



# CHANTREY PARK MARKET RASEN



A collection of 2, 3, 4 & 5 bedroom homes  
in the historic market town of Market Rasen



[chestnuthomes.co.uk](http://chestnuthomes.co.uk)

HELLO



# RELAX... they're Chestnut Homes

From the moment you step inside one of our homes, you'll discover superb modern living which has been designed, crafted and built to high standards.

Having developed across Lincolnshire for the past 30 years, we enjoy an enviable reputation for not only building homes of superior quality but also creating attractive well-planned developments where new communities grow and flourish. Basically we build lovely homes in great settings.

The same care and attention is given to all the new homes across our stunning range. So whether you are taking your first steps onto the housing ladder, securing a home for your growing family, or looking to downsize we have a new home for you.

We are very proud to be building again in the beautiful market town of Market Rasen. Chantrey Park will turn into a thriving little community on the edge of this attractive town.

There are excellent local schools, community events and great sports facilities all within walking distance of Chantrey Park.

So relax they're Chestnut Homes!

We love building our new homes, and we hope you will love living in one.



# MARKET RASEN







# THE PERFECT BALANCE

## **OUR HOMES**

We are delighted to present a collection of stunning new homes at Chantrey Park. Each house has been carefully designed, boasting traditional architecture and thoughtfully-planned internal layouts for modern living.

## **Community**

With a wide range of activities and facilities for you to get involved in, whether that be through the schools, church or sporting events you'll feel part of the community in no time.

## **Environment**

Along with existing trees and hedgerows we will be creating large areas of green open space, which will be linked by attractive swales. The swales not only look great and add to the rural character of the development, but are also a key part of the sustainable drainage system where rainwater is cleaned as it moves through the site – so water leaving Chantrey Park is cleaner than the rainwater falling on it – how cool is that!





GREAT...



Sleaford  
34 miles

Scunthorpe  
25 miles

Grimsby  
21 miles

Lincoln  
17 miles

# LOCATION

Humberside Airport  
16 miles

London  
via rail from Lincoln Station  
2 hours

Birmingham  
via rail from Sleaford Station  
2 hours 30 minutes

Whether you have to travel for business or pleasure, Market Rasen is very well connected. Lying on the A46, the town has easy access to many neighbouring cities.

Market Rasen is perfectly located with easy access to the cities of Lincoln, Hull and Grimsby. If you fancy a stroll along the beach, then the Lincolnshire coast is just 45 minutes away by car.

For journeys further afield, there are a number of airports within easy reach including Humberside Airport, Doncaster Sheffield Airport and Nottingham East Midlands.



LEARNING...



## NURSERIES

Market Rasen Pre-School (0.8 miles)  
Kilnwell Road, Market Rasen LN8 3BJ  
Telephone: 01673 844 484  
[www.marketrasenpreschool.co.uk](http://www.marketrasenpreschool.co.uk)

Town & Country Kiddies Market Rasen (0.7 miles)  
23 Kilnwell Road, Market Rasen LN8 3BJ  
Telephone: 01673 844014  
[www.thedavangroup.com](http://www.thedavangroup.com)

Middle Rasen Nursery (1.6 miles)  
Middle Rasen School Site, North Street, Middle Rasen LN8 3TS  
Telephone: 01673 844111  
[www.mrnursery.btck.co.uk](http://www.mrnursery.btck.co.uk)

## SECONDARY SCHOOLS

De Aston School (1 mile)  
Willingham Rd, Market Rasen LN8 3RF  
Telephone: 01673 843415  
[www.de-aston.lincs.sch.uk](http://www.de-aston.lincs.sch.uk)

Caistor Grammar School (7.1 miles)  
Church Street, Caistor, Lincolnshire, LN7 6QJ  
Telephone: 01472 851250  
[www.caistorgrammar.com](http://www.caistorgrammar.com)

William Farr C of E Comprehensive School (8.8 miles)  
Lincoln Rd, Welton, Dunholme, Lincoln LN2 3JB  
Telephone: 01673 866900  
[www.williamfarr.lincs.sch.uk](http://www.williamfarr.lincs.sch.uk)

# EDUCATION FOR ALL AGES

## PRIMARY SCHOOLS

Market Rasen C of E Primary School (0.8 miles)  
Mill Road, Market Rasen  
Telephone: 01673 842395  
[www.marketrasen.lincs.sch.uk](http://www.marketrasen.lincs.sch.uk)

Middle Rasen Primary School (1.6 miles)  
North Street, Middle Rasen LN8 3TS  
Telephone: 01673 843250  
[www.middle-rasen.lincs.sch.uk](http://www.middle-rasen.lincs.sch.uk)

Osgodby Primary School (3.2 miles)  
Main Street, Osgodby, Market Rasen LN8 3TA  
Telephone: 01673 828323  
[www.osgodbyschool.co.uk](http://www.osgodbyschool.co.uk)

## FURTHER EDUCATION

Lincoln College (16 miles)  
Monks Rd, Lincoln LN2 5HQ  
Telephone: 01522 876000  
[www.lincolncollege.ac.uk](http://www.lincolncollege.ac.uk)

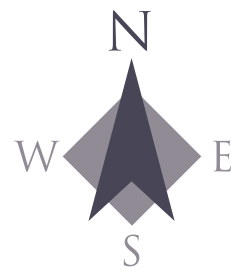
Bishop Grosseteste University (15 miles)  
Longdales Road, Lincoln LN1 3DY  
Telephone: 01522 527347  
[www.bishopg.ac.uk](http://www.bishopg.ac.uk)

University of Lincoln (19 miles)  
Brayford Pool, Lincoln LN6 7TS  
Telephone: 01522 882 000  
[www.lincoln.ac.uk](http://www.lincoln.ac.uk)

All distances are approximate

# DISCOVER

House Type	Page	Plot numbers
<b>2 Bedroom Homes</b>		
<span style="color: red;">■</span> The Nook	13	27, 28, 29, 34, 35, 42, 43, 51, 52, 53, 65, 66, 84, 85, 88, 89
<b>3 Bedroom Homes</b>		
<span style="color: brown;">■</span> The Avebury	14	5, 55, 62
<span style="color: orange;">■</span> The Cleveland	15	56
<span style="color: teal;">■</span> The Sefton	16	24, 25, 75, 76
<span style="color: lightblue;">■</span> The Ledbury	17	9, 58, 86
<span style="color: green;">■</span> The Lumbley	18	67
<span style="color: pink;">■</span> The Lodge	19	50, 82, 90
<span style="color: cyan;">■</span> The Henley	22	4, 17, 63, 64, 69, 77, 95
<span style="color: magenta;">■</span> The Mulberry	23	3, 12a, 16, 44, 46, 78, 101
<span style="color: blue;">■</span> Millbrook House	24	8
<span style="color: orange;">■</span> Highfield House	25	26, 36, 45, 49, 74, 87
<span style="color: limegreen;">■</span> The Rest	26	10, 11, 59, 61, 68, 71, 83
<b>4 Bedroom Homes</b>		
<span style="color: purple;">■</span> The Birchwood	27	54
<span style="color: orange;">■</span> The Elders	28	2, 18, 23, 100
<span style="color: teal;">■</span> Orchard House	29	1, 6, 12, 14, 41, 72, 79
<span style="color: purple;">■</span> The Pheasantry	30	15, 22, 60
<span style="color: blue;">■</span> The Bressingham	31	19, 21, 57
<span style="color: yellow;">■</span> Arundel House	32	7, 20, 70
<b>5 Bedroom Homes</b>		
<span style="color: brown;">■</span> Milton House	33	73
<span style="color: grey;">■</span> Affordable Homes		
<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">S</span> Show Homes		







# YOUR NEW HOME



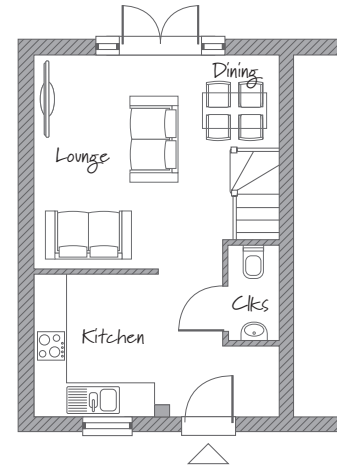


# The Nook

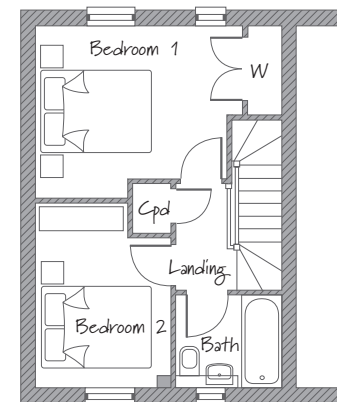
PREMIUM RANGE 

A charming 2 bedroom home for your first step on the housing ladder.

Plots 27, 28, 29, 34, 35, 42, 43, 51, 52, 53, 65, 66, 84, 85, 88, 89



GROUND FLOOR



FIRST FLOOR

## GROUND FLOOR

Kitchen	2.630m x 4.491m (max)	8'7" x 14'8" (max)
Lounge/Dining	4.491m (max) x 3.919m (max)	14'8" (max) x 12'10" (max)
Cloakroom	0.950m x 1.800m	3'1" x 5'10"

## FIRST FLOOR

Bedroom 1	3.748m (max) x 3.153m (max)	12'3" (max) x 10'4" (max)
Bedroom 2	3.397m (max) x 2.438m (max)	11'1" (max) x 7'11" (max)
Bathroom	1.979m x 1.700m	6'5" x 5'6"

13

Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. Computer generated images not to scale. Finishes and materials may vary from those shown and landscaping is illustrative only.

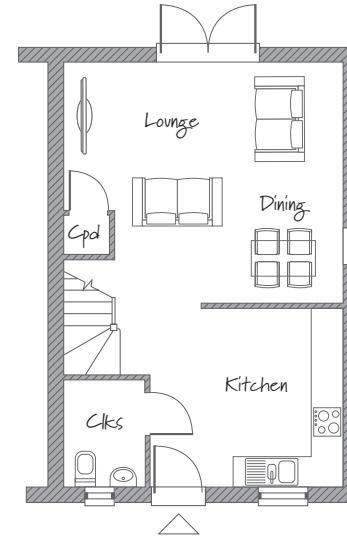


# The Avebury

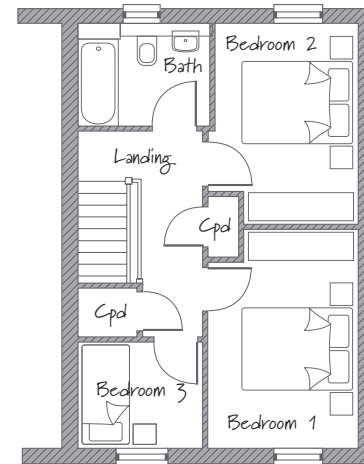
PREMIUM RANGE

A superb 3 bedroom semi-detached home with ensuite to master bedroom, a great first family home!

Plots 5, 55, 62



GROUND FLOOR



FIRST FLOOR

14

## GROUND FLOOR

Lounge/Dining	5.222m x 4.757m	17'1" x 15'7"
Kitchen	3.610m x 3.480 m	11'10" x 11'5"
Cloakroom	2.064m x 1.501m	6'9" x 4'11"

## FIRST FLOOR

Bedroom 1	4.309m x 2.804m	14'1" x 9'2"
Bedroom 2	3.928m x 2.704m	12'10" x 8'10"
Bedroom 3	2.326m x 2.100m	7'7" x 6'10"
Bathroom	2.408m x 1.986m	7'10" x 6'6"

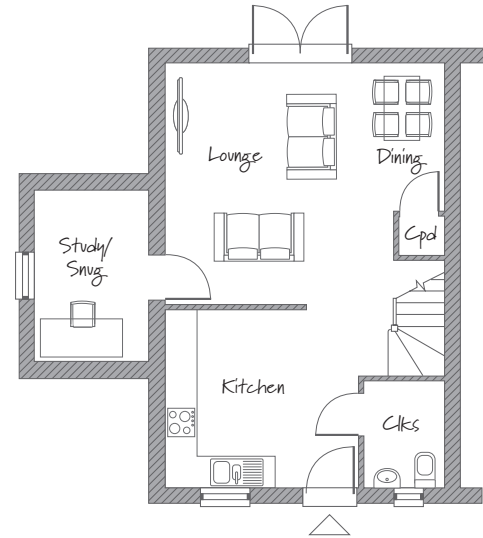
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# The Cleveland

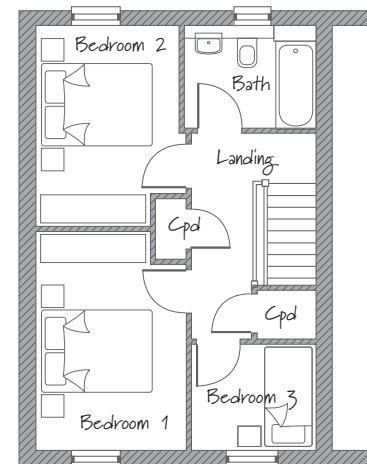
An elegant 3 bedroom home with an open plan lounge/diner and the addition of a practical snug.

Plot 56

PREMIUM RANGE



GROUND FLOOR



FIRST FLOOR

## GROUND FLOOR

Lounge/Dining	5.222m x 4.757m	17'1" x 15'7"
Kitchen	3.610m x 3.480 m	11'10" x 11'5"
Study/Snug	3.380m x 2.115m	11'1" x 6'11"
Cloakroom	2.064m x 1.501m	6'9" x 4'11"

## FIRST FLOOR

Bedroom 1	4.309m x 2.804m	14'1" x 9'2"
Bedroom 2	3.928m x 2.704m	12'10" x 8'10"
Bedroom 3	2.326m x 2.100m	7'7" x 6'10"
Bathroom	2.408m x 1.986m	7'10" x 6'6"

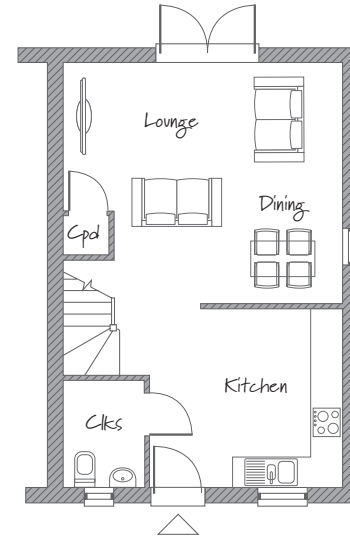
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# The Sefton

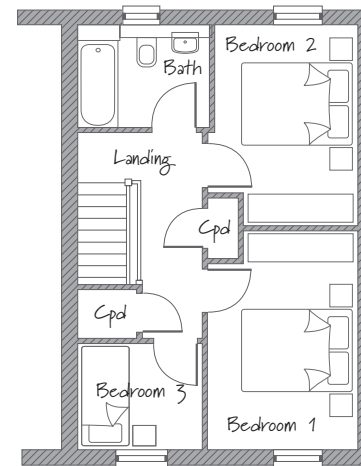
PREMIUM RANGE 

An ideal home for growing families. The heart of the home is the open plan kitchen leading to the spacious lounge.

Plots 24, 25, 75, 76



GROUND FLOOR



FIRST FLOOR

16

## GROUND FLOOR

Lounge/Dining	5.222m x 4.757m	17'1" x 15'7"
Kitchen	3.610m x 3.480 m	11'10" x 11'5"
Cloakroom	2.064m x 1.501m	6'9" x 4'11"

## FIRST FLOOR

Bedroom 1	4.309m x 2.804m	14'1" x 9'2"
Bedroom 2	3.928m x 2.704m	12'10" x 8'10"
Bedroom 3	2.326m x 2.100m	7'7" x 6'10"
Bathroom	2.408m x 1.986m	7'10" x 6'6"

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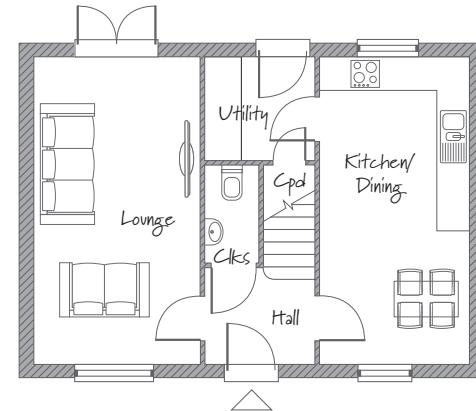


# The Ledbury

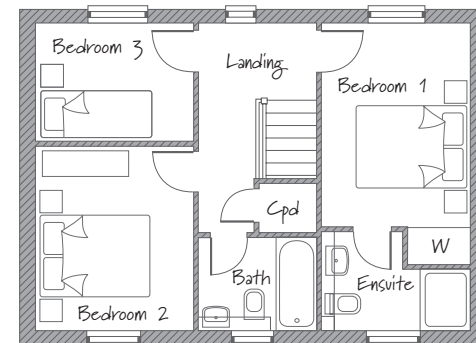
PREMIUM RANGE

An elegant 3 bedroom home with a really useful utility room and French doors from the lounge offering a real link to the garden.

Plots 9, 58, 86



GROUND FLOOR



FIRST FLOOR

## GROUND FLOOR

Lounge	5.630m x 3.000m	18'5" x 9'10"
Kitchen/Dining	5.630m x 2.730m	18'5" x 8'11"
Utility	2.010m x 1.882m	6'7" x 6'2"
Cloakroom	1.808m x 0.968m	5'11" x 3'2"

## FIRST FLOOR

Bedroom 1	3.754m x 2.730m	12'3" x 8'11"
Ensuite	2.730m (max) x 1.783m (max)	8'11" (max) x 5'10" (max)
Bedroom 2	3.384m x 2.900m	11'1" x 9'6"
Bedroom 3	2.900m x 2.153m	9'6" x 7'0"
Bathroom	2.177m (max) x 1.700m	7'1" (max) x 5'7"

17

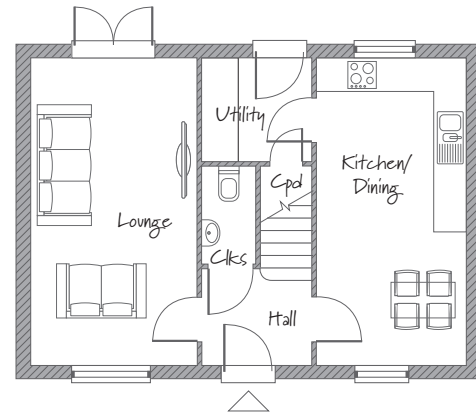
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# The Lumbley

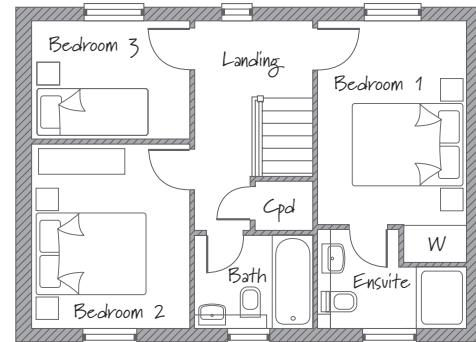
PREMIUM RANGE

A stylish 3 bedroom detached home perfect for the growing family, the Lumbley offers space and style.

Plot 67



GROUND FLOOR



FIRST FLOOR

18

## GROUND FLOOR

Lounge	5.630m x 3.000m	18'5" x 9'10"
Kitchen/Dining	5.630m x 2.730m	18'5" x 8'11"
Utility	2.010m x 1.882m	6'7" x 6'2"
Cloakroom	1.808m x 0.968m	5'11" x 3'2"

## FIRST FLOOR

Bedroom 1	3.754m x 2.730m	12'3" x 8'11"
Ensuite	2.730m (max) x 1.783m (max)	8'11" (max) x 5'10" (max)
Bedroom 2	3.384m x 2.900m	11'1" x 9'6"
Bedroom 3	2.900m x 2.153m	9'6" x 7'0"
Bathroom	2.177m (max) x 1.700m	7'1" (max) x 5'7"

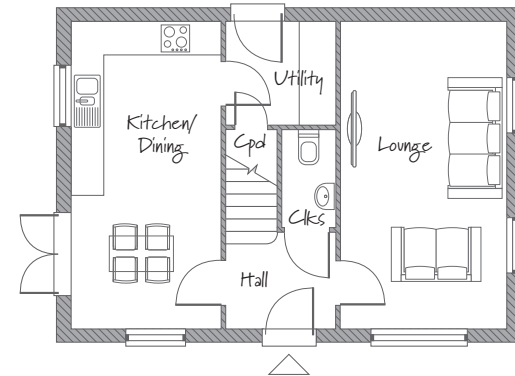
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# The Lodge

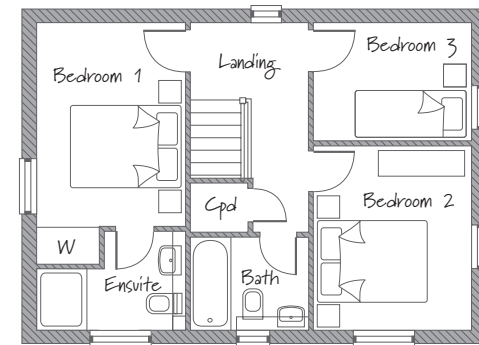
PREMIUM RANGE

A stunning 3 bedroom detached home with a great utility room and ensuite to master bedroom with a large shower enclosure.

Plots 50, 82, 90



GROUND FLOOR



FIRST FLOOR

## GROUND FLOOR

Lounge	5.630m x 3.000m	18'5" x 9'10"
Kitchen/Dining	5.630m x 2.730m	18'5" x 8'11"
Utility	2.010m x 1.882m	6'7" x 6'2"
Cloakroom	1.808m x 0.968m	5'11" x 3'2"

## FIRST FLOOR

Bedroom 1	3.754m x 2.730m	12'3" x 8'11"
Ensuite	2.730m (max) x 1.783m (max)	8'11" (max) x 5'10" (max)
Bedroom 2	3.384m x 2.900m	11'1" x 9'6"
Bedroom 3	2.900m x 2.153m	9'6" x 7'0"
Bathroom	2.177m (max) x 1.700m	7'1" (max) x 5'7"

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# STYLE



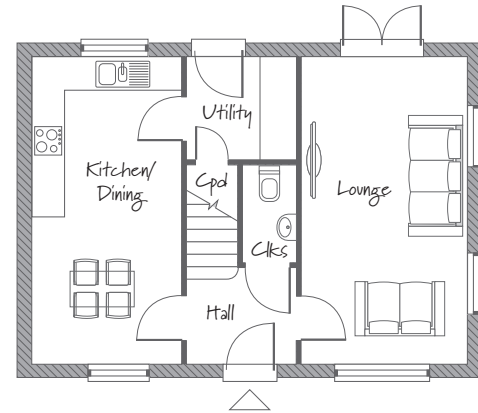


# The Henley

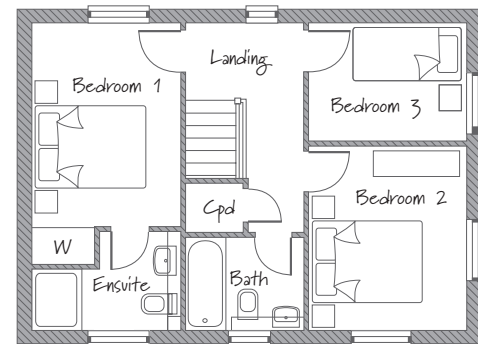
PREMIUM RANGE

A pretty 3 bedroom detached home with dual aspect lounge. The utility rooms helps keep the kitchen clutter free.

Plots 4, 17, 63, 64, 69, 77, 95



GROUND FLOOR



FIRST FLOOR

22

## GROUND FLOOR

Lounge	5.630m x 3.000m	18'5" x 9'10"
Kitchen/Dining	5.630m x 2.730m	18'5" x 8'11"
Utility	2.010m x 1.882m	6'7" x 6'2"
Cloakroom	1.808m x 0.968m	5'11" x 3'2"

## FIRST FLOOR

Bedroom 1	3.754m x 2.730m	12'3" x 8'11"
Ensuite	2.730m (max) x 1.783m (max)	8'11" (max) x 5'10" (max)
Bedroom 2	3.384m x 2.900m	11'1" x 9'6"
Bedroom 3	2.900m x 2.153m	9'6" x 7'0"
Bathroom	2.177m (max) x 1.700m	7'1" (max) x 5'7"

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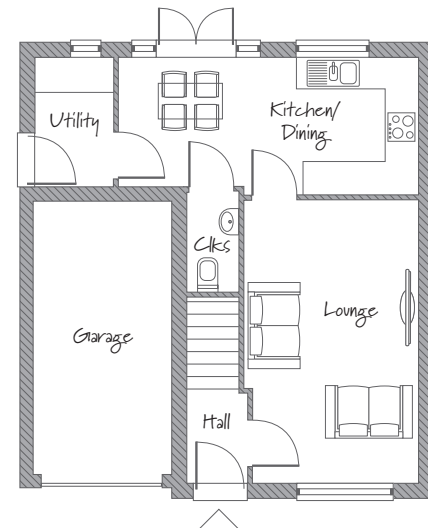


# The Mulberry

A very popular 3 bedroom detached home offering space for all the family.

Plots 3, 12a, 16, 44, 46, 78, 101

PREMIUM PLUS RANGE



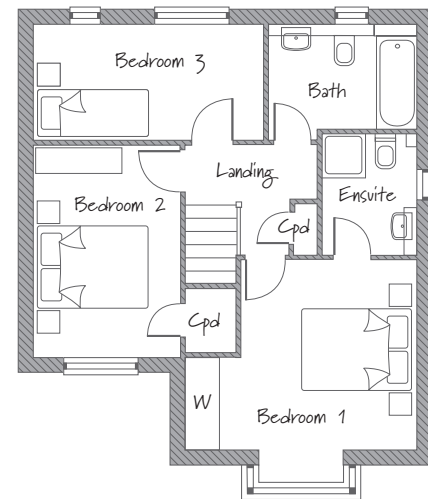
GROUND FLOOR

## GROUND FLOOR

Lounge	5.180m x 3.197m (max)	16'11" x 10'5" (max)
Kitchen/Dining	5.417m (max) x 2.540m (max)	17'9" (max) x 8'4" (max)
Utility	2.390m x 1.582m	7'10" x 5'2"
Cloakroom	1.789m x 0.900m	5'10" x 2'11"

## FIRST FLOOR

Bedroom 1	4.280m (max) x 3.486m (max)	14'0" (max) x 11'5" (max)
Ensuite	2.255m x 1.753m	7'4" x 5'9"
Bedroom 2	3.921m x 2.722m	12'10" x 8'11"
Bedroom 3	4.278m x 2.151m	14'0" x 7'0"
Bathroom	2.722m (max) x 1.953m	8'11" (max) x 6'4"



FIRST FLOOR

23

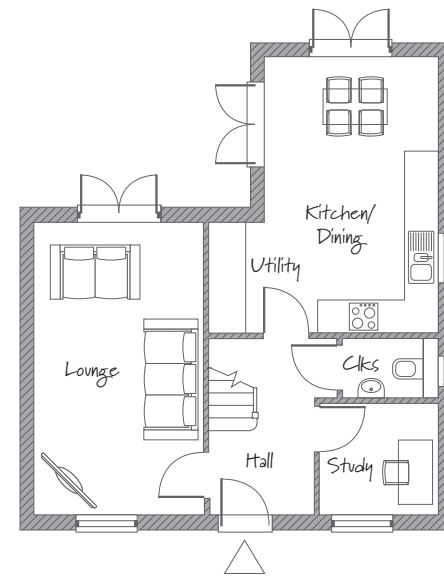
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# Millbrook House

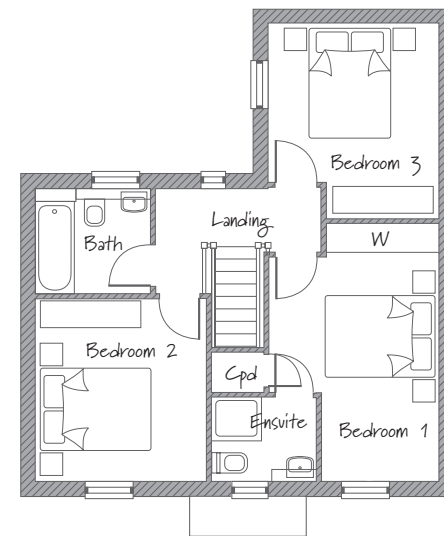
A perfect home for the growing family with great space for entertaining.

Plot 8

PREMIUM PLUS RANGE



GROUND FLOOR



FIRST FLOOR

24

## GROUND FLOOR

Kitchen/Dining	5.098m (max) x 4.202m (max)	16'9" (max) x 13'9" (max)
Lounge	5.405m x 3.068m	18'8" x 10'0"
Study	2.175m x 2.109m	7'1" x 6'11"
Cloakroom	1.780m x 1.050m	5'10" x 3'5"

## FIRST FLOOR

Bedroom 1	4.770m (max) x 3.137m (max)	15'7" (max) x 10'3" (max)
Ensuite	1.925m x 1.548m	6'3" x 5'0"
Bedroom 2	3.373m x 3.147m	11'0" x 10'3"
Bedroom 3	3.579m (max) x 3.155m (max)	11'8" (max) x 10'4" (max)
Bathroom	2.090m x 1.938m	6'10" x 6'4"

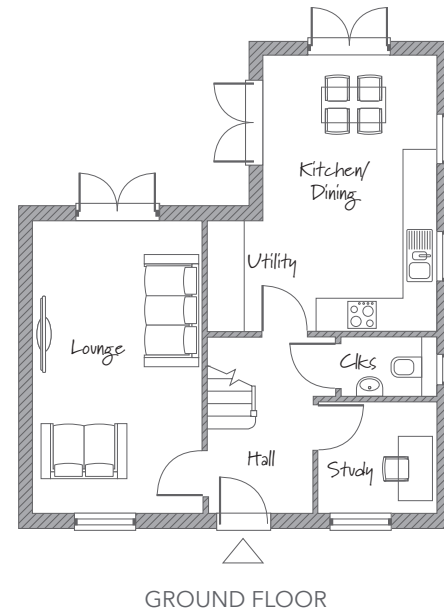
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# Highfield House

PREMIUM PLUS RANGE

A fantastic 3 bedroom detached family home with a large open plan kitchen diner and a separate study.

Plots 26, 36, 45, 49, 74, 87

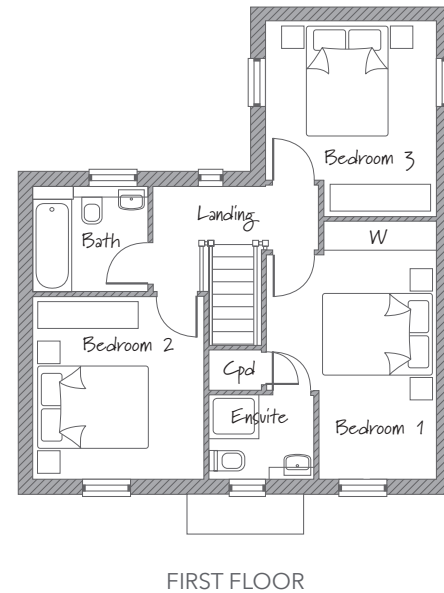


## GROUND FLOOR

Kitchen/Dining	5.098m (max) x 4.202m (max)	16'9" (max) x 13'9" (max)
Lounge	5.405m x 3.068m	18'8" x 10'0"
Study	2.175m x 2.109m	7'1" x 6'11"
Cloakroom	1.780m x 1.050m	5'10" x 3'5"

## FIRST FLOOR

Bedroom 1	4.770m (max) x 3.137m (max)	15'7" (max) x 10'3" (max)
Ensuite	1.925m x 1.548m	6'3" x 5'0"
Bedroom 2	3.373m x 3.147m	11'0" x 10'3"
Bedroom 3	3.579m (max) x 3.155m (max)	11'8" (max) x 10'4" (max)
Bathroom	2.090m x 1.938m	6'10" x 6'4"



25

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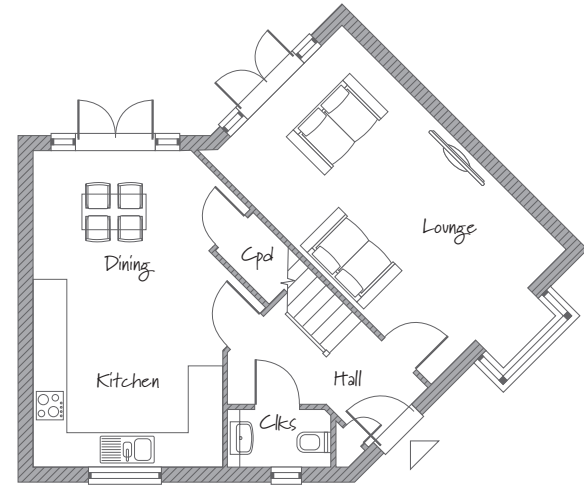


# The Rest

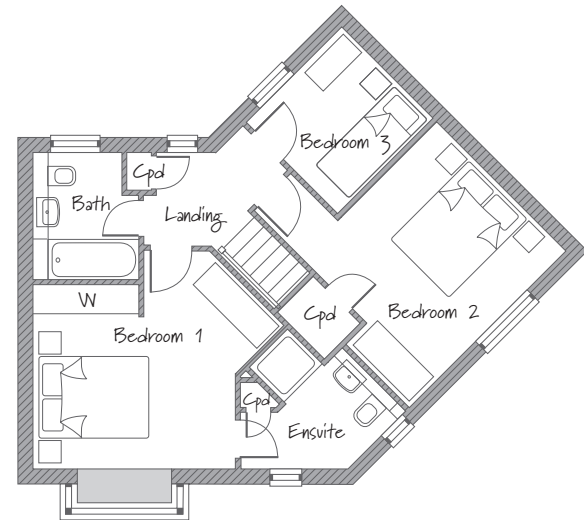
PREMIUM PLUS RANGE

A 3 bedroom corner home with attractive bay window to both the lounge and master bedroom and the two sets of French doors offer a great link to the rear garden.

Plots 10, 11, 59, 61, 68, 71, 83



GROUND FLOOR



FIRST FLOOR

26

## GROUND FLOOR

Lounge	6.640m inc. bay x 3.500m (max)	21'9" inc. bay x 11'5" (max)
Kitchen/Dining	5.856m x 3.193m (min)	19'2" x 10'5" (min)
Cloakroom	1.900m (max) x 1.045m (max)	6'2" (max) x 3'5" (max)

## FIRST FLOOR

Bedroom 1	3.754m (min) x 3.413m (min)	12'3" (min) x 11'2" (min)
Ensuite	2.905m (max) x 2.615m (max)	9'6" (max) x 8'7" (max)
Bedroom 2	4.109m (max) x 3.362m (min)	13'5" (max) x 11'0" (min)
Bedroom 3	2.500m x 2.400m	8'2" x 7'10"
Bathroom	2.350m (max) x 1.950m (max)	7'8" (max) x 6'4" (max)

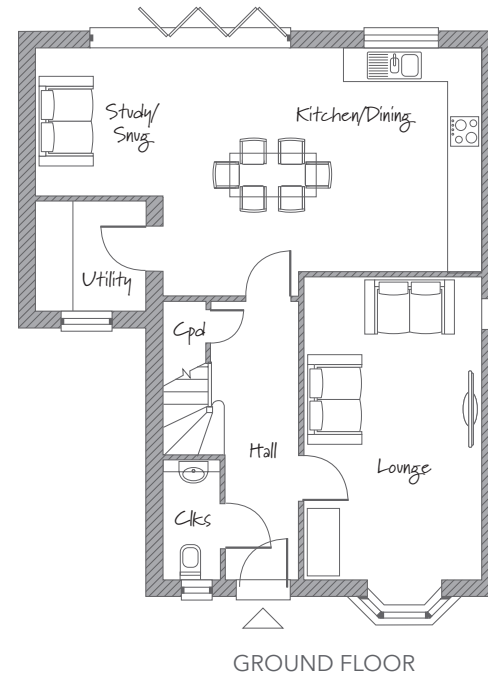
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# The Birchwood

PREMIUM PLUS RANGE

A fantastic 4 bedroom detached house with a large open plan kitchen/diner and a practical study or snug.

Plot 54

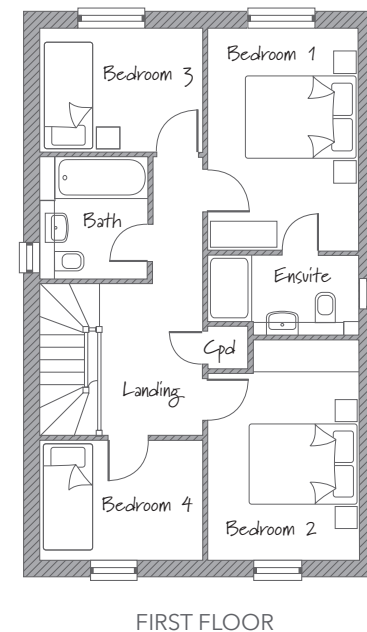


## GROUND FLOOR

Lounge	5.550m x 3.250m	18'2" x 10'8"
Kitchen/Dining	5.855m (max) x 4.552m (max)	19'2" (max) x 14'11" (max)
Study/Snug	2.670m x 2.363m	8'9" x 7'9"
Utility	2.003m x 2.060m	6'6" x 6'9"
Cloakroom	2.200m (max) x 1.039m (max)	7'2" (max) x 3'4" (max)

## FIRST FLOOR

Bedroom 1	3.400m x 2.769m	11'2" x 9'1"
Ensuite	2.769m x 1.450m (max)	9'1" x 4'9" (max)
Bedroom 2	4.047m (max) x 2.769m (max)	13'3" (max) x 9'1" (max)
Bedroom 3	2.993m x 2.278m	9'9" x 7'5"
Bedroom 4	2.993m x 2.200m	9'9" x 7'2"
Bathroom	2.230m (max) x 1.950m (max)	7'3" (max) x 6'4" (max)



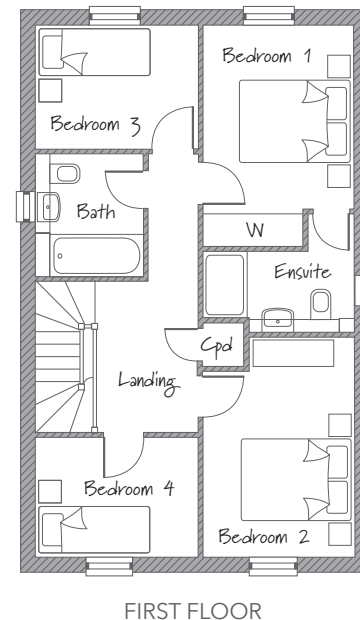
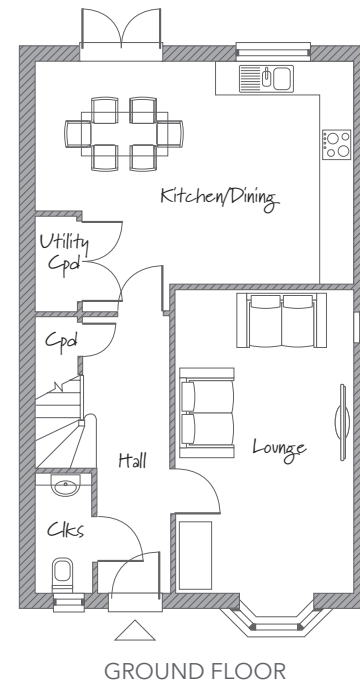
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# The Elders

PREMIUM PLUS RANGE

A superb family home featuring a large kitchen/diner which is perfect for entertaining guests.

Plots 2, 18, 23, 100



28

## GROUND FLOOR

Lounge	5.550m x 3.250m	18'2" x 10'8"
Kitchen/Dining	5.855m (max) x 4.552m (max)	19'2" (max) x 14'11" (max)
Cloakroom	2.200m (max) x 1.039m (max)	7'2" (max) x 3'4" (max)

## FIRST FLOOR

Bedroom 1	3.400m x 2.769m	11'2" x 9'1"
Ensuite	2.769m x 1.450m (max)	9'1" x 4'9" (max)
Bedroom 2	4.047m (max) x 2.769m (max)	13'3" (max) x 9'1" (max)
Bedroom 3	2.993m x 2.278m	9'9" x 7'5"
Bedroom 4	2.993m x 2.200m	9'9" x 7'2"
Bathroom	2.230m (max) x 1.950m (max)	7'3" (max) x 6'4" (max)

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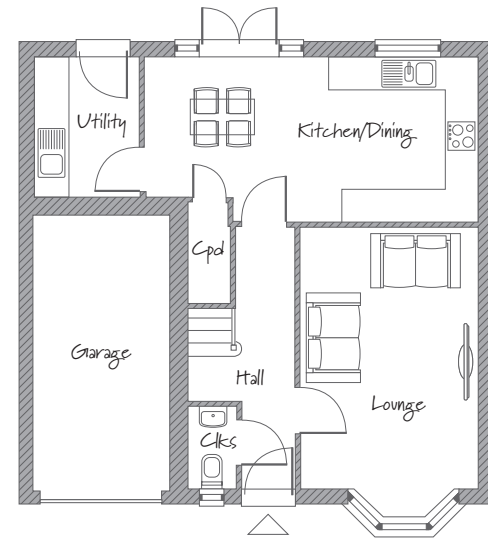


# Orchard House

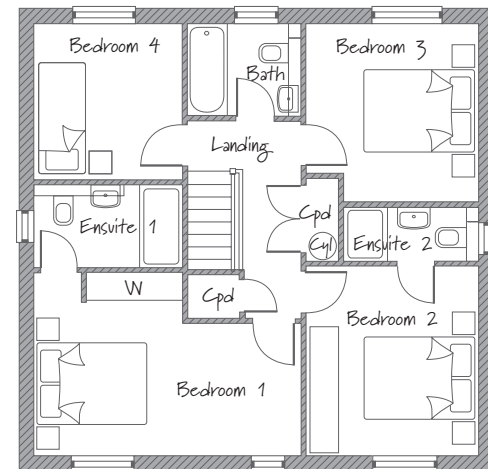
PREMIUM PLUS RANGE

A four bedroom family home with a large open plan kitchen/diner. With four bedrooms and two ensuites, there's plenty of room for all the family.

Plots 1, 6, 12, 14, 41, 72, 79



GROUND FLOOR



FIRST FLOOR

## GROUND FLOOR

Lounge	5.336m inc. bay x 3.324m	17'6" inc. bay x 10'10"
Kitchen/Dining	6.170m (max) x 3.040m (max)	20'2" (max) x 9'11" (max)
Utility	2.593m x 1.955m	8'6" x 6'4"
Cloakroom	1.556m x 0.916m	5'1" x 3'0"

## FIRST FLOOR

Bedroom 1	4.926m (max) x 3.462m (max)	16'1" (max) x 11'4" (max)
Ensuite 1	2.735m x 1.500m	8'11" x 4'11"
Bedroom 2	3.497m x 3.199m	11'5" x 10'6"
Ensuite 2	3.199m (max) x 1.000m (max)	10'5" (max) x 3'3" (max)
Bedroom 3	3.309m (max) x 3.199m (max)	10'10" (max) x 10'5" (max)
Bedroom 4	2.844m x 2.735m	9'3" x 8'11"
Bathroom	2.097m x 1.700m	6'10" x 5'6"

29



Plot 6

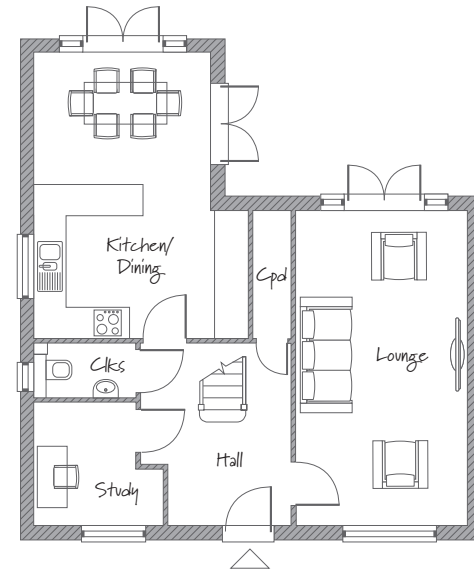
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# The Pheasantry

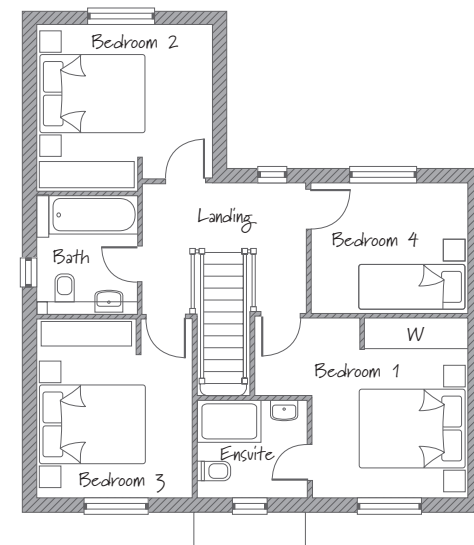
PREMIUM PLUS RANGE

A stylish and spacious 4 bedroom detached home with an open plan kitchen diner and a separate study... a great family home.

Plots 15, 22, 60



GROUND FLOOR



FIRST FLOOR

30

## GROUND FLOOR

Lounge	6.080m x 3.255m	19'11" x 10'8"
Kitchen/Dining	5.572m x 3.380m	18'3" x 13'6"
Study	2.480m (max) x 2.321m	8'1" (max) x 7'7"
Cloakroom	1.950m x 1.031m	6'4" x 3'4"

## FIRST FLOOR

Bedroom 1	3.468m (max) x 3.011m	11'4" (max) x 9'10"
Ensuite	2.108m x 1.900m	6'10" x 6'2"
Bedroom 2	3.380m x 3.171m (max)	11'1" x 10'4" (max)
Bedroom 3	3.459m x 3.011m	11'4" (max) x 9'10" (max)
Bedroom 4	3.036m x 2.519m	9'11" (max) x 8'3" (max)
Bathroom	2.282m x 1.947m	7'5" (max) x 6'4" (max)

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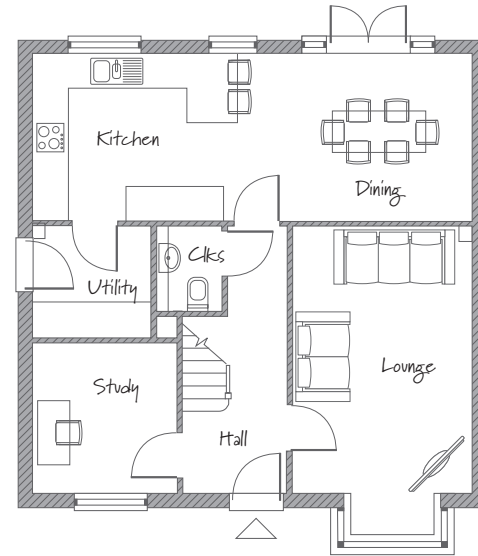


# The Bressingham

PLATINUM RANGE

A fantastic 4 bedroom detached family home with a large open plan kitchen diner, separate study, two ensuites and a single garage - room for everyone (and the car!)

Plots 19, 21, 57



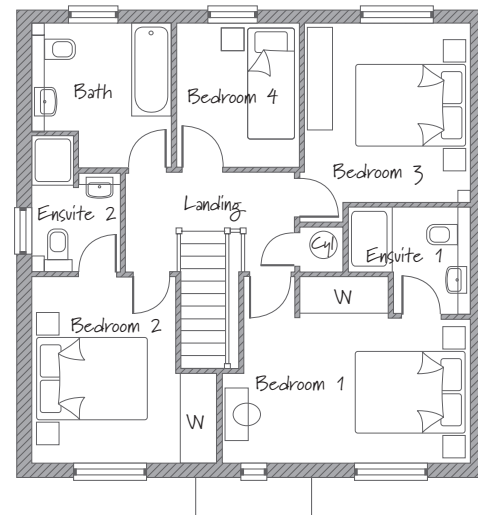
GROUND FLOOR

## GROUND FLOOR

Kitchen/Dining	8.105m x 3.030m	26'7" x 9'11"
Lounge	5.703m inc. bay x 3.275m	18'8" inc. bay x 10'8"
Utility	2.182m x 2.030m	7'1" x 6'7"
Study	2.792m x 2.715m	9'1" x 8'10"
Cloakroom	1.548m x 1.292m	5'0" x 4'2"

## FIRST FLOOR

Bedroom 1	4.598m (max) x 3.429m (max)	15'1" (max) x 11'3" (max)
Ensuite 1	2.246m (max) x 1.951m (max)	7'4" (max) x 6'4" (max)
Bedroom 2	3.455m (max) x 3.414m (max)	11'4" (max) x 11'2" (max)
Ensuite 2	2.496m (max) x 1.640m (max)	8'2" (max) x 5'4" (max)
Bedroom 3	3.290m (max) x 3.069m (max)	10'9" (max) x 10'0" (max)
Bedroom 4	2.638m (max) x 2.275m (max)	8'7" (max) x 7'5" (max)
Bathroom	2.638m (max) x 2.575m (max)	8'7" (max) x 8'5" (max)



FIRST FLOOR

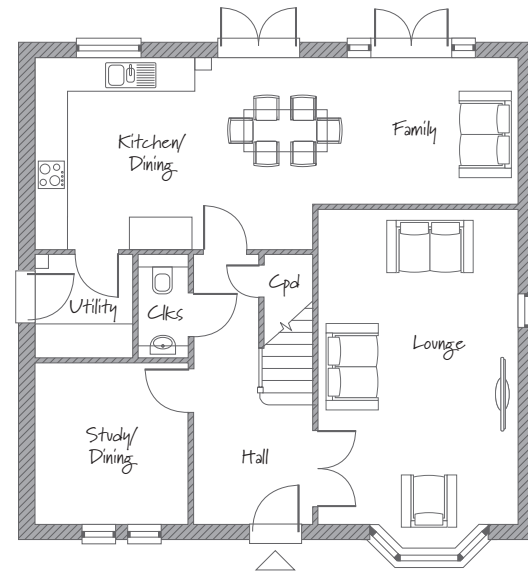
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# Arundel House

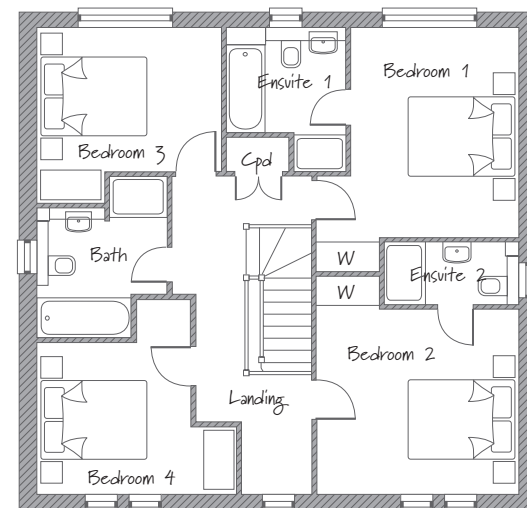
PLATINUM RANGE

A beautiful detached home with 4 double bedrooms and two ensuites...  
modern family living at its best!

Plots 7, 20, 70



GROUND FLOOR



FIRST FLOOR

32

## GROUND FLOOR

Lounge	6.477m inc. bay x 3.800m	21'3" inc. bay x 12'5"
Kitchen/Dining/Family	9.230m (max) x 3.630 (max)	30'3" (max) x 11'10" (max)
Study/Dining	3.071m x 2.898m	10'0" x 9'6"
Utility	1.930m x 1.860m	6'4" x 6'1"
Cloakroom	1.930m x 0.939m	6'4" x 3'0"

## FIRST FLOOR

Bedroom 1	4.643m (max) x 3.867m (max)	15'2" (max) x 12'8" (max)
Ensuite 1	2.730m (max) x 2.291m (max)	8'11" (max) x 7'6" (max)
Bedroom 2	4.157m (max) x 3.858m	13'7" (max) x 12'7"
Ensuite 2	2.575m x 1.200m	8'5" x 3'11"
Bedroom 3	3.541m x 3.336m (max)	11'7" x 10'11" (max)
Bedroom 4	3.851m (max) x 3.720m (max)	12'7" (max) x 12'2" (max)
Bathroom	3.088 (max) x 2.488m (max)	10'1" (max) x 8'1" (max)

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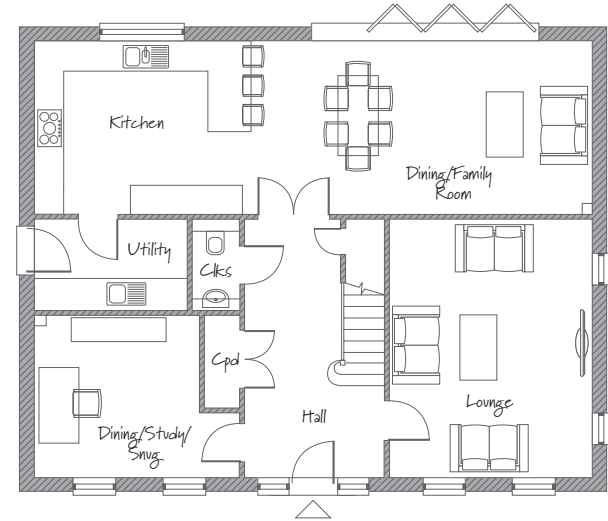


# Milton House

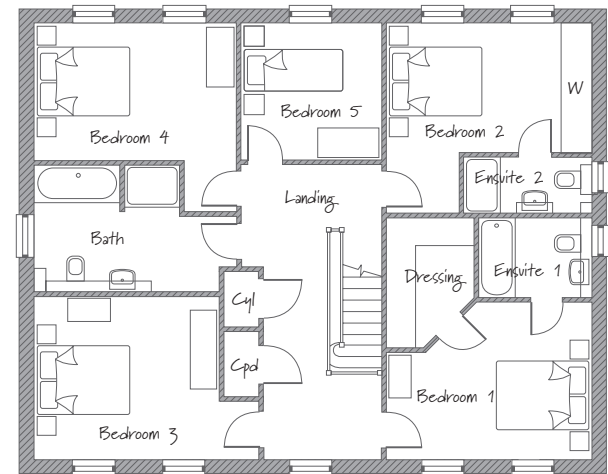
PLATINUM RANGE

An executive family home with an impressive kitchen diner, separate utility, a formal dining room and a study - complete with double garage.

Plot 73



GROUND FLOOR



FIRST FLOOR

## GROUND FLOOR

Lounge	5.637m x 4.290m	18'5" x 14'0"
Kitchen/Breakfast	7.368m x 3.930m	24'2" x 12'10"
Dining	4.290m x 3.500m	14'0" x 11'5"
Study	3.628m x 3.462m	11'10" x 11'4"
Utility	2.496m x 1.855m	8'2" x 6'1"
Cloakroom	1.855m x 1.039m	6'1" x 3'4"

## FIRST FLOOR

Bedroom 1	4.020m x 3.153m (min)	13'2" x 10'4" (min)
Dressing Area	2.932m x 1.700m	9'7" x 5'6"
Ensuite 1	3.564m x 2.288m	13'8" x 7'6"
Bedroom 2	4.357m x 2.531m (min)	14'3" x 8'3" (min)
Ensuite 2	3.064m x 1.200m	10'0" x 3'11"
Bedroom 3	4.186m x 3.369m	13'8" x 11'0"
Bedroom 4	3.695m x 3.164m	12'1" x 10'4"
Bedroom 5	4.020m x 2.500m	13'2" x 8'2"
Bathroom	3.093m x 2.511m	10'1" x 8'2"

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SHYRE







# BEAUTIFULLY DESIGNED

We have used all our years of experience to create your new home at Chantrey Park.

Our designers are pretty obsessed with detail, and it shows in every new home that we build. We like creating stunning kitchens where you will not only love to cook, but also socialise by taking advantage of the great open plan layouts.

We also love adding lots of beautiful fitted bathroom furniture to hide away any clutter, leaving sleek clean bathrooms, ensuites and cloakrooms that will be the envy of your friends.

Our friendly staff are on hand to help you choose the finishes that will complete your dream home (in fact it's probably the favourite part of their job!).

Whether you prefer country classic styling or the contemporary look, we have the designs to suit your individual taste, and our range of contemporary square edge worktops complete the look – giving you your dream kitchen.

What others call “extras” – we love fitting as standard.

We offer three levels of specification based on the floor area of your new home:

PREMIUM RANGE 

PREMIUM PLUS RANGE 

PLATINUM RANGE 

The level of specification is shown on each brochure page, just below the house name.

A photograph of a shower stall. The main feature is a large, circular, rain-style showerhead mounted on a chrome bar. Below it, a handheld showerhead is also visible. The shower is set against a wall of tiles with a complex, repeating geometric and floral pattern in shades of beige, grey, and white. The word "SUBSTANCE" is overlaid in the center in a white, outlined, sans-serif font.

SUBSTANCE



### KITCHENS

The kitchen is at the heart of the home, so we take special care to make sure it works as good as it looks. Choose from contemporary or traditional styled cabinet doors, all featuring the latest square edge worktops. Sleek stainless steel built-in appliances complete your beautiful kitchen.



### BATHROOMS

We spend lots of time perfecting our bathrooms so you can enjoy that long soak in the sleek white Pura bath which you will find snuggled perfectly next to the Roper Rhodes fitted bathroom furniture. Showering is provided by thermostatic Aqualisa showers. So if a long soak in the bath is not your thing, hop in the shower for an invigorating blast, and then dry your towels on the shiny chrome towel rails that are fitted to many of our homes.



### TILING

Porcelanosa wall tiles sourced from Spain complete our bathrooms, ensuites and cloakrooms. We have a stunning range to choose from, so whether you are looking for crisp white or a bit of texture and colour we have the tiles to suit your taste. Some of our homes also have beautiful tiled floors, ask one of our staff for full details.



### KEEPING YOU WARM

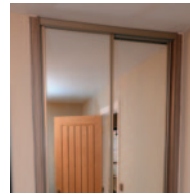
We fit really high levels of insulation in the loft, walls and floors of your lovely new home. This not only keeps you and your loved ones nice and cosy, but will also help to keep those fuel bills as low as possible.

## QUALITY FIXTURES AND FITTINGS



### SECURITY & SAFETY

Security comes first with multi-point locks to all external doors, so you can feel safe in your new home. Mains wired smoke detectors ensure that you can sleep safe in the knowledge that your home is being monitored. UPVC windows help with security, and are of course low maintenance leaving you free to enjoy your new home and your leisure time.



### BUILT-IN WARDROBES & STORAGE

Most of our new homes benefit from at least one stunning built in wardrobe, which you can style to suit your taste and decor. Where possible we have also provided cupboards for extra storage (you can never have enough, and we all need somewhere to store the Christmas tree!). Our friendly staff can give you full details... just ask!



### CONNECTED

All homes at Chantrey Park can benefit from a fibre network for that all important broadband connection. All the wiring is brought into your new home, so you just have to sign up with a provider to get connected. Beautiful contemporary chrome switches and sockets are provided in key areas of your new home, and we even include USB sockets to make charging your phone or iPad (other brands are available!) as easy as possible.



### PEACE OF MIND

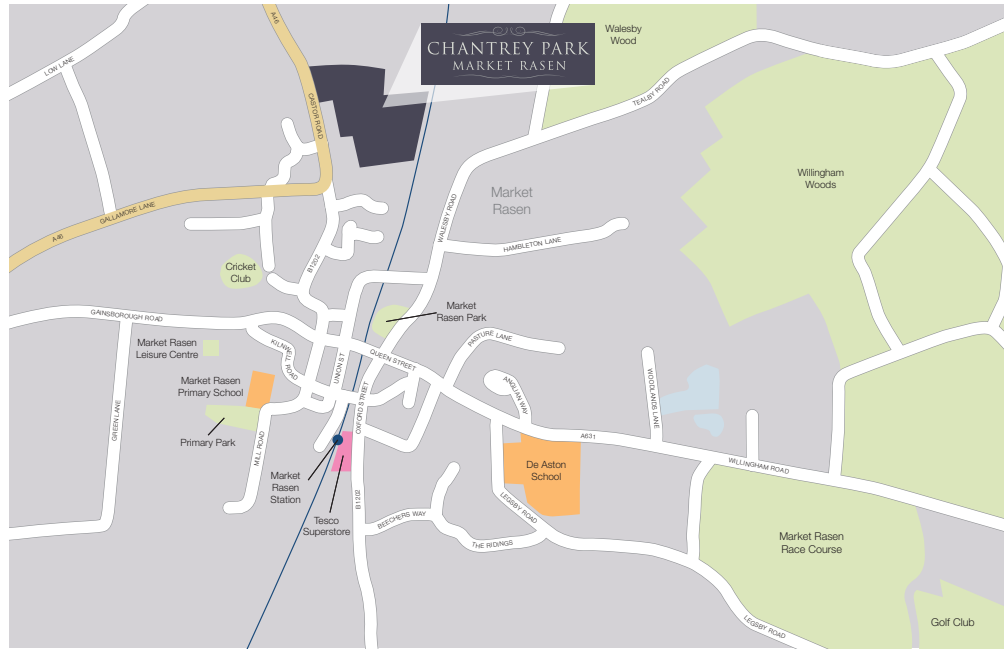
We are very proud of our 'A Rating' with the NHBC (the highest you can get), which means you can buy from us with confidence. The NHBC Warranty lasts for 10 years. Pretty much everything in the first two years is covered apart from wear and tear, and the following 8 years ensures that all the main structural parts of your home are covered to give complete peace of mind. You will be provided with full details of the Warranty.

Well over 95% of purchasers responding to our questionnaires say they would buy from us again, so we must be doing something right!





# HOW TO FIND US



# MARKET RASEN, LINCOLNSHIRE



We look forward to welcoming you to Chantrey Park

Chantrey Park is just off the A46, less than 1 mile north of Market Rasen town centre.

You will find us located off Caistor Road, Market Rasen, Lincolnshire. Set your sat nav to LN8 3JA.

Contact our Marketing Suite on 01673 353110 or email [sales.chantreypark@chestnuthomes.co.uk](mailto:sales.chantreypark@chestnuthomes.co.uk)



# CHANTREY PARK MARKET RASEN



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 ChestnutHomes

[chestnuthomes.co.uk](http://chestnuthomes.co.uk)

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