



KINGS MEADOW

FERNWOOD

A COLLECTION OF
1, 2, 3, 4 & 5 BEDROOM HOMES



ALLISON
HOMES



ALL ABOUT THE APPEAL OF MODERN VILLAGE LIFE

LIFE BEGINS AT KINGS MEADOW



With all the benefits that come from living in a well-served village and all the advantages of a brand-new home, Kings Meadow is the perfect fusion that adds up to an exceptional lifestyle.

Fernwood, a thriving and growing community, has established itself as a desirable location that offers a real village feel as well as superb travel links for commuters. Green space is at the heart of Fernwood too for a setting that's a breath of fresh air, yet all the amenities of town life are just three miles away in Newark. The one, two, three, four and five bedroomed homes reflect Allison Homes' commitment to strong design, quality, and craftsmanship, so whether this is your first home, a move for more family space now or in the future, or one to downsize for relaxed living, this is the perfect opportunity to discover all that Kings Meadow offers.



ALL ABOUT BEING PART OF AN ACTIVE AND ENGAGED COMMUNITY

From highly rated schools to family-friendly hostelries, at Kings Meadow you'll feel part of an evolving, friendly neighbourhood.

The Fernwood Village Hall in Rubys Avenue is the focus of community activities; here you'll also find a cluster of amenities including a convenience store and a hair salon, as well as the Brews Brothers eating spot, popular for lunch or coffee inside or on the outdoor terrace.

The Tawny Owl is a family pub serving up pub classics and craft ale, and, like the Rubys Avenue hub is just half a mile away.

Working families will welcome Fernwood Day nursery and After School and Holiday Club, rated Good by Ofsted. Chuter Ede Primary School offers a raft of after-school activities and is rated Outstanding, while Fernwood's Suthers Senior School is set in brand-new state-of-the-art buildings. Locally there are play parks and opportunities for active sports with tennis courts and football pitches, while the community park and woodland areas are perfect for walks - or exploring as a group with Fernwood's welcoming wildlife preservation society.



FERNWOOD GREEN
0.4 MILES



TAWNY OWL - FAMILY PUB
0.5 MILES



LINCOLN
22 MILES



NOTTINGHAM
24 MILES

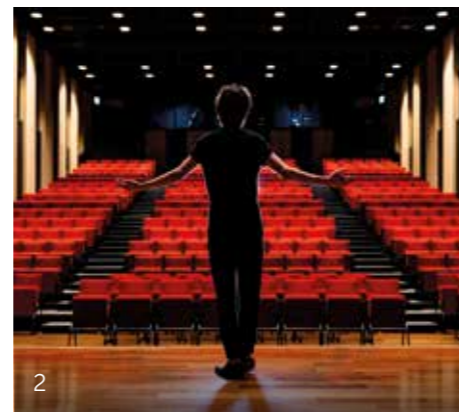


ALL ABOUT VIBRANT TOWN LIFE ON THE DOORSTEP

From shopping and dining to magical events at the castle and a packed theatre calendar, Newark offers a wealth of things to do all-year-round.

Newark's marketplace is the historic heart of the town, the perfect setting to browse Wednesday, Friday and Saturday general markets, collectors and eco markets, and regular Farmers' Markets. Characterful courtyards and archways meet modern shopping at Saint Marks Place, with names from W H Smiths to Wilko, Clintons to Clarks, or shop in the beautiful Buttermarket. The Palace Theatre offers top names, talk shows and tribute bands, or catch a film at the Odeon. Newark Sports Centre has activities for everyone, with its Active programme for toddlers through to teenagers offering swimming, fitness and football, gymnastics and street-dance.

The National Civil War Centre explores Newark's major role in history. Here you can explore exciting interactive galleries or dress-up for a selfie, 17th Century style, while Newark Castle and Gardens is the perfect setting for Christmas at the Castle events, summer's open-air theatre, and enchanted forest-themed trails. Around Newark and all ten minutes' drive or less you'll also find an exciting Air Museum, Newark Golf Club, and an RSPB reserve to watch spectacular murmurations of 40,000 starlings at sunset. Or visit an alpaca farm for breakfast overlooking the paddocks, or the opportunity to walk alongside these gentle creatures.



1. Newark Castle
2. Palace Theatre
3. Newark Golf Club
4. Newark Air Museum



From shopping and dining to magical events at the castle, Newark offers a wealth of things to do all-year-round.

OUR HOMES

The Cherry

Homes 123, 124, 125, 126, 132, 133, 134 & 135



The Plane

Homes 154, 180, 181, 254 & 255*



The Plum

Homes 87, 88, 121, 122, 214, 215, 235, 236, 237, 238 & 239



The Hemlock

Homes 46, 47, 57, 58, 85, 86, 94, 95, 117, 118, 167, 168, 173, 174, 184, 185, 192, 193, 206, 207, 225, 226, 230, 231, 300, 301, 315 & 316



The Dogwood

Homes 38, 177, 198, 200, 240, 241, 243, 244, 331 & 333



The Blackthorn

Homes 23, 139, 140 & 346



The Holly

Homes 6, 8, 26, 27, 43, 52, 53, 66, 78, 79, 96, 119, 138, 146, 153, 155, 166, 219, 223, 246, 269, 287 & 327



The Apple

Homes 7, 42, 80, 120, 137, 147, 152, 247, 291, 292, 295, 296 & 328



The Mulberry

Homes 56, 111, 112, 270, 309 & 317



The Willow

Homes 18, 21, 67, 68 & 306



The Poplar

Homes 175, 176, 256, 257, 262, 263, 285, 286, 293, 294, 339 & 340



The Wellingtonia

Homes 11, 228 & 347



The Cedar

Homes 44 & 63



The Ash

Homes 10, 31, 39, 218, 229, 242 & 308



The Crab Apple

Homes 12, 13, 14, 48, 49, 50, 51, 72, 73, 76, 77, 81, 82, 92, 93, 106, 107, 108, 109, 171, 172, 186, 187, 188, 195, 196, 203, 204, 205, 297, 298 & 299



The Eucalyptus

Homes 35, 36, 74, 75, 83, 84, 89, 90, 113, 114, 115, 116, 148, 149, 150, 151, 156, 157, 158, 251, 252, 253, 304 & 305



The Walnut Special

Homes 5, 19, 20, 28, 29, 32, 54, 64, 65, 91, 110, 165, 169, 202, 209, 210, 224, 302 & 303



The Elm

Homes 3, 9, 22, 24, 25, 30, 34, 37, 40, 41, 45, 62, 69, 136, 170, 194, 199, 201, 208, 211, 212, 216, 217, 227, 245, 307, 318, 329, 332, 334, 335 & 350



The Cyprus

Homes 1, 2, 15, 16, 17, 59, 60, 61, 70, 71, 104, 105, 159, 160, 161, 162, 163, 178, 179, 182, 183, 189, 190, 191, 220, 221, 222, 248, 249, 250, 258, 259, 260, 261, 271, 272, 283, 284, 310, 311, 312, 341, 342, 343, 344, 345, 348 & 349



The Oak

Homes 4, 33, 55, 164, 197, 213, 313, 314 & 330



KINGS MEADOW

SITE PLAN



- BCP Bin Collection Point
- LAP Local area of Play
- POS Public Open Space
- SUDS Sustainable Drainage System
- LEAP Local Equipped Area for Play
- Shared
- Rented

*Plot 255 ground floor garage doors mirrored.

Every care has been taken to ensure the accuracy of these particulars, but the contents shall not form part of any contract and the vendors reserve the right to alter specification and/or delay without notice. The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments or local authority street lighting. Landscaping shown is for illustration purposes only and is subject to change. Footpaths subject to change. Purchasers are advised to check with our Sales Executives on the home of their choice. The site details and individual house types are subject to planning variation.



THE CHERRY

HOMES 123, 124, 125, 126, 132, 133, 134 & 135

One bedroom home

The semi-detached Cherry combines the charm of cottage living with contemporary flair. The ground floor is completely open plan, with a separate WC. The upstairs is occupied by the bedroom suite, complete with en suite.



FIRST FLOOR

Bedroom	5268mm x 3565mm	17'3" x 11'7"
Bathroom	2543mm x 1932mm	8'3" x 6'3"



GROUND FLOOR

Kitchen / Dining / Living	5268mm x 4668mm	17'3" x 15'3"
WC	1726mm x 900mm	5'7" x 3'0"

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ALL ABOUT THE DEVELOPMENT

LIFT PAGE TO VIEW THE SITE PLAN



THE PLANE

HOMES 154, 180, 181, 254 & 255*

Two bedroom home

The detached Plane offers contemporary, open plan living over one floor. A kitchen and a living / dining room occupy one side of the home, while on the other, are two double bedrooms. The bathroom can be accessed via bedroom 1 or the landing.



Living / Dining	6788mm x 4189mm	22'3" x 13'7"
Kitchen	4999mm x 2618mm	16'4" x 8'6"
Bedroom 1	3525mm x 2707mm	11'6" x 8'9"
WC / En suite	2276mm x 1990mm	7'5" x 6'5"
Bedroom 2	3439mm x 3212mm	11'3" x 10'5"

FIRST FLOOR



GROUND FLOOR

*Plot 255 ground floor garage doors mirrored. Please consult with Sales Executive to confirm the occupiers garage position.
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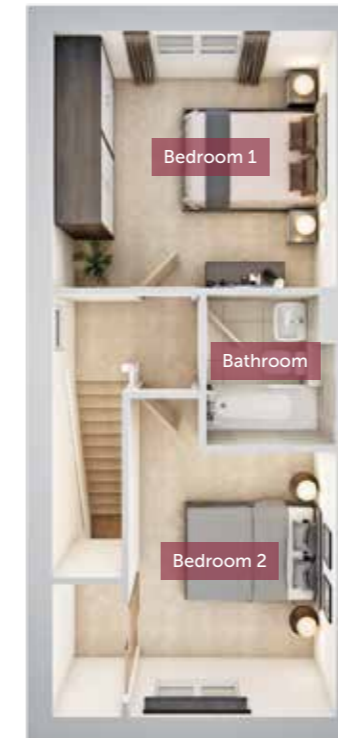


THE PLUM

HOMES 87, 88, 121, 122, 214, 215, 235, 236,
237, 238 & 239

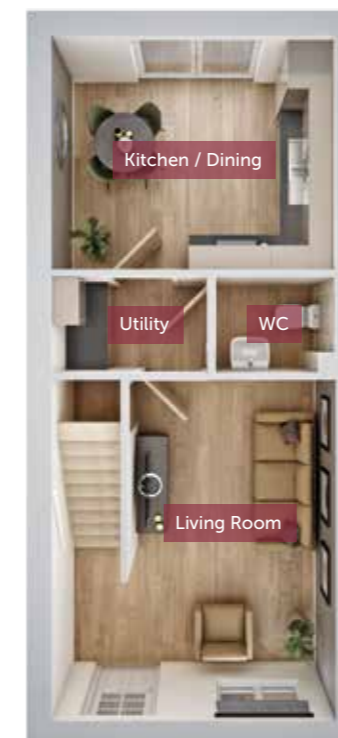
Two bedroom home

The semi-detached Plum combines the charm of cottage style living with contemporary flair, from the welcoming canopied porch to the separate living room and kitchen / dining room opening out to the rear garden, complemented by a ground floor cloakroom. Upstairs are two double bedrooms and a family bathroom.



FIRST FLOOR

Bedroom 1	3350mm x 3150mm	11'0" x 10'3"
Bedroom 2	3460mm x 2710mm	11'3" x 8'9"
Bathroom	1970mm x 1700mm	6'5" x 5'6"



GROUND FLOOR

Living Room	4460mm x 3710mm	14'6" x 12'2"
Kitchen / Dining	3710mm x 3050mm	12'2" x 10'0"
Utility	1270mm x 1140mm	4'2" x 3'7"
WC	1576mm x 1275mm	5'2" x 4'2"

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THE HEMLOCK

HOMES 46, 47, 57, 58, 85, 86, 94, 95, 117, 118,
167, 168, 173, 174, 184, 185, 192, 193, 206,
207, 225, 226, 230, 231, 300, 301, 315 & 316

Three bedroom home

The Hemlock offers smart semi-detached living, where space flows beautifully from the living room to the kitchen / dining space with French doors to the rear garden, complemented by a ground floor cloakroom. Upstairs is bedroom 1 with en suite, two further bedrooms - one double, one single - and a family bathroom.



FIRST FLOOR

Bedroom 1	3860mm x 3165mm	12'7" x 10'4"
En suite	2013mm x 1665mm	6'6" x 5'5"
Bedroom 2	3114mm x 2611mm	10'2" x 8'6"
Bedroom 3	2744mm x 2095mm	9'0" x 6'9"
Bathroom	2744mm x 1775mm	9'0" x 5'8"



GROUND FLOOR

Living Room	4359mm x 3711mm	14'3" x 12'2"
Kitchen	3711mm x 2764mm	12'2" x 9'1"
Dining	3218mm x 2611mm	10'6" x 8'6"
WC	1900mm x 1062mm	6'2" x 3'5"

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THE DOGWOOD

HOMES 38, 177, 198, 200, 240, 241, 243,
244, 331 & 333

Three bedroom home

The distinctive Dogwood benefits from a spacious open plan dual aspect living area that flows seamlessly into the kitchen / dining space, opening on to the rear garden through French doors. The ground floor also features a cloakroom. Upstairs is bedroom 1 with en suite, a further double and a single bedroom, as well as a family bathroom.



FIRST FLOOR

Bedroom 1	3200mm x 2747mm	10'5" x 9'0"
En suite	2693mm x 1673mm	8'8" x 5'5"
Bedroom 2	2675mm x 2662mm	8'8" x 8'7"
Bedroom 3	3012mm x 2198mm	9'9" x 7'2"
Bathroom	1970mm x 1700mm	6'5" x 5'6"



GROUND FLOOR

Living Room	4960mm x 2844mm	16'3" x 9'3"
Kitchen / Dining	4960mm x 2600mm	16'3" x 8'5"
WC	1685mm x 850mm	5'5" x 2'8"

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THE BLACKTHORN

HOMES 23, 139, 140 & 346

Three bedroom home

The double-fronted detached Blackthorn features an airy and spacious triple-aspect living room which opens on to the rear garden through French doors, and a separate kitchen / dining space, the ground floor also features a cloakroom. Upstairs are two double bedrooms, one with an en suite, a single bedroom and a family bathroom.



FIRST FLOOR

Bedroom 1	3583mm x 2797mm	11'7" x 9'2"
En suite	2339mm x 1439mm	7'7" x 4'7"
Bedroom 2	3103mm x 2563mm	10'2" x 8'4"
Bedroom 3	2504mm x 2444mm	8'2" x 8'0"
Bathroom	1997mm x 1963mm	6'5" x 6'4"



GROUND FLOOR

Living Room	5365mm x 3044mm	17'6" x 10'0"
Kitchen / Dining	5635mm x 3602mm	18'5" x 11'8"
WC	1812mm x 1003mm	5'9" x 3'3"

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THE HOLLY

HOMES 6, 8, 26, 27, 43, 52, 53, 66, 78, 79,
96, 119, 138, 146, 153, 155, 166 219, 223,
246, 269, 287 & 327

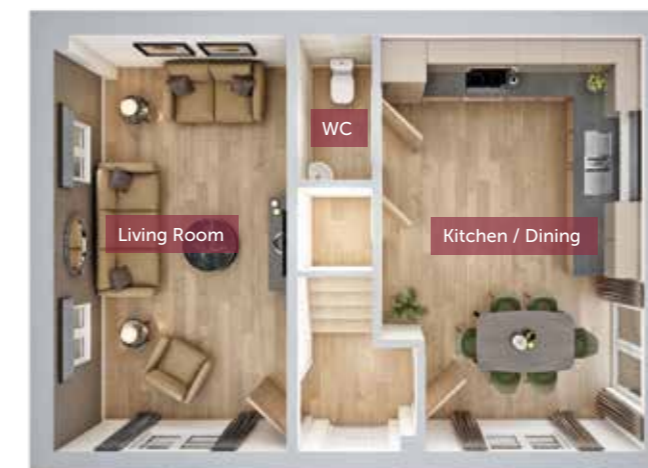
Three bedroom home

The detached Holly offers carefully balanced living space with both the living room and kitchen / dining room benefiting from a dual-aspect design. The ground floor also features a cloakroom. Upstairs is bedroom 1 with en suite, a further double and a single bedroom, as well as a family bathroom.



FIRST FLOOR

Bedroom 1	3850mm x 3150mm	12'6" x 10'3"
En suite	2000mm x 1670mm	6'6" x 5'5"
Bedroom 2	2620mm x 2610mm	8'7" x 8'6"
Bedroom 3	2730mm x 2100mm	9'0" x 6'9"
Bathroom	2760mm x 1780mm	9'0" x 5'8"



GROUND FLOOR

Living Room	5640mm x 3700mm	18'5" x 12'1"
Kitchen / Dining	5649mm x 3580mm	18'5" x 11'7"
WC	1960mm x 1010mm	6'4" x 3'3"

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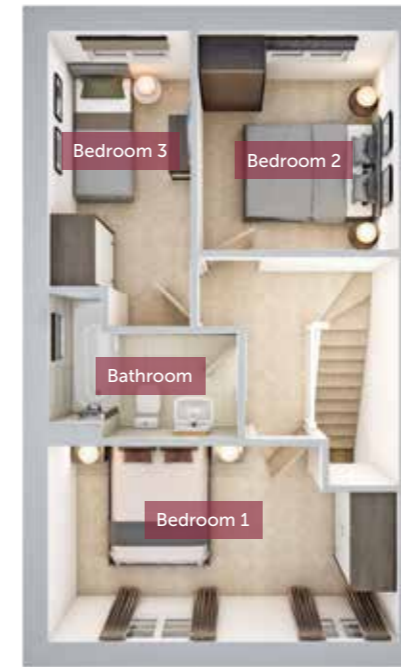


THE APPLE

HOMES 7, 42, 80, 120, 137, 147, 152, 247,
291, 292, 295, 296 & 328

Three bedroom home

The hallway of the Apple leads into a dual aspect open plan living / dining space which opens on to the rear garden through French doors. The ground floor also features a separate kitchen and a cloakroom. Upstairs are two double bedrooms, a single bedroom and a family bathroom.



FIRST FLOOR

Bedroom 1	4580mm x 2570mm	15'0" x 8'4"
Bedroom 2	2870mm x 2620mm	9'4" x 8'6"
Bedroom 3	3340mm x 1860mm	11'0" x 6'1"
Bathroom	2470mm x 1380mm	8'1" x 4'5"



GROUND FLOOR

Living / Dining	4580mm x 3580mm	15'0" x 11'7"
Kitchen	3160mm x 2440mm	10'4" x 8'0"
WC	2437mm x 1075mm	8'0" x 3'5"

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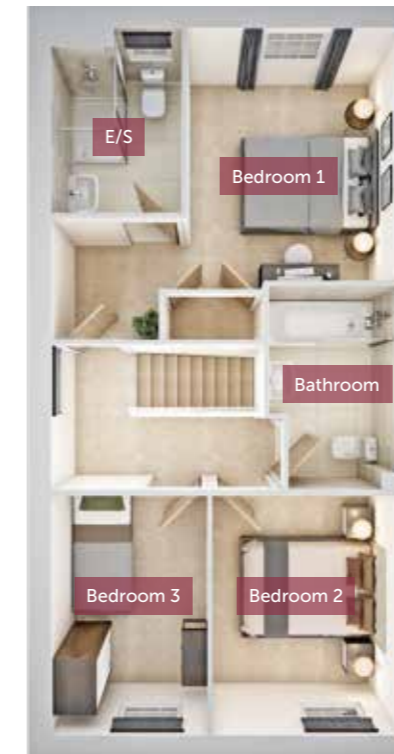


THE CRAB APPLE

HOMES 12, 13, 14, 48, 49, 50, 51, 72, 73, 76, 77, 81, 82, 92, 93, 106, 107, 108, 109, 171, 172, 186, 187, 188, 195, 196, 203, 204, 205, 297, 298 & 299

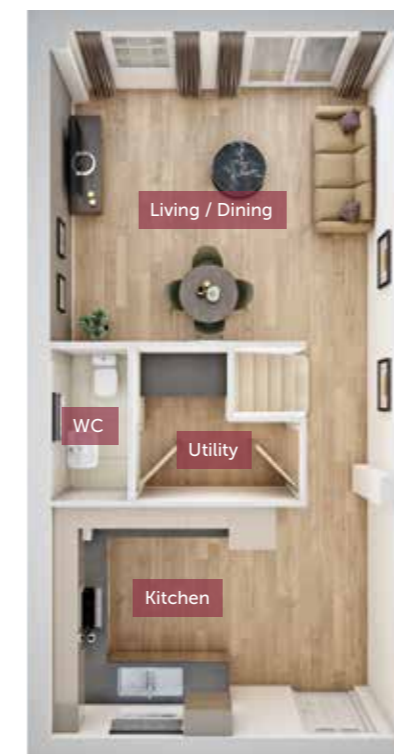
Three bedroom home

The Crab Apple offers a comfortable living / dining space, opening up to the garden via French doors, and a separate kitchen. There is also a cloakroom to the ground floor. Upstairs are two double bedrooms, with bedroom 1 benefiting from an en suite, and a single bedroom. There is also a family bathroom.



FIRST FLOOR

Bedroom 1	3330mm x 2790mm	10'9" x 9'1"
En suite	2440mm x 1710mm	8'0" x 5'6"
Bedroom 2	3170mm x 2450mm	10'4" x 8'0"
Bedroom 3	3170mm x 2050mm	10'4" x 6'7"
Bathroom	2700mm x 1700mm	8'9" x 5'6"



GROUND FLOOR

Living / Dining	4590mm x 4120mm	15'0" x 13'5"
Kitchen	4590mm x 3050mm	15'0" x 10'0"
Utility	2210mm x 2030mm	7'2" x 6'7"
WC	2034mm x 1007mm	6'7" x 3'3"

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THE EUCALYPTUS

HOMES 35, 36, 74, 75, 83, 84, 89, 90, 113, 114, 115, 116, 148, 149, 150, 151, 156, 157, 158, 251, 252, 253, 304 & 305

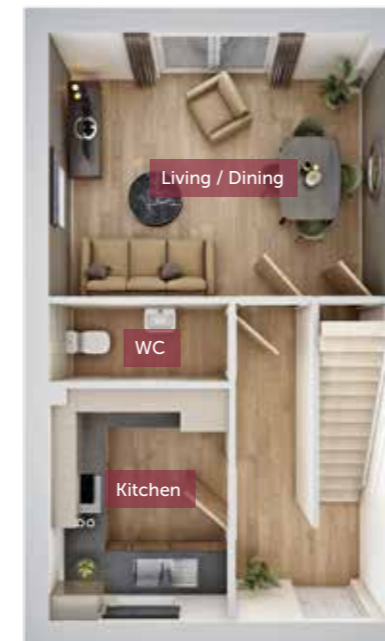
Three bedroom home

The semi-detached Eucalyptus offers contemporary living space set over three floors. The ground floor features a living / dining space that opens to the garden through French doors, and also a cloakroom. The first floor features two bedrooms, one being a double and a family bathroom, while a private bedroom suite occupies the entire second floor.



SECOND FLOOR

Bedroom 1	5359mm x 3641mm	17'6" x 11'9"
En suite	2534mm x 2228mm	8'3" x 7'3"



GROUND FLOOR

Living / Dining	4574mm x 3163mm	15'0" x 10'4"
Kitchen	2438mm x 1075mm	8'0" x 3'5"
WC	3584mm x 2434mm	11'8" x 8'0"



FIRST FLOOR

Bedroom 2	4574mm x 2920mm	15'0" x 9'6"
Bedroom 3	2977mm x 2438mm	9'8" x 8'0"
Bathroom	2438mm x 1925mm	8'0" x 6'3"

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THE WALNUT SPECIAL

HOMES 5, 19, 20, 28, 29, 32, 54, 64, 65, 91, 110, 165, 169, 202, 209, 210, 224, 302 & 303

Four bedroom home

The detached Walnut Special features flowing yet beautifully delineated living space creating a separate living room leading on to a kitchen / dining / family area with French doors out to the rear garden. The ground floor also features a utility room, cloakroom and a study area off the hallway. Upstairs three of the four bedrooms are double, including bedroom 1 with en suite, and a family bathroom.



FIRST FLOOR

Bedroom 1	3768mm x 3696mm	12'4" x 12'1"
En suite	2639mm x 1475mm	8'7" x 4'8"
Bedroom 2	3773mm x 2921mm	12'4" x 9'6"
Bedroom 3	3385mm x 2949mm	11'1" x 9'7"
Bedroom 4	3375mm x 2717mm	11'1" x 8'9"
Bathroom	2700mm x 1700mm	8'9" x 5'6"



GROUND FLOOR

Living Room	4986mm x 3768mm	16'3" x 12'4"
Dining / Family	5095mm x 3194mm	16'7" x 10'5"
Kitchen	3402mm x 3375mm	11'2" x 11'1"
Utility	2027mm x 1766mm	6'6" x 5'8"
Study	3348mm x 1886mm	10'9" x 6'1"
WC	1736mm x 975mm	5'7" x 3'2"

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THE MULBERRY

HOMES 56, 111, 112, 270, 309 & 317

Four bedroom home

The Mulberry's distinctive layout offers living space that includes a separate living room, plus an extended kitchen / dining area running from the front to the rear of the house, finishing on a utility room with outside access. Upstairs are four bedrooms, three of which are double in size, with bedroom 1 boasting a fitted wardrobe and an en suite.



Bedroom 1	4365mm x 4312mm	14'3" x 14'1"
En suite	2964mm x 2344mm	9'7" x 7'7"
Bedroom 2	3432mm x 3313mm	11'3" x 10'9"
Bedroom 3	4718mm x 2647mm	15'5" x 8'7"
Bedroom 4	3079mm x 2528mm	10'1" x 8'3"
Bathroom	2373mm x 2093mm	7'8" x 6'9"

FIRST FLOOR



Living Room	4790mm x 3407mm	15'7" x 11'2"
Kitchen / Dining	6031mm x 2990mm	19'8" x 9'8"
Utility	2990mm x 1766mm	9'8" x 5'8"
WC	1694mm x 900mm	5'6" x 3'0"

GROUND FLOOR

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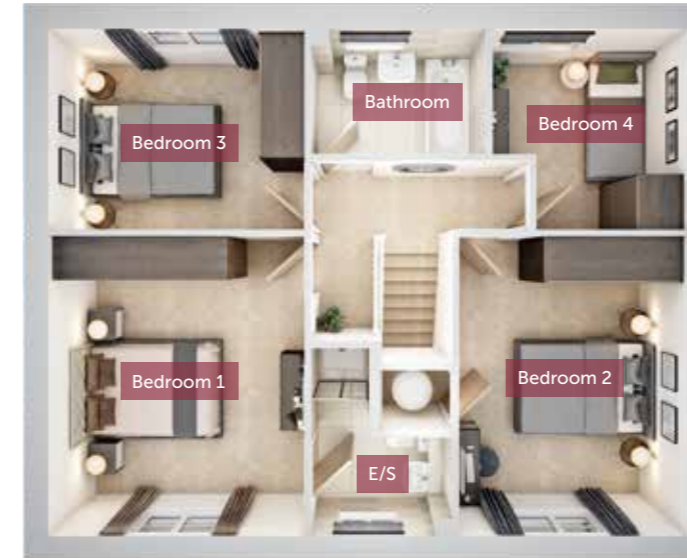


THE ELM

HOMES 3, 9, 22, 24, 25, 30, 34, 37, 40, 41, 45, 62, 69, 136, 170, 194, 199, 201, 208, 211, 212, 216, 217, 227, 245, 307, 318, 329, 332, 334, 335 & 350

Four bedroom home

The double-fronted detached Elm features a light-filled, double-aspect living room and kitchen / dining space which both open on to the rear garden through French doors. The ground floor also features a utility room and cloakroom. Upstairs are three double bedrooms, one with an en suite, a family bathroom and a fourth single bedroom that's also perfect for use as a home office.



FIRST FLOOR

Bedroom 1	4066mm x 3468mm	13'3" x 11'4"
En suite	2549mm x 1926mm	8'4" x 6'3"
Bedroom 2	4064mm x 3104mm	13'3" x 10'2"
Bedroom 3	3468mm x 2718mm	11'4" x 8'9"
Bedroom 4	2721mm x 2659mm	8'9" x 8'7"
Bathroom	2370mm x 1700mm	7'8" x 5'6"



GROUND FLOOR

Living Room	6872mm x 3442mm	22'5" x 11'3"
Kitchen / Dining	6873mm x 3042mm	22'5" x 10'0"
Utility	2702mm x 1890mm	8'9" x 6'2"
WC	1650mm x 1000mm	5'4" x 3'3"

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THE WILLOW

HOMES 18, 21, 67, 68 & 306

Four bedroom home

The spacious detached Willow offers an impressive use of space. Downstairs is a separate kitchen with breakfast area and an open plan living / dining room, with French doors opening up to the garden. There is also a cloakroom and utility room, which can be accessed through the single garage. Upstairs are three double bedrooms and a single bedroom. Bedroom 1 benefits from an en suite.



Bedroom 1	4643mm x 2954mm	15'2" x 9'7"
En suite	2534mm x 1200mm	8'3" x 3'9"
Bedroom 2	3563mm x 2582mm	11'7" x 8'5"
Bedroom 3	3150mm x 2886mm	10'3" x 9'5"
Bedroom 4	3150mm x 2002mm	10'3" x 6'6"
Bathroom	2100mm x 1888mm	6'9" x 6'2"

FIRST FLOOR



Living Room	4980mm x 3611mm	16'3" x 11'8"
Dining	4277mm x 3563mm	14'0" x 11'7"
Kitchen / Breakfast	4642mm x 4210mm	15'2" x 13'8"
Utility	1870mm x 1599mm	6'1" x 5'2"
WC	1850mm x 1014mm	6'1" x 3'3"

GROUND FLOOR

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THE CYPRUS

HOMES 1, 2, 15, 16, 17, 59, 60, 61, 70, 71, 104, 105, 159, 160, 161, 162, 163, 178, 179, 182, 183, 189, 190, 191, 220, 221, 222, 248, 249, 250, 258, 259, 260, 261, 271, 272, 283, 284, 310, 311, 312, 341, 342, 343, 344, 345, 348 & 349

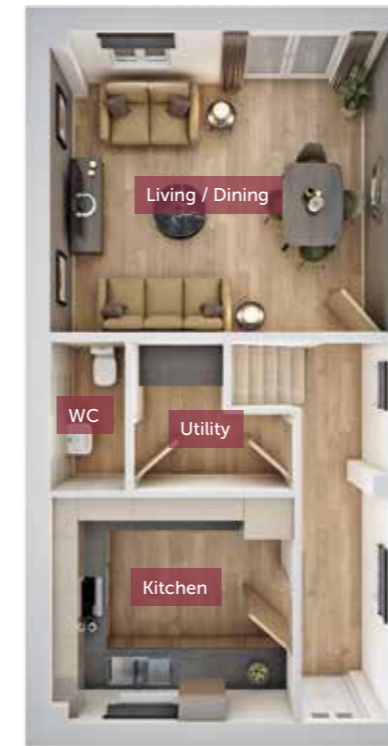
Four bedroom home

The Cyprus offers flexible living over three storeys. The ground floor features a living / dining area opening onto the garden via French doors, with separate kitchen, plus a utility and cloakroom. The first floor features bedroom 1 with dressing room and en suite, bedroom 2 and a family bathroom. The second floor features two further bedrooms, one with an en suite.



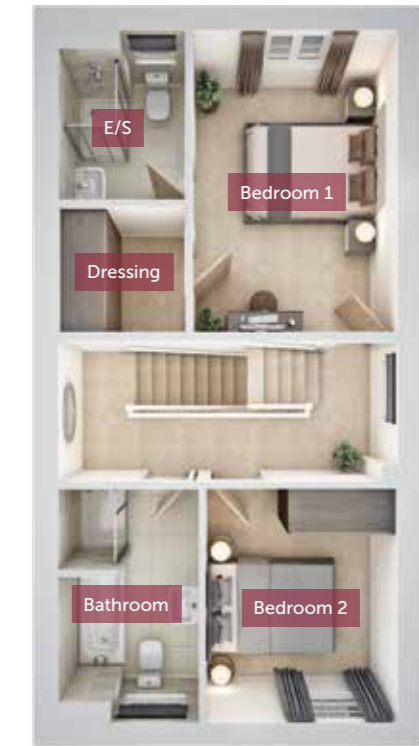
SECOND FLOOR

Bedroom 3	4595mm x 3611mm	15'1" x 11'8"
En suite	1705mm x 971mm	5'6" x 3'2"
Bedroom 4	4595mm x 2821mm	15'1" x 9'2"



GROUND FLOOR

Living / Dining	4595mm x 4089mm	15'1" x 13'4"
Kitchen	3311mm x 3057mm	10'9" x 10'0"
Utility	2208mm x 2034mm	7'2" x 6'7"
WC	2034mm x 1015mm	6'7" x 3'3"



FIRST FLOOR

Bedroom 1	4089mm x 2791mm	13'4" x 9'2"
Dressing	1716mm x 1699mm	5'6" x 5'6"
En suite	2302mm x 1716mm	7'5" x 5'6"
Bedroom 2	2603mm x 2302mm	8'5" x 7'5"
Bathroom	3179mm x 1904mm	10'4" x 6'2"

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THE POPLAR

HOMES 175, 176, 256, 257, 262, 263, 285,
286, 293, 294, 339 & 340

Four bedroom home

The semi-detached Poplar offers contemporary living space set over three floors. The ground floor features a separate dining / family area, leading on to the kitchen. There is also a cloakroom to the ground floor. The first floor consists of the living room, shower room and a double bedroom. Three further bedrooms, two of which are doubles, and the family bathroom can be found on the second floor.



Bedroom 2	4778mm x 2675mm	15'7" x 8'8"
Bedroom 3	3020mm x 2675mm	9'9" x 8'8"
Bedroom 4	2853mm x 2093mm	9'4" x 6'9"
Bathroom	2093mm x 1918mm	6'9" x 6'3"



SECOND FLOOR



GROUND FLOOR

Dining / Family	4855mm x 2762mm	15'9" x 9'1"
Kitchen / Utility	5123mm x 2717mm	16'8" x 8'9"
WC	1693mm x 1000mm	5'6" x 3'3"



FIRST FLOOR

Living Room	4855mm x 3765mm	15'9" x 12'3"
Bedroom 1	4033mm x 2745mm	13'2" x 9'0"
Shower room	2023mm x 1918mm	6'6" x 6'3"

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THE OAK

HOMES 4, 33, 55, 164, 197, 213, 313, 314 & 330

Five bedroom home

The detached Oak's distinctive design allows spacious accommodation throughout. Downstairs features a separate living room, and an expansive dining / family area flowing into the kitchen. There are two cloakrooms and a utility room. Upstairs features three double bedrooms, two of which have en suites and built-in wardrobes. There are also two single bedrooms, one of which could be used for a study.



FIRST FLOOR

Bedroom 1	4032mm x 3663mm	13'2" x 12'0"
En suite 1	2205mm x 1963mm	7'2" x 6'4"
Bedroom 2	4380mm x 2963mm	14'3" x 9'7"
En suite 2	2600mm x 1025mm	8'5" x 3'4"
Bedroom 3	3713mm x 3563mm	12'2" x 11'7"
Bedroom 4	2721mm x 2600mm	8'9" x 8'5"
Bedroom 5	2482mm x 2307mm	8'1" x 7'6"
Bathroom	2695mm x 2600mm	8'8" x 8'5"



GROUND FLOOR

Living Room	5955mm x 4032mm	19'5" x 13'2"
Dining / Family	6372mm x 3843mm	20'9" x 12'6"
Kitchen	4396mm x 4380mm	14'4" x 14'4"
Utility	2350mm x 2317mm	7'7" x 7'6"
WC 1	1753mm x 956mm	5'7" x 3'1"
WC 2	1950mm x 980mm	6'4" x 3'2"

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THE WELLINGTONIA

HOMES 11, 228 & 347

Five bedroom home

The detached Wellingtonia's distinctive and impressive L-shaped design includes spacious accommodation throughout. Downstairs features a separate living room and expansive kitchen / dining / family area that leads on to the rear garden through bi-fold doors. There's also a utility room, cloakroom, study and an integral double garage. Upstairs is the main bedroom suite which includes a separate dressing room and en suite with bath, plus four further bedrooms, two of which are double and one with en suite – and a family bathroom.



Bedroom 1	6003mm x 4970mm	19'7" x 16'3"
Dressing	2825mm x 2073mm	9'3" x 6'8"
En suite 1	2825mm x 2579mm	9'3" x 8'5"
Bedroom 2	3679mm x 3666mm	12'1" x 12'0"
En suite 2	2416mm x 1825mm	7'9" x 6'0"
Bedroom 3	3799mm x 3679mm	12'5" x 12'1"
Bedroom 4	3679mm x 2575mm	12'1" x 8'4"
Bedroom 5	3666mm x 2349mm	12'0" x 7'7"
Bathroom	2804mm x 2349mm	9'2" x 7'7"

FIRST FLOOR



Kitchen / Family / Dining	8374mm x 6155mm	27'5" x 20'2"
Living Room	6115mm x 3666mm	20'0" x 12'0"
Study	2574mm x 2304mm	8'4" x 7'6"
Utility	2304mm x 2276mm	7'6" x 7'5"
WC	2175mm x 977mm	7'1" x 3'2"

GROUND FLOOR

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THE CEDAR HOMES 44 & 63

Five bedroom home

The detached, double fronted Cedar features a light filled, double aspect living room and kitchen / dining space which both open up to the rear garden through French doors. The ground floor also features a cloakroom and utility room which can be accessed from the outside. Upstairs there are three double bedrooms, one with en suite, a family bathroom and two single bedrooms, one of which could be used as a home office.



FIRST FLOOR

Bedroom 1	3974mm x 3063mm	13'0" x 10'0"
En suite	2195mm x 1481mm	7'2" x 4'9"
Bedroom 2	3750mm x 3700mm	12'3" x 12'1"
Bedroom 3	3934mm x 2553mm	12'9" x 8'4"
Bedroom 4	2871mm x 2195mm	9'4" x 7'2"
Bedroom 5	2903mm x 2175mm	9'5" x 7'1"
Bathroom	2457mm x 2195mm	8'1" x 7'2"



GROUND FLOOR

Living Room	7098mm x 3700mm	23'3" x 12'1"
Kitchen / Dining	7098mm x 4385mm	23'3" x 14'4"
Utility	1950mm x 1750mm	6'4" x 5'7"
WC	1750mm x 1150mm	5'7" x 3'8"

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THE ASH

HOMES 10, 31, 39, 218, 229, 242 & 308

Five bedroom home

The spacious double-fronted detached Ash offers impressive looks and space. Downstairs, both opening on to the rear garden through French doors are a large separate double-aspect living room and a separate kitchen / dining / family space. This floor also features a utility room, cloakroom and a useful study. The first floor features 5 bedrooms, four of them double, two with en suites - and a family bathroom.



FIRST FLOOR

Bedroom 1	3845mm x 3228mm	12'6" x 10'6"
En suite 1	2463mm x 2172mm	8'1" x 7'1"
Bedroom 2	3831mm x 2760mm	12'6" x 9'0"
En suite 2	2640mm x 2510mm	8'7" x 8'2"
Bedroom 3	3665mm x 2576mm	12'0" x 8'4"
Bedroom 4	3683mm x 2724mm	12'1" x 8'9"
Bedroom 5	2775mm x 2553mm	9'1" x 8'4"
Bathroom	2415mm x 2233mm	7'9" x 7'3"



GROUND FLOOR

Living Room	8223mm x 3639mm	27'0" x 11'9"
Kitchen / Dining	5465mm x 4227mm	17'9" x 13'9"
Family	3651mm x 3277mm	12'0" x 10'7"
Study	3651mm x 2000mm	12'0" x 6'6"
Utility	2663mm x 1648mm	8'7" x 5'4"
WC	1800mm x 1037mm	5'9" x 3'4"

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ALL ABOUT THE QUALITY

Synonymous with the quality of design and craftsmanship associated with all Allison Homes developments, all the houses at Kings Meadow benefit from a high standard specification.

This includes contemporary kitchens with glass splashbacks and integrated stainless steel electric ovens (single or double according to individual homes), gas hobs and chimney-style extractors.

In all houses, the bathrooms and en suites feature white sanitaryware and heated towel rails, with en suites benefiting from full height tiling to the shower area. To help reduce energy bills, all homes feature an energy efficient boiler and thermostatic radiator valves to all habitable rooms, with white low energy LEDs to the kitchen, bathroom, en suite and cloakroom (where applicable).



Each home at Kings Meadow has been designed to maximise light and space and, according to plot, comes equipped with a full range of integrated appliances in the kitchen and sleek bathrooms and en suites, ensuring these are homes for contemporary living in every way.



ALL ABOUT MAKING THE CUSTOMER OUR PRIORITY

We aim to make choosing, buying, and moving to your Allison home as stress-free as possible, to deliver exemplary customer service, and keep you fully informed right through your home buying experience.



RESERVING YOUR NEW HOME

After completing a pre-reservation form you sign a reservation agreement. Depending on the stage of construction you can choose to enhance your home from our 'JUST FOR YOU' range.

MEET THE TEAM

An appointment is made to meet your dedicated site manager who can answer questions on progress along the way. We also provide you with a main point of contact within our team.

IT'S ON ITS WAY

You'll receive an estimated completion date as well as regular updates, and while factors like weather can affect the build progress of your new Allison home, we'll always make every effort to meet our deadlines.

GET TO KNOW YOUR HOME INSIDE OUT

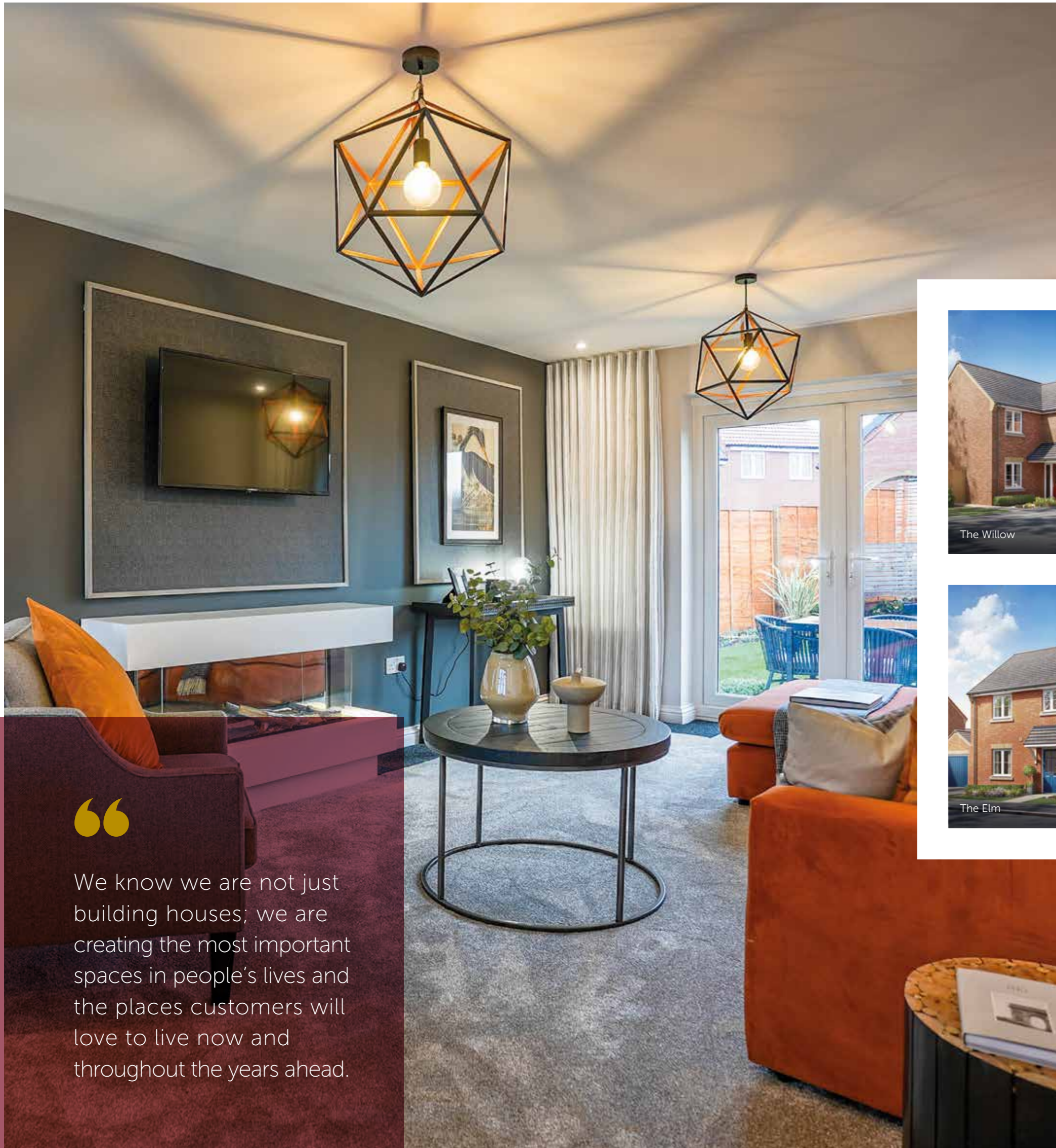
Before moving in you'll be invited to attend your new home demonstration. Don't miss this invaluable opportunity to familiarise yourself, from where everything is located to how it works.

OUR COMMITMENT CONTINUES

- After moving in there is a '14 Day Settling In' review where any issues that need sorting out are agreed
- Our dedicated Aftercare service team deal with any warranty aspects for two-years – in an emergency there's a dedicated telephone number in your handover pack
- On the 1st anniversary of owning your home, we make contact with you to ensure that you are enjoying your new home in every way

GOOD TO KNOW...

Your home is covered by a 10-year warranty from the NHBC, just one of the many benefits of a brand-new home.



“

We know we are not just building houses; we are creating the most important spaces in people's lives and the places customers will love to live now and throughout the years ahead.



ALL ABOUT HOMES BUILT ON SOLID VALUES



We have never expected more from our home than we do today, from its energy-efficiency and environmental impact, to the different roles it is asked to play in our life. What has remained constant however is the central importance of our home, a place where we re-energise and unwind, increasingly work in - and where families grow. So, at Allison Homes we know we are not just building houses; we are creating the most important spaces in people's lives and the places customers will love to live now and throughout the years ahead.

That's why we ensure an Allison home is something exceptional. Our breadth of experience meets a forward-thinking outlook, and we listen to customer feedback and benefit from the insight and passion for homes of our 200 strong team. Then we design and build the best homes we can for modern, evolving lifestyles. We look at the familiar in a new light too, from redrawing kitchen designs for flexibility to work from home, to transforming underused space like garages for multi-use whether it's for storage, an office or a gym. And we always ensure living areas are a balance between that all-important family space and private space for everyone.

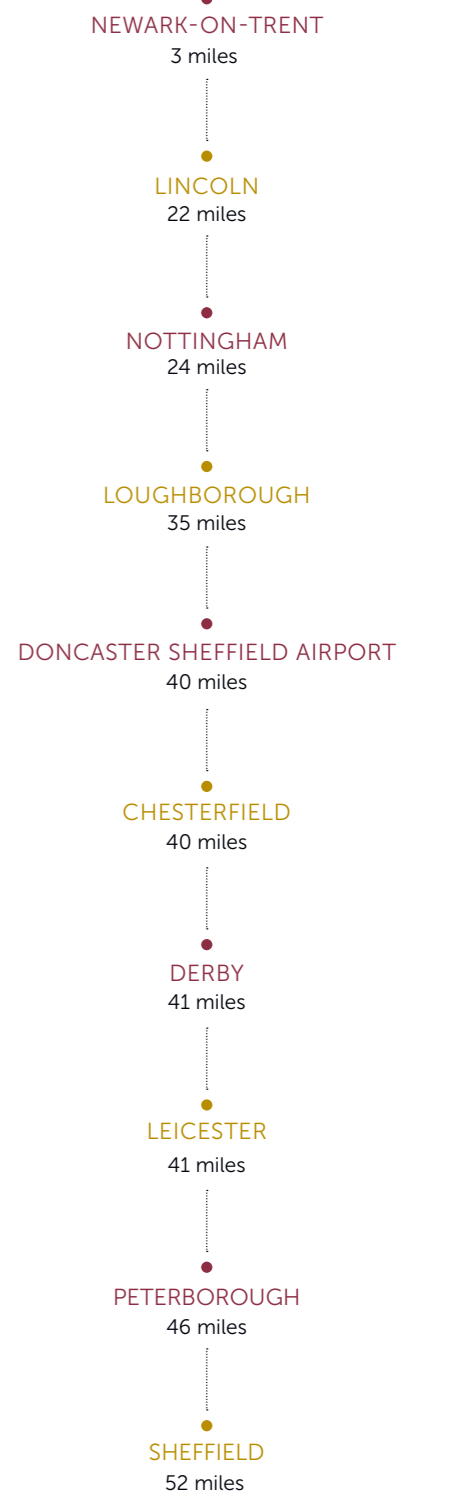
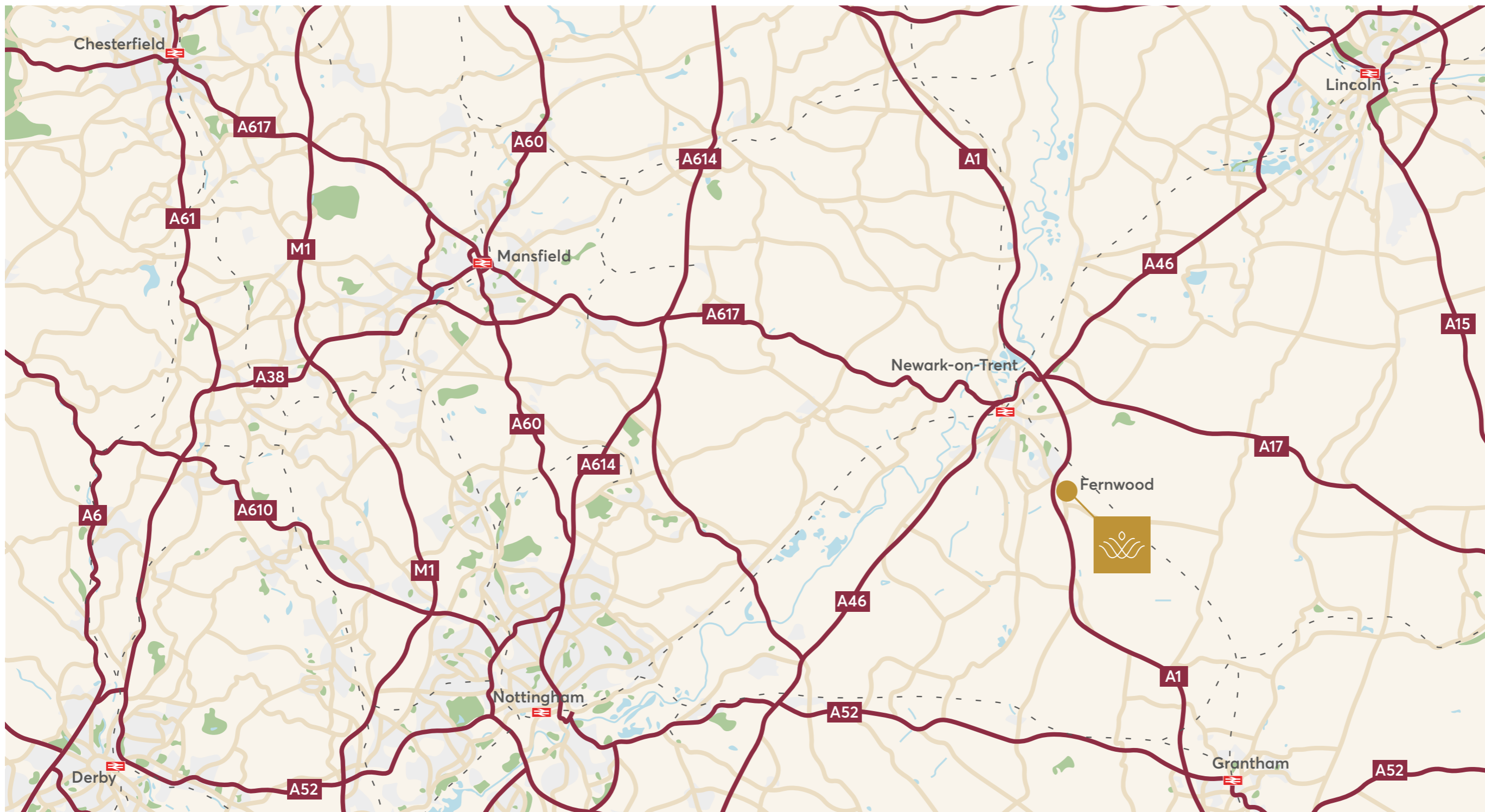
Once you have chosen your home, we understand delivering it on time and to the highest quality matters. Which is why, from site managers to suppliers, we work only with those who share our values of commitment and pride in the job. These relationships with everyone involved in your home are the most important things we build - and the foundations of a home that, inside and out, you can be as proud of as we are.



ALL ABOUT GREAT CONNECTIONS FOR WORK OR LEISURE

At Kings Meadow you can enjoy excellent transport links, including local bus services into Newark if you don't wish to use the car. Newark Northgate station on the East Coast Main Line offers services to Grantham and Retford as well as fast trains into London King's Cross in under 90 minutes, while Newark Castle station's East Midlands Railway services run to Nottingham in 21 minutes, to Leicester in 73 minutes and on to the east coast.

By road, the A1 is easily accessed nearby with the A46 and A17 intersecting at Newark for travel across the region, while Doncaster Sheffield Airport with destinations from Florida and Tenerife to Antalya and Alicante is around 42 minutes' drive.



Distances represent quickest routes by road. Information from Google Maps. Information correct at time of print.



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