

# FOREST EDGE

CHESTERFIELD

A STUNNING COLLECTION OF  
3, 4 & 5 BEDROOM HOMES



**TILIA**  
HOMES

## Welcome to Forest Edge

This contemporary collection of 3, 4 & 5 bedroom homes is nestled in Ashgate, just on the outskirts of the market town of Chesterfield. With convenient access to nearby amenities, transportation links and the picturesque countryside, Forest Edge offers a perfectly balanced living



## Education

Forest Edge is close to a range of primary and secondary schools.

### Old Hall Junior School

At Old Hall Junior School, the staff provide nurturing and supportive environments where children can become confident, independent, and responsible learners. The school aims to help children develop a life-long love of learning and help to develop the knowledge and skills needed beyond education.

### Brookfield Community School

Through high-quality teaching and a broad and balanced curriculum, Brookfield Community School creates stimulating learning environments that support and challenge students. Their goal is to nurture the potential of every child while developing the inner resilience required to thrive in an ever-changing world.

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





## Connections

Good transport links to nearby towns, cities and further afield.



Destinations by car

**33**  
min

**Sheffield**  
13.4 miles

**48**  
min

**Nottingham**  
25.5 miles

**49**  
min

**Manchester**  
47 miles



Destinations by train

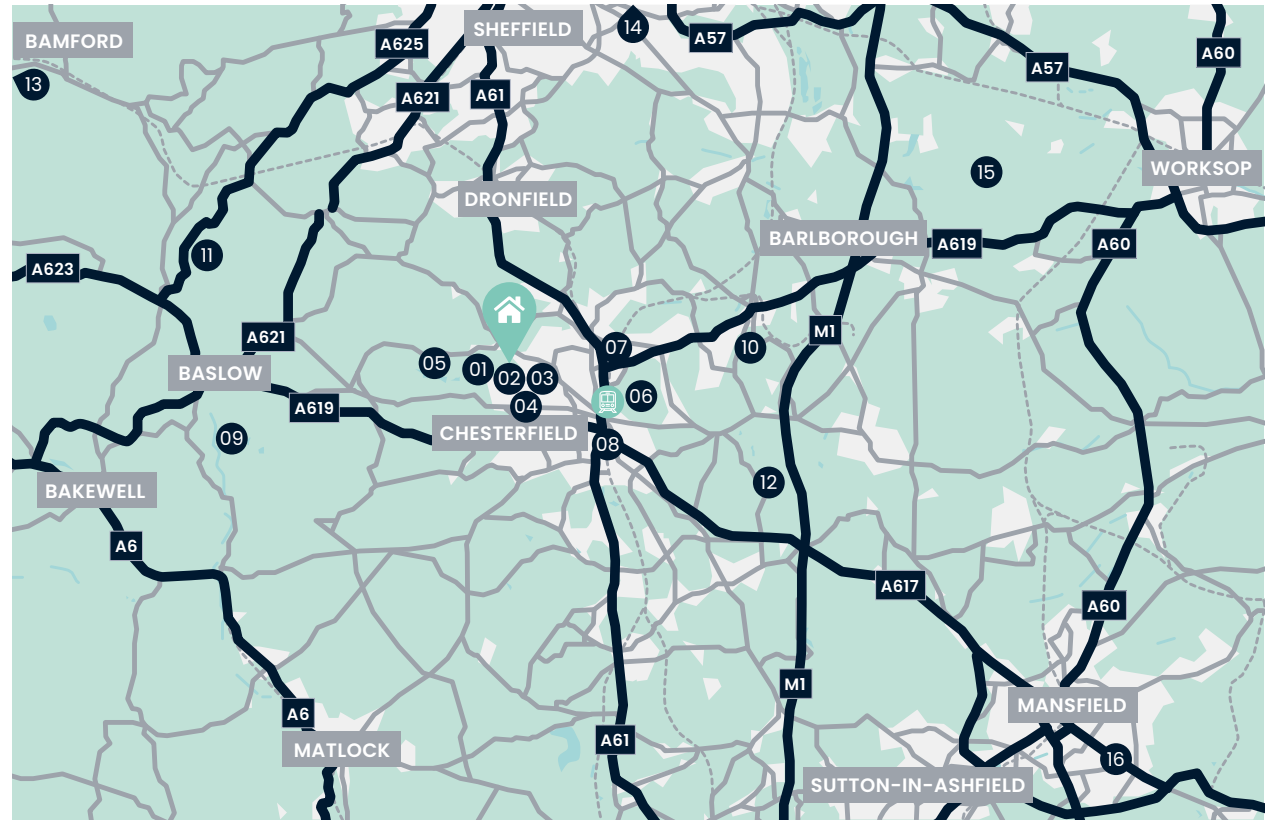
Chesterfield  
Railway Station

**1** **5**  
hr min

**Leeds**

**1** **53**  
hr min

**London St Pancras  
International**



## Your nearest transport links



**Chesterfield  
Railway Station**



**A61**



**East Midlands  
Airport**

### Up to 2 Miles

- 01. Brushfield Park
- 02. Holme Hall Unite's  
Community  
Garden
- 03. Loundsley Green  
Community  
Centre
- 04. The Woodside

### Up to 5 Miles

- 05. Linacre Reservoirs
- 06. Tapton Park  
Golf Club
- 07. Sainsbury's
- 08. Cineworld Cinema  
Chesterfield

### Up to 10 Miles

- 09. Chatsworth House
- 10. Poolsbrook  
Country Park
- 11. Froggatt Edge
- 12. Sutton  
Scarsdale Hall

### Up to 25 Miles

- 13. Edale, Peak District  
National Park
- 14. Meadowhall  
Shopping Centre
- 15. Bondhay Golf Club
- 16. Bannatyne Health  
Club & Spa



## The benefits of buying new

All our homes also come with a '2-year Tilia Homes Customer Care Warranty' and a further '8-year NHBC Warranty' for added peace of mind.



### 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 Schemes

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



### Personalise your home

you can make changes to your home by choosing from our extensive list of finishing touches subject to build stage.



### 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. It's brand new – and all yours!

# 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.



## 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.



# 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.



Tilia Homes in their efforts to improve designs reserve the right to alter site plans, floorplans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. Maps shown are not to scale. 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). Information is correct at the time of going to print. Please see the development page on our website for further details. For terms and conditions on our schemes and incentives including Part Exchange or Smooth Move, go to [tiliahomes.co.uk](https://tiliahomes.co.uk). Please speak to your Sales Executive for further details. April 2023.

# FOREST EDGE

CHESTERFIELD

This contemporary collection of homes is nestled in Ashgate, just on the outskirts of the market town of Chesterfield and has great transport links, plus lots of nearby amenities.



SHOW HOME & MARKETING SUITE

**3 Bedroom Homes**

- The Alderley
- The Derwent
- The Dunstable
- The Holmewood
- The Melford
- The Morden

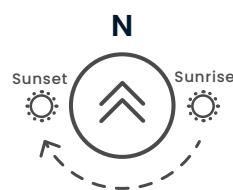
**4 Bedroom Homes**

- The Alfriston
- The Arlington
- The Ashleworth
- The Buckland
- The Chiddingstone
- The Cliveden
- The Willington
- The Sudbury
- The Moulton

**5 Bedroom Homes**

- The Blakeney

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. The location of affordable homes is indicative and subject to change, properties coloured blue will remain affordable housing tenure and are not available for general sale. The remaining homes on the development are available for open market sale to purchasers, who could be private individuals or another type of purchaser (for example local authorities, housing associations or other commercial landlords), and therefore the mix of tenures on a development may change. Site plan is not to scale. Please speak to our Sales Executives for more details. July 2024.



- Affordable Homes
- BCP - Bin Collection Point

# The Alderley

## 3 Bedroom Home



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# The Alderley

## 3 Bedroom Home



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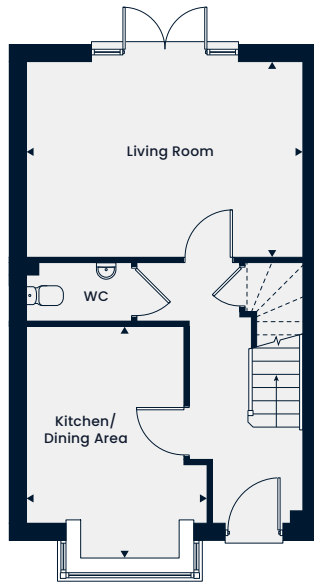


# The Alderley

## 3 Bedroom Home

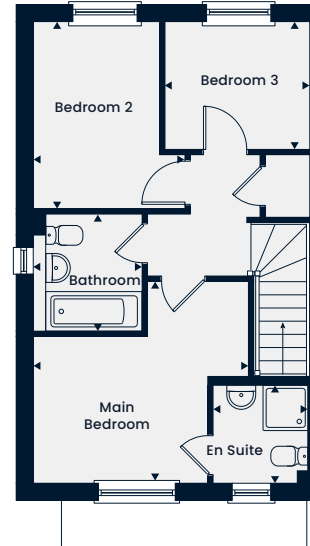
Total Area 858 sq. ft.

The Alderley is a lovely three bedroom home. The ground floor features a living room and a spacious kitchen/dining area with a bay window. A cloakroom and handy storage cupboard complete the ground floor. Upstairs, there is the main bedroom featuring an en suite, two further bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining Area	4.14m x 3.15m   13'7" x 10'4"
Living Room	4.08m x 3.14m   15'10" x 11'3"



### First Floor

Main Bedroom	3.75m x 3.52m   12'4" x 11'7"
En Suite	1.68m x 1.68m   5'6" x 5'6"
Bedroom 2	3.26m x 2.63m   10'8" x 8'8"
Bedroom 3	2.53m x 2.21m   8'3" x 7'3"
Bathroom	2.07m x 1.90m   6'9" 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. October 2024.



# The Derwent

## 3 Bedroom Home



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# The Derwent

## 3 Bedroom Home



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## 3 Bedroom Home



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# The Derwent

## 3 Bedroom Home

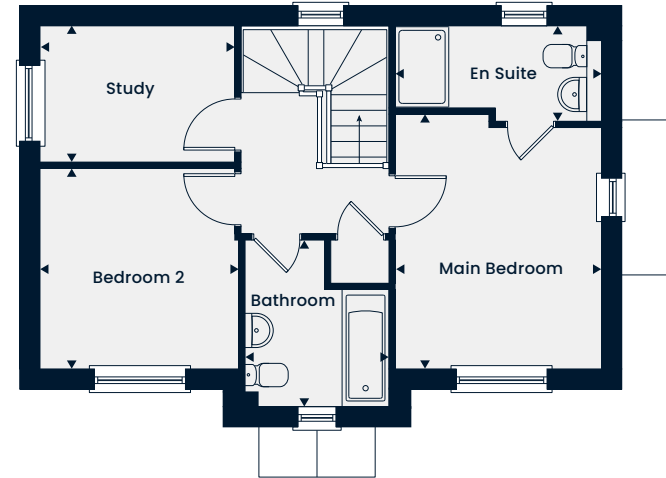
Total Area 946 sq. ft.

A delightful three bedroom home featuring a living room with a bay window allowing for plenty of natural light and a separate kitchen/dining area with double doors leading out to the garden. Upstairs, you'll find the main bedroom boasting an en suite, two further bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining Area	5.02m x 2.84m   16'6" x 9'4"
Living Room	5.02m x 3.73m   16'6" x 12'3"



### First Floor

Main Bedroom	3.73m x 3.06m   12'3" x 10'0"
En Suite	3.06m x 1.38m   10'0" x 4'6"
Bedroom 2	2.95m x 2.95m   9'8" x 9'8"
Bedroom 3	2.84m x 1.99m   9'4" x 6'6"
Bathroom	2.44m x 2.10m   8'0" x 6'11"

WC – Cloakroom

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# The Dunstable

3 Bedroom Home



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# The Dunstable

3 Bedroom Home



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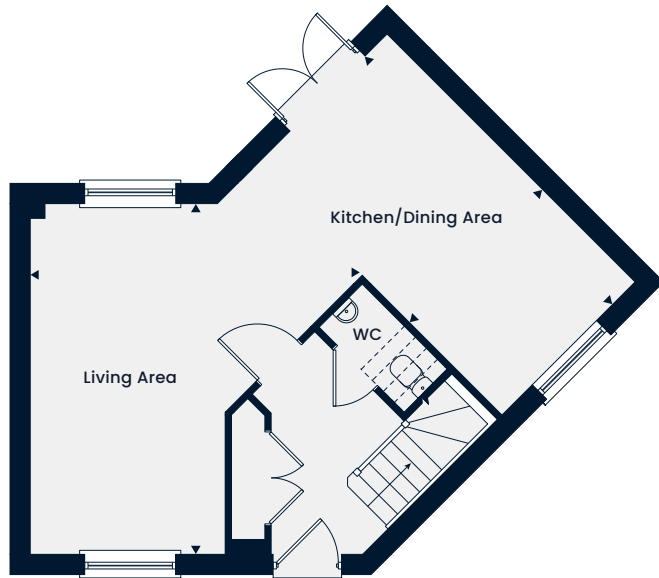


# The Dunstable

## 3 Bedroom Home

Total Area 947 sq. ft.

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	5.25m x 2.86m   17'3" x 9'5"
Living Area	5.25m x 5.01m   17'3" x 16'5"



### First Floor

Main Bedroom	3.89m x 3.30m   12'9" x 10'10"
En Suite	2.54m x 1.52m   8'4" x 5'0"
Bedroom 2	2.99m x 2.98m   9'10" x 9'9"
Bedroom 3	4.25m x 2.17m   13'11" x 7'1"
Bathroom	2.63m x 1.90m   8'8" x 6'3"

WC – Cloakroom

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# The Melford

## 3 Bedroom Home



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# The Melford

## 3 Bedroom Home



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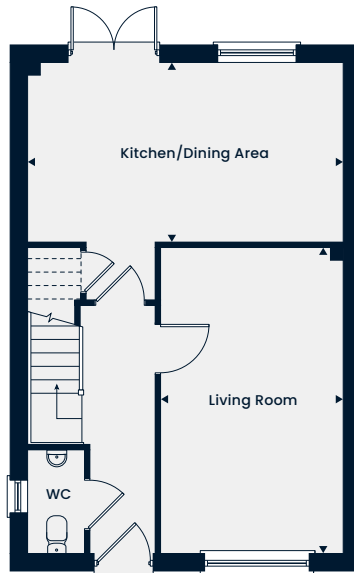


# The Melford

## 3 Bedroom Home

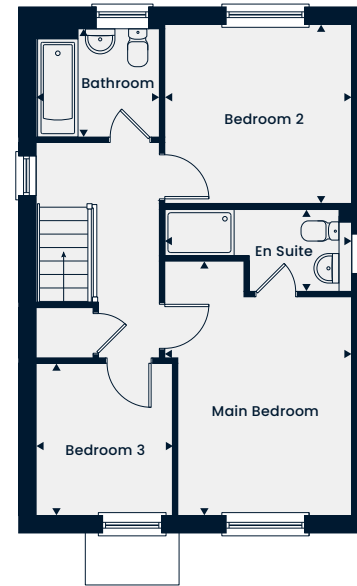
Total Area 984 sq. ft.

A well-proportioned three bedroom home featuring 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	5.36m x 3.05m   17'7" x 10'0"
Living Room	5.25m x 3.11m   17'3" x 10'2"



### First Floor

Main Bedroom	4.35m x 3.19m   14'3" x 10'6"
En Suite	3.19m x 1.42m   10'6" x 4'8"
Bedroom 2	3.18m x 3.05m   10'5" x 10'0"
Bedroom 3	2.59m x 2.31m   8'6" x 7'7"
Bathroom	2.08m x 1.84m   6'10" x 6'0"

WC – Cloakroom

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# The Holmewood

3 Bedroom Home



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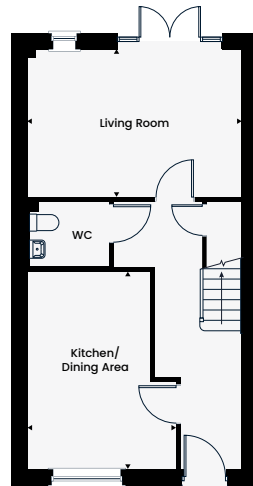


# The Holmewood

## 3 Bedroom Home

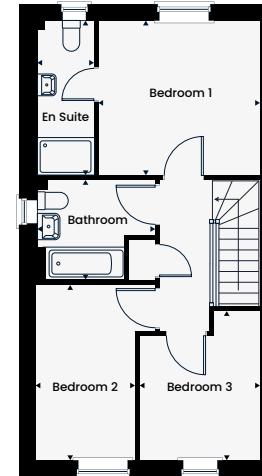
Total Area 999 sq. ft.

A lovely three bedroom home with a spacious kitchen/dining area featuring a bay window and separate living room with double doors leading to the back garden. Upstairs, there is a main bedroom featuring an en suite, two further bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining Area	4.44m x 3.34m   14'7" x 10'11"
Living Room	4.80m x 3.31m   15'9" x 10'10"



### First Floor

Bedroom 1	3.46m x 3.31m   11'4" x 10'10"
Bedroom 2	3.75m x 2.57m   12'4" x 8'5"
Bedroom 3	3.19m x 2.57m   10'6" x 8'5"
En Suite	3.31m x 1.21m   10'10" x 4'0"
Bathroom	2.54m x 2.15m   8'4" x 7'1"

WC – Cloakroom

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# The Morden

## 3 Bedroom Home



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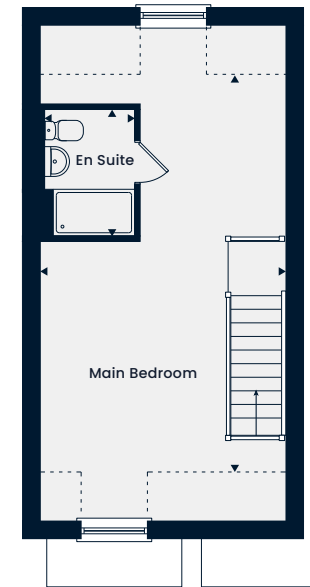
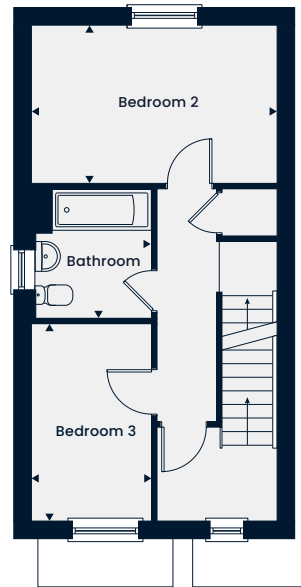
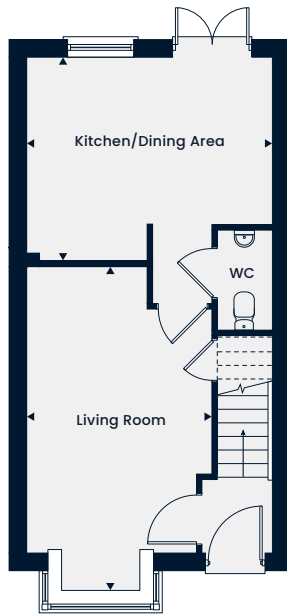


# The Morden

## 3 Bedroom Home

Total Area 1,092 sq. ft.

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	4.13m x 3.58m		13'7" x 11'9"
Living Room	5.55m x 3.14m		18'3" x 10'4"

### First Floor

Bedroom 2	4.12m x 2.77m		13'6" x 9'1"
Bedroom 3	3.33m x 2.05m		10'11" x 6'9"
Bathroom	2.21m x 2.05m		7'3" x 6'9"

### Second Floor

Main Bedroom	6.82m x 4.12m		22'5" x 13'6"
En Suite	2.17m x 1.52m		7'1" x 5'0"

--- Reduced Head Height WC – Cloakroom

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# The Alfriston

4 Bedroom Home



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# The Alfriston

4 Bedroom Home



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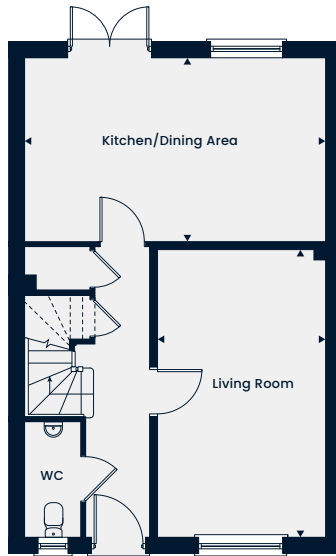


# The Alfriston

## 4 Bedroom Home

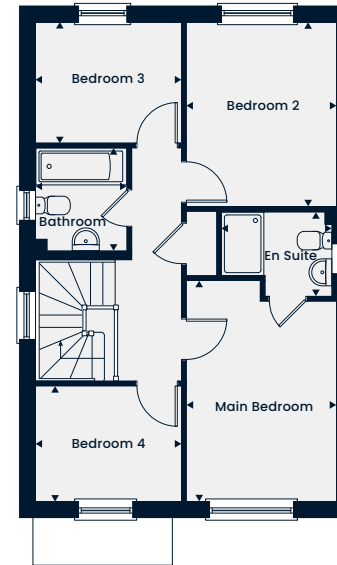
Total Area 1,093 sq. ft.

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



### Ground Floor

Kitchen/Dining Area	5.58m x 3.42m   18'4" x 11'3"
Living Room	5.38m x 3.12m   17'8" x 10'3"



### First Floor

Main Bedroom	4.13m x 2.78m   13'7" x 9'1"
En Suite	2.08m x 1.59m   6'10" x 5'3"
Bedroom 2	3.43m x 2.76m   11'4" x 9'3"
Bedroom 3	2.70m x 2.23m   8'10" x 7'4"
Bedroom 4	2.70m x 2.13m   8'10" x 7'0"
Bathroom	1.94m x 1.70m   6'4" x 5'7"

WC – Cloakroom

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# The Arlington

4 Bedroom Home



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# The Arlington

4 Bedroom Home



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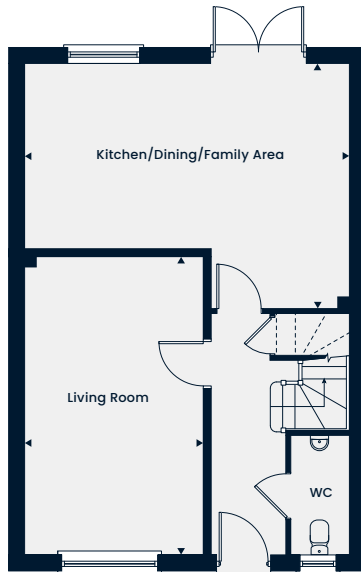


# The Arlington

## 4 Bedroom Home

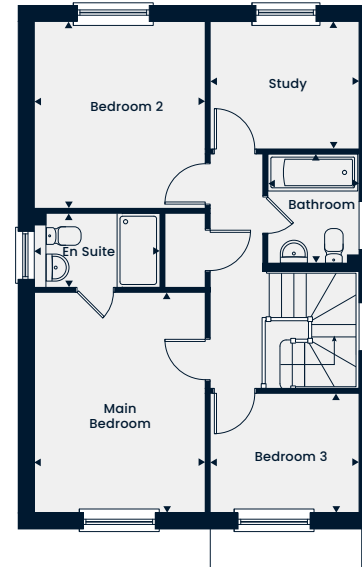
Total Area 1,210 sq. ft.

A charming four bedroom home featuring a spacious kitchen/dining/family area and a separate living room on the ground floor. The first floor comprises the main bedroom with an en suite, three further good-sized bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining/Family Area	6.03m x 4.58m   19'9" x 15'0"
Living Room	5.58m x 3.32m   18'4" x 10'11"



### First Floor

Main Bedroom	4.11m x 3.18m   13'6" x 10'5"
En Suite	2.41m x 1.40m   7'11" x 4'7"
Bedroom 2	3.48m x 3.18m   11'5" x 10'5"
Bedroom 3	2.74m x 2.36m   9'0" x 7'9"
Bedroom 4	2.76m x 2.21m   9'1" x 7'3"
Bathroom	2.06m x 1.70m   6'9" x 5'7"

WC – Cloakroom

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# The Ashleworth

4 Bedroom Home



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# The Ashleworth

4 Bedroom Home



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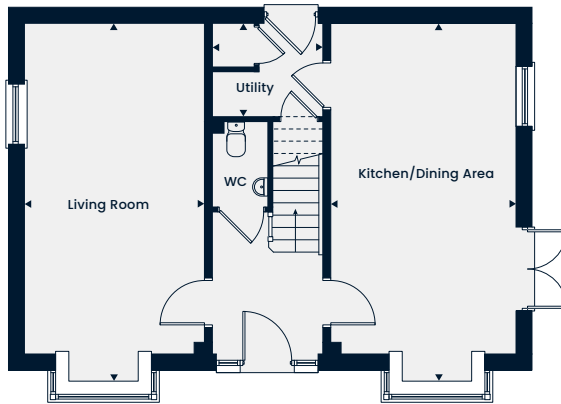


# The Ashleworth

## 4 Bedroom Home

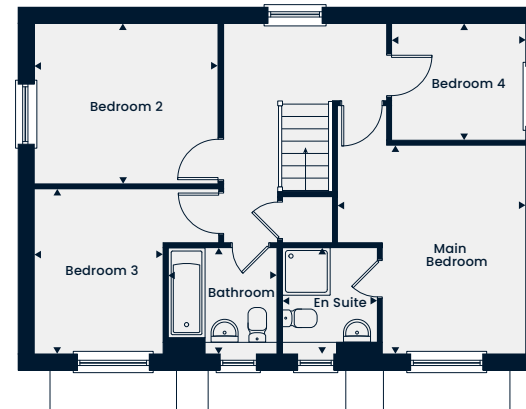
Total Area 1,249 sq. ft.

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 a main bedroom and en suite, three further bedrooms and a family bathroom on the first floor.



### Ground Floor

Kitchen/Dining Area	6.71m x 3.45m   22'0" x 11'4"
Living Room	6.71m x 3.35m   22'0" x 11'0"
Utility	2.08m x 1.72m   6'10" x 5'8"



### First Floor

Main Bedroom	3.90m x 3.51m   12'10" x 11'6"
En Suite	1.94m x 1.72m   6'4" x 5'8"
Bedroom 2	3.42m x 2.99m   11'3" x 9'10"
Bedroom 3	3.07m x 2.39m   10'1" x 7'10"
Bedroom 4	2.49m x 2.16m   8'2" x 7'1"
Bathroom	2.06m x 1.96m   6'9" x 6'5"

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. October 2024.



# The Sudbury

3 Bedroom Home



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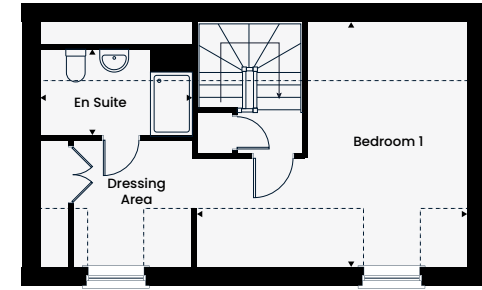
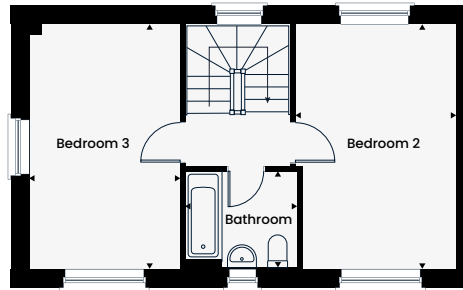
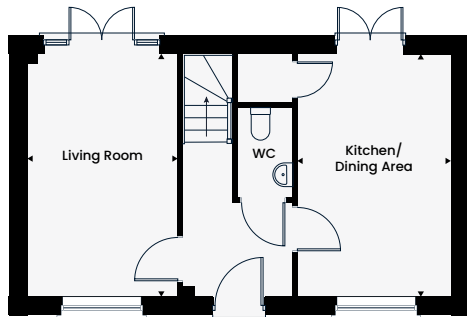


# The Sudbury

## 3 Bedroom Home

Total Area 1,256 sq. ft.

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



### Ground Floor

Kitchen/Dining Area	4.69m x 3.01m		15'5" x 9'11"
Living Room	4.69m x 2.91m		15'5" x 9'7"

### First Floor

Bedroom 2	4.69m x 3.06m		15'5" x 10'0"
Bedroom 3	4.69m x 2.91m		15'5" x 9'7"
Bathroom	2.14m x 1.85m		7'0" x 6'1"

### Second Floor

Bedroom 1	5.17m x 4.69m		17'0" x 15'5"
Dressing Area	2.43m x 2.28m		8'0" x 7'6"
En Suite	2.91m x 1.65m		9'7" x 5'5"

--- Reduced Head Height WC – Cloakroom

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# The Buckland

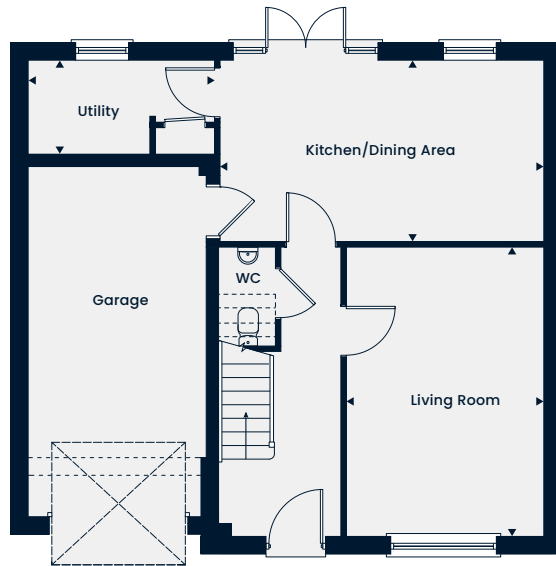
4 Bedroom Home



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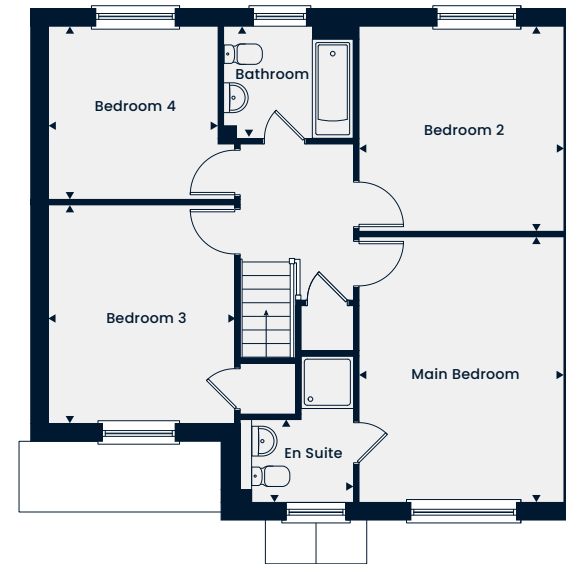


The Buckland is a modern four bedroom home featuring an integral garage. The ground floor comprises a kitchen/dining area, a separate living room and a utility. Upstairs, boasts a main bedroom with an en suite, three further good-sized bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining Area	5.47m x 3.06m   17'11" x 10'0"
Living Room	4.91m x 3.34m   16'1" x 10'11"
Utility	3.14m x 1.54m   10'4" x 5'1"



### First Floor

Main Bedroom	4.50m x 3.44m   14'9" x 11'3"
En Suite	1.92m x 1.37m   6'4" x 4'6"
Bedroom 2	3.47m x 3.46m   11'5" x 11'4"
Bedroom 3	3.70m x 3.15m   12'2" x 10'4"
Bedroom 4	2.89m x 2.86m   9'6" x 9'5"
Bathroom	2.22m x 1.88m   7'3" 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. October 2024.



# The Chiddingstone

4 Bedroom Home



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# The Chiddingstone

4 Bedroom Home



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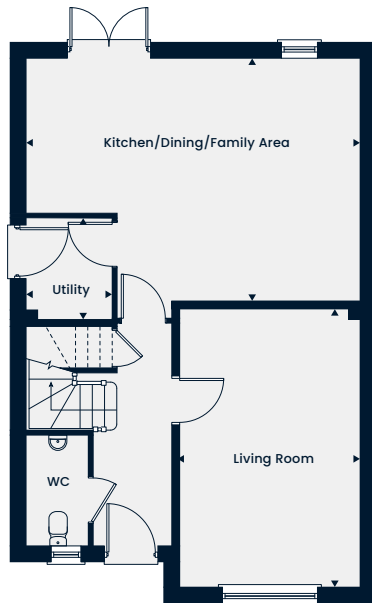


# The Chiddingstone

## 4 Bedroom Home

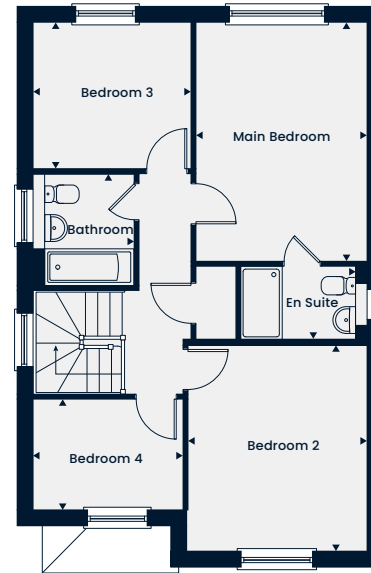
Total Area 1,312 sq. ft.

A well-proportioned four bedroom home featuring a spacious kitchen/dining/family area, with a bi-folding door 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	6.37m x 4.66m   20'11" x 15'3"
Living Room	5.28m x 3.56m   17'4" x 11'8"
Utility	1.92m x 1.62m   6'4" x 5'4"



### First Floor

Main Bedroom	4.59m x 3.30m   15'1" x 10'10"
En Suite	2.53m x 1.40m   8'4" x 4'7"
Bedroom 2	3.90m x 3.56m   12'10" x 11'8"
Bedroom 3	2.98m x 2.83m   9'9" x 9'3"
Bedroom 4	2.72m x 2.09m   8'11" 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. October 2024.



# The Cliveden

## 4 Bedroom Home



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# The Cliveden

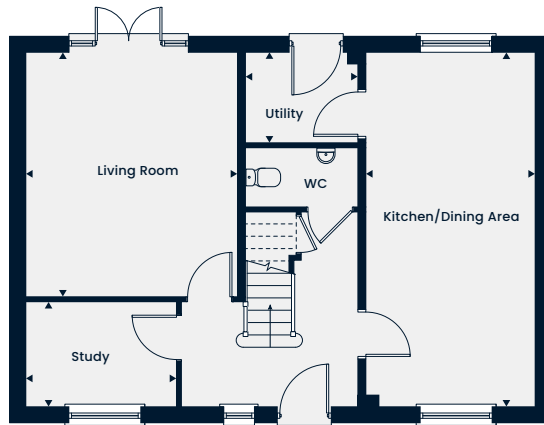
4 Bedroom Home



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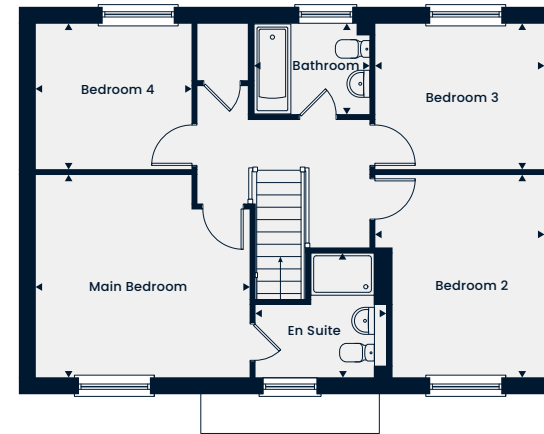


A generous four bedroom home with a spacious kitchen/dining area and a separate living room with double doors leading out to the garden. A utility and study complete the ground floor. Upstairs, the main bedroom features an en suite, three further bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining Area	6.60m x 3.15m   21'8" x 10'4"
Living Room	4.57m x 3.95m   15'0" x 13'0"
Study	2.80m x 1.94m   9'2" x 6'4"
Utility	2.12m x 1.66m   6'11" x 5'5"



### First Floor

Main Bedroom	4.01m x 3.79m   13'2" x 12'5"
En Suite	2.48m x 2.31m   8'2" x 7'7"
Bedroom 2	3.79m x 3.16m   12'5" x 10'4"
Bedroom 3	3.16m x 2.72m   10'4" x 8'11"
Bedroom 4	2.91m x 2.72m   9'7" x 8'11"
Bathroom	2.19m x 1.70m   7'2" x 5'7"

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. October 2024.



# The Moulton

## 4 Bedroom Home



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# The Moulton

## 4 Bedroom Home



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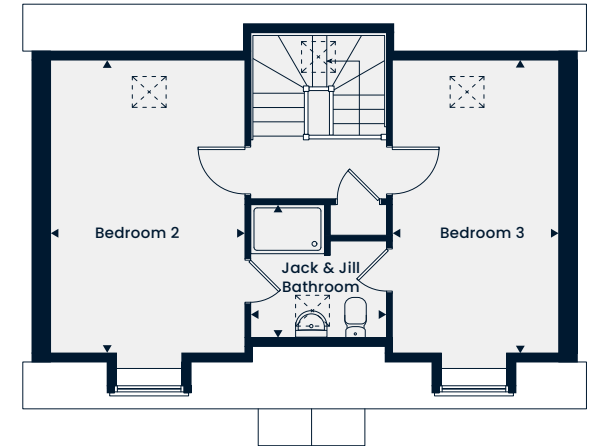
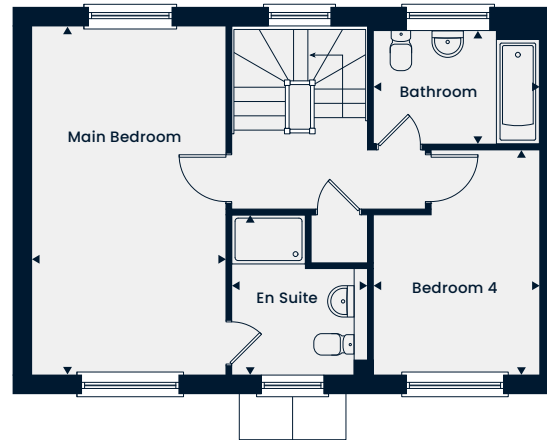
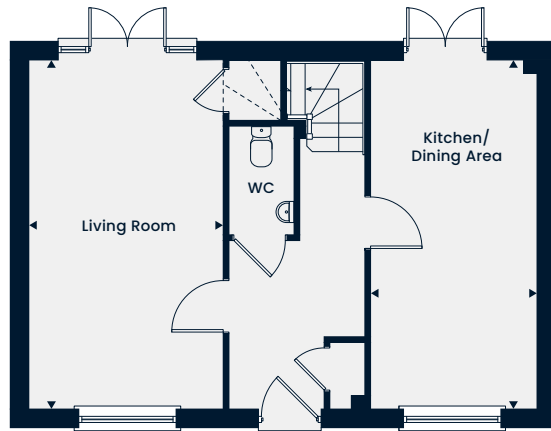


# The Moulton

## 4 Bedroom Home

Total Area 1,403 sq. ft.

A well-proportioned three-storey, four bedroom home featuring a spacious living room and a separate kitchen/dining area both with double doors leading out to the garden. The first floor offers the main bedroom with a stylish en suite, bedroom 4 and a family bathroom. Bedrooms 2 and 3 are on the top floor and benefit from a Jack and Jill bathroom.



### Ground Floor

Kitchen/Dining Area	5.59m x 2.66m   18'4" x 8'9"
Living Room	5.59m x 3.09m   18'4" x 10'2"

### First Floor

Main Bedroom	5.57m x 3.12m   18'4" x 10'3"
En Suite	2.56m x 2.21m   8'5" x 7'3"
Bedroom 4	3.62m x 2.66m   11'11" x 8'9"
Bathroom	2.66m x 1.88m   8'9" x 6'2"

### Second Floor

Bedroom 2	4.77m x 3.12m   15'8" x 10'3"
Bedroom 3	4.77m x 2.65m   15'8" x 8'8"
Jack & Jill Bathroom	2.21m x 2.17m   7'3" x 7'1"

- Rooflight 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. October 2024.



# The Willington

4 Bedroom Home



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# The Willington

4 Bedroom Home



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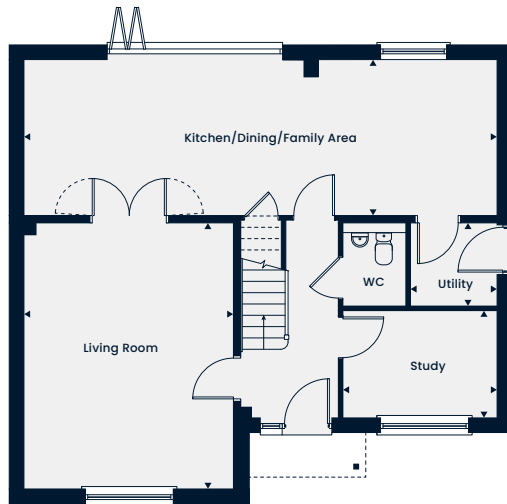


# The Willington

## 4 Bedroom Home

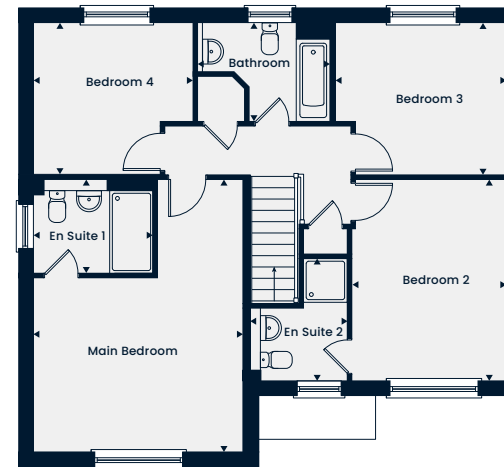
Total Area 1,662 sq. ft.

A lovely four bedroom home featuring a living room and an open-plan kitchen/dining/family area with bi-fold doors 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	9.64m x 3.16m   31'8" x 10'4"
Living Room	5.43m x 4.24m   17'10" x 13'11"
Study	3.12m x 2.16m   10'3" x 10'4"
Utility	1.74m x 1.71m   5'9" x 5'7"



### First Floor

Main Bedroom	5.56m x 4.24m   18'3" x 13'11"
En Suite 1	2.41m x 1.93m   7'11" x 6'4"
Bedroom 2	4.10m x 3.14m   13'5" x 10'4"
En Suite 2	2.45m x 1.99m   8'0" x 6'6"
Bedroom 3	3.47m x 3.09m   11'5" x 10'2"
Bedroom 4	3.24m x 3.07m   10'8" x 10'1"
Bathroom	2.73m x 1.99m   8'11" x 6'6"

WC – Cloakroom

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# The Blakeney

5 Bedroom Home



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# The Blakeney

5 Bedroom Home



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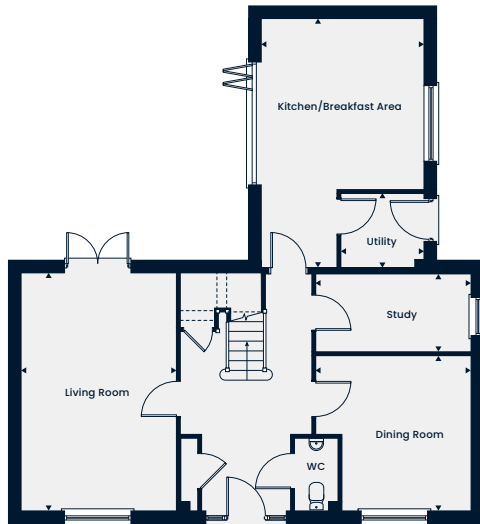


# The Blakeney

## 5 Bedroom Home

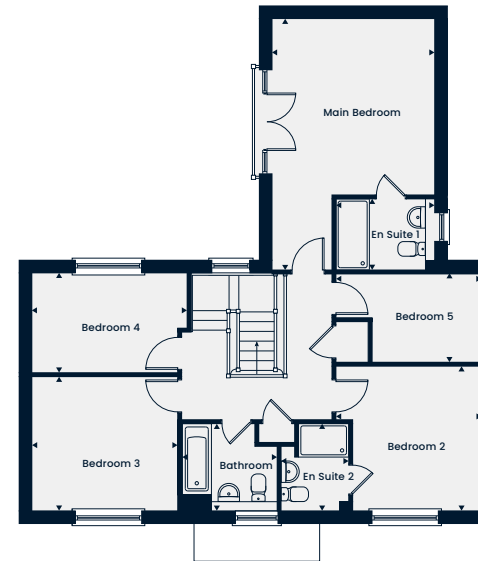
Total Area 1,800 sq. ft.

A stunning five bedroom home featuring a spacious kitchen/breakfast area with utility room and bi-fold door leading to the garden. A separate living room with double doors provides additional access to the garden. The dining room and study complete the ground floor. The first floor offers five bedrooms and a family bathroom, with en suites to the main bedroom and second bedroom. The main bedroom also boasts a private balcony.



### Ground Floor

Kitchen/Breakfast Area	5.93m x 3.79m   19'5" x 12'5"
Living Room	5.58m x 3.66m   18'4" x 12'0"
Dining Room	3.66m x 3.66m   12'0" x 12'0"
Study	3.66m x 1.84m   12'0" x 6'0"
Utility	1.94m x 1.78m   6'4" x 5'10"



### First Floor

Main Bedroom	5.93m x 3.79m   19'7" x 12'5"
En Suite 1	2.31m x 1.73m   7'7" x 5'8"
Bedroom 2	3.44m x 3.41m   11'3" x 11'2"
En Suite 2	2.04m x 1.62m   6'8" x 5'4"
Bedroom 3	3.44m x 3.16m   11'3" x 10'4"
Bedroom 4	3.66m x 2.34m   12'0" x 7'8"
Bedroom 5	3.44m x 2.09m   11'3" x 6'10"
Bathroom	2.27m x 2.04m   7'5" x 6'8"

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. October 2024.



# TILIA HOMES

YOUR NEW HOME SPECIFICATION



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TILIA  
HOMES

# Specifications

Kitchen	2 & 3 bedrooms	4 bedrooms	5 bedrooms
Choice of kitchen units with soft-close drawers and doors*		✓	✓
Choice of 40mm worktops with matching upstand to kitchen and utility room*	✓	✓	✓
Stainless steel single bowl sink with mixer tap <sup>†</sup>	✓		
Stainless steel single bowl with half sink drainer with mixer tap*		✓	✓
Induction hob	✓		
Stainless steel under-counter single oven	✓	✓	
Stainless steel under-counter double oven		✓	
Stainless steel double oven in tall housing			✓
Stainless steel 60cm chimney cooker hood	✓	✓	✓
Integrated fridge freezer and dishwasher*			✓
<b>Electrical</b>			
TV point <sup>†</sup> (location - refer to working drawing)	✓	✓	✓
Telephone point (location - refer to working drawing)	✓	✓	✓
Bulkhead ceiling light suitable for wet rooms to bathrooms and en suites	✓	✓	✓
Pendant light fittings with LED bulbs to all other areas	✓	✓	✓
Fans to kitchen, utility, bathroom, en suite and cloakroom	✓	✓	✓
<b>Bathroom &amp; En Suite</b>			
Choice of wall tiles to sink, bath and shower areas*	✓	✓	✓
White sanitaryware from the Tilia approved range	✓	✓	✓
Thermostatic shower with riser and handset (where applicable)	✓	✓	✓
Standard mixer taps to baths and basins*	✓	✓	✓
<b>Internal Features</b>			
All ceilings and walls finished in white matt emulsion	✓	✓	✓
All woodwork finished in white gloss	✓	✓	✓
Four-panel smooth finish internal doors	✓	✓	✓
Internal doors furniture to be chrome lever latch on round rose	✓	✓	✓
Valliant Aerotherm Air Source Heat Pump heating system with hot water cylinder	✓	✓	✓
All radiators with white finish and thermostatic valve (except in room where the thermostat is located)	✓	✓	✓
<b>Windows &amp; Doors</b>			
Double-glazed UPVC windows, utility doors and double doors	✓	✓	✓
Front door in double glazed with chrome-effect door furniture*	✓	✓	✓
Garage door (where applicable) – standard vertical steel up and over garage door		✓	✓
<b>External Features</b>			
Front path to main entrance, 900mm wide paving slabs	✓	✓	✓
Patios – paving slabs providing an area of 1800mm x 1800mm	✓	✓	✓
Front gardens – landscaped to planning requirements	✓	✓	✓
Fencing – 1.8m high panel (unless planning requirements are different)	✓	✓	✓
Rear gardens – rotavated and graded	✓	✓	✓
Private drive (where applicable) – finished to planning requirements	✓	✓	✓

10-year 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. <sup>†</sup>Please note TV points are provided – purchaser to arrange own connection including aerial. <sup>‡</sup>Including the 3 bedroom Verwood. <sup>§</sup>Excludes the 3 bedroom Verwood. Photography is indicative only. October 2024.

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