



BABERTON GRANGE
NUNEATON



A COLLECTION OF
3 & 4 BEDROOM HOMES
babertongrange.co.uk

COUNTRYSIDE
Places People Love



BEAUTIFULLY DESIGNED HOMES

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

The New Ashbourne



COUNTRYSIDE
Places People Love

BABERTON GRANGE

Now is the perfect time to put down roots at our stunning new development.

Baberton Grange is a unique development of 3 and 4 bedroom homes close to Nuneaton and all the local amenities. Choose detached or semi-detached and enjoy a beautiful new home built with all the very latest features.

With the motorway network and the cities of Birmingham, Leicester and Coventry nearby, yet bordering unspoilt countryside, you really couldn't find a better location to put down roots.

Now is a great time to buy with Countryside. We really have thought of everything and our outstanding specification comes as standard in all our homes. Whether you're taking your first steps onto the property ladder or looking to make your next move, come and see what Baberton Grange has to offer.

babertongrange.co.uk

I'M INCLUDED...

As you step inside, you'll begin to realise the quality design and beautiful finish of these wonderful homes. Once through the door, you'll find everything has been carefully considered to work for you and your lifestyle. For full information on the fittings, fixtures and finishes please refer to the 'What's Included in Your New Home?' insert.

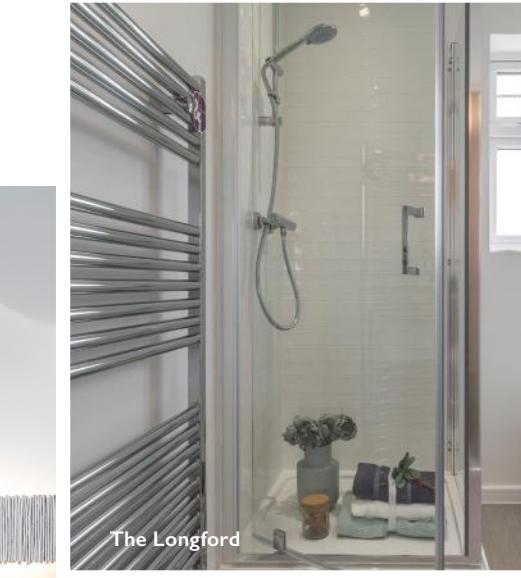


PORCELANOSA TILING, VANITY UNIT AND POLISHED EDGE MIRROR

SKYLIGHT WINDOWS AND FRENCH DOORS



PLUG SOCKETS FEATURING USB POINTS



CHROME TOWEL WARMER



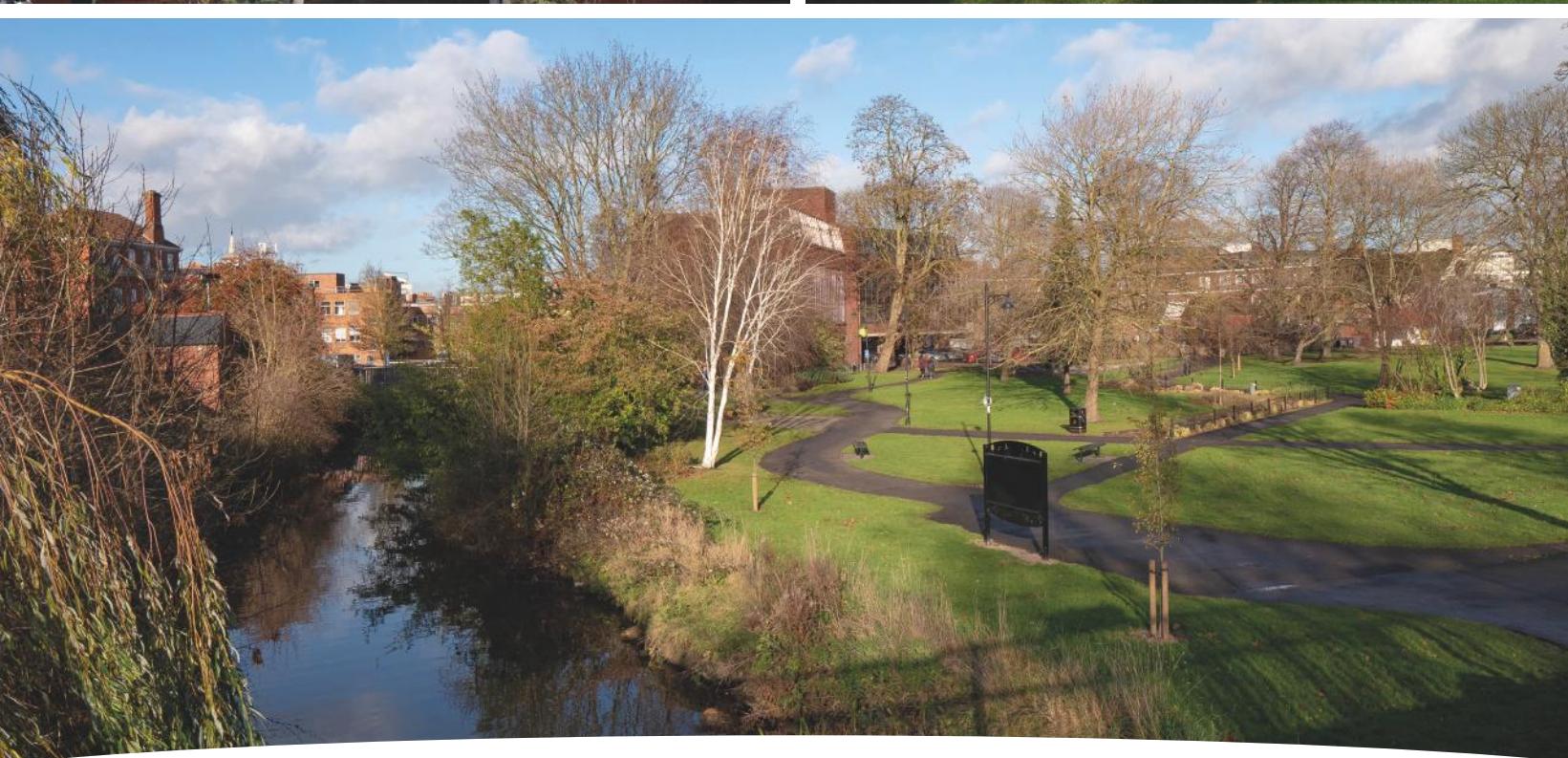
FULLY FITTED KITCHEN WITH INTEGRATED APPLIANCES

CHROME LED DOWNLIGHTS



GLASS SHELVING WITH LIGHTING BEHIND BATH

Selected features are included where house type size allows.



BABERTON GRANGE

Everything you could need in one place.

Next to Baberton Grange are unspoiled views of green fields, giving a lovely countryside feel to the homes here. Made famous by writer George Eliot, Nuneaton town centre is within easy reach and benefits from great local shopping facilities, both independent and high street shops as well as a bustling twice-weekly market.

There's plenty to do locally. At the renowned Riversley Park you'll find sprawling parkland boasting miles of cycle paths and walkways, sand and water play for the kids and a superb adventure playground. Also set in the grounds is Nuneaton Museum and Art Gallery showcasing touring exhibitions. Keep fit or just have a dip in the pool at Pingle's Leisure Centre – one of three main leisure centres in the town.

If that's not enough fun for all the family, then spend the day at the modern Bermuda Park leisure complex complete with multiscreen cinema, bowling alley, a gym and a choice of restaurants.



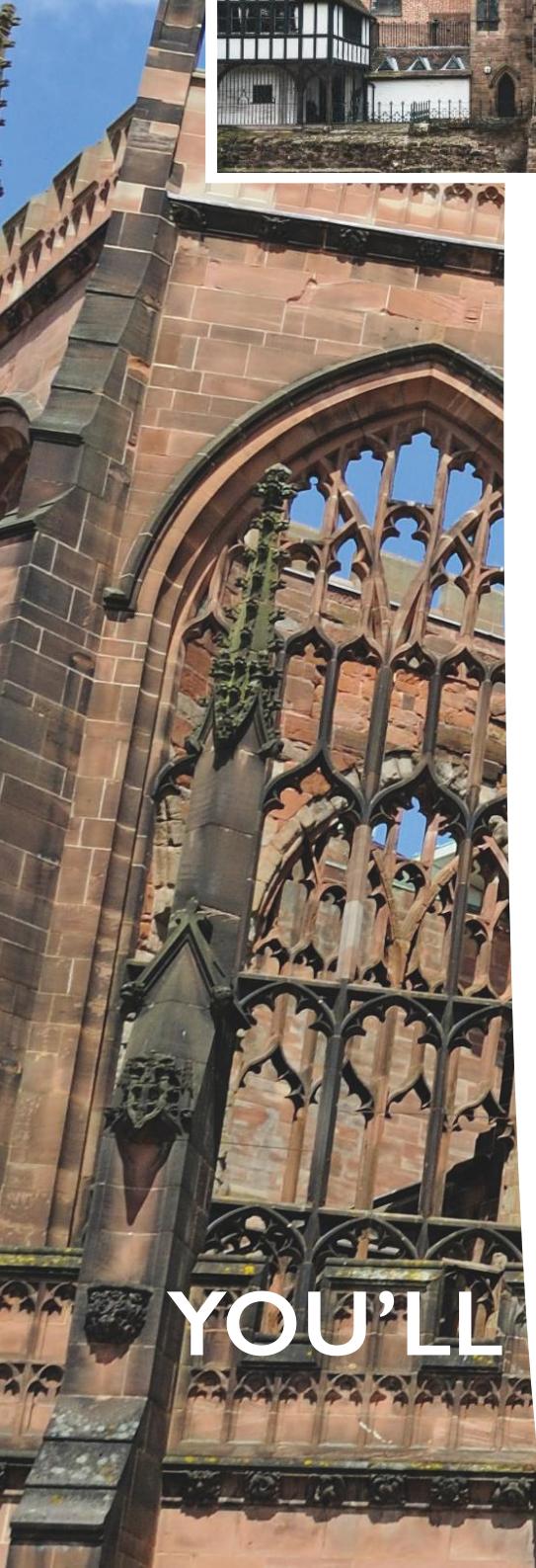
THE PERFECT LOCATION FOR **MODERN** **FAMILY LIVING**



There's a great choice of local primary and secondary schools rated 'outstanding' and 'good' in the surrounding area.

Nuneaton is well connected with extensive transport links by road and rail. Situated near the M6, M42 and M69 motorways plus the A5, getting around this town couldn't be easier. Served by the West Coast Main Line, Nuneaton railway station is a key gateway to both the North and South with regular services to Coventry and Birmingham as well as London Euston. For those travelling further afield, Birmingham Airport is just 13 miles away.





CLOSE TO THE CITY

Coventry

Named the UK City of Culture 2021 and at the heart of England is the city of Coventry, rich in history and heritage. From top-class sport to beautiful country walks and world-famous theatres, you'll find lots to do in Coventry and throughout the surrounding areas.

Learn the legend of Lady Godiva or tour the inspiring ruins of medieval Coventry Cathedral, there's something for everyone here. Tee off at one of Coventry's many golf courses, watch professional football club Coventry City F.C. or view the collection at the Herbert Art Gallery & Museum.

For eating out or drinks with friends, Coventry is well served with a wide variety of options. Only a 30-minute drive, or 20 minutes by train are the bright lights of Birmingham with plenty of vibrant and trendy bars, bistros and restaurants.

YOU'LL NEVER BE SHORT OF THINGS TO SEE AND DO





The Dunham

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ABOUT US

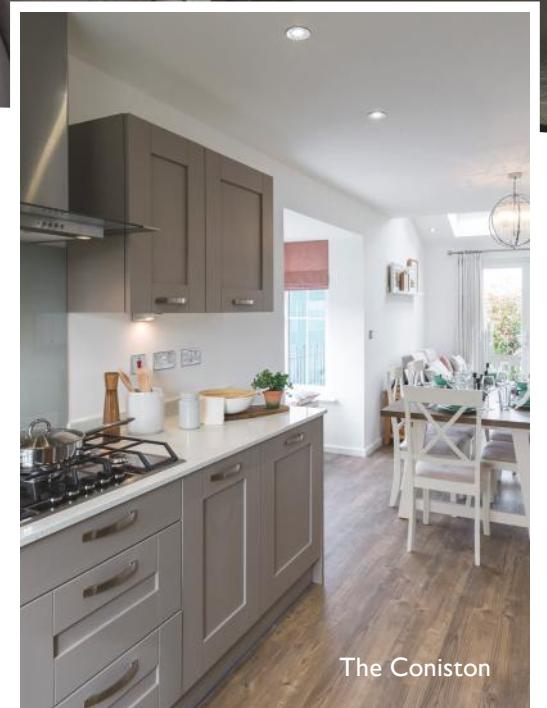
Countryside is a leading UK home builder and urban regeneration partner.

We believe that where we live matters. We're passionate about creating places people aspire to live, where they feel a true sense of belonging.



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

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



The Coniston

WE CREATE PLACES PEOPLE LOVE

CUSTOMER CARE

Our entire team works to our own Customer Charter, ensuring we'll never let you down. From our in-house designers and experienced construction team through to our trained sales consultants, we want to ensure transparency to all our customers in order to make sure you are fully informed with respect to your purchase. We offer guidance on the complete process involved in buying a Countryside home including putting you in touch with solicitors and independent financial advisors.

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

Each property is also quality checked and commissioned by our dedicated Customer Care team before it is handed over to you. The sales consultant invites the customer to do a home demonstration with the sales consultant and site manager prior to legal completion to demonstrate how the appliances and heating works in the customer's home. The sales consultant does a formal handover of the property post legal completion. The sales consultant visits the customer within three days of moving in to ensure they are settling into their new home. Our site management team visit the customer 10-days after they move in to ensure they are happy with their new home.

CONSUMER CODE FOR HOME BUILDERS

www.consumercode.co.uk

As registered Home Builders with NHBC Warranty we also follow the Consumer Code, which ensures you as a new homeowner are treated fairly and are fully informed about your purchase before and after signing your contract.

From the moment you reserve your plot, to the day you receive your keys and beyond, a dedicated sales progressor will ensure you receive the very best service from Countryside. All of our homes are covered by our own comprehensive 2-year Customer Service Warranty as standard, giving you 24-hour emergency cover for your heating, plumbing and electrical items as well as a 10-year NHBC Buildmark Warranty as standard.

All you need to do is put the kettle on!

AT COUNTRYSIDE
WE KNOW HOW
IMPORTANT IT IS
WHEN YOU BUY
YOUR NEW HOME
THAT **EVERYTHING**
GOES SMOOTHLY



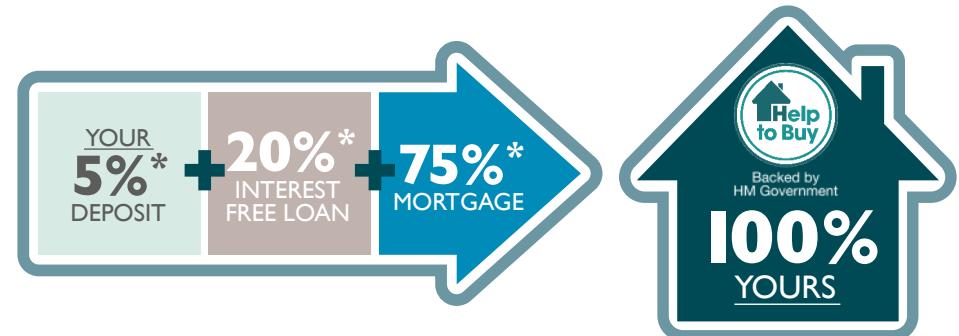
HELP TO BUY

Buying a beautiful new property can be one of the most exciting things you can do. So you'll be thrilled to know that you don't need a huge deposit to make your dream come true.

HOW IT WORKS

With Help to Buy you only need a deposit of 5%* of the property's purchase price, because the Government will lend you a further 20%*. That means you'll have a 75%* mortgage and 100% ownership of your beautiful new home.

Help to Buy can work for you if you want to get onto the property ladder, get a bigger place, or just make your monthly repayments more affordable.



*5% deposit is applicable with the Government's Help to Buy scheme and is available to first-time buyers, as well as previous homeowners. 20% Government-backed Equity Loan and 75% Mortgage subject to status.



The Dunham

WHY BUY NEW?

OLD HOME

NEW HOME

Redecorating to your personal taste can require removal of wallpaper and replastering



Ready to move into. Freshly painted walls & woodwork – ready for you to make it your own

Organising a **survey** can often highlight structural issues, not to mention be a lengthy & stressful process



Rest easy knowing your home is of the **highest build quality** & our NHBC guarantee means there'll be no hidden costs

Being held up in a homeowner **chain** can cause delays



No waiting – you can move into your new Countryside home as soon as it is complete!

Older homes often include **outdated fittings and appliances**



Our **unrivalled specification** includes a fully fitted kitchen, skylight windows and French doors plus many more Countryside features & finishes

The average cost to modernise a bathroom, kitchen, flooring & appliances is **£30,000** – it all adds up!



Built with efficient, modern heating systems & a brand new boiler that will save you **money & energy!**

Building a better future and caring for the environment.

Countryside creates quality, eco-friendly and sustainable homes in the best locations. Our outstanding range of new homes are designed for modern living with lower environmental impact and running costs, and low maintenance. These provide compelling reasons to choose a new home from Countryside. In recognition of this, we have received more than 100 awards for sustainability since 2000.

Today the world's attention is firmly placed on combating climate change. Around 25% of the UK's carbon emissions are generated in homes and in Britain, on average, £1 in every £3 spent on energy in older homes is wasted immediately. However, a new home from Countryside is on average 6.5 times more energy efficient than one built just 30 years ago.

Our developments contribute to a higher quality of life by protecting the environment, promoting social cohesion and strengthening the local economy.

We achieve this through building attractive residential areas with their own architectural character and identity, green open spaces and convenient transport links to essential local amenities such as schools and shops. In addition, our new homes are well designed, comfortable, safe, adaptable and wherever possible they are constructed from materials that have a reduced impact on the environment.



CUSTOMER APPROVED

AIMEE & RYAN

Aimee and Ryan have secured their first home at age 23 thanks to Help to Buy and were the first residents to move into Countryside's new Silkin Green development, in Telford.

Aimee, who works as a Sales Coordinator commented: "We weren't looking for very long – we started house hunting one Saturday and reserved our home the very next day!"

"We really love the skylights and the open-plan kitchen in the New Stamford, but what really caught our attention was the master suite – it fills the entire top floor and feels really spacious."

The pair were thrilled to find their ideal home without leaving Telford. Ryan added: "There's a really nice park next door, which is great as we have recently welcomed a dog into our family!"

Aimee continued: "If it hadn't been for the Help to Buy scheme, I'm certain that we wouldn't have been able to afford our new home."

“WE STARTED HOUSE HUNTING ONE SATURDAY AND RESERVED OUR HOME THE VERY NEXT DAY! ”



LAUREN & TOM

From city living to the suburban dream, second steppers Lauren and Tom sold their Birmingham flat in less than two weeks, thanks to Countryside's Assisted Move scheme.

Lauren comments: "We were confident that a newbuild home was what we wanted, so we looked around a few different developments in the area. But, none of them really stood out to us like Countryside did. The specification that comes with Countryside's homes is really impressive, you really do get a lot for your money."

"We knew the Longford was the home for us as soon as we saw it. The design and layout of the house is really modern and we get compliments on the open-plan kitchen all the time. It's the skylights and French doors, we absolutely love them!"

Using Assisted Move meant that the couple could climb the property ladder much sooner than expected, as the scheme provides buyers with practical support in selling their existing home by working with an independent estate agent. Plus, the homebuilder will pay the estate agent's fees once the property is sold, saving buyers money and enabling a hassle-free move.

"Assisted Move worked out really well for us. We were quite surprised just how quickly – our flat sold in less than two weeks! Countryside were very supportive throughout the whole process and the sales consultant, Victoria, was always on hand to answer any questions. It's been a great experience and we're really excited to get started on turning the house into our home."

“THE SPECIFICATION THAT COMES WITH THE HOUSE IS EXCELLENT”

PERHAPS THAT'S WHY 87.5%* OF OUR CUSTOMERS ARE HAPPY TO RECOMMEND US TO OTHERS



HOW TO FIND US

From the M42

At junction 10, take the exit for Watling Street/A5. Continue along the A5 over both roundabouts and after 5 miles, turn right onto Harpers Lane/B4111. At the end of the road, turn right onto Atherstone Road continuing along School Hill until the end. Turn right onto Coleshill Road/B4114 for only 300 ft before turning left onto Plough Hill Road. After a short distance you will arrive at Baberton Grange Show Village on your right.

From the M6

At junction 3, take the A444, exiting after 1 mile for Bedford. Turn left onto Newtown Road and an immediate right onto Heath Road. Follow the road round until it becomes Woodlands Lane then Bedworth Lane. Turn right onto Astley Lane and continue for 1½ miles. At the junction, continue straight over onto Church Lane/Nuthurst Lane. Turn left onto Ansley Road/B4112 to the roundabout, then take the 3rd exit onto Tunnel Road.



After a mile this becomes Hickman Road and then Plough Hill Road where you will arrive at Baberton Grange Show Village on your left.

For your Sat Nav: CV10 9NZ

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



@Countryside_Mid

Please speak to our Sales Consultants for details of specific plots. Please note choices and upgrades are only available subject to the construction stage of the property. Please ask our Sales Consultants for further details. Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Countryside Properties (UK) Ltd. reserve the right to amend the specification as necessary and without notice. This does not constitute or form any part of a contract or sale. Images are indicative only. Countryside Properties (UK) Ltd. 30th September 2019. 7761.010.

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COUNTRYSIDE
Places People Love

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T: 01277 260000
F: 01277 690690

Plough Hill Road, Nuneaton
For your Sat Nav: CV10 9NZ

Tel: 02476 999 502




COUNTRYSIDE
Places People Love



THE ASHOP

THREE BEDROOM HOME

The Ashop is built with the family firmly in mind, every aspect perfectly planned to cater for your needs.

The modern open-plan kitchen/dining room opens onto a family area with the garden easily accessible through stylish French doors. Skylight windows above the family area provide cascades of natural light. On the first floor you will find three good-sized bedrooms and a modern family bathroom. An extra touch of luxury is added to The Ashop's master bedroom by its own beautifully appointed en-suite bathroom.



COUNTRYSIDE
Places People Love

THE ASHOP

THREE BEDROOM HOME

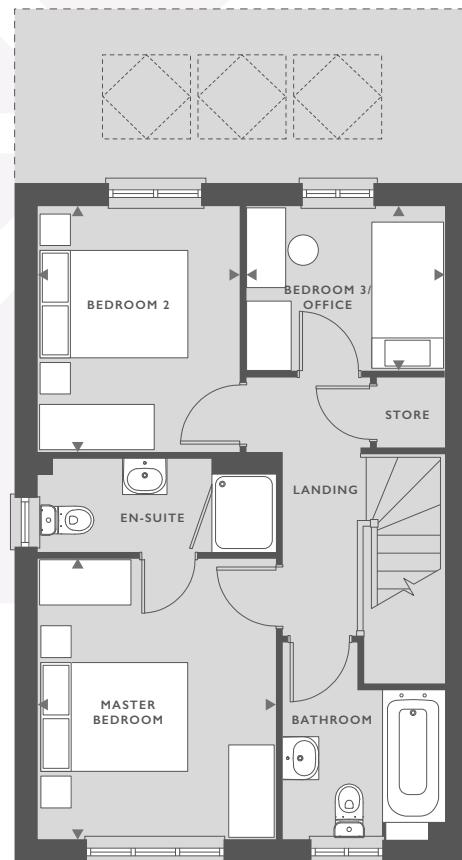
1075 SQFT

99.87 M²



GROUND FLOOR

KITCHEN/DINING/	5.99M X 5.25M	19'8" X 17'2"
FAMILY ROOM		
LIVING ROOM	4.32M X 3.06M	14'2" X 10'



FIRST FLOOR

MASTER BEDROOM	3.06M X 3.60M	10' X 11'10"
BEDROOM 2	2.61M X 3.16M	8'7" X 10'4"
BEDROOM 3	2.54M X 2.11M	8'4" X 6'11"



COUNTRYSIDE
Places People Love

Skylight windows

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

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THE ELLESMORE

THREE BEDROOM HOME

Modern, light and spacious, The Ellesmere answers all the needs of twenty-first century family living.

At the heart of the home sits a cool and contemporary kitchen/dining room with French doors that lead out to the garden. With natural lighting by way of well-positioned skylight windows, the large separate living room provides a sanctuary for relaxation and family time together. Upstairs the feeling of space continues with three well-proportioned bedrooms. All this is complemented by a family bathroom with separate shower cubicle and Porcelanosa tiles displayed to best possible effect.



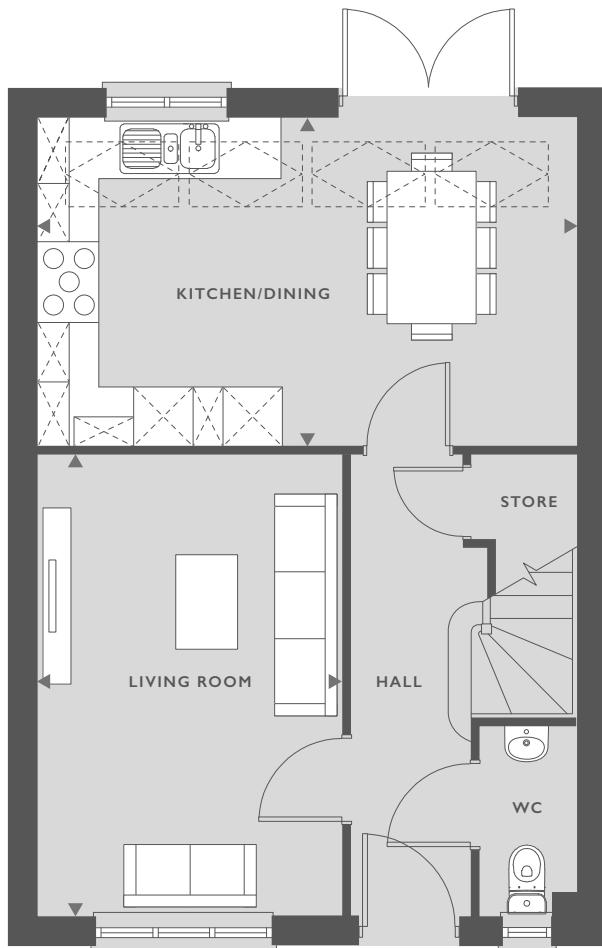
COUNTRYSIDE
Places People Love

THE ELLESMORE

THREE BEDROOM HOME

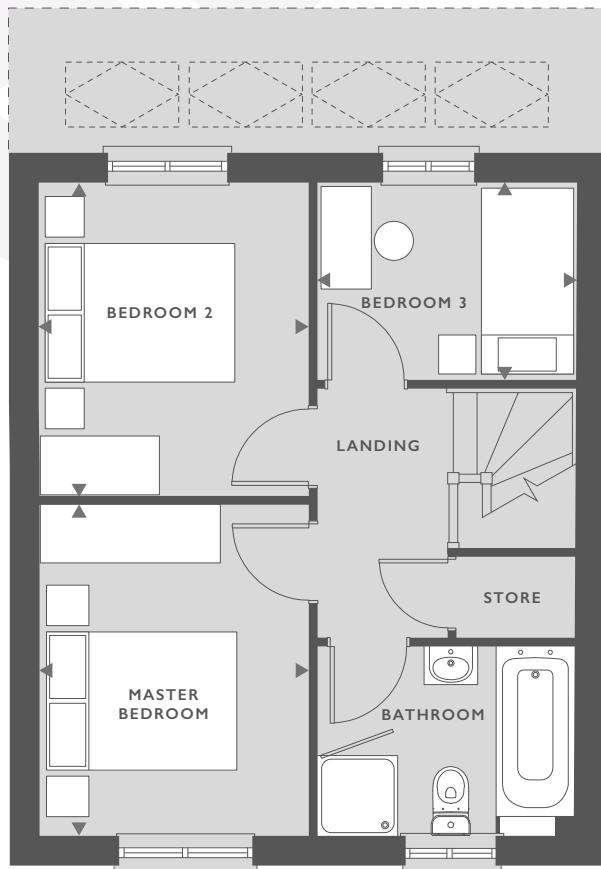
855 SQFT

79.4 M²



GROUND FLOOR

KITCHEN/DINING ROOM	5.34M X 3.29M	17'6" X 10'10"
LIVING ROOM	4.61M X 3.06M	15'2" X 10'



FIRST FLOOR

MASTER BEDROOM	3.33M X 2.71M	10'11" X 8'11"
BEDROOM 2	3.13M X 2.71M	10'4" X 8'11"
BEDROOM 3	2.56M X 1.97M	8'5" X 6'6"

Skylight windows



COUNTRYSIDE
Places People Love

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THE LONGFORD

THREE BEDROOM HOME

The Longford has been designed to maximise space for modern living.

The contemporary open-plan kitchen/dining room benefits from skylight windows and French doors leading to the garden, creating a light and airy feel throughout. The separate living room offers extra space for relaxation. Upstairs you will find three good-sized bedrooms and a family bathroom with separate shower cubicle and Porcelanosa tiles.



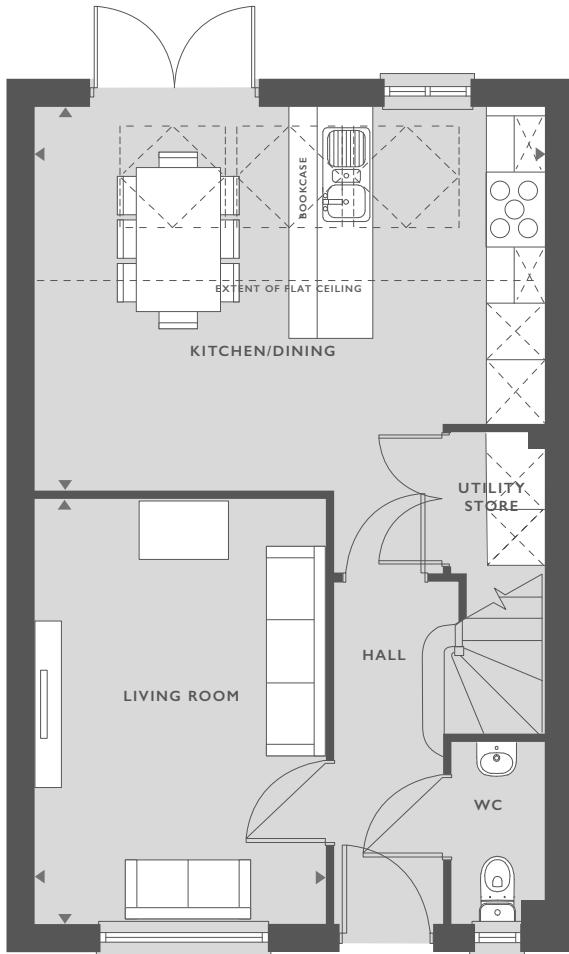
COUNTRYSIDE
Places People Love

THE LONGFORD

THREE BEDROOM HOME

893 SQFT

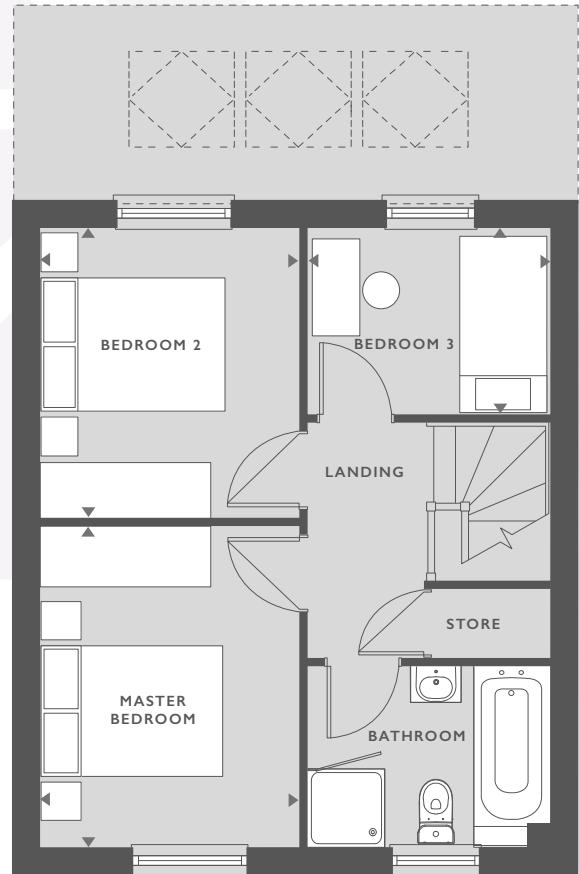
82.9 M²



GROUND FLOOR

LIVING ROOM	4.49M X 3.08M	14'9" X 10'1"
KITCHEN/DINING ROOM	4.07M X 5.34M	13'4" X 17'6"

 Skylight windows



FIRST FLOOR

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



COUNTRYSIDE
Places People Love

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THE DUNHAM

FOUR BEDROOM HOME

The Dunham offers the perfect balance of space and practicality for your modern family lifestyle.

Light floods The Dunham's contemporary open-plan kitchen/dining room from both the skylight windows and French doors, creating brightness throughout. A separate living room with feature bay window offers the space you need to unwind and relax. The practical necessities have also been considered with a downstairs WC, utility room and a single garage. On the first floor are three good-sized bedrooms and a family bathroom with separate shower cubicle, while on the second floor you'll find the master bedroom complete with its own feature skylight windows and en-suite.



COUNTRYSIDE

Places People Love

THE DUNHAM

FOUR BEDROOM HOME

1199 SQFT

111.4 M²



GROUND FLOOR

KITCHEN/DINING	5.34M X 4.02M	17'6" X 13'2"
LIVING ROOM	3.08M X 4.52M	10'1" X 14'10"

FIRST FLOOR

BEDROOM 2	2.73M X 3.18M	9' X 10'5"
BEDROOM 3	2.73M X 3.28M	9' X 10'9"
BEDROOM 4/ OFFICE	2.53M X 1.93M	8'4" X 6'4"

SECOND FLOOR

MASTER BEDROOM	4.04M X 3.54M	13'3" X 11'8"
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 Skylight windows

C/C = Cylinder cupboard



COUNTRYSIDE
Places People Love

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THE CONISTON

FOUR BEDROOM HOME

Step inside The Coniston and you're greeted with a spacious reception area that leads you through to an open-plan kitchen and dining/family room.

An influx of light fills the room from the French doors and skylight windows as well as a luxury bay window. Back into the hall, a generously sized separate living room leads off, again complete with another set of French doors and striking skylights. Downstairs boasts a handy WC and an essential garage. Upstairs, the master bedroom hosts an en-suite bathroom whilst three further well-proportioned bedrooms have access to the family bathroom. The bathroom is beautifully finished with Porcelanosa tiles and the fourth bedroom comes with the option of using it as an office to suit your lifestyle.



COUNTRYSIDE

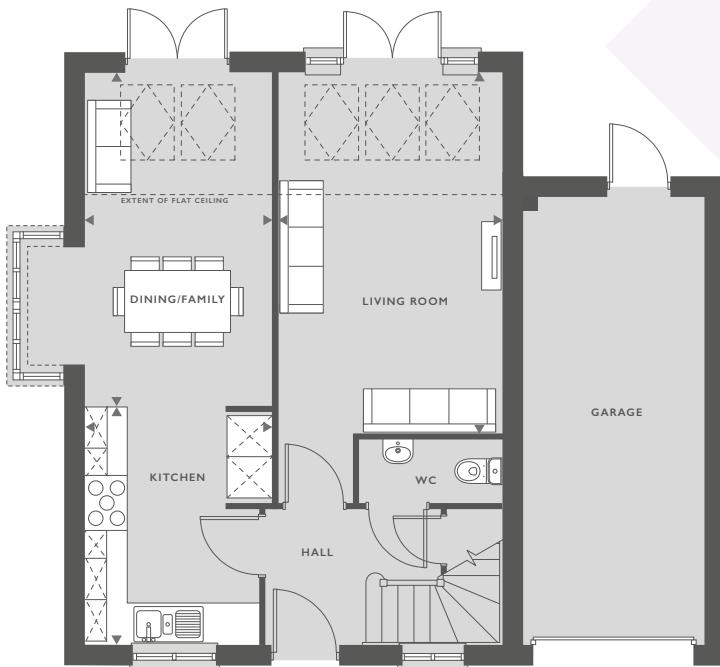
Places People Love

THE CONISTON

FOUR BEDROOM HOME

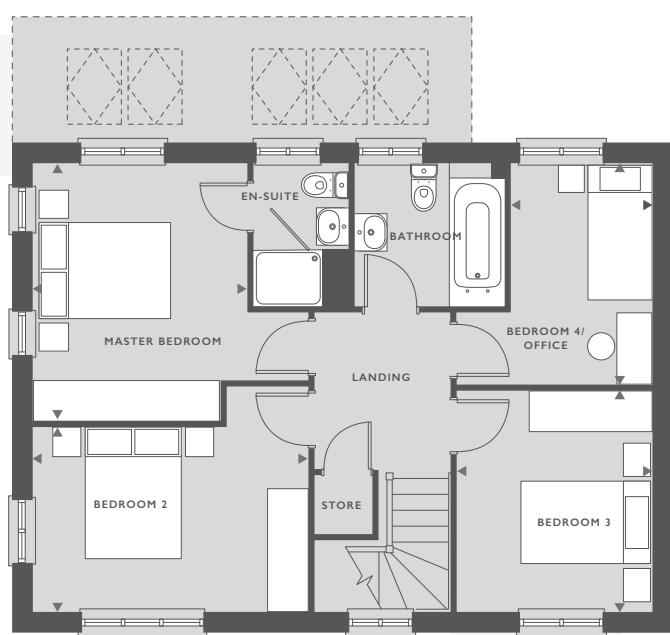
1183 SQFT

111.4 M²



GROUND FLOOR

KITCHEN	3.45M X 2.68M	11'4" X 8'10"
FAMILY/DINING	4.82M X 2.68M	15'10" X 8'10"
LIVING ROOM	3.22M X 5.20M	10'7" X 17'1"



FIRST FLOOR

MASTER BEDROOM	3.73M X 3.08M	12'3" X 10'1"
BEDROOM 2	2.64M X 3.98M	8'8" X 13'1"
BEDROOM 3	3.16M X 2.80M	10'4" X 9'2"
BEDROOM 4/OFFICE	3.21M X 2.00M	10'7" X 6'6"

 Skylight windows



COUNTRYSIDE
Places People Love

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THE LYMINGTON

FOUR BEDROOM HOME

The Lymington, a stylish four bedroom family home.

On entering the ground floor you will find a spacious living room to your left, complete with stunning bay window filling the room with light. Further down the hall you will enter the kitchen and dining area, which is awash with natural light from well-placed skylight windows and beautiful French doors leading out to the garden. The ground floor also comes complete with a downstairs WC and integral garage. Up the stairs, the spacious master bedroom features an en-suite bathroom whilst another three well-appointed bedrooms complete this floor alongside a family bathroom, making The Lymington the perfect family home.



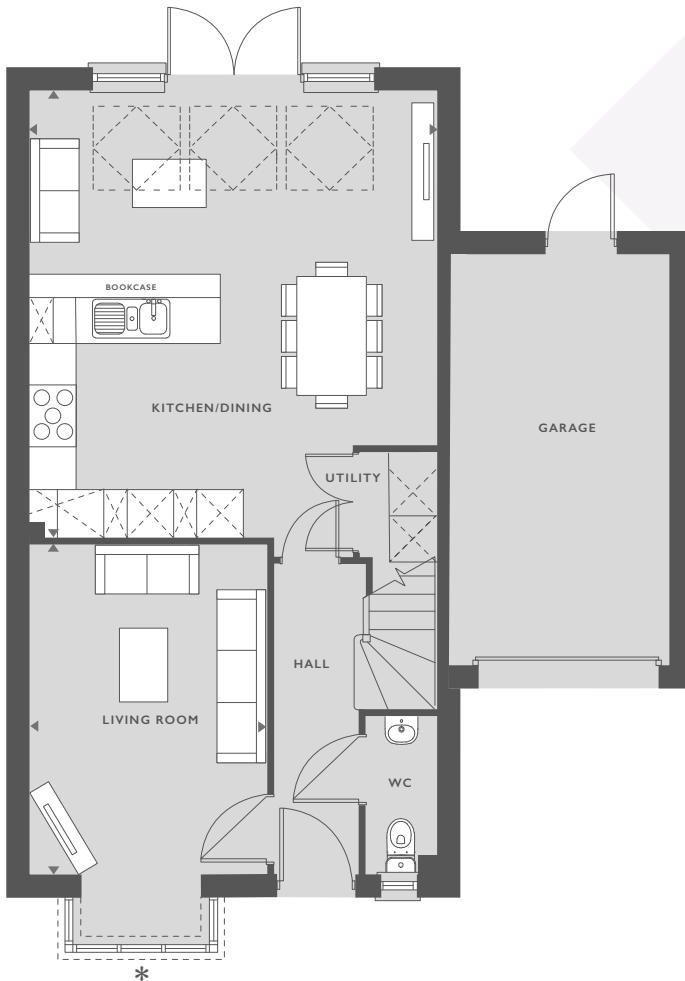
COUNTRYSIDE
Places People Love

THE LYMINGTON

FOUR BEDROOM HOME

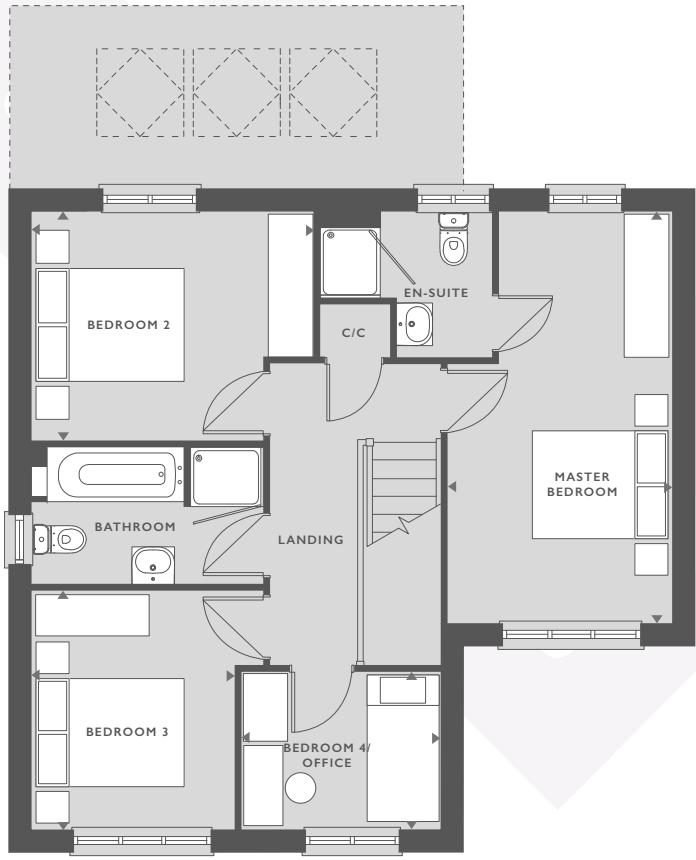
1215 SQFT

112 M²



GROUND FLOOR

KITCHEN/DINING ROOM	5.65M X 5.24M	18'7" X 17'2"
LIVING ROOM	3.06M X 4.35M	10' X 14'3"



FIRST FLOOR

MASTER BEDROOM	5.29M X 2.82M	17'4" X 9'3"
BEDROOM 2	2.94M X 3.61M	9'8" X 11'10"
BEDROOM 3	2.60M X 3.06M	8'6" X 10'
BEDROOM 4/OFFICE	2.54M X 2.01M	8'4" X 6'7"

 Skylight windows

C/C = Cylinder cupboard



COUNTRYSIDE
Places People Love

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THE NEW ASHBOURNE

THREE BEDROOM HOME

The New Ashbourne is the perfect choice for modern family living, designed to accommodate your every need.

The ground floor features a stylish open-plan kitchen/dining room, which benefits from skylight windows that let the sunshine in and French doors to bring the outdoors into your home. The separate living room gives you even more space to relax with a stunning bay window creating space and light. Upstairs you'll enjoy three good-sized bedrooms, the master complete with a stylish en-suite. All these elements combined with The New Ashbourne's single garage provide everything a family home needs, all put together and perfectly finished with our exacting eye for detail.



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THE NEW ASHBOURNE

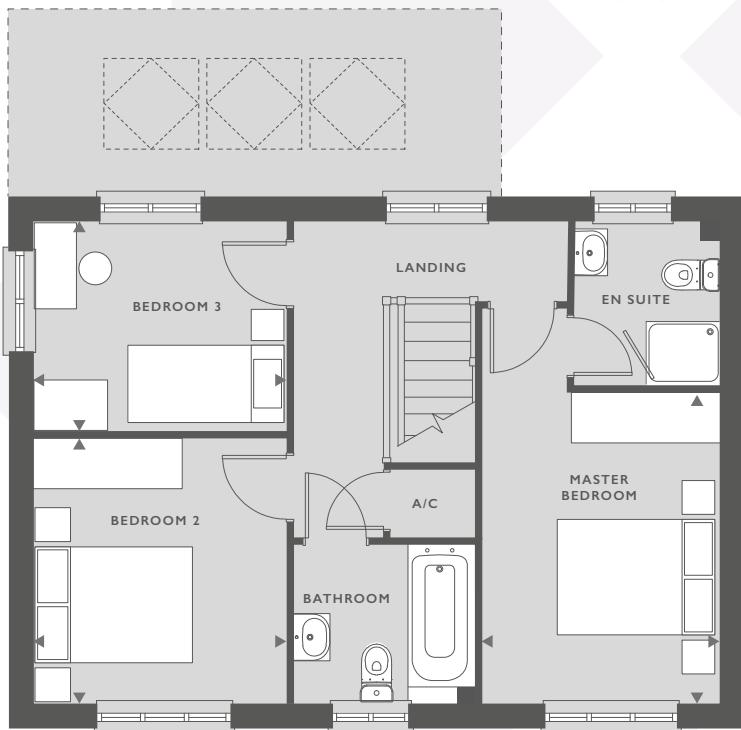
THREE BEDROOM HOME

991 SQFT

92.1 M²

GROUND FLOOR

KITCHEN/DINING ROOM	5.28M X 3.37M	17'4" X 11'1"
LIVING ROOM	4.49M X 3.12M	14'9" X 10'3"



FIRST FLOOR

MASTER BEDROOM	2.79M X 3.68M	9'2" X 12'1"
BEDROOM 2	2.99M X 3.15M	9'10" X 10'4"
BEDROOM 3	2.99M X 2.48M	9'10" X 8'2"



Skylight windows



COUNTRYSIDE
Places People Love

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THE SELBY

THREE BEDROOM HOME

The Selby has been designed with modern family living in mind.

Upon entering the home, a hallway with a separate WC leads to the spacious and airy living room. The right of the hall takes you to an open-plan kitchen/dining room, featuring large skylight windows over the family area that looks out onto the garden through the French doors. The first floor of this modern home boasts three well-proportioned bedrooms, with an en-suite bathroom in the master bedroom. The family bathroom is beautifully decorated with Porcelanosa displayed to best possible effect.



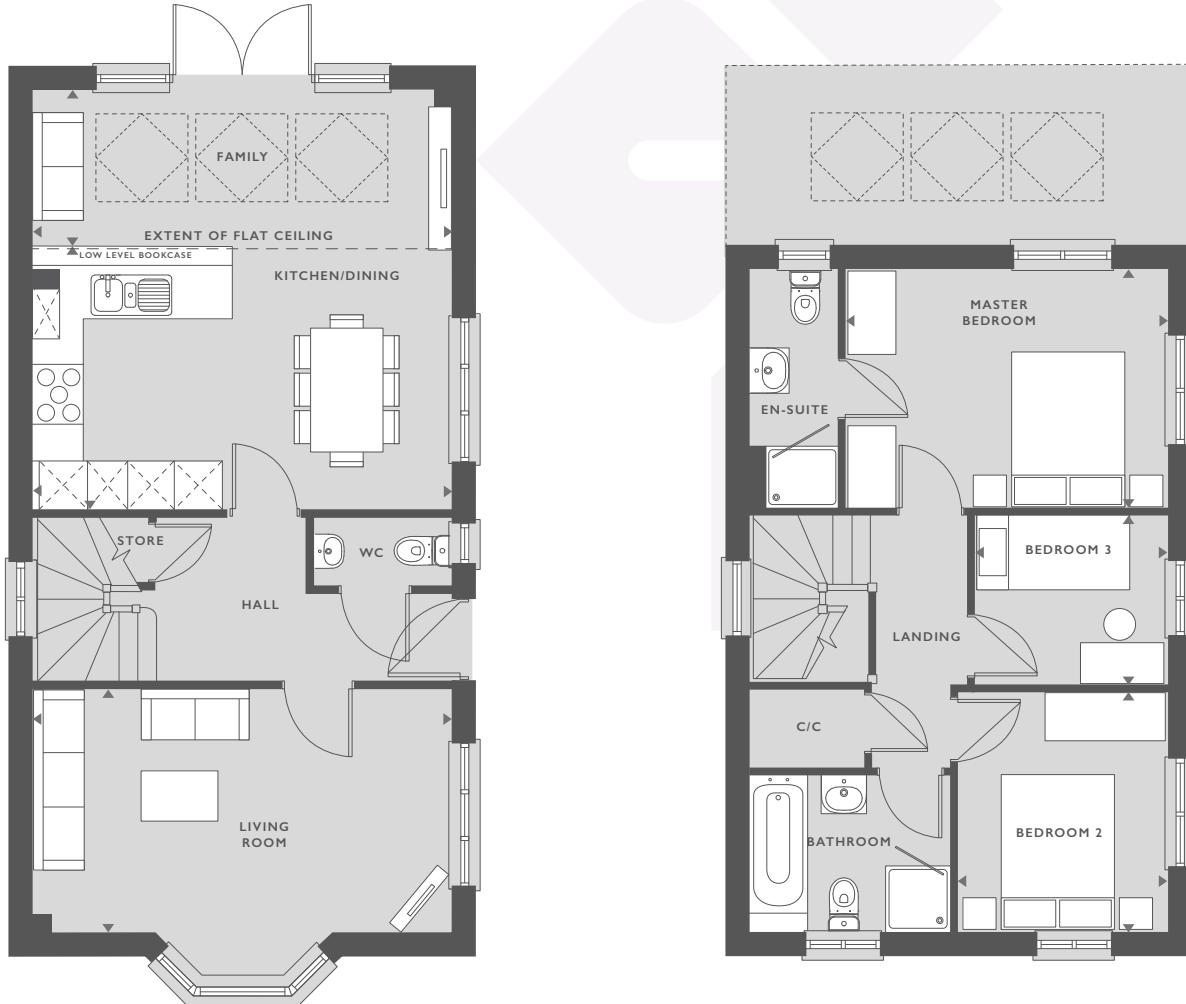
COUNTRYSIDE
Places People Love

THE SELBY

THREE BEDROOM HOME

1050 SQFT

97.5 M²



GROUND FLOOR

KITCHEN/DINING	3.25M X 5.15M	10'8" X 16'11"
FAMILY AREA	1.93M X 5.15M	6'4" X 16'11"
LIVING ROOM	3.01M X 5.15M	9'10" X 16'11"

Skylight windows

C/C = Cylinder Cupboard

FIRST FLOOR

MASTER BEDROOM	3.96M X 2.93M	13' X 9'7"
BEDROOM 2	2.96M X 2.58M	9'9" X 8'6"
BEDROOM 3	2.37M X 2.08M	7'9" X 6'10"



COUNTRYSIDE
Places People Love

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THE OAKHAM

FOUR BEDROOM HOME

With plenty of space to both entertain and relax, The Oakham is the perfect family home.

A spacious living room, complete with a bay window, sits at the front of this beautiful home. The hall takes you to a light and spacious open-plan kitchen/dining room, featuring skylight windows and a set of French doors, which open onto the garden. The ground floor is complete with a handy WC, garage and utility store. Upstairs you'll find a master bedroom with en-suite and large bay window with three additional bedrooms, perfect for a growing family.

A family bathroom with separate shower, featuring Porcelanosa tiles, provides the finishing touch to this superb family home.



COUNTRYSIDE
Places People Love

THE OAKHAM

FOUR BEDROOM HOME

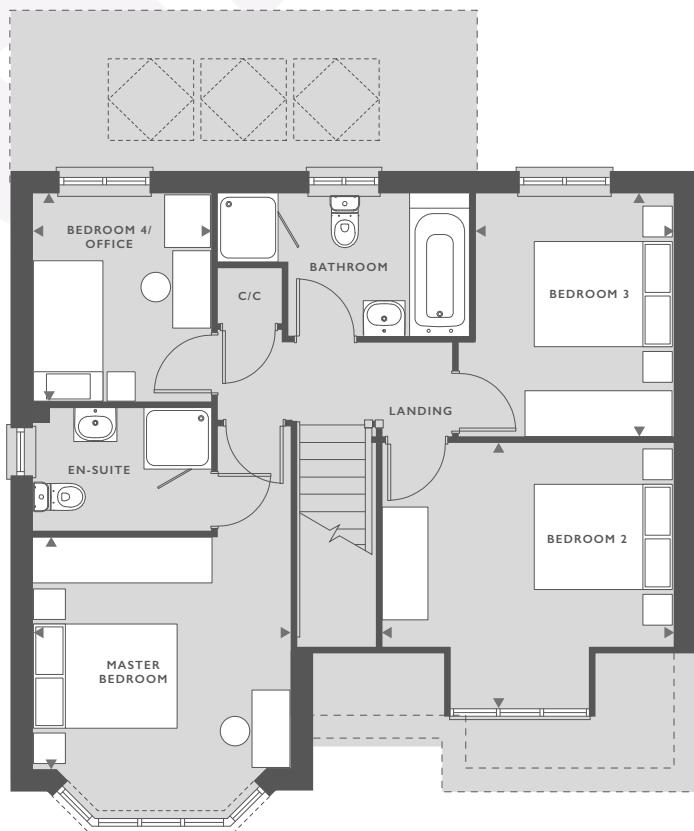
1317 SQFT

122.5 M²



GROUND FLOOR

KITCHEN/DINING/	5.40M X 5.60M	17'9" X 18'4"
FAMILY ROOM		
LIVING ROOM	4.27M X 3.41M	14' X 11'2"



FIRST FLOOR

MASTER BEDROOM	3.05M X 3.41M	10' X 11'2"
BEDROOM 2	3.38M X 3.90M	11'1" X 12'9"
BEDROOM 3	3.22M X 2.62M	10'7" X 8'7"
BEDROOM 4/OFFICE	2.76M X 2.38M	9'1" X 7'10"

Skylight windows

C/C = Cylinder cupboard



COUNTRYSIDE
Places People Love

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THE LEA

THREE BEDROOM HOME

The Lea, a classic layout that works for modern family living.

Step into the hallway which opens up into the homes spacious living room, leading onto the impressive open-plan kitchen/diner complete with a family area. The space is flooded with light from the skylight windows and French doors opening onto the rear garden. Under the stairs storage and separate downstairs WC makes this a practical family home. Upstairs, three good-sized bedrooms including two doubles, along with the family bathroom decorated with Porcelanosa tiles complete this ideal family home.



COUNTRYSIDE
Places People Love

THE LEA

THREE BEDROOM HOME

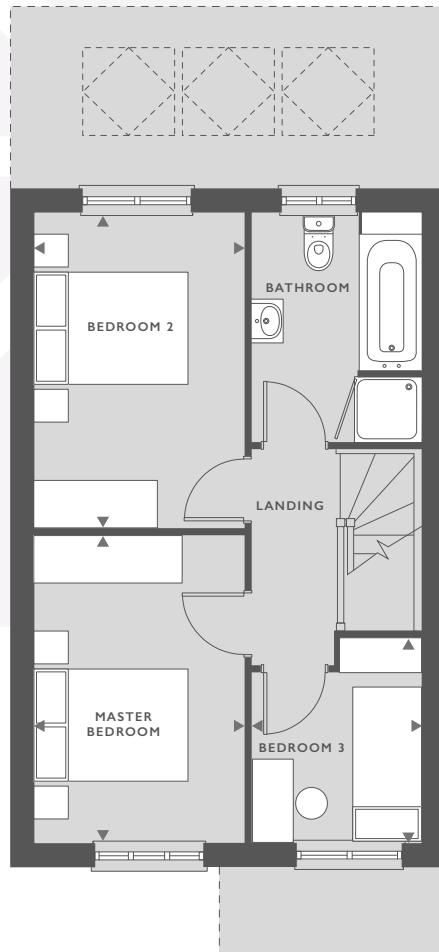
932 SQFT

86.5 M²



GROUND FLOOR

KITCHEN/DINING	4.75M X 3.06M	15'7" X 10'0"
FAMILY AREA	4.75M X 2.03M	15'7" X 6'8"
LIVING ROOM	3.70M X 4.82M	12'2" X 15'10"



FIRST FLOOR

MASTER BEDROOM	2.59M X 3.8M	8'6" X 12'5"
BEDROOM 2	2.59M X 3.9M	8'6" X 12'10"
BEDROOM 3	2.06M X 2.57M	6'9" X 8'5"

Skylight windows

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THE BLYTH

THREE BEDROOM HOME

The latest addition to Countryside's collection of exquisite homes.

Step inside The Blyth to discover its open-plan design and spacious rooms. The kitchen/dining room is flooded with light from both the French doors opening out onto the rear garden, as well as the stunning skylight windows. At the front of the house is a separate living room ideal for modern family living. The downstairs is complete with a WC and store cupboard. Upstairs, the master bedroom is complimented by an en-suite with shower cubicle. Two further good-sized bedrooms can benefit from the family bathroom which includes Porcelanosa tiles as standard.



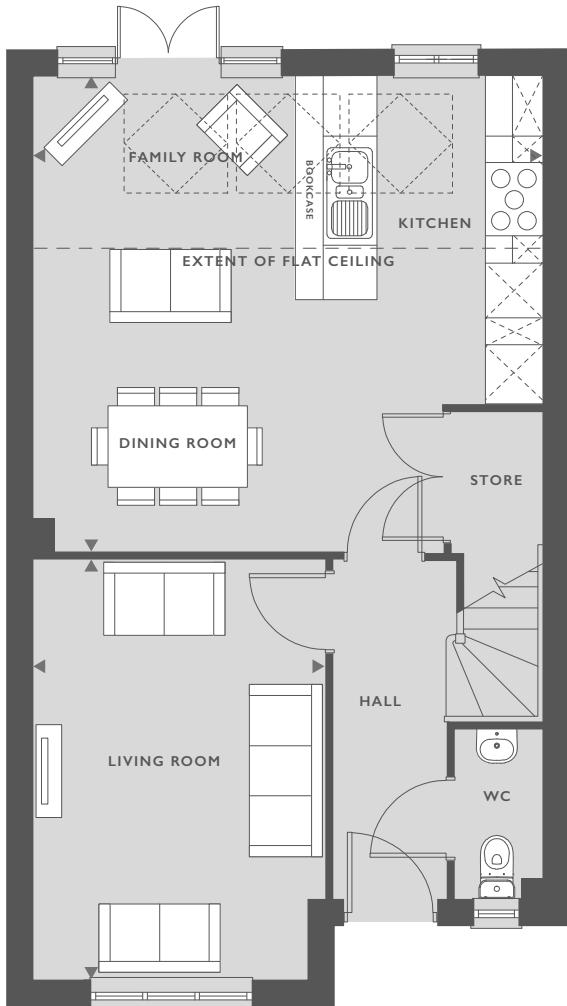
COUNTRYSIDE
Places People Love

THE BLYTH

THREE BEDROOM HOME

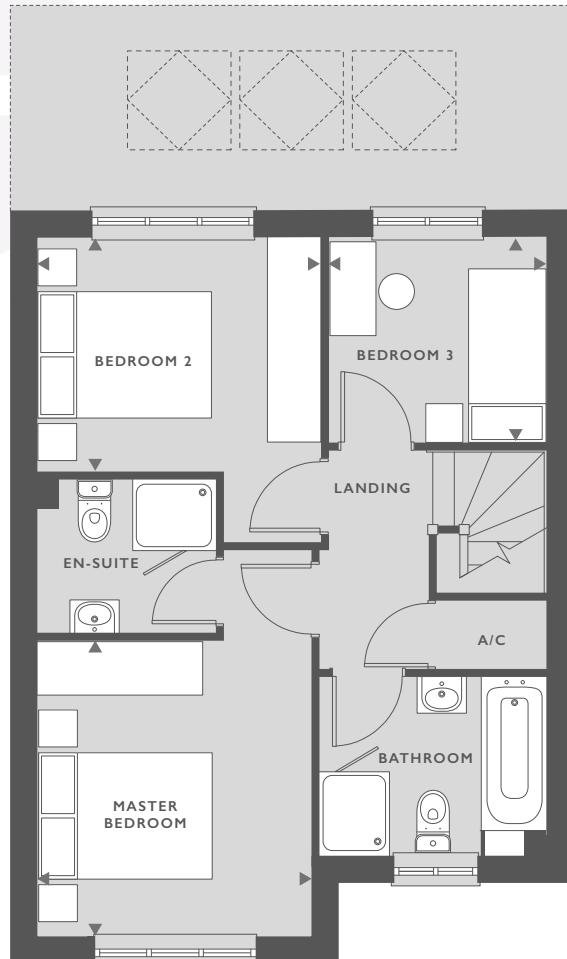
1002 SQFT

93.1 M²



GROUND FLOOR

KITCHEN/DINING	5.23M X 5.55M	17'1" X 18'3"
LIVING ROOM	4.58M X 3.18M	15'0" X 10'5"



FIRST FLOOR

MASTER BEDROOM	2.96M X 3.22M	9'8" X 10'6"
BEDROOM 2	3.08M X 2.58M	10'1" X 8'5"
BEDROOM 3	2.37M X 2.23M	7'9" X 7'3"



COUNTRYSIDE
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DISCOVER **BABERTON GRANGE**

babertongrange.co.uk

Images may include items of non-standard specification. Please see our Sales Consultants for further details.
Countryside Properties Terms and Conditions apply. Countryside Properties 23rd October 2019. 7761.015.

 **COUNTRYSIDE**
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babertongrange.co.uk

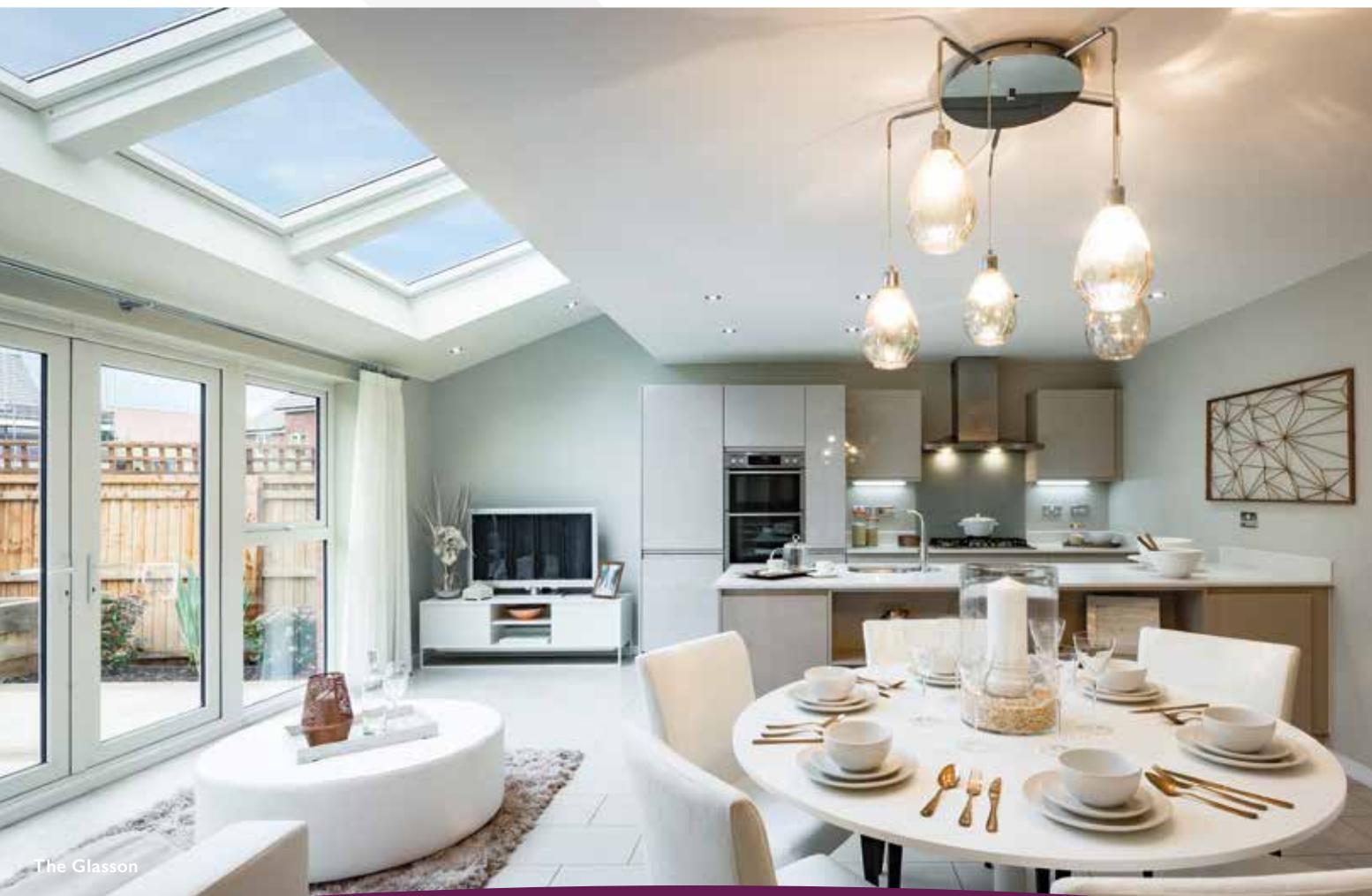
Images may include items of non-standard specification. Please see our Sales Consultants for further details.

 **COUNTRYSIDE**
Places People Love

SITE PLAN



WHAT'S INCLUDED IN YOUR NEW HOME?



The Glasson

When it comes to buying a new home, we really have thought of everything. Unlike other house builders, our outstanding specification comes as standard in every Countryside home, so there are no hidden extras to pay before you move in.



COUNTRYSIDE
Places People Love

KITCHENS

At Countryside we take enormous pride in designing, sourcing and fitting kitchens which not only look beautiful but are practical, complete with modern appliances and plenty of workspace and cupboards. Many have the added feature of stunning skylight windows. We've thought of every detail so you don't have to.

- Choose from a selection of custom designed kitchens with laminate worktops[†]
- Upstands to worktops
- Kitchen units with soft closers and bookcase in kitchen island (selected homes only)
- Stainless steel 1½ bowl sink
- Single lever mixer taps
- Integrated double electric oven with five ring gas hob and glass splashback^{*}
- Single oven with four ring gas hob and glass splashback to The Irwell
- Glass/stainless steel chimney hood
- Pelmet lights
- Integrated fridge-freezer
- Chrome LED downlights
- Chrome sockets & USB points



The New Stamford

BATHROOMS

We're proud of our beautifully fitted bathrooms, which combine modern design and efficiency features to create highly functional, contemporary spaces that are ready to move straight into.

- White bathroom suite with shower over bath[#]
- Fitted glass screen above bath where no separate shower enclosure within the same bathroom. Some house types feature an en-suite
- White porcelain washbasin with chrome mixer tap and pop-up waste
- Vanity unit to family bathroom and en-suite
- Porcelanosa tiles, with half height tiling to bath, full height tiling to shower cubicles
- Heated chrome towel rail with summer setting
- Polished edge mirror
- Chrome LED downlights
- Glass shelving with lighting behind bath^{*}



The Ashop

PERSONALISE

Reserve your home early and you can personalise to your own taste by choosing your kitchen, worktops, tiles and vanity units free of charge from our extensive range.[†] Take inspiration from our stunning showhomes that demonstrate our wide variety of options and finishes available.



The New Weaver



INSIDE YOUR HOME

Our commitment to stylish, high-quality finishes is clear to see throughout. With all this included our high specification finishes won't be beaten anywhere else.

- Gas-fired boiler heating system
- Compact radiators
- Mains powered smoke detectors
- Contemporary V groove skirting boards and architraves
- Internal woodwork painted brilliant white gloss – ash handrails to stairs
- Oak foil internal doors with polished chrome door furniture

GENERAL

Our light, bright and airy living areas are designed both to improve your quality of life and provide functionality for life in your new home, with sustainability being at the forefront.

- Chrome effect sockets and switch faceplates featured downstairs
- White plastic sockets and switch faceplates elsewhere
- Energy-efficient LED lighting
- White matt emulsion to walls and ceilings

All the below come as part of our integrated multimedia points:

- Telephone points provided in living room and master bedroom
- Multimedia points in living room, master bedroom and family area
- USB charging points



The New Stamford

SECURITY

We've considered those all important features to ensure you have a safe environment that you'll be proud to call your home.

- Intruder alarm
- Exterior lights to front and rear
- 1.8 metre timber fencing to garden between houses
- Multi-point locking system to front and French doors





OUTSIDE YOUR HOME

Our commitment to quality doesn't end with our interiors, our range of features and finishes make all of our homes beautiful and practical - both inside and out.

- Skylight windows
- White UPVC windows and French doors with double-glazed units
- Polished chrome front door furniture
- Outside tap
- Turf, shrubbery and fencing to front and rear gardens where applicable

Both shots depict landscaped showhome gardens, not included as standard.



The Ashop

ALL THIS WITH NO HIDDEN COST!

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Countryside Properties 16th August 2019. 7761.009.



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