en-suite and bay window
- Three further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle and bath

GROUND FLOOR

KITCHEN	3.12M X 4.37M	10'3" X 13'6"
DINING	3.12M X 2.67M	10'3" X 8'9"
FAMILY ROOM	3.73M X 2.16M	12'3" X 7'1"
LIVING ROOM	3.32M X 6.69M	10'11" X 22'

FIRST FLOOR

MASTER BEDROOM	3.34M X 3.54M	11' X 11'7"
BEDROOM 2	3.11M X 3.40M	10'3" X 11'2"
BEDROOM 3	2.63M X 3.23M	8'8" X 10'7"
BEDROOM 4	2.27M X 3.09M	7'6" X 10'2"

 Skylight windows

C/C = Cylinder cupboard

 SVP

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THE MELTON

FOUR BEDROOM HOME



COUNTRYSIDE

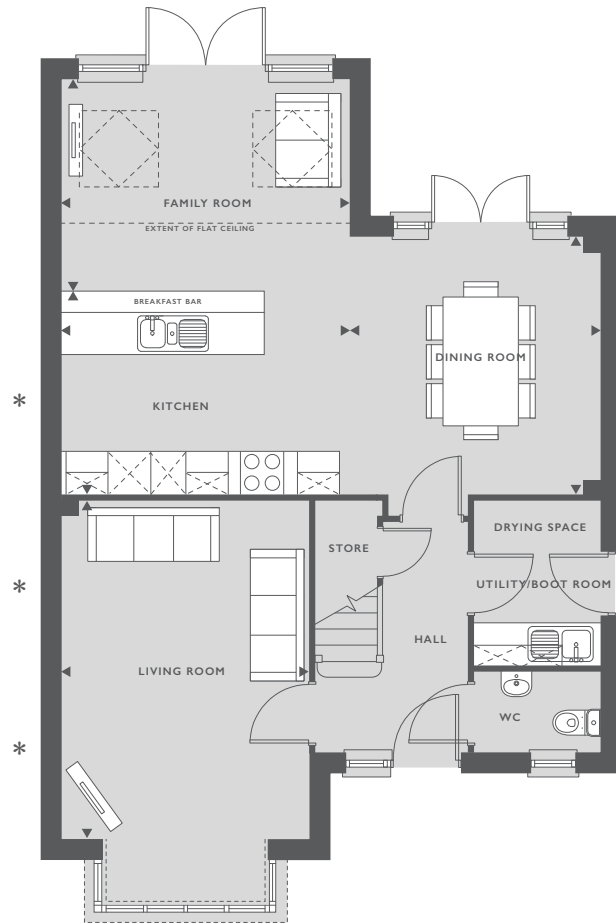
Places People Love

THE MELTON

FOUR BEDROOM HOME

1442 SQFT

133.9 M²



FEATURES:

- Stylish open-plan kitchen/dining/family room
- Impressive skylight windows* and French doors leading to rear garden
- Spacious separate living room with beautiful bay window
- En-suite to master bedroom and bedroom 2
- Two further well-proportioned bedrooms
- Modern family bathroom

GROUND FLOOR

KITCHEN	4.09M X 2.88M	13'5" X 9'6"
LIVING ROOM	3.51M X 4.83M	11'6" X 15'8"
FAMILY ROOM	3.62M X 2.25M	11'9" X 7'4"
DINING ROOM	3.58M X 3.65M	11'9" X 12'

FIRST FLOOR

MASTER BEDROOM	4.13M X 3.49M	13'7" X 11'5"
BEDROOM 2	3.43M X 2.72M	11'3" X 8'11"
BEDROOM 3	2.41M X 3.47M	7'11" X 11'5"
BEDROOM 4	3.04M X 2.38M	10' X 7'10"

 Skylight windows

 SVP

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