

# KINGS MEADOW

FERNWOOD

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



ALLISON  
HOMES

YOUR DREAM HOME AWAITS



Welcome to your new home at **Kings Meadow**



## 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 three, four and five bedroomed homes in the second phase of this development reflect Allison Homes' commitment to strong design, quality, and craftsmanship, so whether this is 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.

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. 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.

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.



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

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 WH 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.

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.



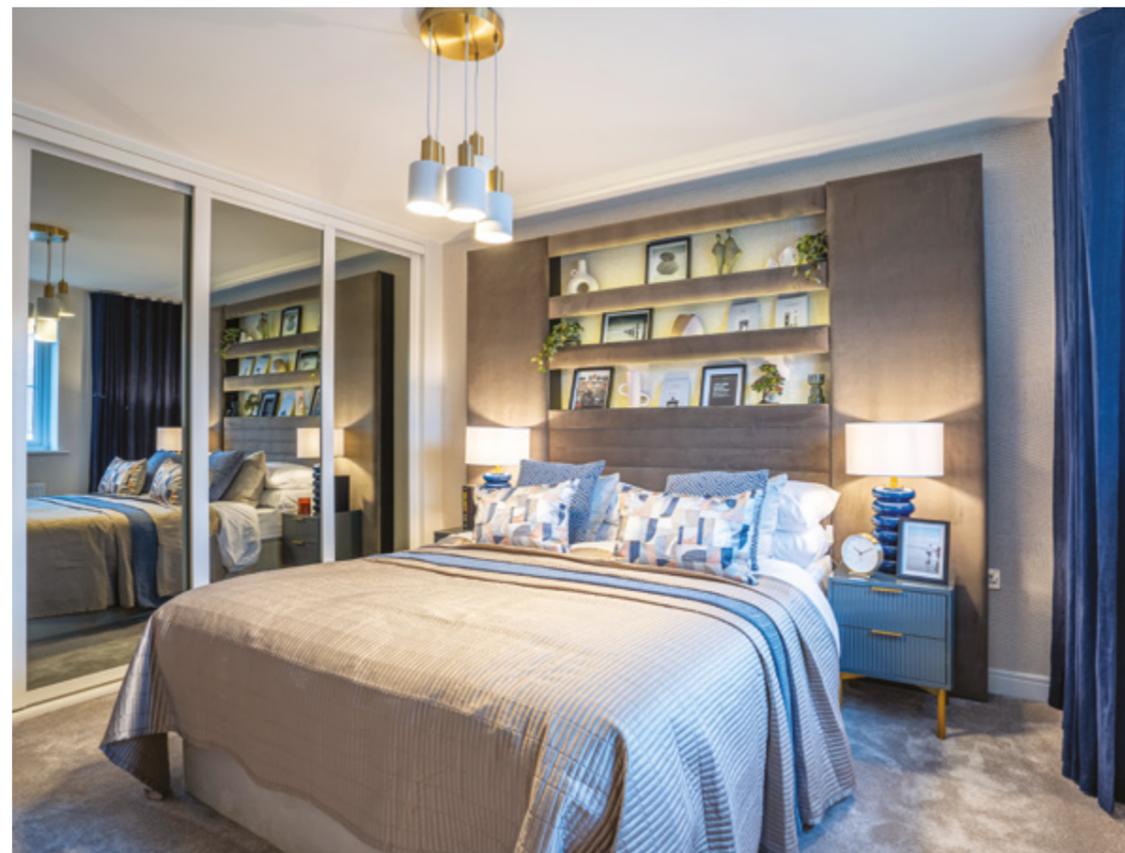
## ALL ABOUT THE QUALITY

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 steel splashbacks, integrated appliances (on selected homes), a ceramic or induction hob and chimney-style extractors.

In all homes the bathrooms and en suites feature white sanitaryware. To help reduce energy bills, all homes feature thermostatic radiator valves to all habitable rooms. Low energy LED down lights to the kitchen, bathroom and en suite also come as standard.

“ We know we are not just building houses, we are creating the most important spaces in people’s lives that our customers will love to live in now and throughout the years ahead. ”



“ Each home at Kings Meadow has been designed to maximise light and space and, according to location, comes equipped with PV (solar) panels. ”

## ALL ABOUT HOMES BUILT ON SOLID VALUES

We are passionate about beautiful design that fits with evolving lifestyles, creating homes that are modern, sustainable and affordable.

Our love of quality and great craftsmanship underpins everything we do, because homes are such an important and integral part of all of our lives

That’s why we ensure every Allison home is something exceptional.



# SITEPLAN



ALLISON  
HOMES

- THE PLUM  
2 bedroom home
- THE APPLE  
3 bedroom home
- THE BLACKTHORN  
3 bedroom home
- THE CRAB APPLE  
3 bedroom home
- THE CRANFORD  
3 bedroom home
- THE DOGWOOD  
3 bedroom home
- THE EUCALYPTUS  
3 bedroom home
- THE HEMLOCK  
3 bedroom home
- THE HOLLY  
3 bedroom home
- THE TELFORD  
3 bedroom home
- THE CYPRUS  
4 bedroom home
- THE ELM  
4 bedroom home
- THE HAVERSHAM  
4 bedroom home
- THE MULBERRY  
4 bedroom home
- THE NORTHAM  
4 bedroom home
- THE OAKHAM  
4 bedroom home
- THE POPLAR  
4 bedroom home
- THE WALNUT SPECIAL  
4 bedroom home
- THE WILLOW  
4 bedroom home
- THE ASH  
5 bedroom home
- THE CEDAR  
5 bedroom home
- THE DULWICH  
5 bedroom home
- THE OAK  
5 bedroom home
- THE WELLINGTONIA  
5 bedroom home

- Shared
- Rented

BCP = Bin Collection Point  
LAP = Local Area of Play  
LEAP = Local Equipped Area of Play



## KINGS MEADOW

FERNWOOD

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.

# OUR HOMES

# KINGS MEADOW

FERNWOOD

**THE PLUM**  
2 bedroom home  
Homes 87 & 88



**THE APPLE**  
3 bedroom home  
Homes 7, 42, 80, 291, 292, 295, 296 & 328



**THE BLACKTHORN**  
3 bedroom home  
Homes 23 & 346



**THE CRAB APPLE**  
3 bedroom home  
Homes 12, 13, 14, 48, 49, 50, 51, 72, 73, 76, 77, 81, 82, 92, 93, 297, 298 & 299



**THE CRANFORD**  
3 bedroom home  
Homes 44, 46, 47, 57, 58, 85, 86 & 255



**THE DOGWOOD**  
3 bedroom home  
Homes 38, 331 & 333



**THE EUCALYPTUS**  
3 bedroom home  
Homes 304 & 305



**THE HEMLOCK**  
3 bedroom home  
Homes 300, 301, 315 & 316



**THE HOLLY**  
3 bedroom home  
Homes 6, 8, 26, 27, 43, 52, 53, 66, 78, 79, 269, 287 & 327



**THE TELFORD**  
3 bedroom home  
Homes 59, 60, 61, 74, 75, 83, 84, 89 & 90



**THE CYPRUS**  
4 bedroom home  
Homes 1, 2, 15, 16, 17, 258, 259, 260, 261, 271, 272, 283, 284, 310, 311, 312, 341, 342, 343, 344, 345, 348 & 349



**THE ELM**  
4 bedroom home  
Homes 3, 9, 22, 24, 25, 30, 307, 318, 329, 332, 334, 335 & 350



**THE HAVERSHAM**  
4 bedroom home  
Homes 35, 36, 70 & 71



**THE MULBERRY**  
4 bedroom home  
Homes 56, 270, 309 & 317



**THE NORTHAM**  
4 bedroom home  
Homes 34, 37, 40, 41, 62 & 69



**THE OAKHAM**  
4 bedroom home  
Homes 64, 65 & 91



**THE POPLAR**  
4 bedroom home  
Homes 256, 257, 262, 263, 285, 286, 293, 294, 339 & 340



**THE WALNUT SPECIAL**  
4 bedroom home  
Homes 5, 19, 20, 28, 29, 32, 54, 302 & 303



**THE WILLOW**  
4 bedroom home  
Homes 18, 21, 67, 68 & 306



**THE ASH**  
5 bedroom home  
Homes 10, 31, 39 & 308



**THE CEDAR**  
5 bedroom home  
Home 63



**THE DULWICH**  
5 bedroom home  
Homes 33, 45 & 55



**THE OAK**  
5 bedroom home  
Homes 4, 313, 314 & 330



**THE WELLINGTONIA**  
5 bedroom home  
Homes 11 & 347



# THE PLUM

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2 bedroom home  
Homes 87 & 88



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FERNWOOD

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# THE PLUM

2 bedroom home  
Homes 87 & 88

## 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"



GROUND FLOOR



FIRST FLOOR



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KINGS MEADOW

FERNWOOD

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# THE APPLE

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3 bedroom home

Homes 7, 42, 80, 291, 292, 295, 296 & 328



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# THE APPLE

## 3 bedroom home

Homes 7, 42, 80, 291, 292, 295, 296 & 328

### 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"



GROUND FLOOR



FIRST FLOOR



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# THE BLACKTHORN

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3 bedroom home  
Homes 23 & 346



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FERNWOOD

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# THE BLACKTHORN

3 bedroom home  
Homes 23 & 346

## 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"

## KINGS MEADOW

FERNWOOD



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FIRST FLOOR



GROUND FLOOR

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# THE CRAB APPLE

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**3 bedroom home**

Homes 12, 13, 14,  
48, 49, 50, 51, 72,  
73, 76, 77, 81, 82, 92,  
93, 297, 298 & 299



ALLISON  
HOMES

KINGS MEADOW  
FERNWOOD



# THE CRAB APPLE

## 3 bedroom home

Homes 12, 13, 14, 48, 49, 50, 51, 72, 73, 76, 77, 81, 82, 92, 93, 297, 298 & 299

### 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"



GROUND FLOOR



FIRST FLOOR



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# THE CRANFORD

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3 bedroom home

Homes 44, 46, 47, 57, 58,  
85, 86 & 255



ALLISON  
HOMES



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FERNWOOD

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# THE CRANFORD

## 3 bedroom home

Homes 44, 46, 47, 57, 58, 85, 86 & 255

### FIRST FLOOR

Bedroom 1	3672mm x 2764mm	12'1" x 9'1"
En suite	1363mm x 2292mm	4'6" x 7'6"
Bedroom 2	2672mm x 3047mm	8'9" x 10'0"
Bedroom 3	2363mm x 3458mm	7'9" x 11'4"
Bathroom	2012mm x 2155mm	6'7" x 7'1"

### GROUND FLOOR

Living Room	4132mm x 4512mm	13'7" x 14'10"
Kitchen/Dining	3687mm x 3070mm	12'1" x 10'1"
Utility	1348mm x 1603mm	4'5" x 5'3"
WC	1348mm x 1663mm	4'5" x 5'5"

## KINGS MEADOW

FERNWOOD



ALLISON  
HOMES



FIRST FLOOR



GROUND FLOOR

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# THE DOGWOOD

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3 bedroom home  
Homes 38, 331 & 333



ALLISON  
HOMES



KINGS MEADOW

FERNWOOD

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# THE DOGWOOD

3 bedroom home  
Homes 38, 331 & 333

## 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"

## KINGS MEADOW

FERNWOOD



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HOMES



FIRST FLOOR



GROUND FLOOR

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# THE EUCALYPTUS

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3 bedroom home  
Homes 304 & 305



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KINGS MEADOW  
FERNWOOD



# THE EUCALYPTUS

3 bedroom home  
Homes 304 & 305

## SECOND FLOOR

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

## 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"

## GROUND FLOOR

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

KINGS MEADOW

FERNWOOD



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



ALLISON  
HOMES

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# THE HEMLOCK

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3 bedroom home

Homes 300, 301, 315 & 316



ALLISON  
HOMES

KINGS MEADOW

FERNWOOD

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# THE HEMLOCK

## 3 bedroom home

Homes 300, 301, 315 & 316

### 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"



GROUND FLOOR



FIRST FLOOR



ALLISON  
HOMES

## KINGS MEADOW

FERNWOOD

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# THE HOLLY

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**3 bedroom home**

Homes 6, 8, 26, 27, 43, 52, 53,  
66, 78, 79, 269, 287 & 327



ALLISON  
HOMES

KINGS MEADOW  
FERNWOOD

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# THE HOLLY

## 3 bedroom home

Homes 6, 8, 26, 27, 43, 52, 53,  
66, 78, 79, 269, 287 & 327

### 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"

## KINGS MEADOW

FERNWOOD



ALLISON  
HOMES



FIRST FLOOR



GROUND FLOOR

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# THE TELFORD

3 bedroom home

Homes 59, 60, 61, 74,  
75, 83, 84, 89 & 90



ALLISON  
HOMES

KINGS MEADOW  
FERNWOOD



# THE TELFORD

## 3 bedroom home

Homes 59, 60, 61, 74,  
75, 83, 84, 89 & 90

### SECOND FLOOR

Bedroom 1	3246mm x 6376mm	10'8" x 20'11"
En suite	1477mm x 2970mm	4'10" x 9'9"

### FIRST FLOOR

Bedroom 2	4222mm x 3093mm	13'10" x 10'2"
Bedroom 3	2152mm x 3524mm	7'1" x 11'7"
Bathroom	3152mm x 2002mm	10'4" x 6'7"

### GROUND FLOOR

Living Room	4222mm x 3113mm	13'10" x 10'3"
Kitchen / Dining	3234mm x 5595mm	10'7" x 18'4"
WC	1452mm x 1803mm	4'9" x 5'11"

## KINGS MEADOW

FERNWOOD



ALLISON  
HOMES



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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# THE CYPRUS

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## 4 bedroom home

Homes 1, 2,  
15, 16, 17, 258,  
259, 260, 261,  
271, 272, 283,  
284, 310, 311,  
312, 341, 342,  
343, 344, 345,  
348 & 349



ALLISON  
HOMES

KINGS MEADOW  
FERNWOOD



# THE CYPRUS

## 4 bedroom home

Homes 1, 2, 15, 16, 17, 258, 259, 260, 261, 271, 272, 283, 284, 310, 311, 312, 341, 342, 343, 344, 345, 348 & 349

### SECOND FLOOR

Bedroom 2	4588mm x 4103mm	15'1" x 13'6"
Bedroom 3	4588mm x 3074mm	15'1" x 10'1"

### FIRST FLOOR

Bedroom 1	4086mm x 3889mm	13'5" x 12'9"
En suite	2275mm x 1695mm	7'6" x 5'7"
Bedroom 4	3155mm x 2639mm	10'4" x 8'8"
Bathroom	3155mm x 1862mm	10'4" x 6'1"

### GROUND FLOOR

Living / Dining	4589mm x 4087mm	15'1" x 13'5"
Kitchen	3314mm x 3049mm	10'11" x 10'0"
Utility	2219mm x 2034mm	7'3" x 6'8"
WC	2034mm x 1008mm	6'8" x 3'4"

## KINGS MEADOW

FERNWOOD



ALLISON  
HOMES



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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# THE ELM

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4 bedroom home

Homes 3, 9, 22, 24, 25, 30, 307,  
318, 329, 332, 334, 335 & 350



ALLISON  
HOMES

KINGS MEADOW  
FERNWOOD

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# THE ELM

## 4 bedroom home

Homes 3, 9, 22, 24, 25, 30, 307,  
318, 329, 332, 334, 335 & 350

### 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"

## KINGS MEADOW

FERNWOOD



FIRST FLOOR



GROUND FLOOR



ALLISON  
HOMES

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# THE HAVERSHAM

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4 bedroom home  
Homes 35, 36, 70 & 71



ALLISON  
HOMES

KINGS MEADOW  
FERNWOOD



# THE HAVERSHAM

## 4 bedroom home

Homes 35, 36, 70 & 71

### SECOND FLOOR

Bedroom 1	3444mm x 4734mm	11'4" x 15'6"
En suite	1502mm x 3042mm	4'11" x 10'0"

### FIRST FLOOR

Bedroom 2	2748mm x 3262mm	9'0" x 10'8"
Bedroom 3	2748mm x 2752mm	9'0" x 9'0"
Bedroom 4	2199mm x 3372mm	7'3" x 11'1"
Bathroom	2748mm x 2154mm	9'0" x 7'1"

### GROUND FLOOR

Living Room	4047mm x 3452mm	13'3" x 11'4"
Kitchen / Dining	5035mm x 3263mm	16'6" x 10'8"
WC	1803mm x 1455mm	5'11" x 4'9"

## KINGS MEADOW

FERNWOOD



ALLISON  
HOMES



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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# THE MULBERRY

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4 bedroom home

Homes 56, 270, 309 & 317



ALLISON  
HOMES



KINGS MEADOW

FERNWOOD

---

# THE MULBERRY

## 4 bedroom home

Homes 56, 270, 309 & 317

### FIRST FLOOR

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"

### GROUND 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



FIRST FLOOR



ALLISON  
HOMES

## KINGS MEADOW

FERNWOOD

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# THE NORTHAM

4 bedroom home

Homes 34, 37, 40, 41, 62 & 69



ALLISON  
HOMES



KINGS MEADOW  
FERNWOOD

# THE NORTHAM

## 4 bedroom home

Homes 34, 37, 40, 41, 62 & 69

### FIRST FLOOR

Bedroom 1	3422mm x 2887mm	11'3" x 9'6"
Dressing Area	1755mm x 1752mm	5'9" x 5'9"
En suite	2143mm x 1455mm	7'0" x 4'9"
Bedroom 2	3722mm x 3496mm	12'3" x 11'6"
Bedroom 3	2849mm x 3153mm	9'4" x 10'4"
Bedroom 4	2652mm x 3393mm	8'8" x 11'2"
Bathroom	2555mm x 2002mm	8'5" x 6'7"

### GROUND FLOOR

Living Room	3360mm x 4650mm	11'0" x 15'3"
Kitchen/Dining	4723mm x 3660mm	15'6" x 12'0"
Family Area	3510mm x 2870mm	11'6" x 9'5"
Study	2643mm x 2120mm	8'8" x 6'11"
Utility	1650mm x 1653mm	5'5" x 5'5"
WC	1736mm x 975mm	5'7" x 3'2"

## KINGS MEADOW

FERNWOOD



ALLISON  
HOMES



FIRST FLOOR



GROUND FLOOR

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# THE OAKHAM

4 bedroom home  
Homes 64, 65 & 91



ALLISON  
HOMES

KINGS MEADOW  
FERNWOOD



# THE OAKHAM

4 bedroom home  
Homes 64, 65 & 91

## FIRST FLOOR

Bedroom 1	3620mm x 4567mm	11'11" x 15'0"
En suite 1	2503mm x 1208mm	8'3" x 4'0"
Bedroom 2	3620mm x 3738mm	11'11" x 12'3"
En suite 2	2502mm x 1205mm	8'3" x 3'11"
Bedroom 3	2403mm x 3948mm	7'11" x 12'11"
Bedroom 4	3512mm x 2524mm	11'6" x 8'3"
Bathroom	2155mm x 2002mm	7'1" x 6'7"

## GROUND FLOOR

Living Room	3620mm x 4360mm	11'11" x 14'4"
Kitchen	3770mm x 2960mm	12'4" x 9'9"
Dining Area	3450mm x 2960mm	11'4" x 9'9"
Study	1903mm x 2525mm	6'3" x 8'3"
Utility	2079mm x 1903mm	6'10" x 6'3"
WC	1453mm x 1903mm	4'9" x 6'3"

## KINGS MEADOW

FERNWOOD



FIRST FLOOR



GROUND FLOOR



ALLISON  
HOMES

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# THE POPLAR

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4 bedroom home

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



ALLISON  
HOMES



KINGS MEADOW  
FERNWOOD

---

# THE POPLAR

## 4 bedroom home

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

### 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"

### 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"

### 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"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## KINGS MEADOW

FERNWOOD

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# THE WALNUT SPECIAL

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4 bedroom home

Homes 5, 19, 20, 28, 29,  
32, 54, 302 & 303



ALLISON  
HOMES

KINGS MEADOW  
FERNWOOD

# THE WALNUT SPECIAL

## 4 bedroom home

Homes 5, 19, 20, 28, 29, 32, 54, 302 & 303

### 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"



GROUND FLOOR



FIRST FLOOR



ALLISON  
HOMES

KINGS MEADOW

FERNWOOD

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# THE WILLOW

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4 bedroom home

Homes 18, 21, 67, 68 & 306



ALLISON  
HOMES

KINGS MEADOW

FERNWOOD

---

# THE WILLOW

## 4 bedroom home

Homes 18, 21, 67, 68 & 306

### FIRST FLOOR

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"

### GROUND 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"

## KINGS MEADOW

FERNWOOD



FIRST FLOOR



GROUND FLOOR



ALLISON  
HOMES

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# THE ASH

5 bedroom home  
Homes 10, 31, 39 & 308



ALLISON  
HOMES

KINGS MEADOW  
FERNWOOD



# THE ASH

## 5 bedroom home

Homes 10, 31, 39 & 308

### 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 Area	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"



FIRST FLOOR



GROUND FLOOR



ALLISON  
HOMES

## KINGS MEADOW

FERNWOOD

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# THE CEDAR

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5 bedroom home  
Home 63



KINGS MEADOW  
FERNWOOD

# THE CEDAR

## 5 bedroom home Home 63

### 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"

## KINGS MEADOW

FERNWOOD



### GROUND FLOOR



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# THE DULWICH

---

5 bedroom home  
Homes 33, 45 & 55



ALLISON  
HOMES

KINGS MEADOW  
FERNWOOD



# THE DULWICH

5 bedroom home  
Homes 33, 45 & 55

## FIRST FLOOR

Bedroom 1	5082mm x 3234mm	16'8" x 10'7"
Dressing Area	2181mm x 1515mm	7'2" x 5'0"
En suite 1	2815mm x 1503mm	9'3" x 4'11"
Bedroom 2	3264mm x 3937mm	10'9" x 12'11"
En suite 2	2303mm x 1205mm	7'7" x 3'11"
Bedroom 3	2993mm x 3324mm	9'10" x 10'11"
Bedroom 4	2993mm x 2795mm	9'10" x 9'2"
Bedroom 5	2767mm x 2202mm	9'1" x 7'3"
Bathroom	1903mm x 2182mm	6'3" x 7'2"

## GROUND FLOOR

Living Room	3525mm x 6207mm	11'7" x 20'4"
Kitchen / Dining /Family	5083mm x 6947mm	16'8" x 22'10"
Study	3153mm x 2135mm	10'4" x 7'0"
Utility	1612mm x 1863mm	5'3" x 6'1"
WC	1453mm x 1863mm	4'9" x 6'1"



GROUND FLOOR



FIRST FLOOR



ALLISON  
HOMES

## KINGS MEADOW

FERNWOOD

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# THE OAK

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5 bedroom home  
Homes 4, 313, 314 & 330



ALLISON  
HOMES

KINGS MEADOW  
FERNWOOD

---

# THE OAK

## 5 bedroom home

Homes 4, 313, 314 & 330

### 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"



GROUND FLOOR



FIRST FLOOR



ALLISON  
HOMES

## KINGS MEADOW

FERNWOOD

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# THE WELLINGTONIA

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5 bedroom home  
Homes 11 & 347

  
ALLISON  
HOMES



KINGS MEADOW  
FERNWOOD

---

# THE WELLINGTONIA

5 bedroom home  
Homes 11 & 347

## FIRST FLOOR

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"

## GROUND FLOOR

Living Room	6115mm x 3666mm	20'0" x 12'0"
Kitchen / Family / Dining	8374mm x 6155mm	27'5" x 20'2"
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"

## KINGS MEADOW

FERNWOOD



ALLISON  
HOMES



FIRST FLOOR



GROUND FLOOR

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# ALL ABOUT THE SPECIFICATION

2 BEDROOM HOMES  
3 BEDROOM HOMES  
4 BEDROOM HOMES  
5 BEDROOM HOMES

## INTERNAL FIXTURES AND FITTINGS

### GENERAL

Traditional construction	•	•	•	•
NHBC 10 year warranty	•	•	•	•
Single colour (white) matt emulsion wall and ceiling colour throughout	•	•	•	•
Smooth ceilings throughout	•	•	•	•
Internal joinery painted white	•	•	•	•
Staircase handrails and newel caps in oak			•	•
Staircase handrails and newel caps in white	•	•		
Ironmongery	•	•	•	•
Wardrobes to Bedroom 1 (where applicable)	•	•	•	•
Smooth white 5 vertical panel internal doors	•	•	•	•

### KITCHEN

Choice of Kitchen unit door fronts from selected range*	•	•	•	•
Choice of laminate worktops with matching upstands from selected range*	•	•	•	•
Soft close hinges to all cupboard doors	•	•	•	•
Choice of steel splashback from selected range*	•	•	•	•
Single bowl sink with mixer tap	•	•		
1.5 bowl sink with mixer tap (detached properties only)	•	•	•	•
Integrated stainless steel finish single oven	•	•		
Integrated stainless steel finish eye level double oven (detached properties only)	•	•	•	•
Integrated ceramic hob	•	•		
Integrated induction hob (detached properties only)	•	•	•	•
Stainless steel chimney hood	•	•		
Curved glass chimney hood (detached properties only)	•	•	•	•
Integrated dishwasher (detached properties only)	•	•	•	•
Plumbing and removable unit for future installation of dishwasher	•	•		
Space and plumbing for washing machine	•	•	•	•
Tumbledryer space (where applicable)	•	•	•	•

### CLOAKROOM

White sanitaryware	•	•	•	•
Tiled splashback to basin - choice from standard range	•	•	•	•

### BATHROOM

White sanitaryware	•	•	•	•
Contemporary mixer taps	•	•	•	•
Bath filler mixer	•	•	•	•
Bath filler and shower mixer (no En Suite)	•	•	•	•
White heated towel rail (where applicable)	•	•	•	•
Half height tiling behind bath - choice from standard range	•	•	•	•
Full height tiling and screen to shower area (no En Suite)				

### EN SUITE

White sanitaryware	•	•	•	•
Contemporary mixer taps	•	•	•	•
White heated towel rail (where applicable)	•	•	•	•
Shower enclosure and screen to En Suite (where applicable)	•	•	•	•
Full height tiling to shower area	•	•	•	•

### HEATING AND HOT WATER

Pre-finished Radiators	•	•	•	•
Thermostatic radiator valves to most radiators	•	•	•	•
Smart meters as standard	•	•	•	•
500mm mineral wool insulation to roof space	•	•	•	•

2 BEDROOM HOMES  
3 BEDROOM HOMES  
4 BEDROOM HOMES  
5 BEDROOM HOMES

## INTERNAL FIXTURES AND FITTINGS

### ELECTRICAL

White LED downlighters to Kitchen	•	•	•	•
White LED downlighters to Bathroom and En Suite (where applicable)	•	•	•	•
Low energy lighting	•	•	•	•
All sockets to be white fittings	•	•	•	•
Telephone points to Living Room, Hallway/Cupboard and Bedroom 1	•	•	•	•
Mains wired smoke detectors fitted to Building Regulation standards	•	•	•	•
Mains wired carbon monoxide detector fitted to Building Regulation standards	•	•	•	•
Fibre internet for high speed connectivity	•	•	•	•

### FLOOR FINISHES

Range of carpets and flooring available as upgrade option*	•	•	•	•
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2 BEDROOM HOMES  
3 BEDROOM HOMES  
4 BEDROOM HOMES  
5 BEDROOM HOMES

## EXTERNAL FIXTURES AND FITTINGS

### GENERAL

House type bricks and roof tiles as per external plot schedule/charter plan	•	•	•	•
Double glazed uPVC windows throughout, white handles	•	•	•	•
Footpaths and driveways as per charter plan	•	•	•	•

### EXTERNAL DOORS

GRP external front and rear doors with chrome lever furniture	•	•	•	•
<i>French uPVC doors</i>				
Chrome effect numerals	•	•	•	•

### GARDENS

Front garden turfing and planting to approved landscape scheme	•	•	•	•
Paths, patios and fencing to approved layout	•	•	•	•
External tap	•	•	•	•
Turfing to rear garden upgrade option available	•	•	•	•

### EXTERNAL LIGHTING AND ELECTRICS

Front exterior PIR light fitting provided	•	•	•	•
Power and lighting to garage where within curtilage (where applicable)	•	•	•	•
Solar Panels installed on roof as per orientation plan	•	•	•	•

### 2 BEDROOM HOMES

The Plum

### 3 BEDROOM HOMES

The Apple, The Blackthorn, The Crab Apple, The Cranford, The Dogwood, The Eucalyptus, The Hemlock, The Holly and The Telford

### 4 BEDROOM HOMES

The Cyprus, The Elm, The Haversham, The Mulberry, The Northam, The Oakham, The Poplar, The Walnut Special and The Willow

### 5 BEDROOM HOMES

The Ash, The Cedar, The Dulwich, The Oak and The Wellingtonia

\*Subject to build stage. These particulars shall not form any contract and Allison Homes reserve the right to alter specification and/or design without notice. Purchasers are advised to check with our Sales Executives on the plot of their choice. Plots 1-32 and 255-350 are as per our original specification. Plots 33-93 have an updated specification. Please speak to a sales executive for more details.

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