

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



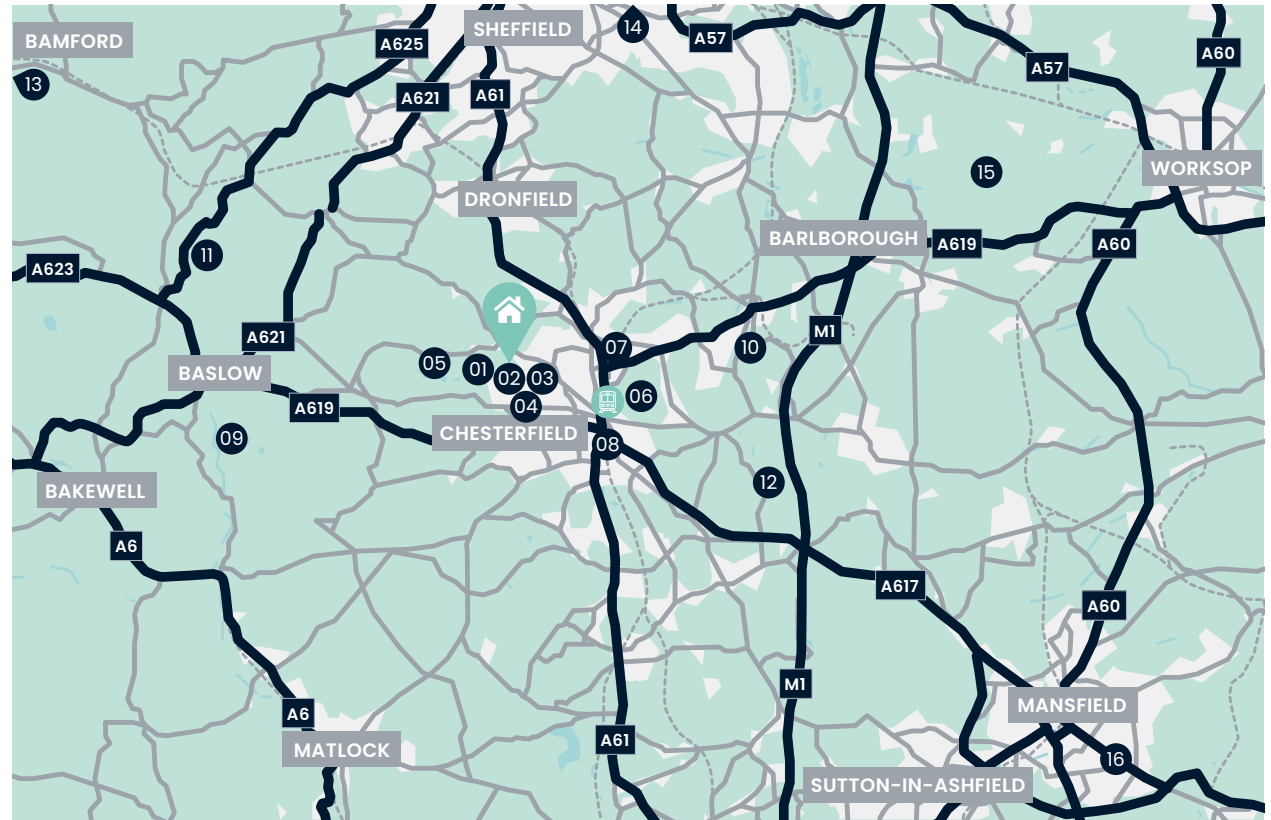
Destinations by train

Chesterfield
Railway Station

12
min | Sheffield

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

Map shown is not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps and nationalrail.co.uk. July 2024.



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. 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

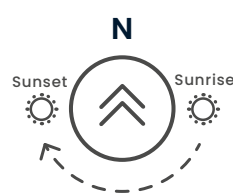
4 Bedroom Homes

- 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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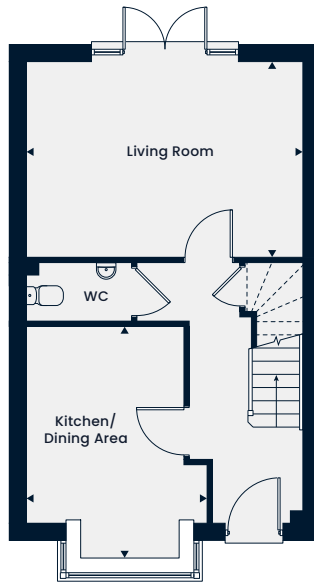


The Alderley

3 Bedroom Home

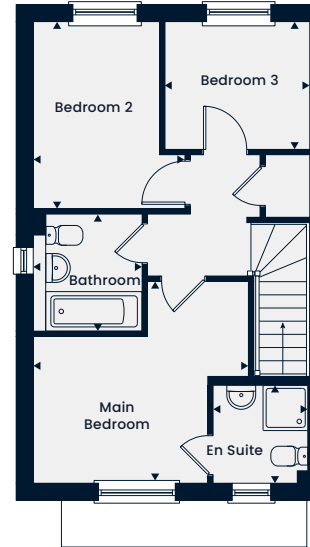
Total Area 858 sq. ft.

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. August 2024.



The Derwent

3 Bedroom Home



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The Derwent

3 Bedroom Home



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The Derwent

3 Bedroom Home



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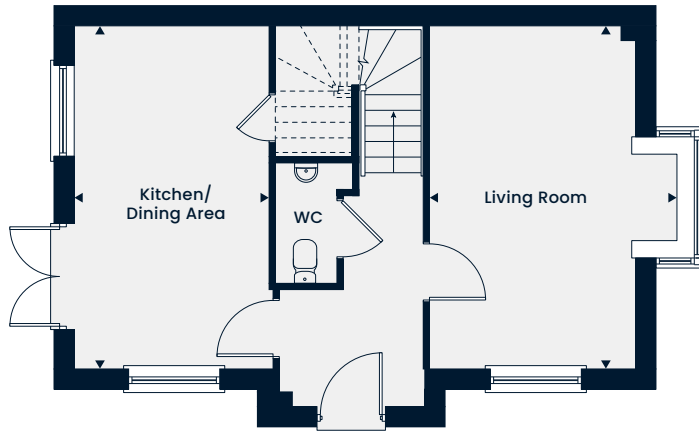


The Derwent

3 Bedroom Home

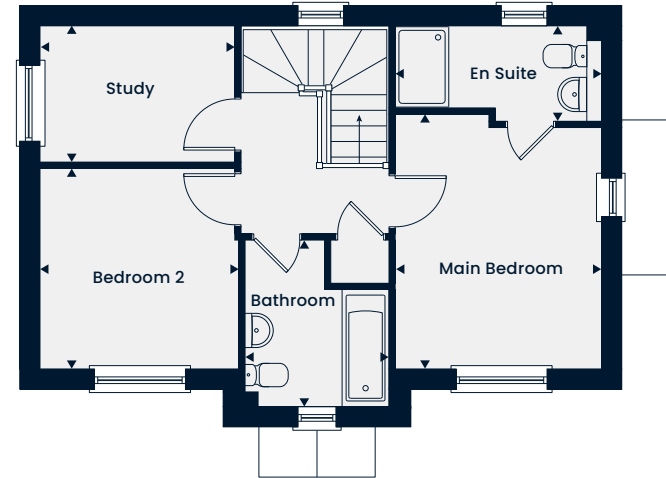
Total Area 946 sq. ft.

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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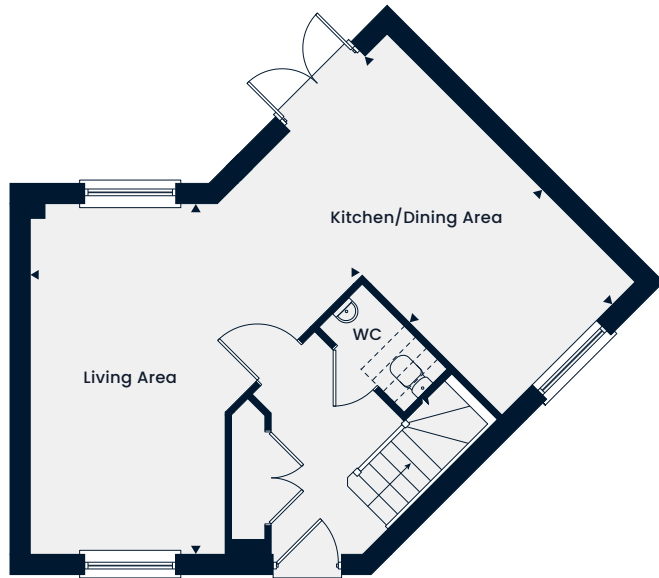


The Dunstable

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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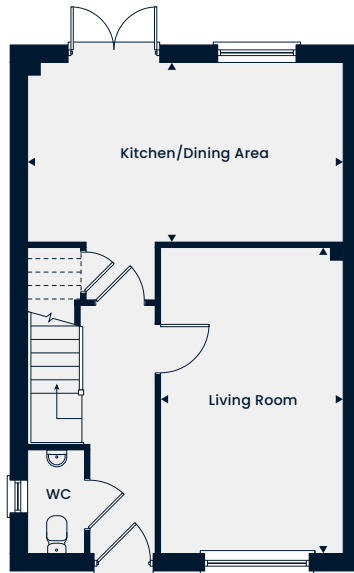


The Melford

3 Bedroom Home

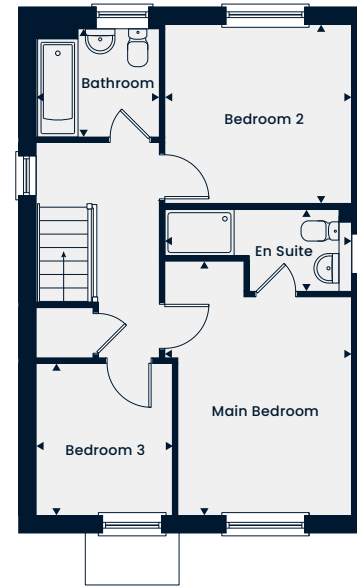
Total Area 984 sq. ft.

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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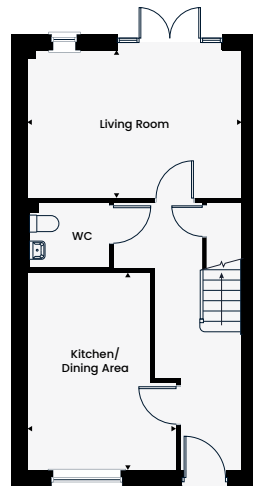


The Holmewood

3 Bedroom Home

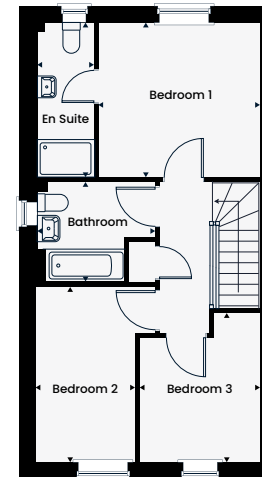
Total Area 999 sq. ft.

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



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The Morden

3 Bedroom Home



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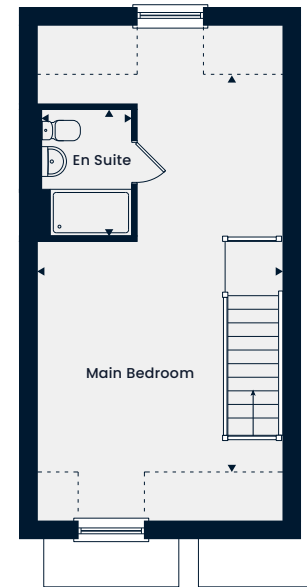
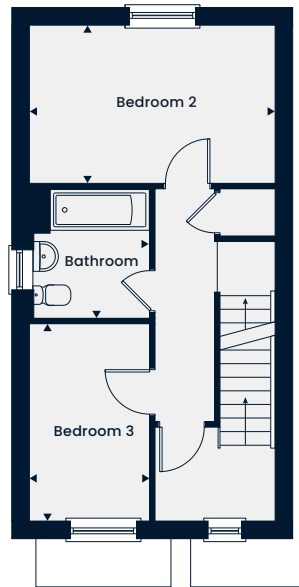
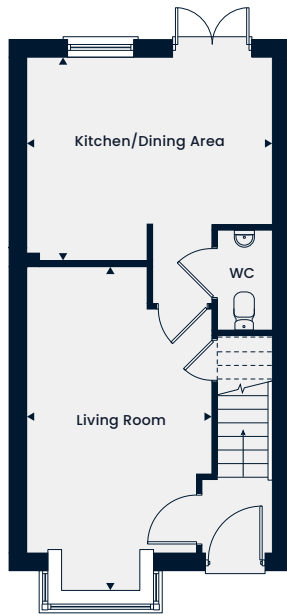


The Morden

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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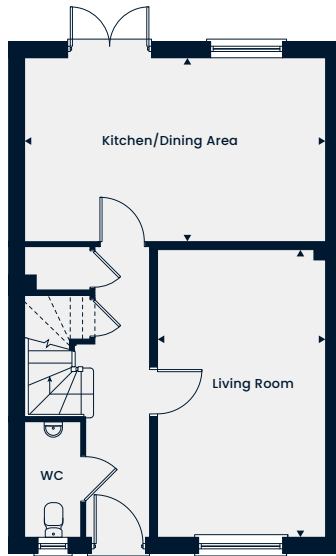


The Alfriston

4 Bedroom Home

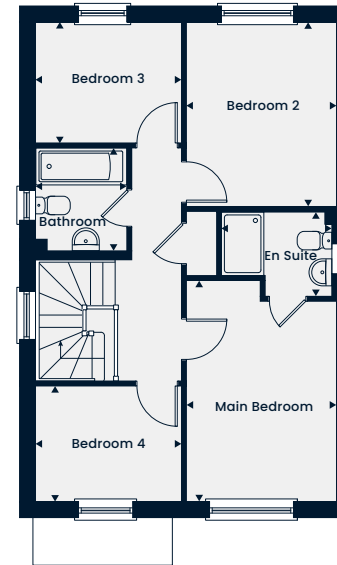
Total Area 1,093 sq. ft.

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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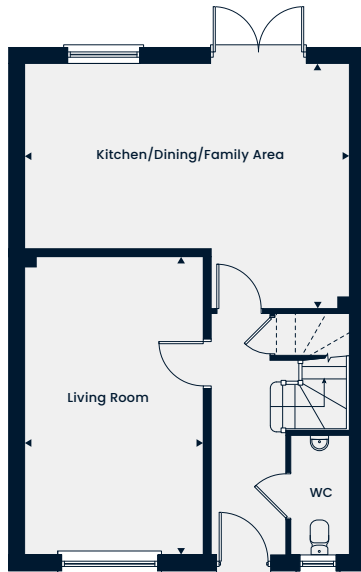


The Arlington

4 Bedroom Home

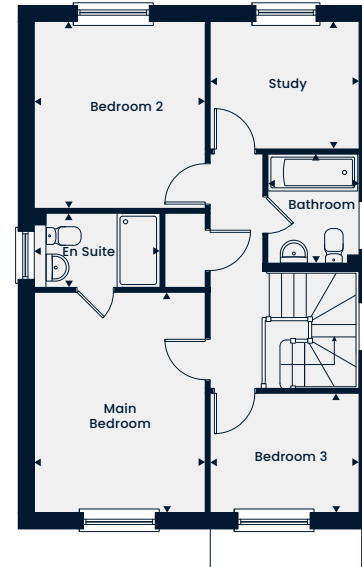
Total Area 1,210 sq. ft.

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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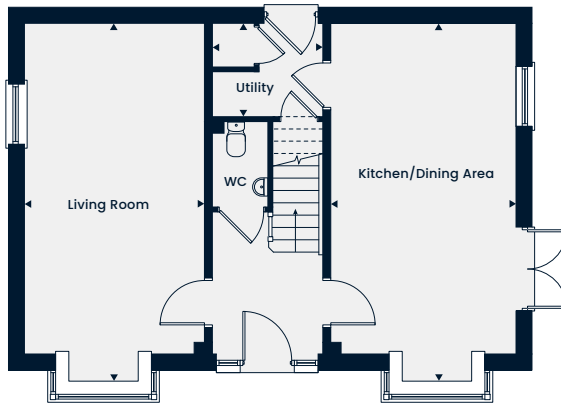


The Ashleworth

4 Bedroom Home

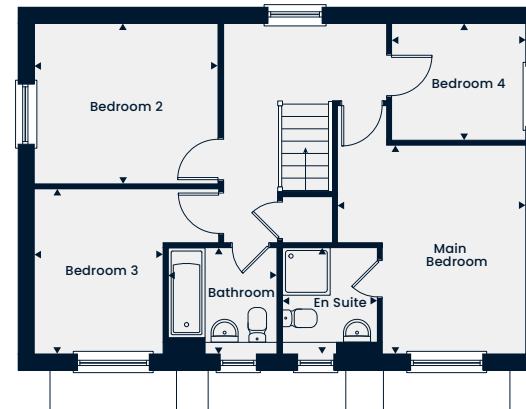
Total Area 1,249 sq. ft.

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

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The Sudbury

3 Bedroom Home



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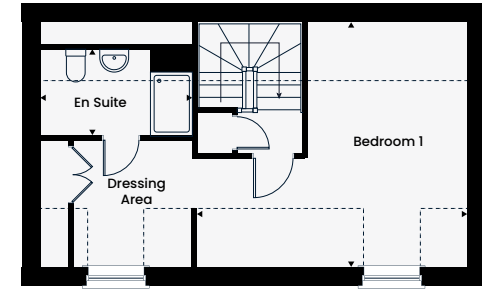
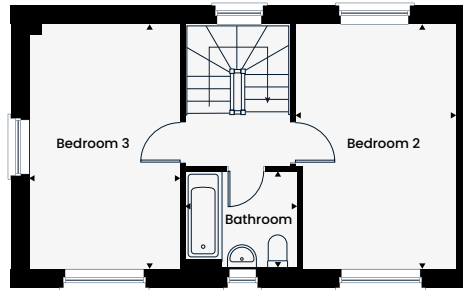
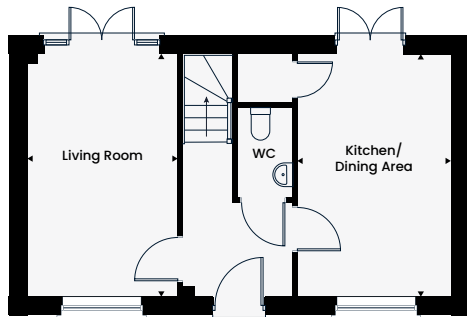


The Sudbury

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

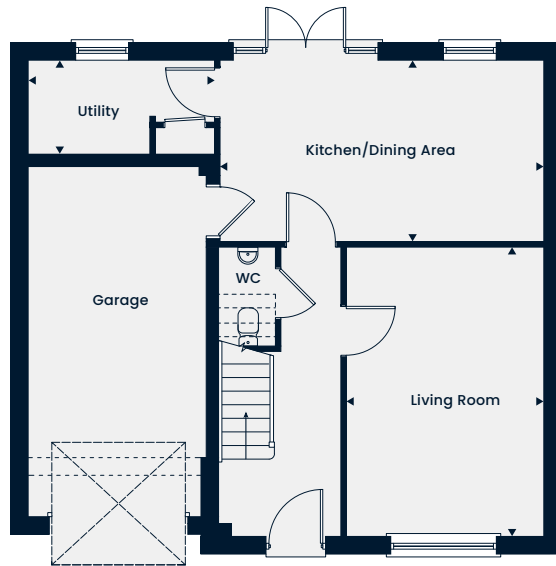
4 Bedroom Home



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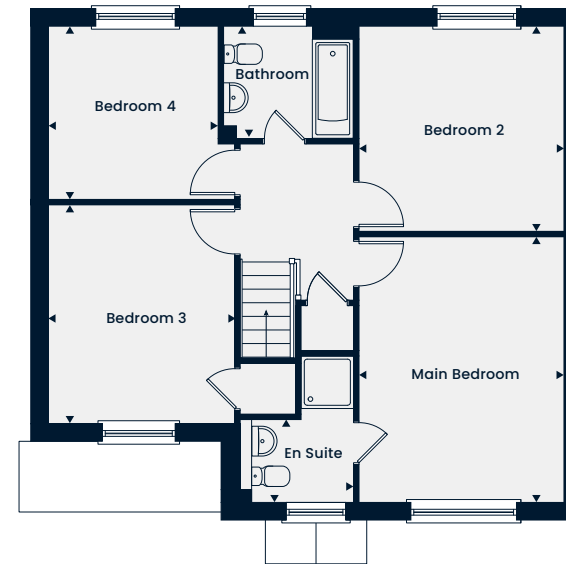


The Buckland is a modern four bedroom home featuring an integral garage. The ground floor comprises a kitchen/dining area, a separate living room and a utility. Upstairs, boasts a main bedroom with an en suite, three further good-sized bedrooms and a family bathroom.



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

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The Chiddingstone

4 Bedroom Home



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The Chiddingstone

4 Bedroom Home



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The Chiddingstone

4 Bedroom Home

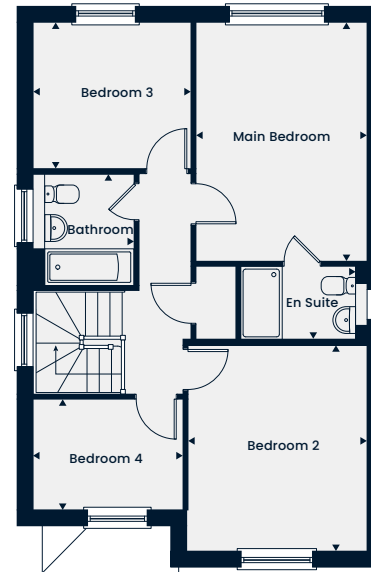
Total Area 1,312 sq. ft.

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

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The Cliveden

4 Bedroom Home



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The Cliveden

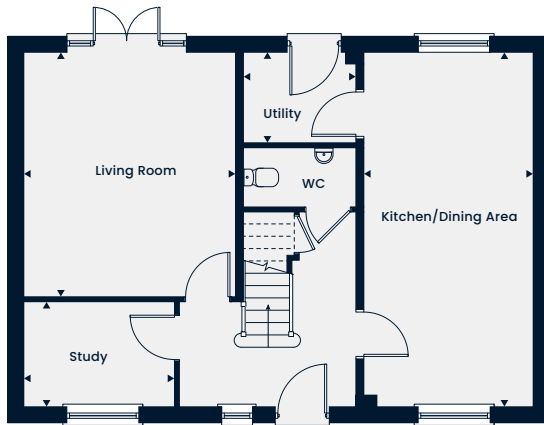
4 Bedroom Home



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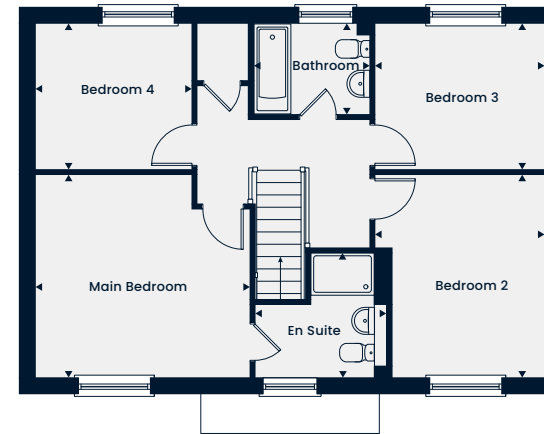


A generous four bedroom home with a spacious kitchen/dining area and a separate living room with double doors leading out to the garden. A utility and study complete the ground floor. Upstairs, the main bedroom features an en suite, three further bedrooms and a family bathroom.



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

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The Moulton

4 Bedroom Home



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The Moulton

4 Bedroom Home



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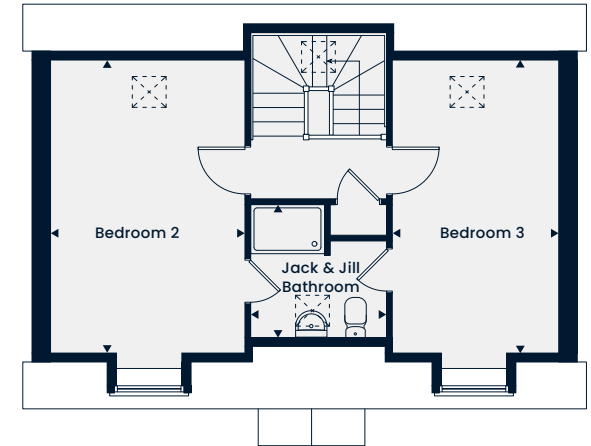
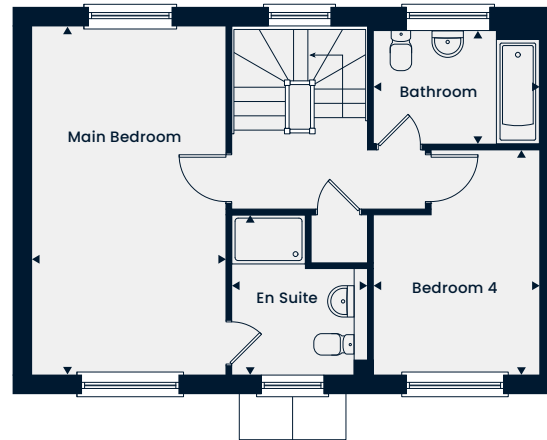
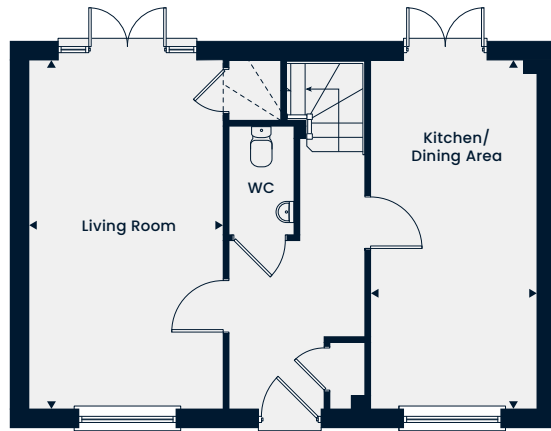


The Moulton

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. August 2024.



The Willington

4 Bedroom Home



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The Willington

4 Bedroom Home



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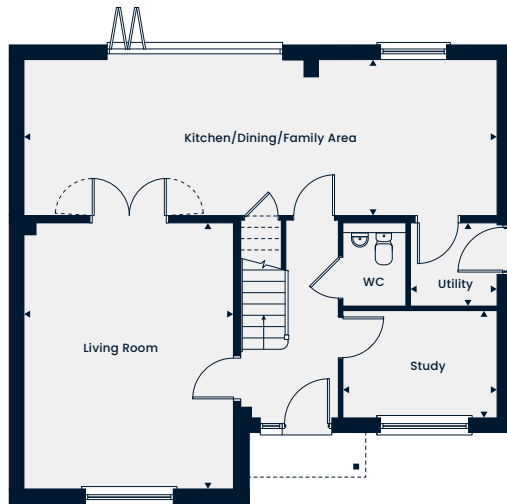


The Willington

4 Bedroom Home

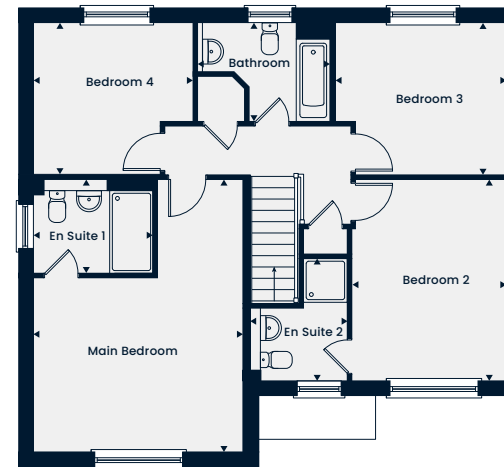
Total Area 1,662 sq. ft.

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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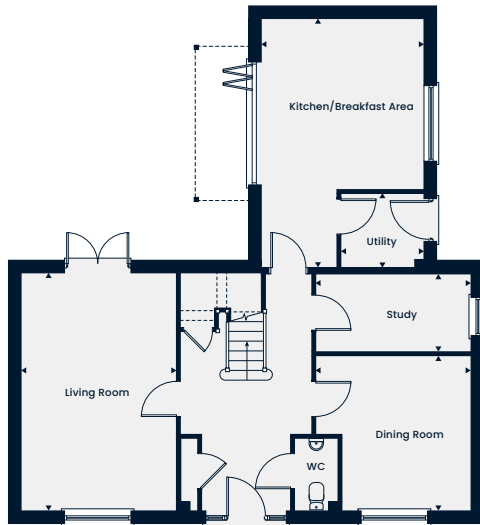


The Blakeney

5 Bedroom Home

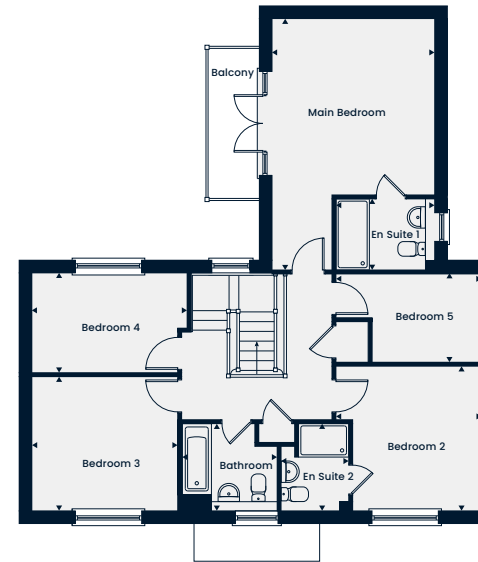
Total Area 1,800 sq. ft.

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

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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*	✓		
Stainless steel single bowl with half sink drainer with mixer tap*		✓	✓
Stainless steel four-ring gas 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*			✓
Electrical			
TV point [†] (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	✓	✓	✓
Bathroom & En Suite			
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*	✓	✓	✓
Internal Features			
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	✓	✓	✓
Valiant 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)	✓	✓	✓
Windows & Doors			
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		✓	✓
External Features			
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. [†]Please note TV points are provided – purchaser to arrange own connection including aerial. [‡]Including the 3 bedroom Verwood. [§]Excludes the 3 bedroom Verwood. Photography is indicative only. September 2024.

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