

Unity Gardens

AT CASTLE HILL

THE HOUSES

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WELCOME TO

Unity Gardens

BE PART OF A BRAND NEW COMMUNITY

As part of the village of Castle Hill, Unity Gardens will soon provide all the essentials for daily life. There's already a community centre attached to the primary school, and The Spring River is a bright, airy pub and restaurant, with carvery, outdoor playground and free WiFi.





Image depicts previous phase of Unity Gardens

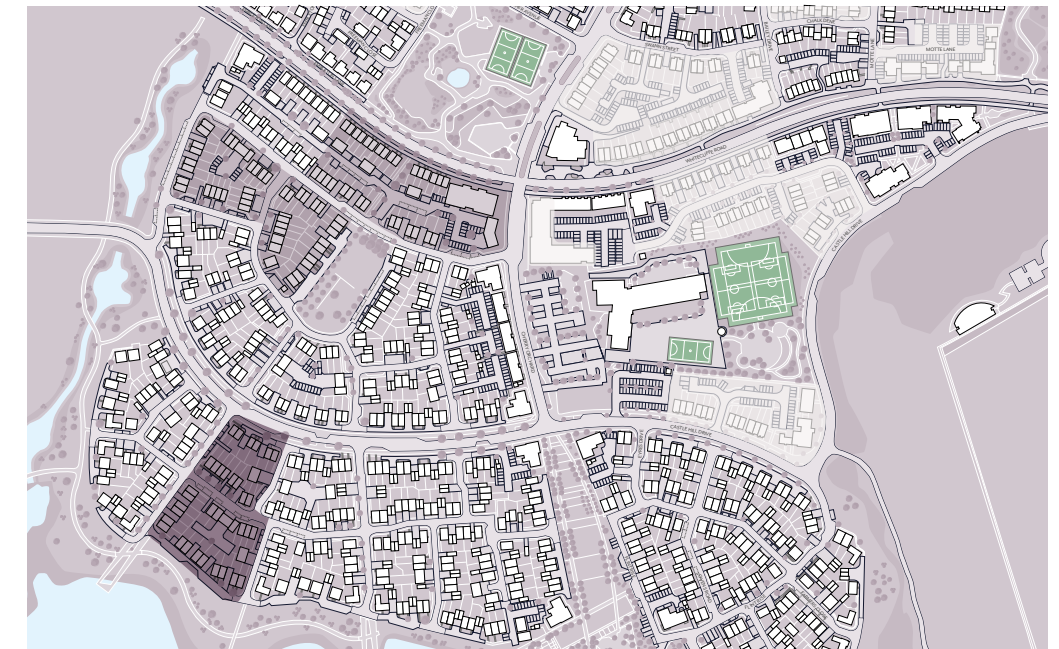
The Houses

AT UNITY GARDENS

You're looking for a home that combines the very best qualities of town and country. You want endless fresh air and beautiful outdoor space – but not to be so far from the city that commuting eats into your precious family time.

You want fantastic amenities on your doorstep, from world-class shopping to high-speed trains, yet wake each morning in a place where you can hear birds singing along the tree-lined avenues. And you need it available in a way that's easy to afford, bringing the dream of owning your own property finally within reach.

**YOU'VE FOUND ALL THIS AND MORE
AT UNITY GARDENS.**



Key The Houses Future Phases Previous Phases



Coach Houses

Two Bedroom

Plots 133, 144 & 149

Type 1

Two Bedroom

Plots 134, 135, 136, 137, 138, 139, 145, 146, 147, 148, 160, 161, 162 & 163

Type 2V1

Three Bedroom

Plots 140, 141, 142, 143, 151, 153, 155, 157, 158, & 159

Type 2V2

Three Bedroom

Plots 150, 151, 152, 153, 154, 156 & 157

Type 3

Three Bedroom

Plots 127, 128, 129, 130, 131 & 132



Computer generated image indicative only

HOUSE

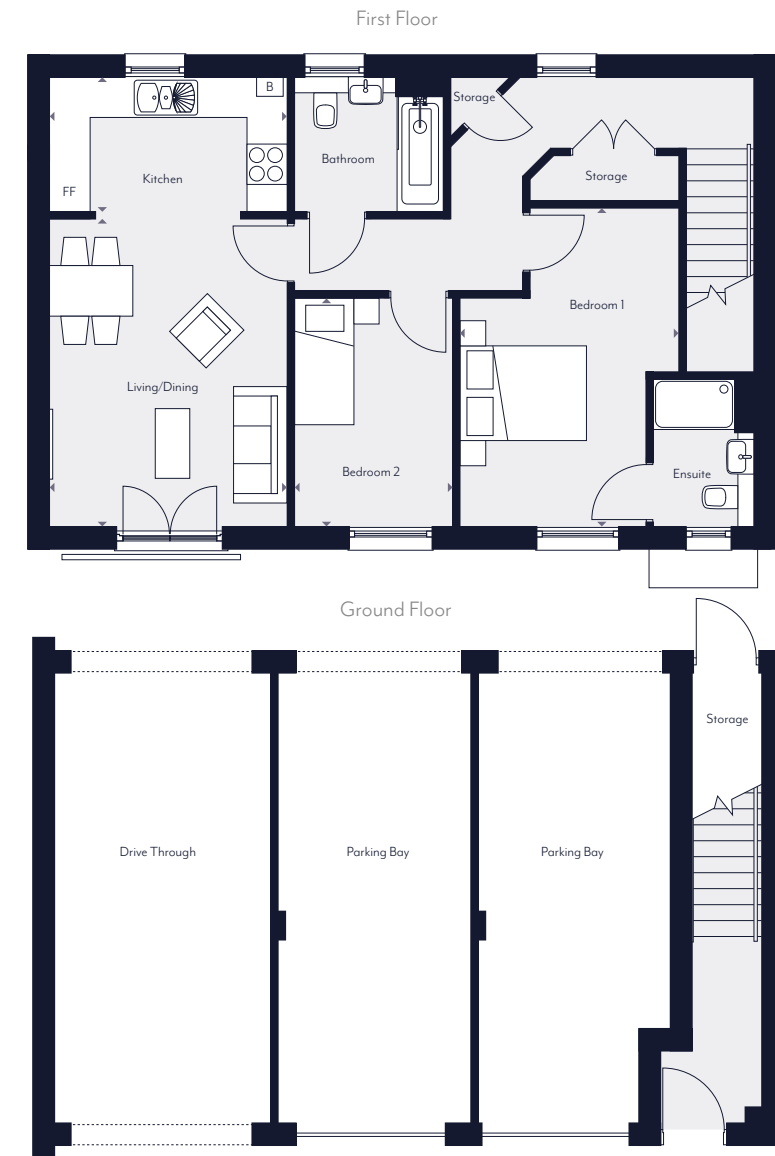
Coach Houses

Living/Dining	4.62m x 3.56m	15'2" x 11'8"
Kitchen	3.16m x 2.02m	10'5" x 6'7"
Bedroom 1	4.79m x 2.79m	15'9" x 9'2"
Bedroom 2	3.43m x 2.37m	11'3" x 7'10"
Total Internal Area	71.4 sq m	768 sq ft

Two Bedroom

Plots 133 & 149 (as drawn)

Plots 144 (handed)



*Car ports and driveways differ to plots 133 & 149 only.

Key

◀ ▶ Measurement Points FF Integrated Fridge/Freezer B Boiler

Note: Exterior cladding and door colours may vary. These dimensions are accurate to within +/- 50mm. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.



Computer generated image indicative only

HOUSE

Type 1

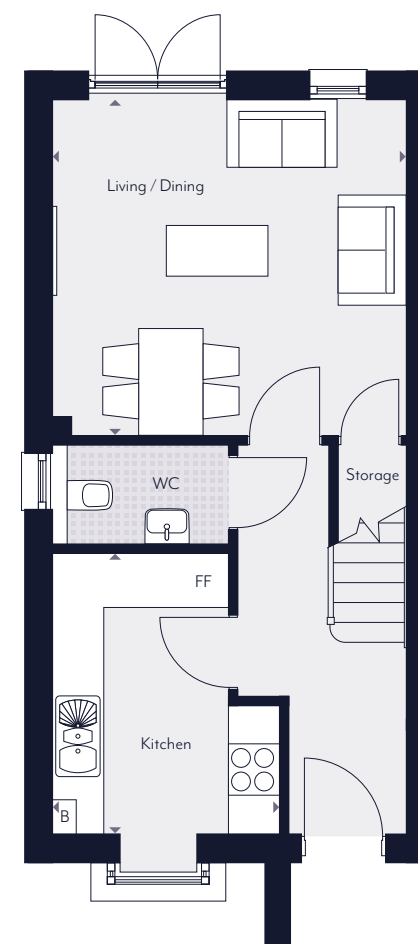
Two Bedroom

Plots 135, 137, 139, 147, 148, 161, 163 (as drawn)

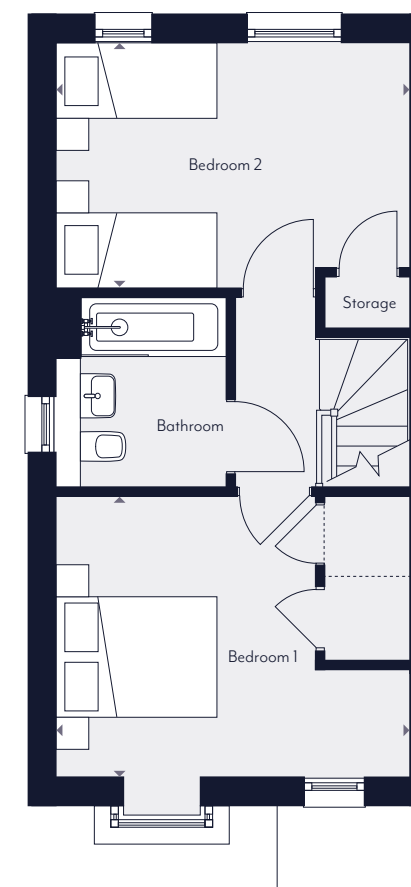
Plots 134, 136, 138, 145, 146, 160, 162 (handed)

Living/Dining	4.18m x 3.98m	13'8" x 13'1"
Kitchen	3.31m x 2.75m	10'10" x 9'0"
Bedroom 1	4.18m x 3.31m	13'8" x 10'10"
Bedroom 2	4.18m x 2.89m	13'8" x 9'6"
Total Internal Area	72.4 sq m	780 sq ft

Ground Floor



First Floor



Key

◀ ▶ Measurement Points FF Integrated Fridge/Freezer B Boiler

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Computer-generated image indicative only

HOUSE

Type 2V1

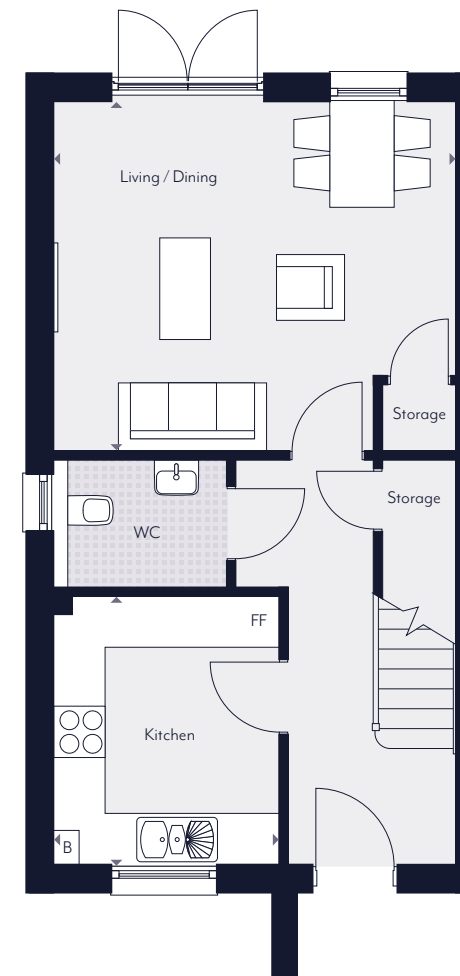
Three Bedroom

Plots 141, 143, 151, 153, 155, 157, 159 (as drawn)

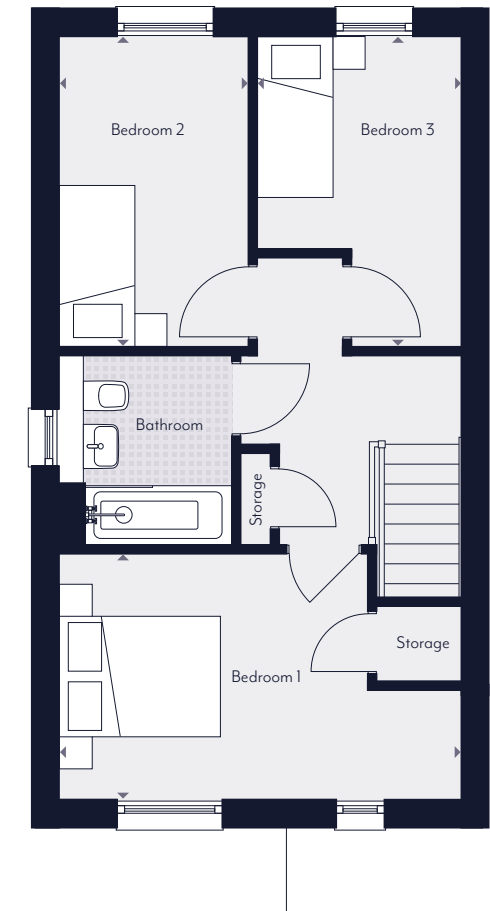
Plots 140, 142, 158 (handed)

Living/Dining	4.74m x 4.13m	15'7" x 13'6"
Kitchen	3.16m x 2.65m	10'5" x 8'8"
Bedroom 1	4.74m x 2.89m	15'7" x 9'6"
Bedroom 2	3.65m x 2.22m	12'0" x 7'3"
Bedroom 3	3.65m x 2.40m	12'0" x 7'11"
Total Internal Area	85.2 sq m	916 sq ft

Ground Floor



First Floor



Key

◀ ▶ Measurement Points FF Integrated Fridge/Freezer B Boiler

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Computer generated image indicative only

HOUSE

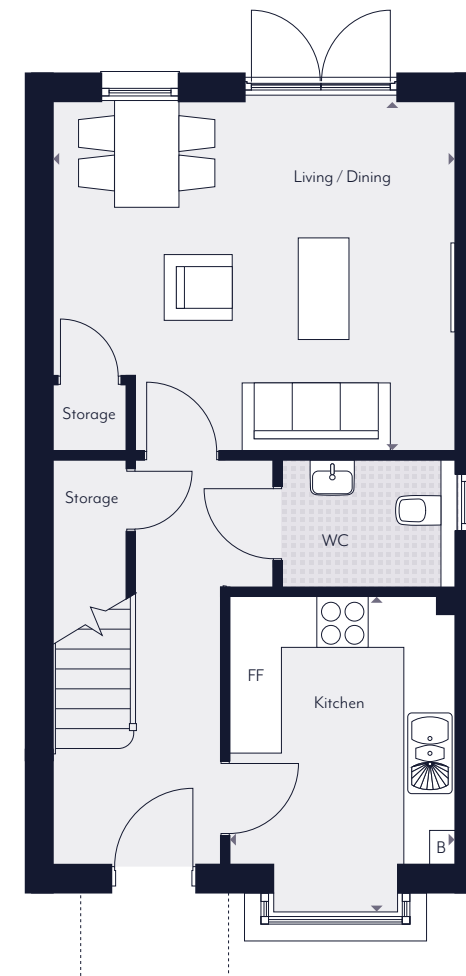
Type 2V2

Three Bedroom

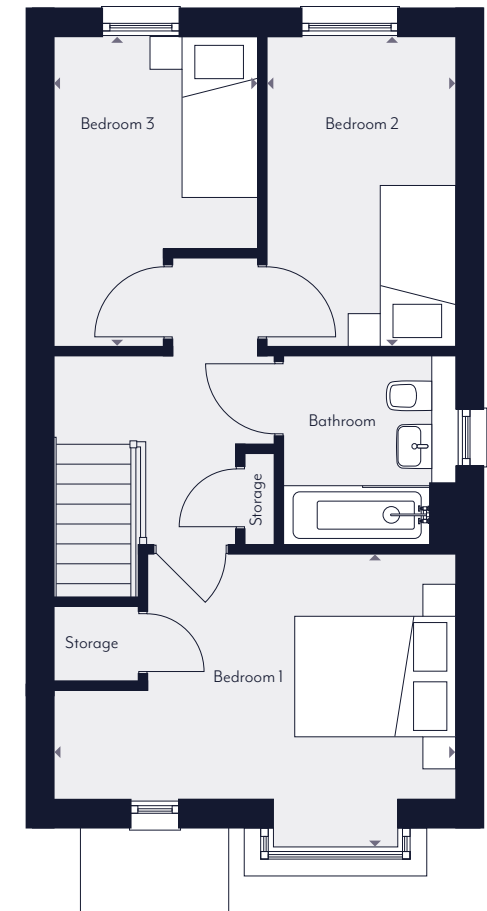
Plots 150, 152, 154 & 156 (as drawn)

Living/Dining	4.74m x 4.13m	15'7" x 13'6"
Kitchen	3.72m x 2.65m	12'3" x 8'8"
Bedroom 1	4.74m x 3.45m	15'7" x 11'4"
Bedroom 2	3.65m x 2.22m	12'0" x 7'3"
Bedroom 3	3.65m x 2.41m	12'0" x 7'11"
Total Internal Area	85 sq m	915 sq ft

Ground Floor



First Floor



Key

◀ ▶ Measurement Points FF Integrated Fridge/Freezer B Boiler

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HOUSE Type 3

Three Bedroom

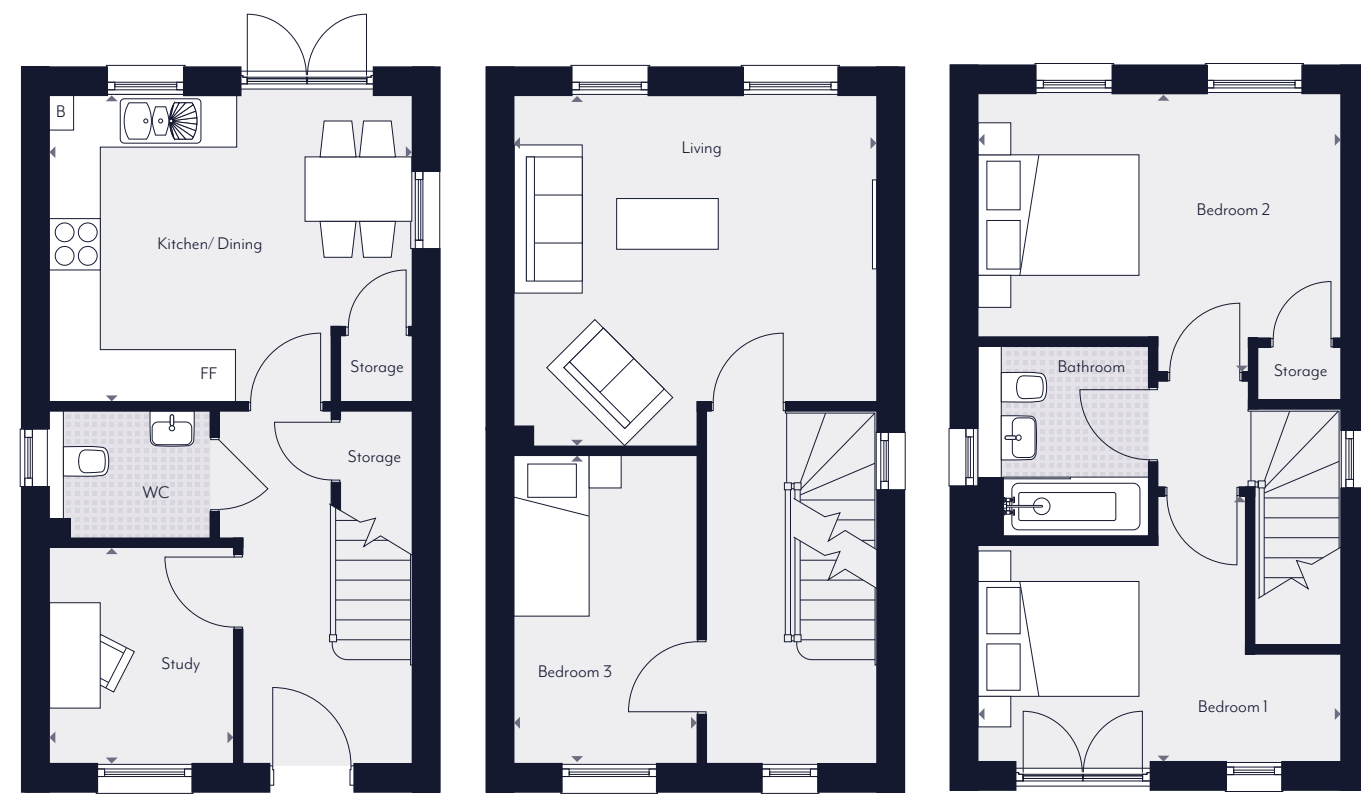
Plots 128, 130, 132 (as drawn)
Plots 127, 129, 131 (handed)

Living	4.29m x 4.14m	14'1" x 13'7"
Kitchen/Dining	4.29m x 3.60m	14'1" x 11'10"
Bedroom 1	4.29m x 3.27m	14'1" x 10'9"
Bedroom 2	4.29m x 3.13m	14'1" x 10'3"
Bedroom 3	3.63m x 2.16m	11'11" x 7'1"
Study	2.55m x 2.17m	8'4" x 7'2"
Total Internal Area	101.1 sq m	1086 sq ft

Ground Floor

First Floor

Second Floor



Key

◀ ▶ Measurement Points FF Integrated Fridge/Freezer B Boiler

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Specification

General

- External tap
- Chrome level tap
- White painted doors with chrome door handles throughout
- Stainless steel electric oven
- Walls and ceilings painted white throughout
- Cooker hood
- Shelving to linen cupboards
- Gas hob
- Apollo Persian Doll Carpet to hallways, living/dining and bedrooms
- 600mm stainless steel splash back to rear of hob
- Prewired Digital TV/Sky Q TV Point
- Integrated fridge/freezer
- Smoke, heat and carbon monoxide detectors fitted
- Integrated washing machine
- Downlighters to bathroom and kitchen
- Space for dishwasher in 2 bedroom and integrated for 3 bedroom houses
- Valiant boiler

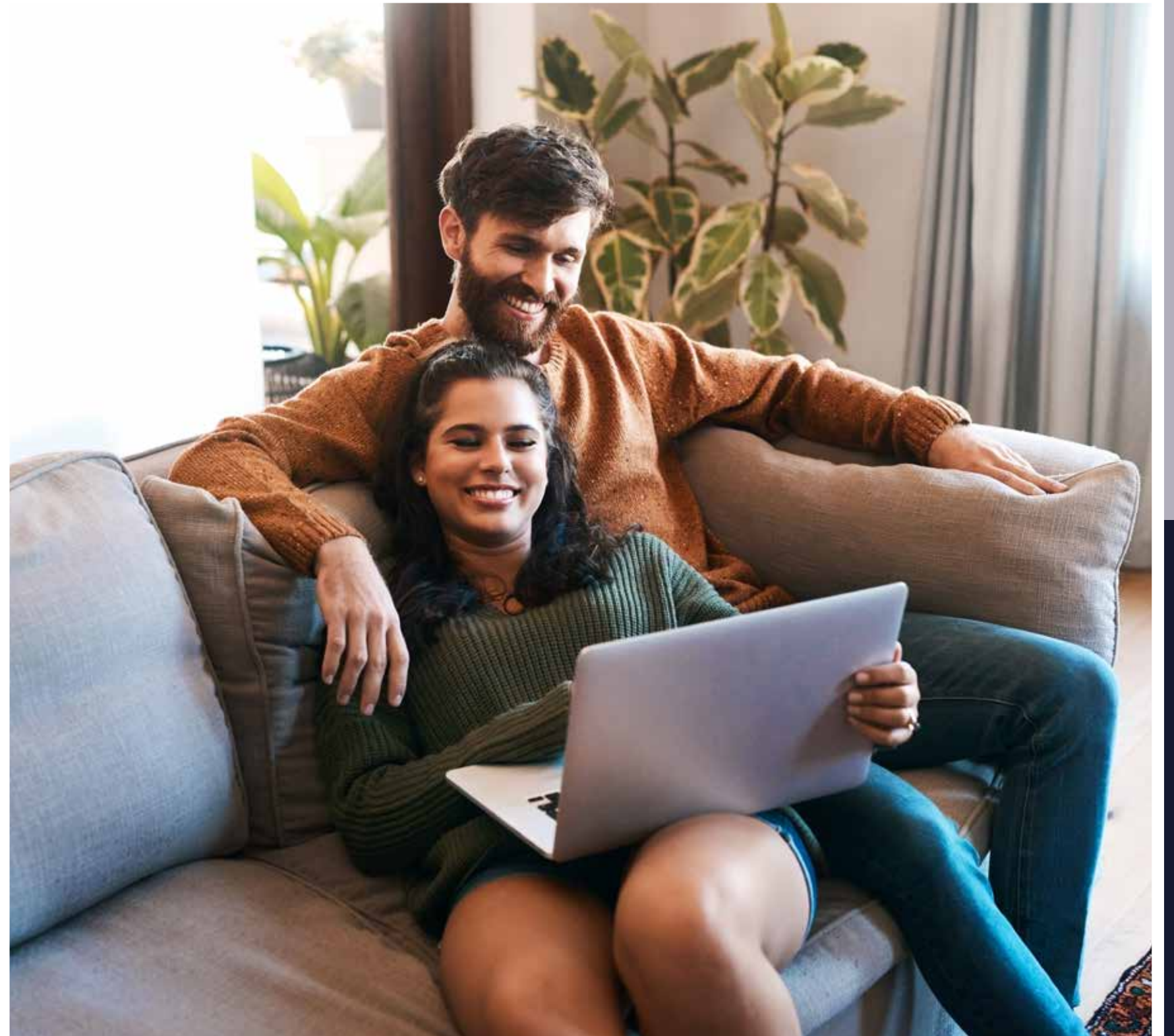
Kitchen

- Kitchen cabinets finished in Woodbury light grey with matching end panels
- Under cabinet LED strip lighting
- Spot track lighting in polished chrome
- Laminate worktop in copper slate
- 1½ bowl stainless steel inset sink and single drainer

Bathroom

- Roca semi pedestal sink
- Chrome lever tap to sink
- Roca white bath with curved edge glass bath screen
- Over bath shower with wall mounted thermostatic shower mixer
- Roca eco cistern and soft close toilet seat with chrome wall mounted flush
- Chrome heated towel rail
- Mirror from top of tiling to ceiling

*Please note that the make and colour of the kitchen will vary. Speak to a sales executive for more information.



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