

# Unity Gardens

AT CASTLE HILL

THE HOUSES

G&H



WELCOME TO

# Unity Gardens

## A GROWING NEIGHBOURHOOD

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

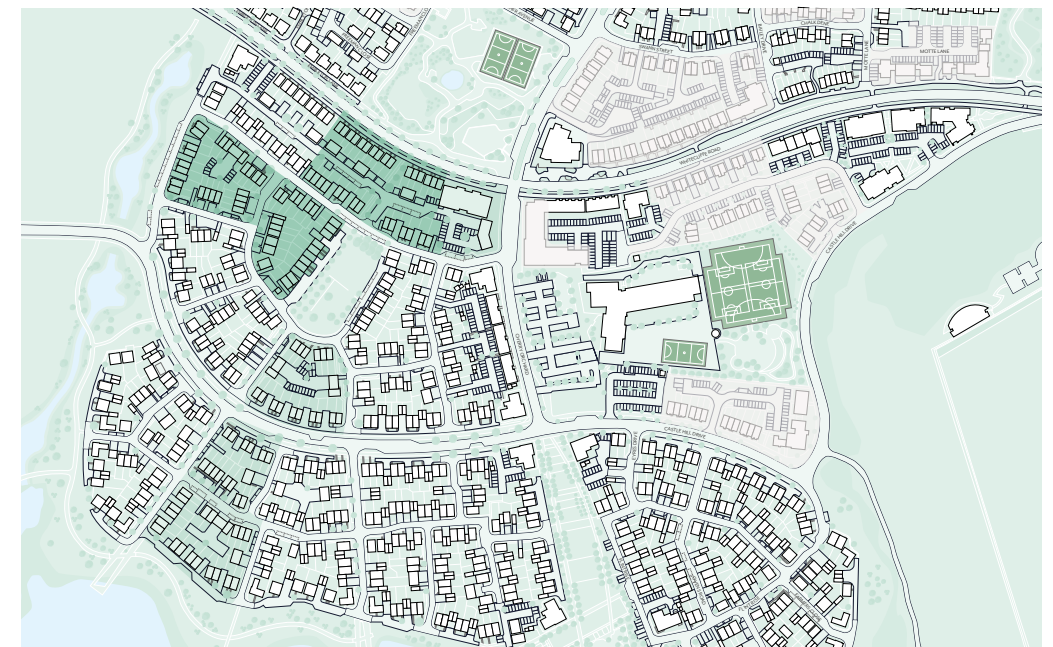
# The Houses

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



<p><b>Coach Houses</b></p> <p><b>Two Bedroom</b> Plots 17, 18, 27 &amp; 72</p> <p><b>Type 1</b></p> <p><b>Two Bedroom</b> Plots 28, 29, 30, 31, 64, 65, 66, 67, 70, 71, 73, 78, 79, 80, 81, 82, 83, 84, 85, 88, 89, 90, 91, 104, 105 &amp; 106</p>	<p><b>Type 2</b></p> <p><b>Three Bedroom</b> Plots 32, 33, 92, 93, 94, 95, 96, 97, 98, 99 &amp; 100</p> <p><b>Type 3</b></p> <p><b>Three Bedroom</b> Plots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 &amp; 16</p>
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Computer generated image indicative only

## HOUSE

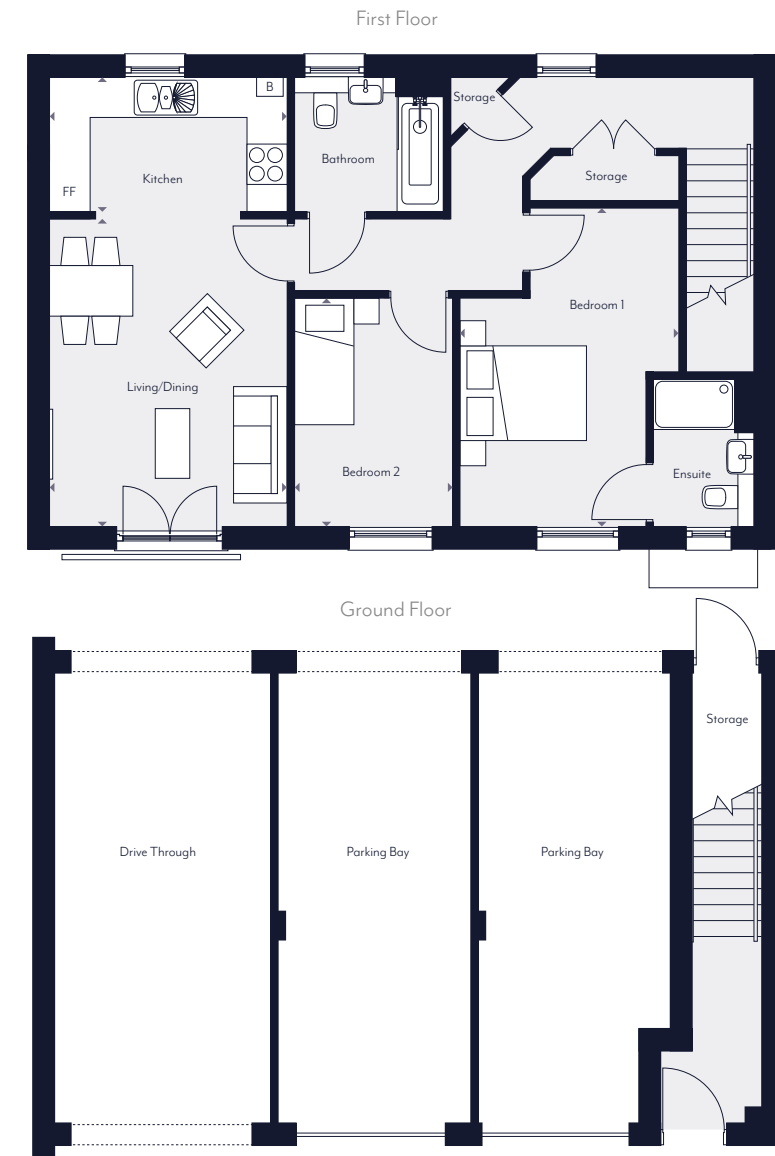
# Coach Houses

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"
<b>Total Internal Area</b>	<b>71.4 sq m</b>	<b>768 sq ft</b>

### Two Bedroom

Plot 17 & 27 (as drawn)

Plots 18 & 72 (handed)



\*Ground floor layout, car ports and driveways differ on plots 17, 18 & 27 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

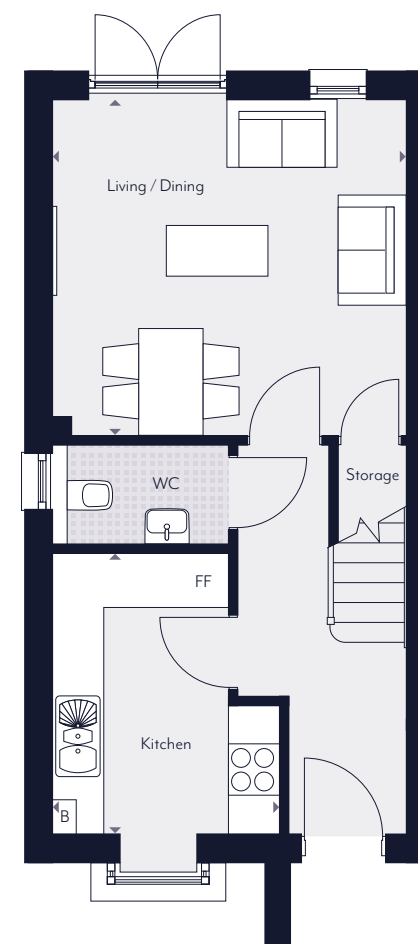
### Two Bedroom

Plots 28, 30, 65, 67, 71, 73, 79, 81, 83, 85, 89, 91, 105 & 106 (as drawn)

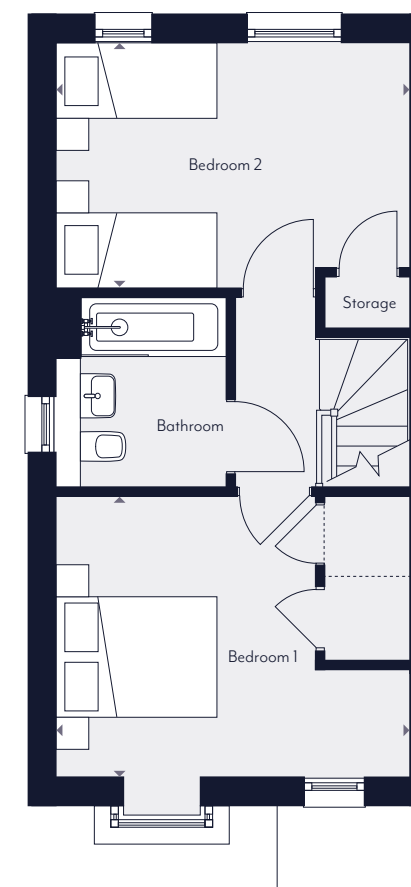
Plots 29, 31, 64, 66, 70, 78, 80, 82, 84, 88, 90 & 104 (handed)

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"
<b>Total Internal Area</b>	<b>72.4 sq m</b>	<b>780 sq ft</b>

Ground Floor



First Floor



### Key

◀ ▶ Measurement Points   FF Integrated Fridge/Freezer   B Boiler

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Computer-generated image indicative only

## HOUSE

# Type 2

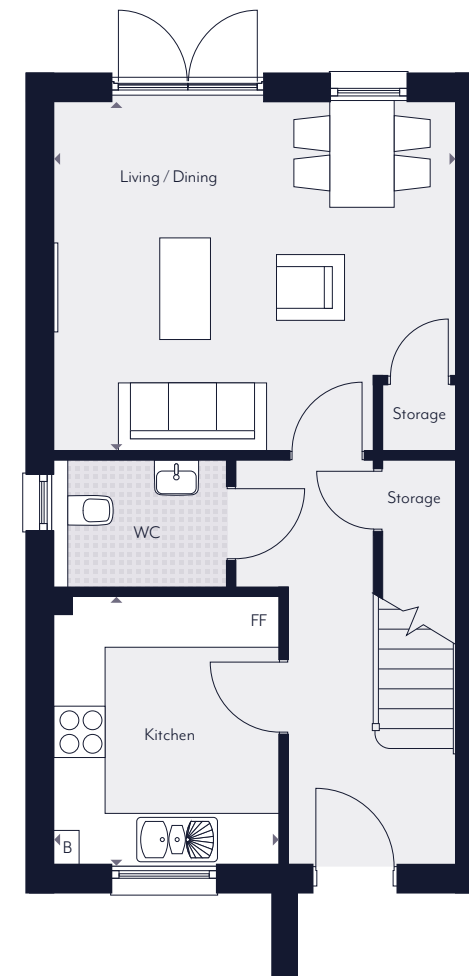
### Three Bedroom

Plots 32, 93, 94, 96, 98 & 100 (as drawn)

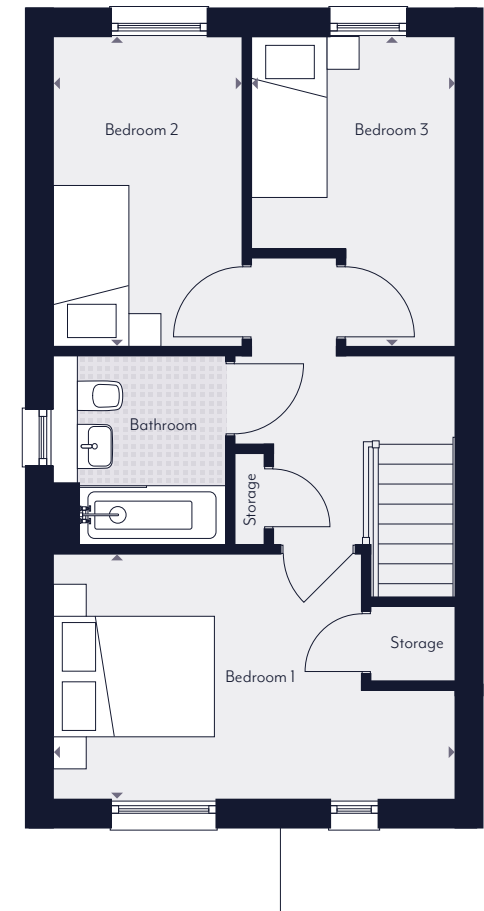
Plots 33, 92, 95, 97 & 99 (handed)

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"
<b>Total Internal Area</b>	<b>85.2 sq m</b>	<b>916 sq ft</b>

Ground Floor



First Floor



### Key

◀ ▶ Measurement Points   FF Integrated Fridge/Freezer   B Boiler

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Computer generated image indicative only

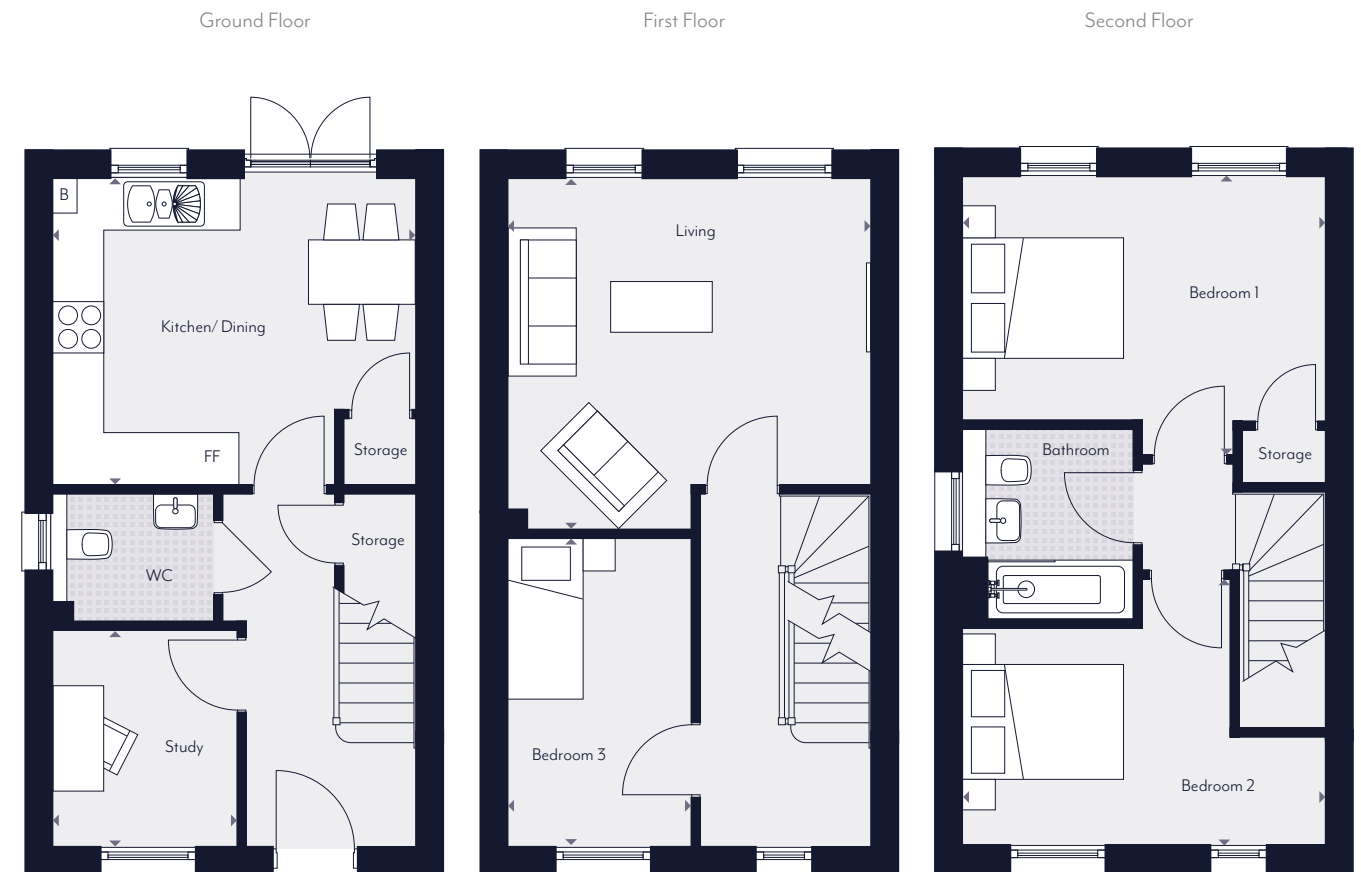
# HOUSE Type 3

## Three Bedroom

Plots 1, 2, 4, 5, 7, 9, 11, 13 & 15 (as drawn)

Plots 3, 6, 8, 10, 12, 14 & 16 (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"
<b>Total Internal Area</b>	<b>101.1 sq m</b>	<b>1086 sq ft</b>



## 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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