

# FURLONG HEATH

SPROWSTON

A STUNNING COLLECTION OF  
2, 3 & 4 BEDROOM HOMES



# Welcome to Furlong Heath

A stunning development of two, three and four bedroom homes that finds the perfect balance between village charm and city chic. Each home has been designed to provide you with the utmost in comfort, style and connectivity. Perfect for today's modern lifestyle.

This computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.

# Location

## Nature on your doorstep and the city within reach.

A short drive takes you to the historic centre of Norwich where you can lose yourself in a huge choice of shopping, markets, cafés, bars, restaurants and entertainment. Alternatively, when you need some peace and quiet, explore the surrounding Norfolk countryside or simply cross the road and soak up the tranquillity of Harrison's Wood Nature Reserve.



### Norwich Castle Museum & Art Gallery

Outstanding galleries of archaeology and natural history including guided tours of the castle keep, battlements and dungeons.



### The Norfolk Broads

A National Park with over 125 miles of navigable lock-free waterways set in beautiful countryside.



### Riverside Entertainment Centre

Get active at the gym or bowling alley, check out the latest films, or eat and drink at a range of great restaurants.



### Your nearest transport links



Norwich Station



A47



Norwich International Airport

#### Up to 2 Miles

- 01. Co-op Daily
- 02. Harrison's Wood
- 03. The Fat Cat Brewery Tap
- 04. Costa

#### Up to 5 Miles

- 05. Sprowston Manor Golf Club
- 06. Riverside Entertainment Centre
- 07. Norwich Castle Museum & Art Gallery
- 08. Norwich International Airport

#### Up to 10 Miles

- 09. University of East Anglia
- 10. Norfolk & Norwich University Hospital
- 11. Wroxham Barns
- 12. Fairhaven Woodland and Water Garden

#### Up to 25 Miles

- 13. The Norfolk Broads
- 14. Caister Roman Fort
- 15. Great Yarmouth
- 16. Banham Zoo

Map shown is not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps.

# Connections

Stay connected to the city, the country and the continent.

Norwich station is located just over 10 minutes away by car and provides services to London Liverpool Street direct and King's Cross via Cambridge. Alternatively, the A47 is a short drive away, linking to the A11 and A14 which in turn provide connections to the M11 and A1(M) motorways.

For international travel, Norwich Airport can be reached in 15 minutes by car and opens up a convenient gateway to Europe.



8  
min

Norwich  
2.4 miles

Destinations by car

40  
min

Great Yarmouth  
20.4 miles

55  
min

Cromer  
24.9 miles



55  
min

Cromer

Destinations by train

Norwich Station

1 34  
hr min

Peterborough

1 55  
hr min

London Liverpool Street

Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps) and [nationalrail.co.uk](https://www.nationalrail.co.uk).



# Education

The perfect place to watch your family flourish.

At Furlong Heath you are within easy reach of a great selection of schools that will ensure your children get the very best start in life. Whether it's primary, secondary or tertiary education, it's all close by and it all comes highly recommended.

## Falcon Junior School

A junior school that caters for children aged 7-11 and is driven by a desire for academic achievement combined with a nurturing community.

## Sprowston Academy

This secondary school aims to promote learning in a structured and caring way and students leave as happy and well-rounded young people with clear plans for their future.

## City College Norwich

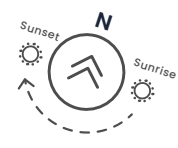
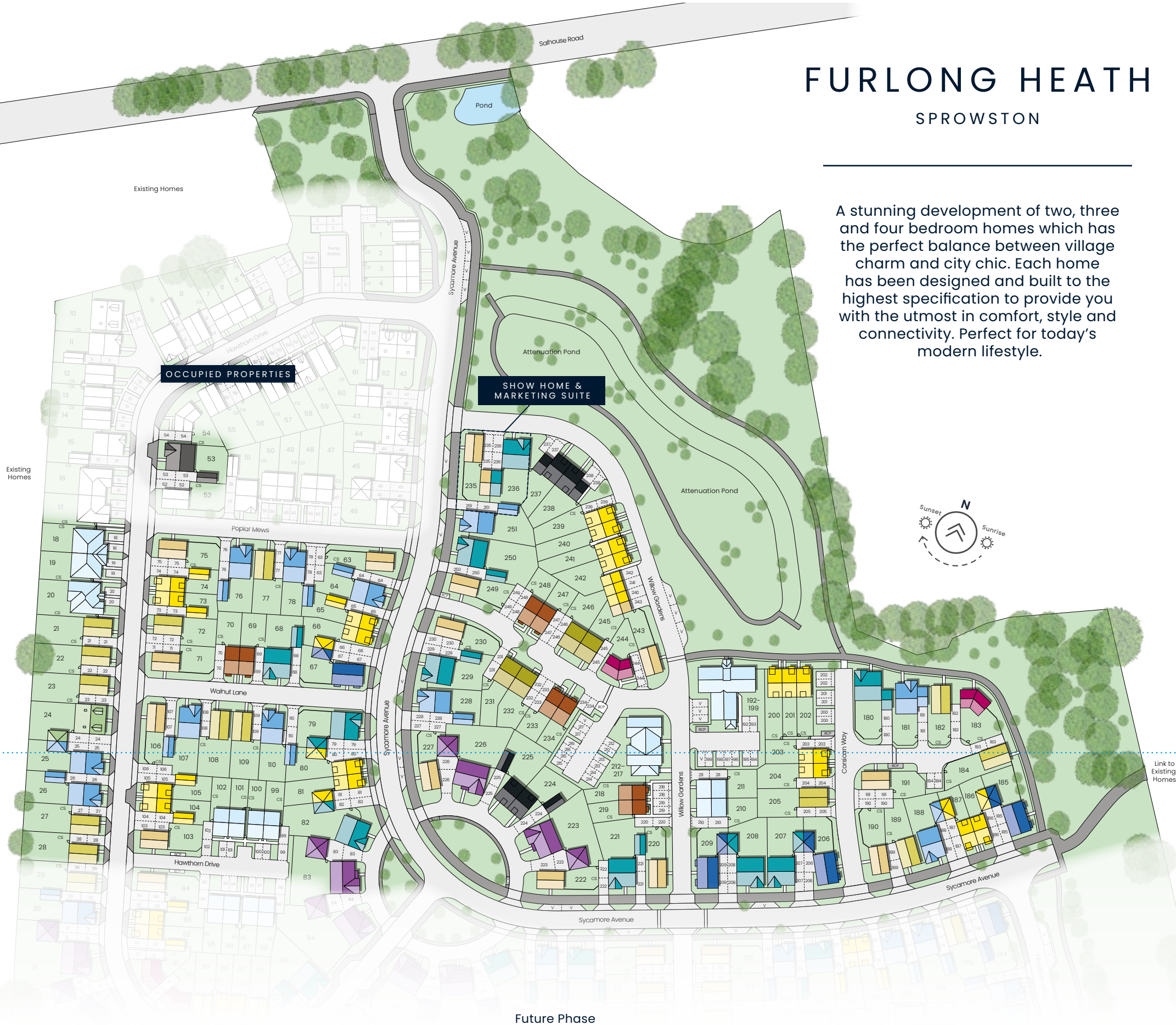
Located in the city centre, City College Norwich offers a huge range of courses, including A-Levels, apprenticeships, degrees and higher education in a wide variety of subjects.

Although the schools listed above are nearby, we cannot guarantee admission.

# FURLONG HEATH

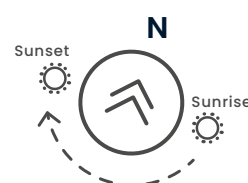
## SPROWSTON

A stunning development of two, three and four bedroom homes which has the perfect balance between village charm and city chic. Each home has been designed and built to the highest specification to provide you with the utmost in comfort, style and connectivity. Perfect for today's modern lifestyle.



2 Bedroom Homes	3 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes
<ul style="list-style-type: none"> <li>The Rosedene</li> </ul>	<ul style="list-style-type: none"> <li>The Kingswood</li> </ul>	<ul style="list-style-type: none"> <li>The Ashdown</li> <li>The Coleridge</li> <li>The Melford</li> <li>The Dunstable</li> <li>The Morden</li> </ul>	<ul style="list-style-type: none"> <li>The Oakford</li> <li>The Ambleside</li> <li>The Ashleworth</li> <li>The Chiddingstone</li> <li>The Selsdon</li> <li>The Willington</li> </ul>

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Site plan is not to scale. Please speak to our Sales Executives for more details. June 2023..



- Affordable Housing
- CS - Cycle Store
- BCP - Bin Collection Point
- V - Visitor Parking

# The Rosedene

2 Bedroom Home

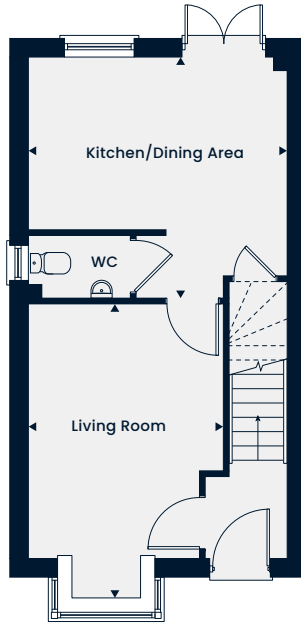


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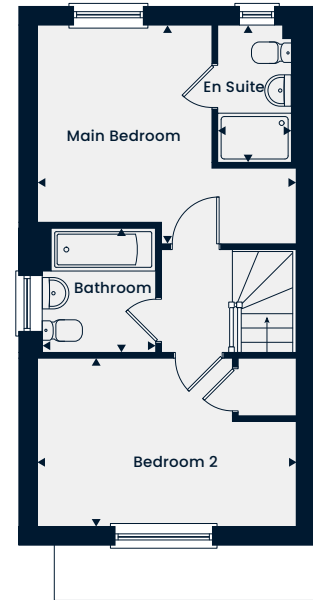


A delightful two bedroom home with an open-plan kitchen/dining area with double doors leading out to the garden and a separate living room. Upstairs features the main bedroom with an en suite, a further bedroom and a family bathroom.



### Ground Floor

Kitchen/Dining Area	4.16m x 3.89m   13'7" x 12'9"
Living Room	4.79m x 3.13m   15'8" x 10'3"



### First Floor

Main Bedroom	4.16m x 3.53m   13'7" x 11'7"
En Suite	2.21m x 1.20m   7'3" x 3'11"
Bedroom 2	4.16m x 2.71m   13'7" x 8'10"
Bathroom	2.02m x 1.90m   6'7" x 6'2"

WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. April 2022.

# The Horsham

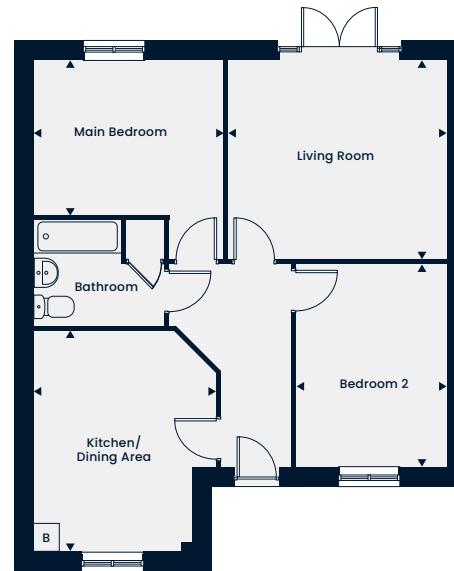
2 Bedroom Home



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The Horsham is a cosy two bedroom bungalow featuring a spacious kitchen/dining area and a living room with double doors leading out to the rear garden. The generous main bedroom and bedroom two both have easy access to the bathroom.



### Ground Floor

Kitchen/Dining Area	4.33m x 3.60m   14'3" x 11'10"
Living Room	4.32m x 3.93m   14'2" x 12'11"
Main Bedroom	3.77m x 3.07m   12'4" x 10'1"
Bedroom 2	3.98m x 3.00m   13'1" x 9'10"

B – Boiler

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# The Thornton

2 Bedroom Home



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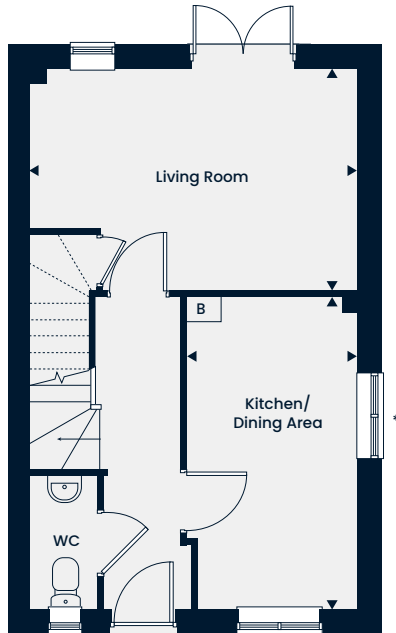


# The Thornton

## 2 Bedroom Home

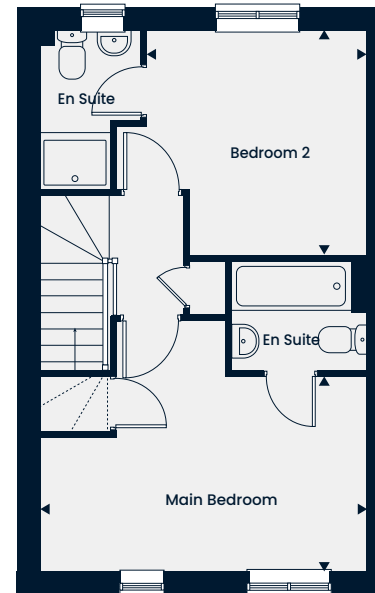
Total Area 775 sq. ft.

A delightful two bedroom home with an open-plan kitchen/dining area, a living room with a storage cupboard and double doors leading out to the garden. Upstairs features the main bedroom boasting a storage cupboard and an en suite as well as a further bedroom which also includes an en suite.



### Ground Floor

Kitchen/Dining Area	4.42m x 2.42m   14'6" x 7'11"
Living Room	4.61m x 3.15m   15'2" x 10'4"



### First Floor

Main Bedroom	4.61m x 2.76m   15'2" x 9'1"
Bedroom 2	3.19m x 3.12m   10'6" x 10'3"

B – Boiler WC – Cloakroom

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# The Ashdown

3 Bedroom Home



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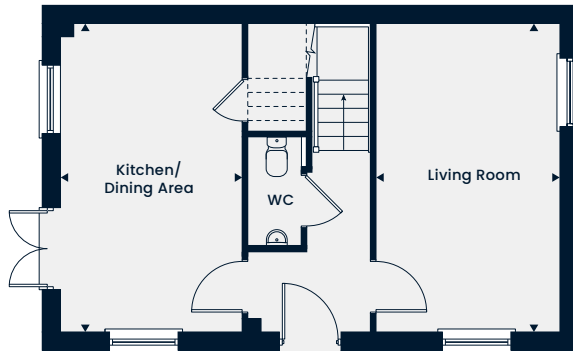


# The Ashdown

## 3 Bedroom Home

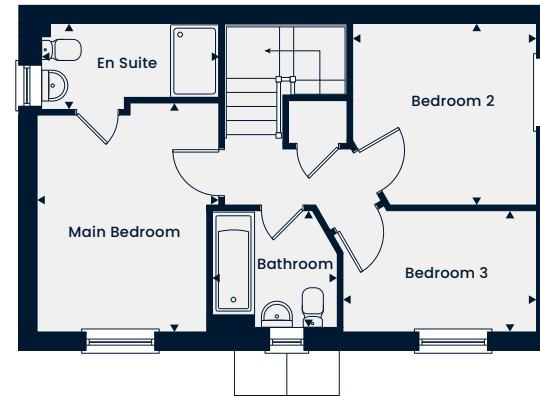
Total Area 896 sq. ft.

A modern three bedroom home with a spacious living room and a large open-plan kitchen/dining area which includes double doors leading out to the garden. Upstairs, there is the main bedroom which benefits from an en suite, two further bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining Area	5.06m x 2.98m   16'7" x 9'9"
Living Room	5.06m x 3.02m   16'7" x 9'11"



### First Floor

Main Bedroom	3.76m x 2.98m   12'4" x 9'9"
En Suite	2.98m x 1.40m   9'9" x 4'7"
Bedroom 2	3.02m x 2.98m   9'11" x 9'9"
Bedroom 3	3.18m x 1.98m   10'5" x 6'6"
Bathroom	2.07m x 1.98m   6'9" x 6'6"

WC – Cloakroom

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# The Coleridge

3 Bedroom Home



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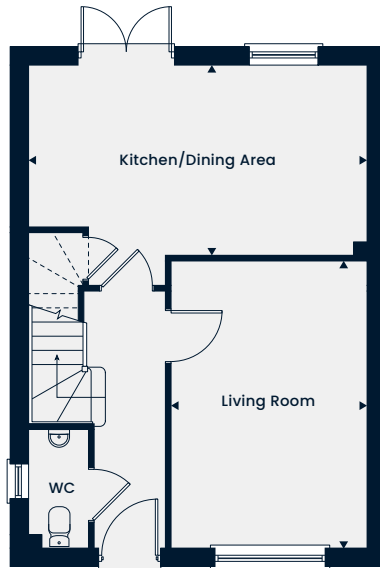


# The Coleridge

## 3 Bedroom Home

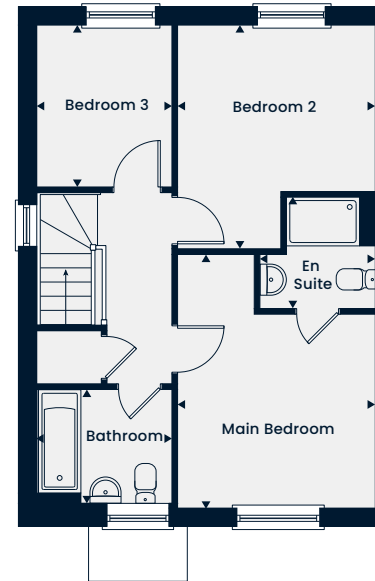
Total Area 936 sq. ft.

A spacious three bedroom home with a living room and an open-plan kitchen/dining area with double doors leading out to the garden. Upstairs, there is the main bedroom with an en suite, two further bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining Area	5.51m x 3.10m   18'1" x 10'2"
Living Room	4.69m x 3.19m   15'5" x 10'5"



### First Floor

Main Bedroom	4.14m x 3.22m   13'7" x 10'7"
En Suite	1.87m x 1.83m   6'1" x 6'0"
Bedroom 2	3.65m x 3.22m   11'11" x 10'7"
Bedroom 3	2.63m x 2.19m   8'7" x 7'2"
Bathroom	2.19m x 1.92m   7'2" x 6'3"

WC – Cloakroom

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# The Maywood

3 Bedroom Home



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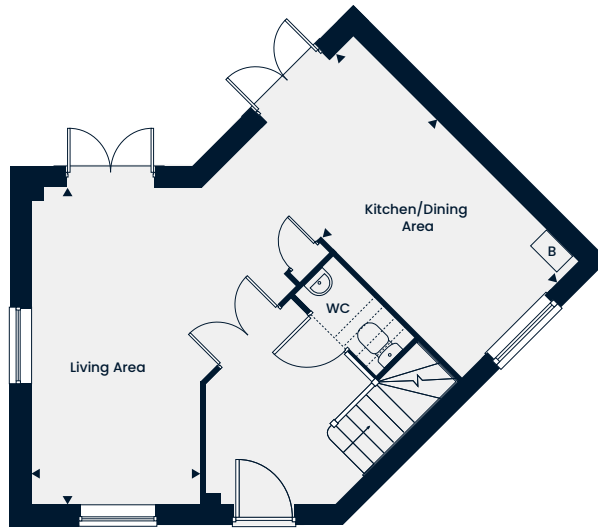


# The Maywood

## 3 Bedroom Home

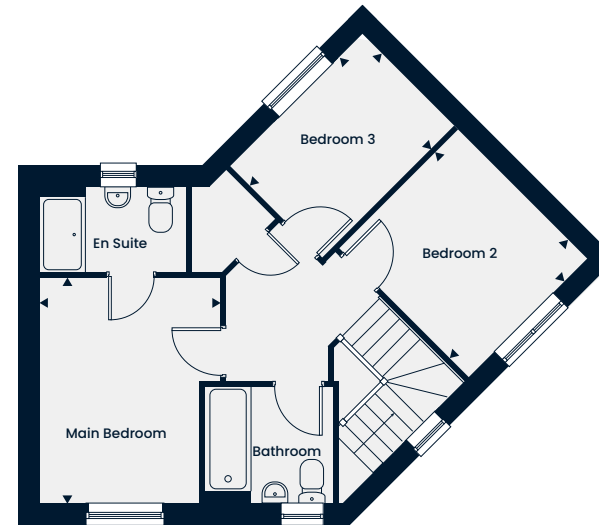
Total Area 946 sq. ft.

A delightful three bedroom home featuring a living area easily accessible to the kitchen/dining area. Both spaces provide access to the garden with separate double doors. Upstairs there is the main bedroom boasting an en suite, two further bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining Area	5.14m x 2.66m   16'11" x 8'9"
Living Area	5.15m x 2.72m   16'11" x 8'11"



### First Floor

Main Bedroom	3.67m x 2.96m   12'1" x 9'9"
Bedroom 2	2.97m x 2.71m   9'9" x 8'11"
Bedroom 3	3.04m x 2.10m   10'0" x 6'11"

B – Boiler WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. April 2022.

# The Dunstable

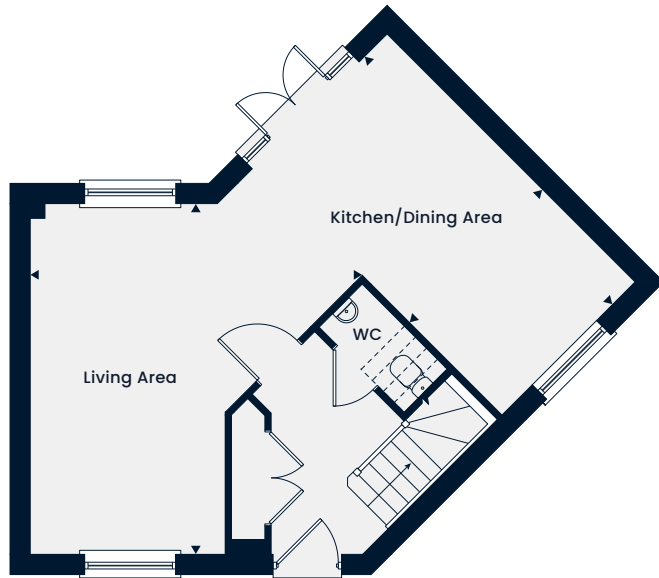
3 Bedroom Home



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A delightful three bedroom home that benefits from a spacious living area and an open-plan kitchen/dining area with double doors leading out to the garden. On the first floor is the main bedroom with an en suite and two further bedrooms with easy access to the family bathroom.



### Ground Floor

Kitchen/Dining Area	5.18m x 2.78m   17'0" x 9'1"
Living Area	5.18m x 4.93m   17'0" x 16'2"



### First Floor

Main Bedroom	3.89m x 3.22m   12'9" x 10'6"
En Suite	2.41m x 1.46m   7'10" x 4'9"
Bedroom 2	2.98m x 2.90m   9'9" x 9'6"
Bedroom 3	4.17m x 2.11m   13'8" x 6'11"
Bathroom	2.62m x 1.85m   8'7" x 6'0"

WC – Cloakroom

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# The Oakwood

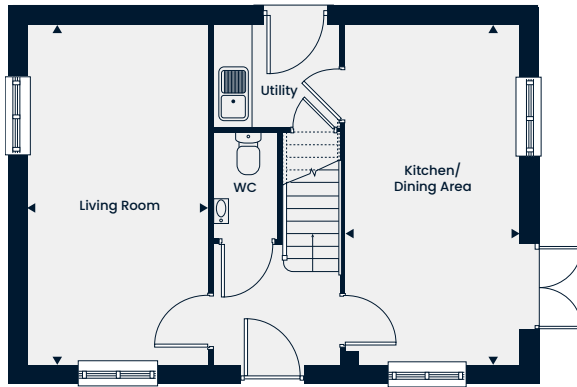
## 3 Bedroom Home



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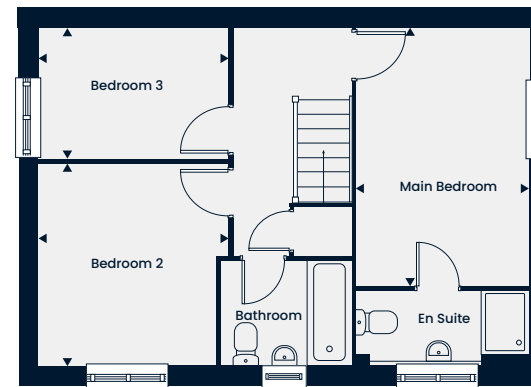


A delightful three bedroom home featuring a spacious living room, a large open-plan kitchen/dining area and utility. Upstairs there is the main bedroom boasting an en suite, two further bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining Area	5.47m x 2.81m   18'0" x 9'3"
Living Room	5.47m x 2.95m   18'0" x 9'8"



### First Floor

Main Bedroom	4.19m x 2.81m   13'9" x 9'3"
Bedroom 2	3.26m x 2.86m   10'9" x 9'5"
Bedroom 3	3.07m x 2.12m   10'1" x 7'0"

WC – Cloakroom

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# The Melford

## 3 Bedroom Home



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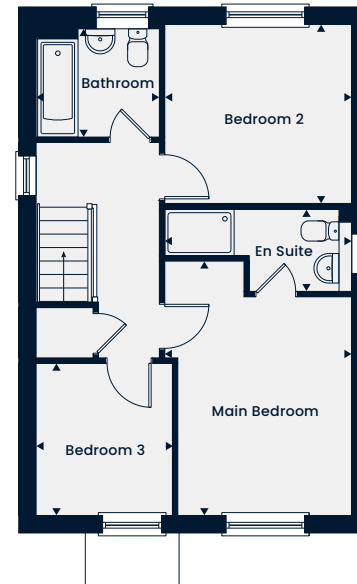


A well-proportioned three bedroom home with a spacious kitchen/dining area with double doors leading out to the garden. The ground floor is complete with a generous-sized living room. Upstairs, is the main bedroom featuring an en suite, two further bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining Area	5.41m x 3.07m   17'8" x 10'0"
Living Room	5.27m x 3.13m   17'3" x 10'3"



### First Floor

Main Bedroom	4.37m x 3.21m   14'4" x 10'6"
En Suite	3.21m x 1.42m   10'6" x 4'8"
Bedroom 2	3.21m x 3.07m   10'6" x 10'0"
Bedroom 3	2.61m x 2.33m   8'6" x 7'7"
Bathroom	2.10m x 1.87m   6'10" x 6'1"

WC – Cloakroom

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# The Pinewood

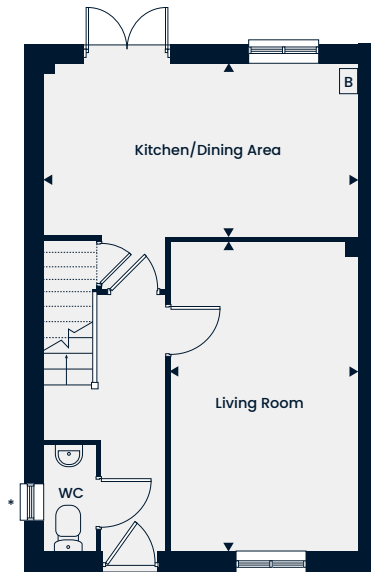
## 3 Bedroom Home



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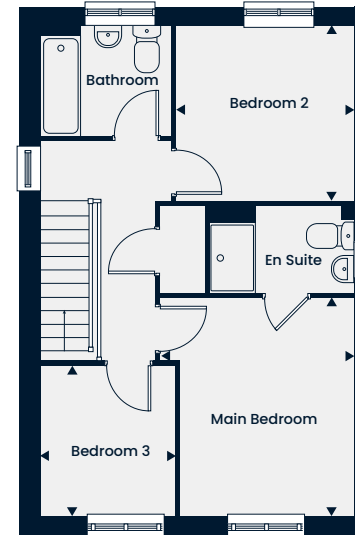


A delightful three bedroom home featuring a living room and a separate kitchen/dining area. Upstairs, there is the main bedroom boasting an en suite, two further bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining Area	5.40m x 2.95m   17'9" x 9'8"
Living Room	5.36m x 3.24m   17'7" x 10'8"



### First Floor

Main Bedroom	3.75m x 2.98m   12'4" x 9'9"
Bedroom 2	3.04m x 3.03m   10'0" x 9'11"
Bedroom 3	2.57m x 2.31m   8'5" x 7'7"

B – Boiler WC – Cloakroom

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# The Morden

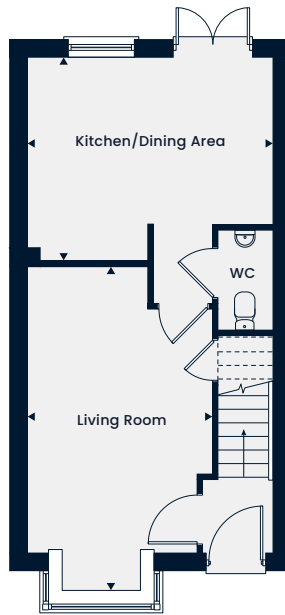
## 3 Bedroom Home



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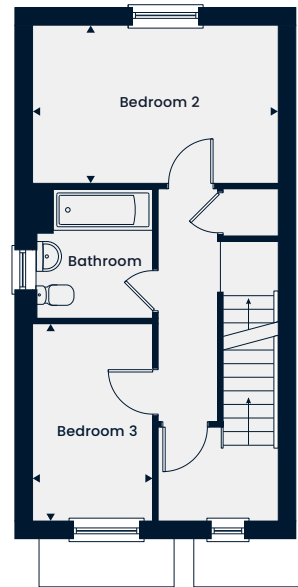


A modern three bedroom, three-storey home with a spacious living room leading through to the kitchen/dining area on the ground floor. The first floor offers two good-sized bedrooms and a family bathroom. The top floor boasts an expansive main bedroom with an en suite.



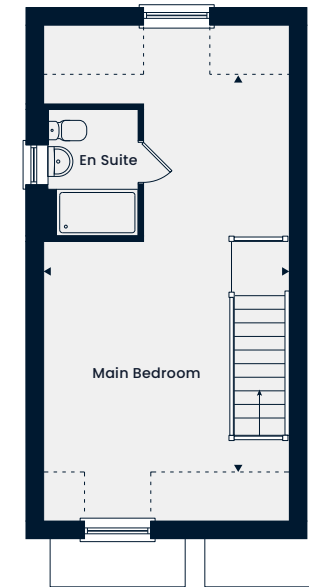
### Ground Floor

Kitchen/Dining Area  
4.16m x 3.49m | 13'7" x 11'5"  
Living Room  
5.52m x 3.14m | 18'1" x 10'3"



### First Floor

Bedroom 2  
4.16m x 2.68m | 13'7" x 8'9"  
Bedroom 3  
3.35m x 2.03m | 10'11" x 6'7"  
Bathroom  
2.22m x 1.98m | 7'3" x 6'6"



### Second Floor

Main Bedroom  
6.80m x 4.16m | 22'3" x 13'7"  
En Suite  
2.17m x 1.54m | 7'1" x 5'0"

- - - - Reduced Head Height WC - Cloakroom

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# The Redwood

3 Bedroom Home



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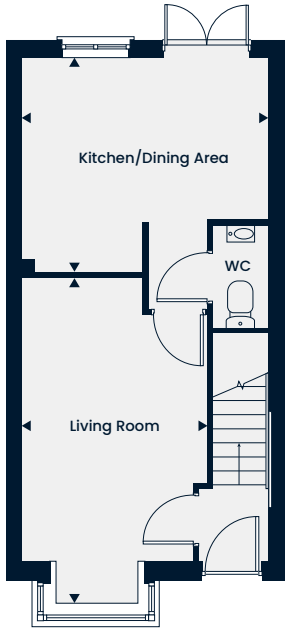


# The Redwood

## 3 Bedroom Home

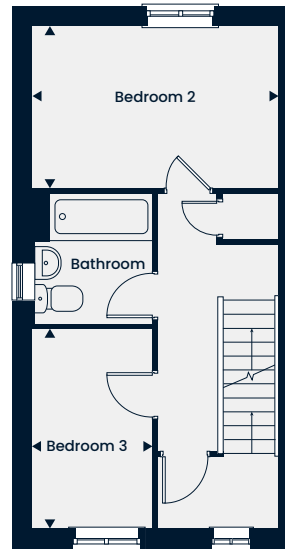
Total Area 1,101 sq. ft.

A well-proportioned three-storey, three bedroom home featuring a spacious living room and a separate kitchen/dining area leading out to the garden. The first floor offers a family bathroom and two good-sized bedrooms. The main bedroom is on the top floor and benefits from an en suite and dressing area.



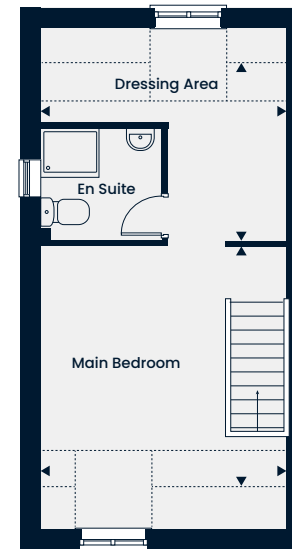
### Ground Floor

Kitchen/Dining Area  
4.12m x 3.56m | 13'6" x 11'8"  
Living Room  
5.47m x 2.86m | 18'0" x 9'5"



### First Floor

Bedroom 2  
4.12m x 2.71m | 13'6" x 8'11"  
Bedroom 3  
3.34m x 2.01m | 11'0" x 6'7"



### Second Floor

Main Bedroom  
4.12m x 4.02m | 13'6" x 13'2"  
Dressing Area  
4.12m x 2.85m | 13'6" x 9'4"

- - - Reduced Head Height WC - Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. April 2022.

# The Silverwood

3 Bedroom Home



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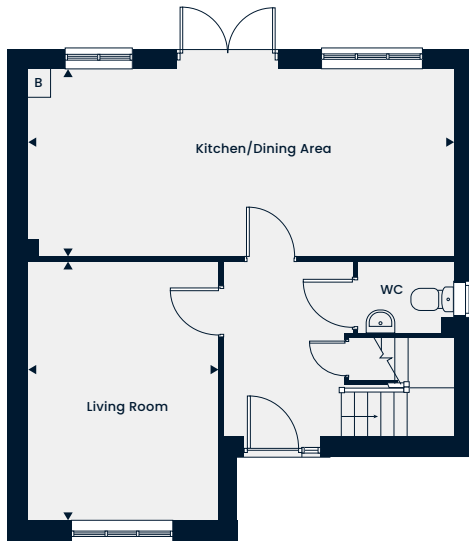


# The Silverwood

## 3 Bedroom Home

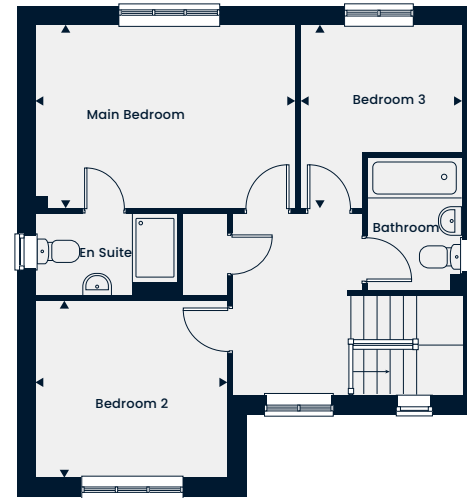
Total Area 1,190 sq. ft.

A modern three bedroom detached home with a living room and spacious kitchen/dining area. Upstairs is the main bedroom, two further bedrooms and a family bathroom to complete the first floor.



### Ground Floor

Kitchen/Dining Area	7.54m x 3.29m   24'9" x 10'10"
Living Room	4.55m x 3.38m   14'11" x 11'1"



### First Floor

Main Bedroom	4.56m x 3.23m   15'0" x 10'7"
Bedroom 2	3.38m x 3.12m   11'1" x 10'3"
Bedroom 3	3.23m x 2.86m   10'7" x 9'5"

B – Boiler WC – Cloakroom

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# The Kingswood

3 Bedroom Home



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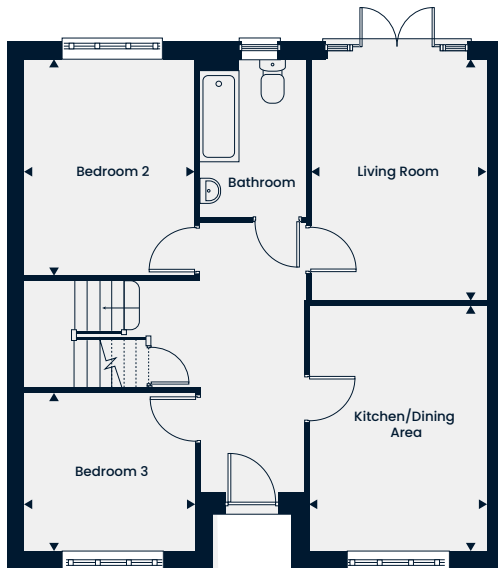


# The Kingswood

## 3 Bedroom Home

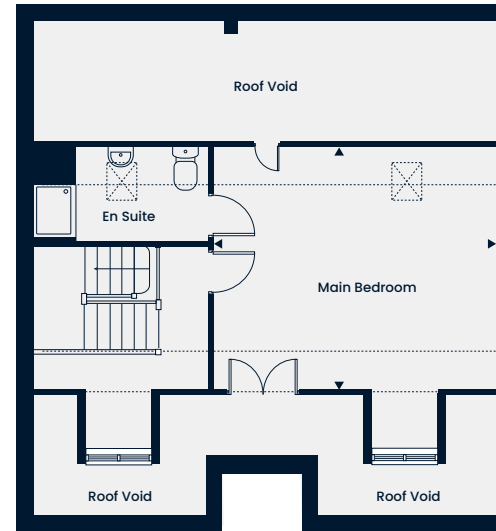
Total Area 1,305 sq. ft.

A delightful three bedroom home featuring a living room with double doors leading out to the garden and a separate kitchen/dining area. Two bedrooms with easy access to the family bathroom complete the ground floor. Upstairs, there is a very spacious main bedroom boasting an en suite.



### Ground Floor

Kitchen/Dining Area	4.61m x 3.35m   15'2" x 11'0"
Living Room	4.55m x 3.28m   14'11" x 10'9"
Bedroom 2	4.08m x 3.25m   13'5" x 10'8"
Bedroom 3	3.23m x 2.99m   10'7" x 9'10"



### First Floor

Main Bedroom	5.33m x 4.58m   17'6" x 15'0"
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- - - Reduced Head Height    - Rooflight

The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. April 2022.

# The Ambleside

4 Bedroom Home



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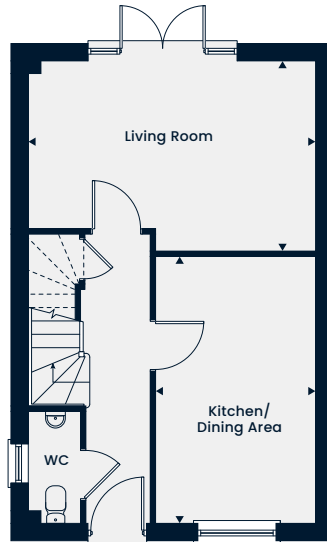


# The Ambleside

## 4 Bedroom Home

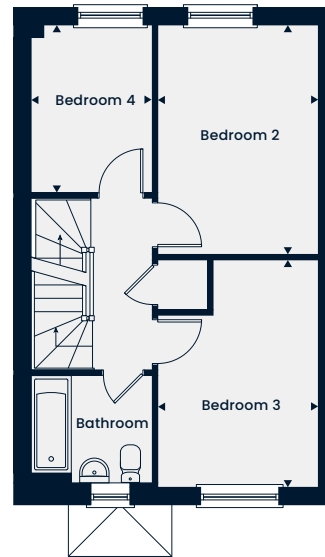
Total Area 1,207 sq. ft.

A spacious four bedroom, three-storey home with an open-plan kitchen/dining area and a living room with double doors leading out to the garden. On the first floor, three good-sized bedrooms and a family bathroom can be found. On the top floor, there is a spacious main bedroom which boasts an en suite.



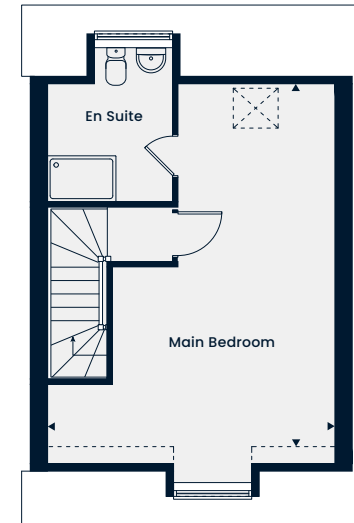
### Ground Floor

Kitchen/Dining Area  
4.62m x 2.78m | 15'2" x 9'1"  
Living Room  
4.95m x 3.28m | 16'3" x 10'9"



### First Floor

Bedroom 2  
3.97m x 2.77m | 13'0" x 9'1"  
Bedroom 3  
3.93m x 2.77m | 12'10" x 9'1"  
Bedroom 4  
2.89m x 2.08m | 9'6" x 6'9"  
Bathroom  
2.08m x 1.87m | 6'9" x 6'1"



### Second Floor

Main Bedroom  
6.31m x 4.95m | 20'8" x 16'3"  
En Suite  
2.68m x 2.15m | 8'9" x 7'0"

- - - - Reduced Head Height    - Rooflight    WC - Cloakroom

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# The Ashleworth

4 Bedroom Home



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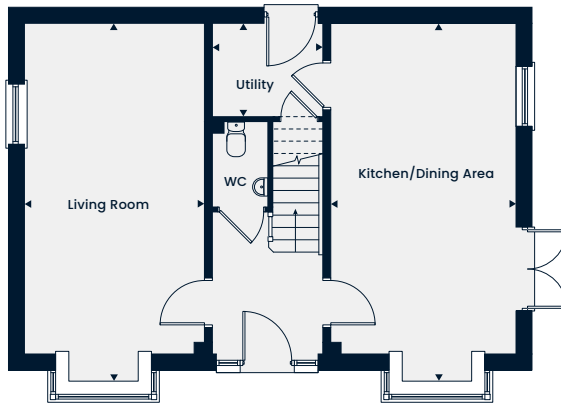


# The Ashleworth

## 4 Bedroom Home

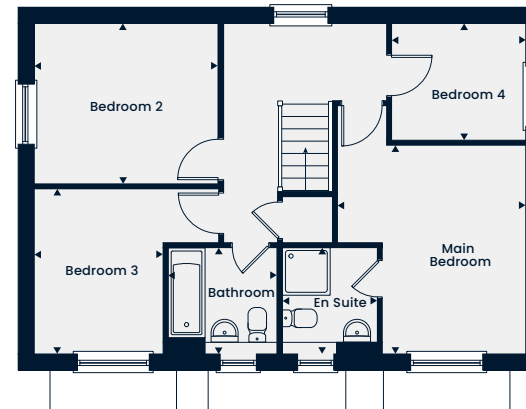
Total Area 1,249 sq. ft.

A delightful four bedroom home featuring bay windows allowing for plenty of natural light throughout the ground floor. A spacious kitchen/dining area, a separate living room and a utility room complete downstairs. There is the main bedroom with an en suite, three further bedrooms and a family bathroom on the first floor.



### Ground Floor

Kitchen/Dining Area	6.76m x 3.47m   22'2" x 11'4"
Living Room	6.76m x 3.37m   22'2" x 11'0"
Utility	2.08m x 1.74m   6'10" x 5'8"



### First Floor

Main Bedroom	3.92m x 3.53m   12'10" x 11'7"
En Suite	1.98m x 1.79m   6'6" x 5'10"
Bedroom 2	3.45m x 3.01m   11'4" x 9'10"
Bedroom 3	3.09m x 2.41m   10'1" x 7'11"
Bedroom 4	2.51m x 2.18m   8'3" x 7'1"
Bathroom	2.06m x 1.98m   6'9" x 6'6"

WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. April 2022.

# The Castleford

4 Bedroom Home



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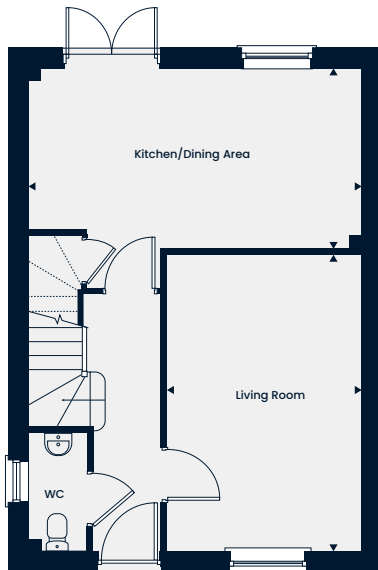


# The Castleford

## 4 Bedroom Home

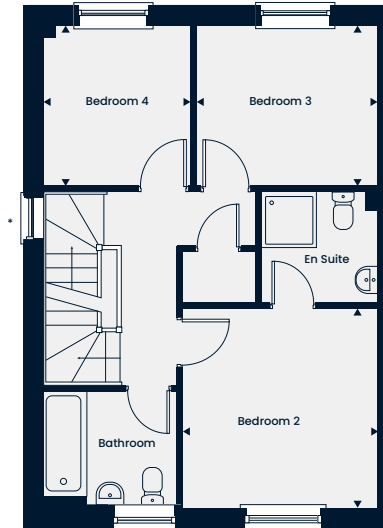
Total Area 1,260 sq. ft.

A well-proportioned three-storey, four bedroom home featuring a spacious kitchen/dining area and a separate living room to the ground floor. The first floor offers a family bathroom and three good-sized bedrooms, one of which features an en suite. The main bedroom is on the top floor benefiting from an en suite.



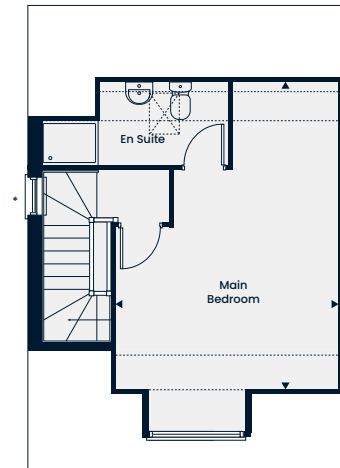
### Ground Floor

Kitchen/Dining Area  
5.41m x 2.93m | 17'9" x 9'8"  
Living Room  
4.82m x 3.17m | 15'10" x 10'5"



### First Floor

Bedroom 2  
3.24m x 3.17m | 10'8" x 10'5"  
Bedroom 3  
2.93m x 2.62m | 9'7" x 8'7"  
Bedroom 4  
2.62m x 2.40m | 8'7" x 7'11"



### Second Floor

Main Bedroom  
5.48m x 4.05m | 17'9" x 13'4"

- - - - Reduced Head Height    - Rooflight    WC - Cloakroom

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# The Hareford

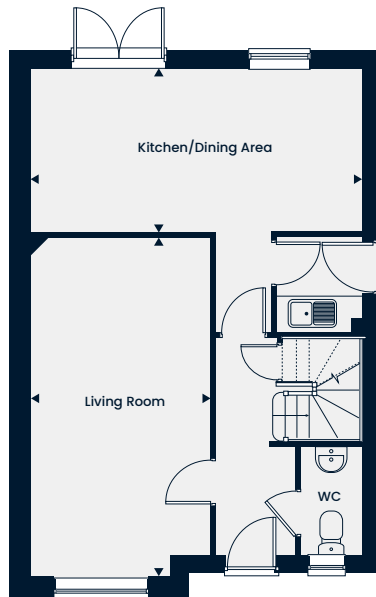
## 4 Bedroom Home



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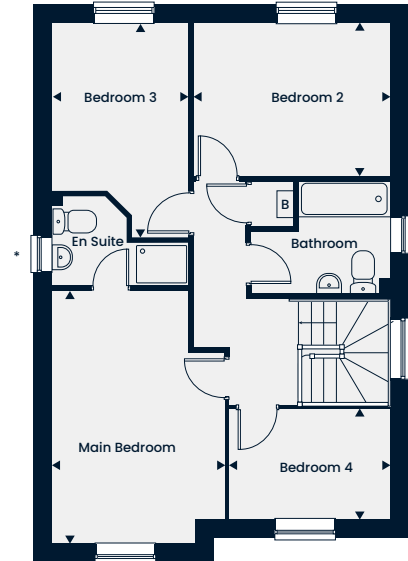


A lovely four bedroom home with a living room and an open-plan kitchen/dining area, with double doors leading out to the garden and a separate utility. Upstairs, there is the main bedroom featuring an en suite, three further bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining Area	6.26m x 3.07m   20'6" x 10'1"
Living Room	6.41m x 3.37m   21'0" x 11'1"



### First Floor

Main Bedroom	4.69m x 3.20m   15'5" x 10'6"
Bedroom 2	3.65m x 2.84m   12'0" x 9'4"
Bedroom 3	3.99m x 2.53m   13'1" x 8'4"
Bedroom 4	2.98m x 2.06m   9'9" x 6'9"

WC – Cloakroom

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# The Chiddingstone

4 Bedroom Home



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# The Chiddingstone

## 4 Bedroom Home

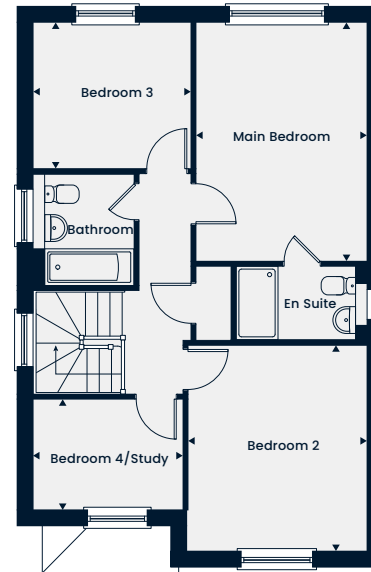
Total Area 1,312 sq. ft.

A well-proportioned four bedroom home featuring a spacious kitchen/dining/family area, with double doors leading into the garden, a separate living room and utility to the ground floor. Upstairs, the main bedroom with an en suite can be found alongside three further bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining/Family Area	6.31m x 4.60m   20'8" x 15'1"
Living Room	5.27m x 3.38m   17'3" x 11'1"
Utility	1.93m x 1.61m   6'4" x 5'3"



### First Floor

Main Bedroom	4.52m x 3.23m   14'10" x 10'7"
En Suite	2.47m x 1.40m   8'1" x 4'7"
Bedroom 2	3.89m x 3.38m   12'9" x 11'1"
Bedroom 3	2.98m x 2.73m   9'9" x 8'11"
Bedroom 4	2.83m x 2.08m   9'3" x 6'10"
Bathroom	2.12m x 1.90m   6'11" x 6'3"

WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. April 2022.

# The Selsdon

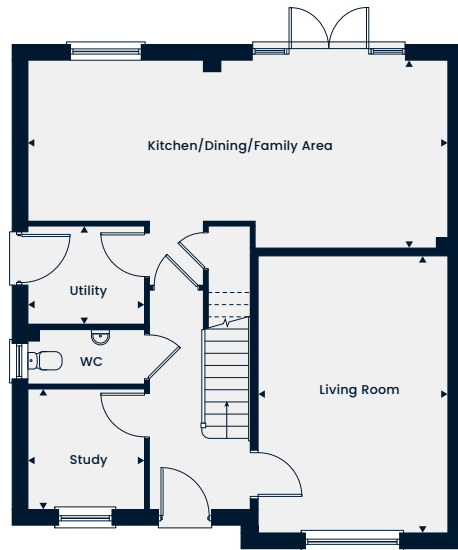
4 Bedroom Home



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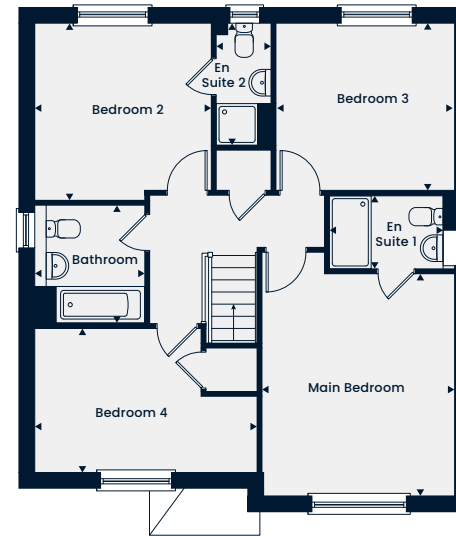


A spacious four bedroom home which benefits from a study, utility, living room and a separate open-plan kitchen/dining/family area, with double doors leading out to the garden. Upstairs, there is the main bedroom, three further bedrooms and a family bathroom. Both the main bedroom and bedroom 2 benefit from an en suite.



### Ground Floor

Kitchen/Dining/Family Area	7.99m x 3.57m   26'2" x 11'8"
Living Room	5.28m x 3.61m   17'3" x 11'10"
Study	2.28m x 2.21m   7'5" x 7'3"
Utility	2.21m x 1.88m   7'3" x 6'2"



### First Floor

Main Bedroom	4.23m x 3.66m   13'10" x 12'0"
En Suite 1	2.37m x 1.40m   7'9" x 4'7"
Bedroom 2	3.37m x 3.36m   11'0" x 11'0"
En Suite 2	2.31m x 1.05m   7'7" x 3'5"
Bedroom 3	3.40m x 3.17m   11'1" x 10'4"
Bedroom 4	4.23m x 2.73m   13'10" x 8'11"
Bathroom	2.25m x 2.08m   7'4" x 6'9"

WC – Cloakroom

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# The Oakford

4 Bedroom Home



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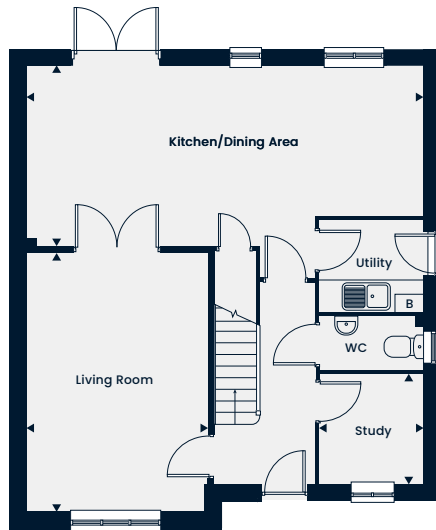


# The Oakford

## 4 Bedroom Home

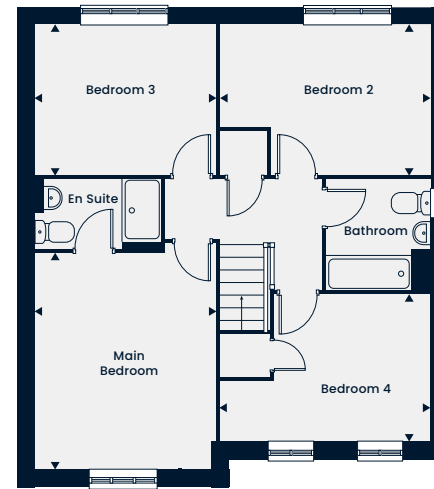
Total Area 1,522 sq. ft.

A spacious four bedroom home with a living room opening up into an open-plan kitchen/dining area, with double doors leading out to the garden. A separate utility and study complete the ground floor. Upstairs, there is the main bedroom featuring an en suite, three further bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining Area	7.99m x 3.66m   26'3" x 12'0"
Living Room	5.19m x 3.60m   17'0" x 11'10"
Study	2.20m x 2.12m   7'3" x 7'0"



### First Floor

Main Bedroom	4.36m x 3.67m   14'4" x 12'1"
Bedroom 2	4.23m x 3.08m   13'11" x 10'1"
Bedroom 3	3.68m x 3.08m   12'1" x 10'1"
Bedroom 4	4.23m x 2.98m   13'11" x 9'10"

B – Boiler WC – Cloakroom

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# The Willington

4 Bedroom Home



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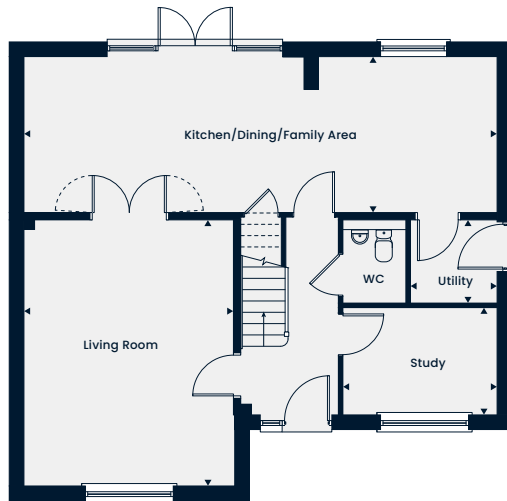


# The Wellington

## 4 Bedroom Home

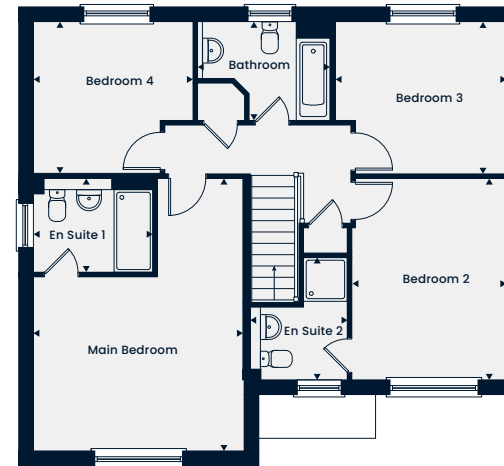
Total Area 1,662 sq. ft.

A lovely four bedroom home featuring a living room and an open-plan kitchen/dining/family area with a bi-fold door leading out to the garden. The ground floor is complete with a separate utility room, cloakroom, storage cupboard and spacious study. Upstairs, both the main bedroom and bedroom 2 benefit from an en suite, while two further bedrooms and a family bathroom complete the first floor.



### Ground Floor

Kitchen/Dining/Family Area	9.68m x 3.18m   31'9" x 10'5"
Living Room	5.45m x 4.28m   17'10" x 14'0"
Study	3.14m x 2.18m   10'3" x 7'1"
Utility	1.76m x 1.71m   5'9" x 5'7"



### First Floor

Main Bedroom	5.58m x 4.28m   18'3" x 14'0"
En Suite 1	2.43m x 1.93m   7'11" x 6'4"
Bedroom 2	4.12m x 3.16m   13'6" x 10'4"
En Suite 2	2.49m x 1.99m   8'2" x 6'6"
Bedroom 3	3.50m x 3.11m   11'5" x 10'2"
Bedroom 4	3.26m x 3.11m   10'8" x 10'2"
Bathroom	2.73m x 2.01m   8'11" x 6'7"

WC – Cloakroom

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# TILIA HOMES

## YOUR NEW HOME SPECIFICATION



For more information visit: [tiliahomes.co.uk](http://tiliahomes.co.uk)



# Specifications

Kitchen	2 & 3 bedrooms	4 bedrooms	5 bedrooms
Choice of kitchen units with soft-close drawers and doors*	✓	✓	✓
Choice of worktops 40mm with matching upstand to kitchen and utility room	✓	✓	✓
Stainless steel single bowl sink with mixer tap to kitchen	✓		
Stainless steel one and a half bowl sink with mixer tap to kitchen		✓	✓
Integrated fridge freezer			✓
Integrated dishwasher			✓
Integrated washing machine			✓
Stainless steel four-ring gas hob	✓	✓	
Stainless steel five-ring gas hob			✓
Under counter single oven	✓		
Built-in double oven		✓	✓

## Electrical

TV points to living room, main bedroom, kitchen/dining area and/or kitchen**	✓	✓	✓
BT telephone points to: living room, main bedroom, study/family area	✓	✓	✓
Chrome downlights to bathrooms and en suites	✓	✓	✓
Chrome downlights to kitchen/utility			✓

## Bathroom & En Suite

Choice of wall tiles*	✓	✓	✓
White sanitaryware	✓	✓	✓
Chrome heated towel rails in bathrooms and en suites	✓	✓	✓

## Internal Features

All ceilings and walls finished in white emulsion	✓	✓	✓
All woodwork finished in white gloss	✓	✓	✓
Four-panel smooth finish internal doors	✓	✓	✓
Internal doors furniture to be chrome lever latch on round rose	✓	✓	✓
Gas-fired central heating, Ideal condensing boiler with hot water cylinder†		✓	✓
Gas-fired Ideal combi-boiler	✓		
All radiators to be fitted with a thermostatic valve except in room where thermostat is located	✓	✓	✓

## External Features

Double-glazed uPVC windows and double doors	✓	✓	✓
Chrome-effect door furniture to front door	✓	✓	✓
Front gardens to be finished in accordance with the landscape schedule	✓	✓	✓
Outside light location adjacent to the front door and wiring only to rear door	✓	✓	✓
Rear gardens to be tidied, rotovated and graded	✓	✓	✓
Garages – up and over doors. Sockets and ceiling lights only provided to integral and attached garages	✓	✓	✓

10-year NHBC warranty and 2-year Tilia Homes Customer Care. Please note that the fee for any upgrades is non-refundable and is payable in advance. These particulars should be treated as general guidance only and should not be relied upon as statements or representations of fact. We operate a policy of continuous product development and individual features may vary. Please ask our Sales Executives for detailed information regarding specific properties. \*Choices made from our selected ranges, available only at specified stages of build. Please confirm all details with our Sales Executives at point of reservation. \*\*Please note TV points are provided – purchaser to arrange own connection including aerial. †Alfriston and Arlington have a gas-fired combi-boiler. Photography is indicative only. November 2021.

# Moving Schemes

Tilia Homes likes to make sure that you can move into your new dream home, whatever your situation. We can help you overcome almost any obstacle that you face as a new homebuyer.

Whether you are a first-time buyer struggling to take that first step onto the property ladder, or an existing home owner having problems selling your property, the solution could be right here with Tilia Homes.



## Part Exchange

If you want to ensure a smooth and easy move to your new home by Tilia Homes, you may wish to consider our Part Exchange scheme.

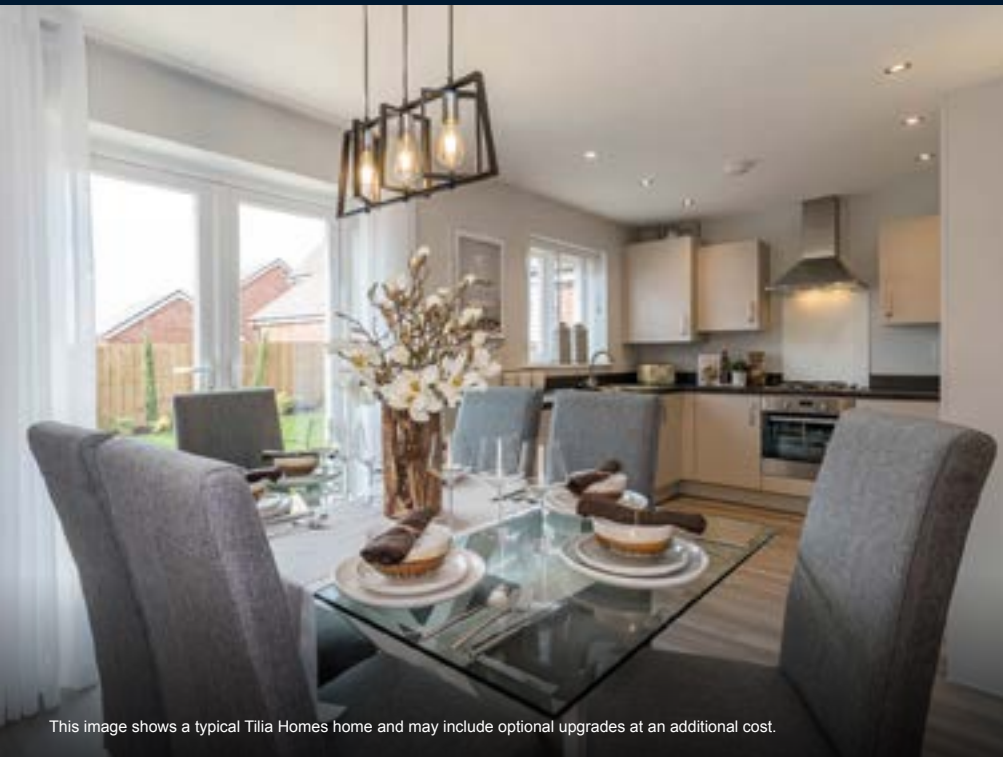


## Smooth Move

We'll do all we can to ensure that your existing home is sold quickly, at the best possible price – and we'll pay the estate agent's fees.

# Benefits of Buying New

It's time to stop wasting your time and money fixing all of those hidden problems that often come with buying older properties. Buying new offers many benefits and advantages.



This image shows a typical Tilia Homes home and may include optional upgrades at an additional cost.



## Energy-Efficient

New homes are built to the latest specifications and standards meaning a more energy-efficient home.



## No Chain

You are not buying into a chain. This means a faster, easier buying process without the hassle.



## Great Incentives

Benefit from schemes only available when buying a new build, such as our Part Exchange and Smooth Move schemes.



## Have Your Say

If your potential home is still under construction\*, you may have the opportunity to choose your finishes inside your home.



## Low Maintenance

With the latest regulations and specifications it's unlikely you'll need to worry about repairs for a while. New homes also include a 10-year NHBC warranty to cover structural defects.



## It's Brand New

Be the first to live in the property. Built with high specifications. It's brand new – and all yours!

\*Available only at specified stages of build.

# Customer Commitment

Our aim is to do our best to take care of everything.

From carefully choosing the ideal location for our new community to designing and building homes that fit perfectly into the natural environment.

We'll make sure you have all the information you need every step of the way, whether that's letting you know what's happening with your sale or introducing you to every detail of your new home – we know homebuilding doesn't stop once you've moved in.

We pride ourselves on being there for our customers throughout the buying and selling process – and beyond.

Helping build homes and communities we can all be proud of, for many years to come.



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