



HERWARD HOMES



HOMEFIELD  
GREEN

Fifteen new homes in the sought-after village of Medbourne



At one with the countryside

*The fifteen new homes offer a choice of stunning exterior designs and superb interior living spaces. Each house has been meticulously designed to offer the best in country living.*

# A quintessential English village



Homefield Green, located in the picturesque Leicestershire village of Medbourne, is the location for Hereward Homes' new development of 15 new houses which includes four affordable homes. The development offers a wide choice of house styles which have been thoughtfully designed and configured to offer contemporary living at its finest. In an idyllic setting, Medbourne lies adjacent to open countryside, only a short walk from its historic village centre, and within easy access of the thriving towns of Market Harborough, Uppingham, Oakham, Corby and the city of Leicester.



At one with nature



*The entrance drive to Homefield Green follows the gentle curves and contours of its beautiful green spaces and the water feature at the heart of the development.*

*Homefield Green offers a rare opportunity to enjoy an idyllic lifestyle in a high specification new home in the heart of the unspoilt English countryside.*



The new development at Homefield Green comprises fifteen new houses and bungalows ranging from 731sq ft to 2554sq ft + 264sq ft studio garage, offering a choice of styles and floor layouts - from two to four bedrooms. Each property benefits from a truly rural feel with uninterrupted views across open countryside to the north, south and west aspects, and landscaped green spaces, and individual front and rear gardens. The houses are designed and built with the environment at the forefront, with energy saving features and high quality building materials, which meet, or exceed, current building standards.

Medbourne enjoys a rich history which spans many centuries. Its Anglo Saxon name is derived from meadow stream and the village is recorded in the Domesday Book. From its early days as a Roman settlement, then a feudal Norman manor and Medieval market town, through to its thriving present day incarnation, Medbourne is home to over 30 historic Grade 1 & 2 listed buildings. As a result, the village

has evolved to become one of the most picturesque in the Welland Valley and consequently much of it is now designated as a conservation area.

A walk through the village reveals a variety of locally sourced building materials including distinctive redbrick, ironstone, limestone and rendered finishes. Our design team have taken inspiration from this mix of building styles and used similar finishes and materials for the fifteen new homes, to ensure they complement the village's architectural heritage.

The diverse collection of architectural styles provides evidence that Medbourne has been a popular place to live for many centuries. Drawing on this inspiration, our architects have worked with planners to include four new affordable properties (plots 6, 7, 8 and 9) which will enable the next generation of local home buyers to make Medbourne their home.






*Homefield Green offers a rare opportunity to live in one of Leicestershire's most sought after village locations.*

Throughout modern history, Medbourne has been a desirable place to settle and the homeowners at Homefield Green will be the newest residents to be charmed by this beautiful corner of Leicestershire. The development location on the edge of the village offers a chance to enjoy the gently rolling countryside on their doorstep. A short walk away, lies Medbourne's historic heart where its medieval stone bridge traverses the brook which lies next to the Church of St Giles. Towering over the village the present building was rebuilt in the 14th century after a fire.

Today's village residents benefit from many of the essentials needed for everyday living, including a general store/Post Office and the recently renovated Nevill Arms, a highly rated coaching inn, restaurant and hotel. Just a short walk from Homefield Green lies Medbourne Sports and Social Club offering an array of sports including football, cricket, tennis, lawn bowls and skittles. Situated next to the Club, a children's play area and nature conservation area, known as The Hollow, is a popular spot for families to enjoy.



Homefield Green is a development with the environment at its heart. From the outset we adopted a green approach to our design process to build homes which benefit from a reduced carbon footprint. To achieve this we have incorporated air source heat pumps, electric car charging points, high quality insulation and triple glazed windows, which also help new homeowners to use less energy and save on their future fuel bills.

Our landscape designers have also incorporated many eco features into the development to encourage wildlife. These include bat, swift and sparrow boxes, the planting of native trees and shrubs and a feature pond which will encourage various forms of wildlife. As part of the master plan our design team have also created a circular walk which weaves its way through, and round the development and neighbouring field.





M1



Leicester



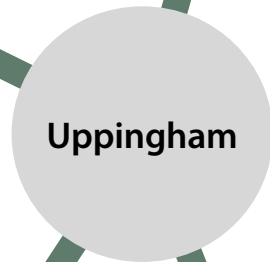
Situated in Leicestershire, close to the borders of Rutland and Northamptonshire, Medbourne is surrounded by beautiful rolling countryside, whilst being conveniently placed to allow access to major roads and the national rail network.



Oakham



Rutland Water



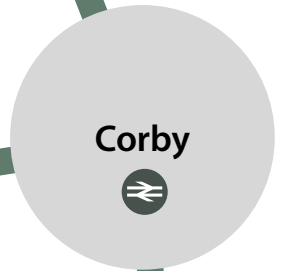
Uppingham



Medbourne



Market Harborough



Corby



Medbourne lies close to some of the region's finest towns, cities and beautiful countryside destinations such as Rutland Water. The village is equidistant between the towns of Uppingham in Rutland and Market Harborough in Leicestershire. Both of these thriving historic market towns are home to a wide choice of independent shops, supermarkets, post offices, restaurants, pubs and galleries. A little further afield there are larger shopping centres at Leicester, Corby and Peterborough. The area is also well served by state and independent schools and colleges.

For culture lovers, the nearby Harborough and Uppingham Theatres each programme an eclectic mix of music, dance and drama. Film isn't forgotten either, with cinemas in Market Harborough, Corby, and Leicester and a monthly film night at the Rutland County Museum in Oakham. One of the region's best kept secrets is the neighbouring Nevill Holt Opera. It is home to world-class operatic performances in its RIBA Award-winning theatre surrounded by a stunning country estate which dates back to the 12th or 13th century.

For many locals and visitors, the region's natural beauty is the primary attraction for living or spending time in and around Medbourne. With Rutland Water only a short drive away, there are plenty of opportunities for walking, sailing, cycling or just taking in the views on the Rutland Belle cruiser or from a welcoming coffee shop or restaurant.

A47

A6003

A1

A6003

A427

A43

A6

A14



Oakham



Uppingham



Leicester



Rutland Water



Corby





The twelve new houses and three bungalows at Homefield Green offer a wide range of floor layouts, but each one has a high specification of finish throughout. Using traditional building materials, our architects have created an exciting mix of exterior finishes including hand finished red brick, Iron Stone, Stamford stone, natural lime render, all topped off with Bradstone Conservation Slates or Spanish Slate roofs. Outside, triple glazed French doors and/or bi fold doors all lead to the enticing outdoor garden spaces. By bringing together traditional craftsmanship, high quality materials and luxury fixtures and fittings, Hereward Homes ensures that purchasers can enjoy their new homes for many years to come.

## EXTERIOR

### Construction

- Limestone, ironstone, red brick or natural lime render construction finished with stone cills and heads.
- Natural Spanish or Bradstone Conservation slate roofs.

### Windows

- Aluminum, timber or UPVC triple glazed windows and screens in Gardenia colour.
- Triple glazed aluminium/UPVC French doors and bi-fold doors finished in Gardenia colour.

### Front doors

- Cottage style composite cream coloured front door with chrome ironmongery, or cream door with in glazed screen.

### Garages

- Electrically operated Garador up & over glazed style in cream.

### Paths & driveways

- Herringbone design Rustic Gold block driveways and Charcoal block to site roads.
- Footpaths & patio areas to be Rippon Buff natural stone paving.

### Landscaping and gardens

- Front gardens are turfed.
- All gardens enclosed by post and rail or close boarded fencing.
- Each house has an outside tap.
- Garden walls in limestone or red brick.

## INTERIOR

### Doors

- Oak cottage style doors with chrome lever door handles.

### Finishing touches

- All rooms include moulded skirtings and architraves in white satin paint finish.
- All walls white matt and ceilings white matt.
- Choice of cornice to lounge and coving to all other rooms
- Smooth plaster finish to ceilings.

### Kitchens\*

- Stylish fitted kitchens with granite worktops and 100mm upstand, including eye level cooker, induction hob, extractor hood, dishwasher, fridge and freezer.
- Utility rooms have space for washing machine and tumble dryer with post formed top and 100mm matching upstand.
- CTD floor tiles to kitchens and utility rooms.

### Bathrooms\*

- Stylish white Duravit or similar sanitaryware with chrome fittings.
- Aqualisa showers with chrome shower screens.
- All bathrooms and en suites to have choice of CTD ceramic tiles to walls and floors.
- Fully tiled to showers and half tiled to sanitary walls and splash back WC.

### Heating

- Air Source heating system with underfloor heating to the ground floor and radiators fitted with individual thermostatic valves to first floor.
- Stone surround and hearth to living room with wood burner in selected plots (see plans).
- Chrome Towel rail to en suites and bathrooms.

### Electrical & Lighting

- White recessed LED lights in kitchens & bathrooms.
- External chrome up and down lights to front & rear.
- Lighting and power to garage.
- Internet/CAT6 and TV points to sitting rooms, family room and bedrooms.
- Plaster wall lights to sitting rooms.
- Outside electric point and car charging point.

### Security

- An intruder alarm fitted with motion detectors.

### Warranty

- Each property will benefit from a ten-year warranty issued on completion.

**Choice of kitchen and wall/floor tiles is dependent upon stage of construction. Please note Hereward Homes policy is one of continuous development and improvement and we reserve the right to change the specification of properties without notice. The information within this brochure is carefully prepared but its contents do not form part or constitute representation of any warranty or contract.**

Dimensions are scaled from architect's drawings and although they are as accurate as practicable they may vary depending upon internal finishes.

\* Styles may vary in two bedroom properties – please enquire for full details.

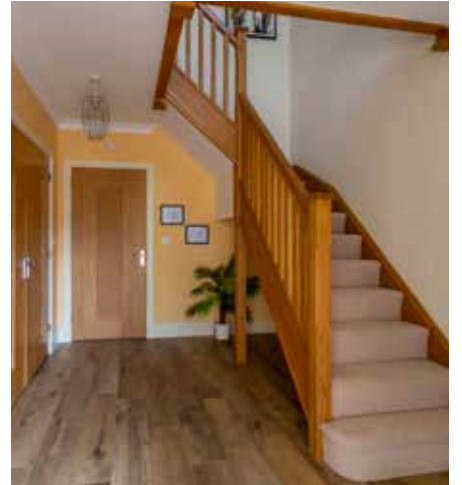




Image show previous development

For over 20 years, award-winning developer Hereward Homes has built an extensive portfolio of new homes in beautiful rural settings, historic market towns and villages in many of England's finest counties including Rutland, Lincolnshire, Northamptonshire, Cambridgeshire and Leicestershire. At the outset of each development, our architects create unique designs which not only reflect the surrounding architecture, but are also thoughtfully planned to become an integral part of the communities in which they are located.

We are proud that many discerning house buyers have chosen a new Hereward Home because they offer the best in town or country living - without compromise. With a reputation for excellence and the peace of mind of a ten year guarantee, we ensure that purchasers can buy with confidence.



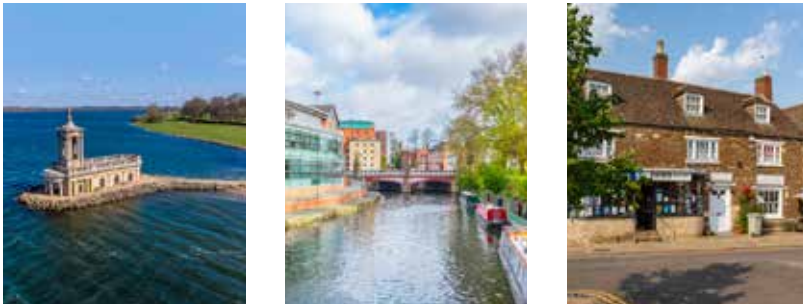


Modern country living

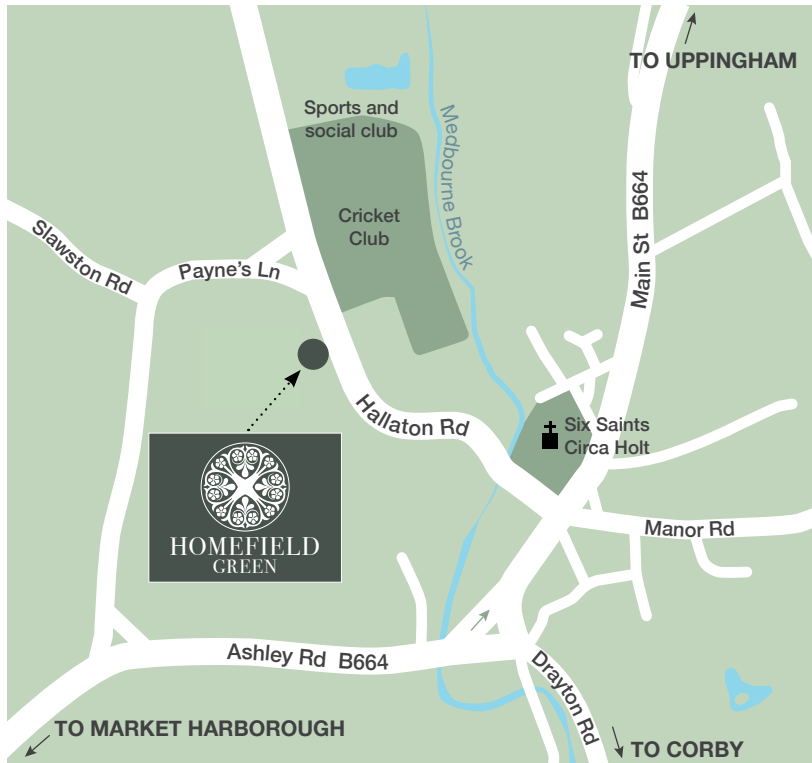




Medbourne is one of Leicestershire's most sought-after places to live. Offering all the benefits of a quiet rural location it is also well situated for access to the major road and rail network. Homefield Green is located just a short drive from the A47, A14, A6 and A6003, making it convenient for access to Leicester, Oakham, Uppingham, Market Harborough and Corby. There is also a choice of major railway stations located in Corby, Oakham, Stamford and Market Harborough, which collectively provide regular services to London (St. Pancras), Cambridge and the North, East, North West, Midlands and Stansted Airport.



Well connected



Medbourne offers convenient road access to:

- Uppingham (8 miles)
- Market Harborough (8 miles)
- Corby (9 miles)
- Oakham (13 miles)
- Rutland Water, Lyndon (8 miles)
- Stamford (19 miles)
- Leicester City Centre (17 miles)



International and domestic flights fly from East Midlands Airport (37 miles), Birmingham Airport (48 miles), Luton Airport (66 miles) and Stansted Airport (85 miles).

Please note: transport information and example times may be subject to change, but are correct at date of publication.

Regular 'On Demand' services run affordable return journeys by taxi to Leicester (Thur) and Market Harborough (Tues and Fri).



For rail users, regular services run from the mainline stations serving London including Market Harborough (61 minutes\*), Corby (74 minutes\*) and Leicester (64 minutes\*). There are also services from Oakham to the Midlands, North West, Birmingham, Cambridge and Stansted, and from Market Harborough to Nottingham.

\*Denotes fastest journey times.



*Look forward to  
making it home*



HEREWARD HOMES

**T: 01780 460101**

Hereward Homes Limited, The Old Barn, 27b Crocket Lane, Empingham, Rutland, LE15 8PW

**[www.herewardhomes.co.uk](http://www.herewardhomes.co.uk)**

The information within this brochure, layouts and specifications are carefully prepared but its contents are for illustration purposes only and do not form part of any contract. Dimensions are scaled from architect's drawings and although they are as accurate as practicable they may vary depending upon internal finishes. Transport and general information may be subject to change, but is correct at date of publication.