

VERDANT RISE

ASHTON GREEN

A STUNNING COLLECTION OF
2, 3, 4 & 5 BEDROOM HOMES



Welcome to Verdant Rise

Verdant Rise has a fantastic selection of two, three, four and five bedroom homes located close to both Leicester city centre and the spectacular surrounding countryside.

Each distinctive home in this attractive new community features a thoughtfully designed interior that provides enough space and versatility to suit any lifestyle. Whether you are a first-time buyer or a thriving family, discover a better standard of living at Verdant Rise.

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. External materials, finishes, landscaping and the position of garages (where provided), may be subject to change. Please enquire for further details.

Location

Located on the northern outskirts of Leicester, Verdant Rise is perfectly placed to enjoy the very best the area has to offer.

Explore rural Leicestershire with its countless charming villages; unwind in the unspoilt ancient landscapes of Bradgate Park; spend a day on the water at Watermead Country Park; or enjoy the excitement of one of the UK's most diverse cities.

When you also consider that there is a supermarket, bakery, doctors' surgery, shopping centre and a selection of schools are all nearby at Verdant Rise, you really are spoilt for choice.



Great Central Railway – Rothley Station

Journey back in time as you travel along this famous heritage railway by steam train.



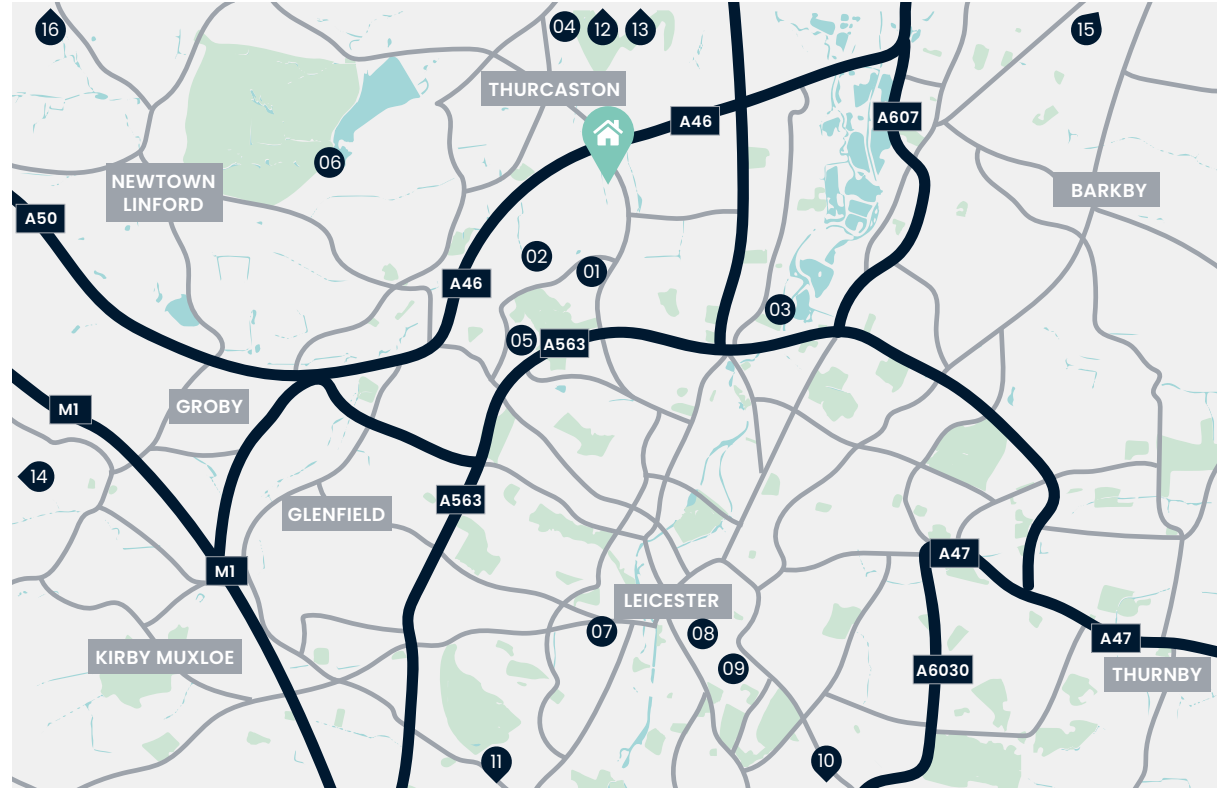
Bradgate Park

Lose yourself on a walk among ancient trees and untouched nature.



Leicester City Centre

From diverse shopping to lively arts and culture, this vibrant city has it all.



Your nearest transport links



Leicester Station



M1



Birmingham Airport

Up to 2 Miles

- 01. Bradgate Bakery
- 02. Heatherbrook Surgery
- 03. Watermead Country Park
- 04. Great Central Railway – Rothley Station

Up to 5 Miles

- 05. Leicester Leys Leisure Centre
- 06. Bradgate Park
- 07. Tesco Superstore
- 08. Leicester City Centre

Up to 10 Miles

- 09. Attenborough Arts Centre
- 10. Leicester Racecourse
- 11. Aylestone Meadows
- 12. Loughborough

Up to 30 Miles

- 13. Nottingham City Centre
- 14. Twycross Zoo
- 15. Belvoir Castle
- 16. Conkers Outdoor Adventure Park

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.

Connections

Perfectly positioned for hassle-free travel across the country, the continent and the world, by road, rail and air.

Verdant Rise sits within minutes of the A46, which offers easy access to the M1 motorway. From here you can enjoy direct routes as far as London to the south and Leeds to the north, with links to many of the country's major roads along the way.

Nearby Leicester Station operates regular rail services to Lincoln and Nottingham and has connections to Birmingham and London St Pancras International. For travelling further afield, Birmingham Airport is 39 miles away and offers flights to over 150 destinations worldwide.



Destinations by car

15
min

Leicester City Centre

4.8 miles

18
min

Loughborough

10 miles

40
min

Coventry

30.2 miles



Destinations by train
Leicester Train Station

30
min

Nottingham

55
min

Birmingham

1 8
hr min

London St. Pancras

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

Verdant Rise benefits from a great selection of schools, colleges and universities all within easy reach.

When it comes to education, Verdant Rise enjoys quality and convenience at every stage of your child's learning, from their first day at school to finding their vocation. Glebelands Pre-School and Primary School offers the peace of mind that comes with being within a five-minute walk of your front door, and nearby Babington Academy was rated as Outstanding by Ofsted. Tertiary education is well taken care of by Leicester College – one of the largest and best equipped colleges in the UK – and the University of Leicester, both a 15-minute drive away.

Glebelands Primary School

Located less than half-a-mile away, this community primary school is set within spacious grounds and strives to offer a rich learning environment both in and out of the classroom.

Babington Academy

A mixed secondary school that can be found two miles away in nearby Beaumont Leys and is the lead school in the Learning Without Limits Academy Trust.

Leicester College

With over 20,000 students, Leicester College is the city's leading provider of post-16 learning, offering a wide range of technical and vocational training and qualifications.

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

VERDANT RISE

ASHTON GREEN

Verdant Rise has a fantastic selection of two, three, four and five bedroom homes located close to both Leicester city centre and the spectacular surrounding countryside.

2 Bedroom Homes/ Apartments

- The Buxton
- The Pemberton
- Gateway Apartments

3 Bedroom Homes

- The Holmewood
- The Maywood
- The Oakwood
- The Redwood V1
- The Redwood V2

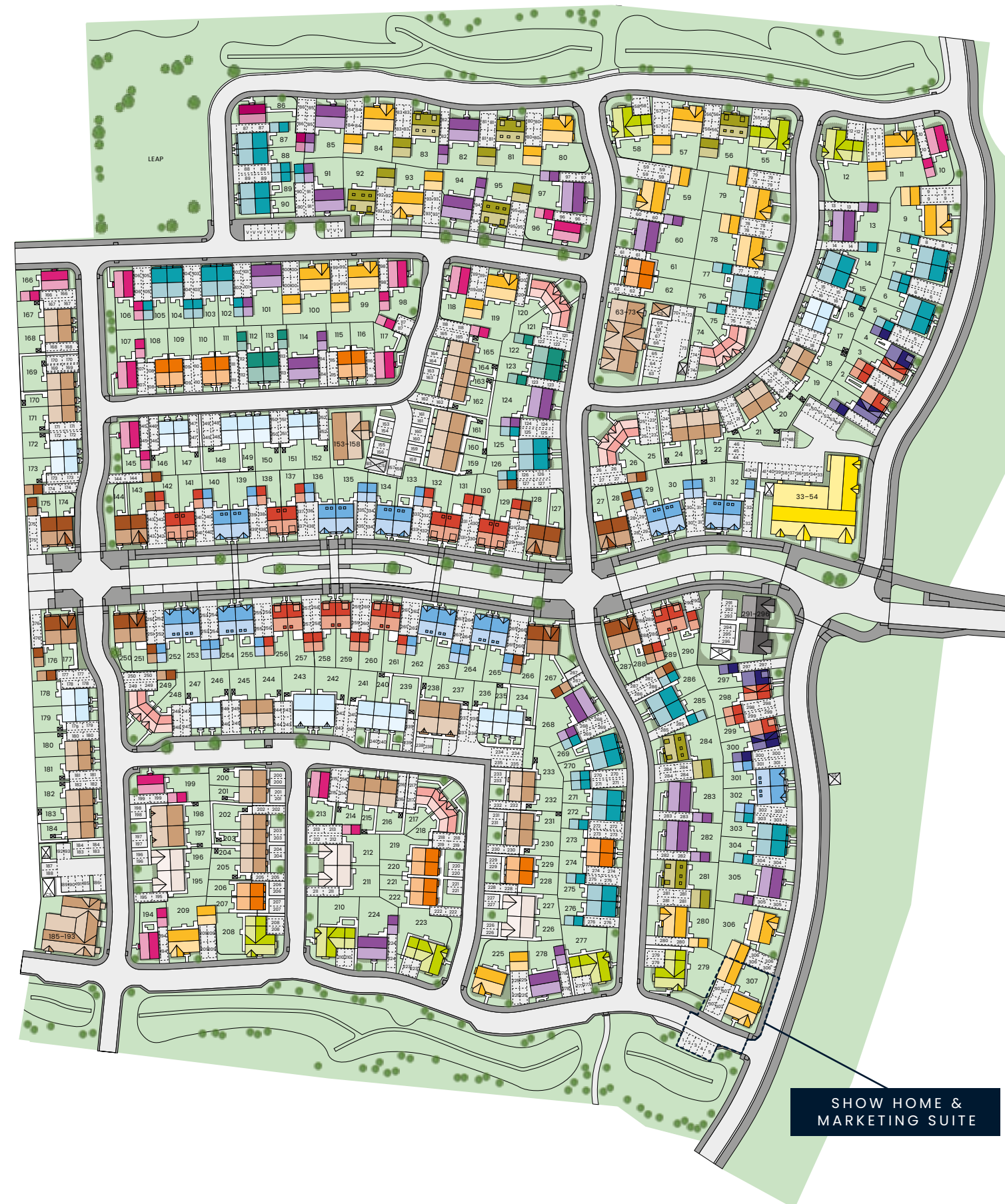
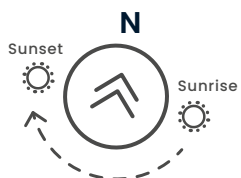
4 Bedroom Homes

- The Birchwood
- The Lindford
- The Medford
- The Stamford

5 Bedroom Homes

- The Charlesworth
- The Hemsworth

- | | |
|---|------------------------------------|
| ● - Affordable Homes | LEAP - Local Equipped Area of Play |
| ● - Private Rental Homes | ☒ - Shed |
| ● - Shared Ownership Homes | SS - Sub Station |
| BS - Bin Store | V - Visitor Parking |
| CS - Cycle Store | |



SHOW HOME & MARKETING SUITE

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. September 2023.

The Buxton

2 Bedroom Home



This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

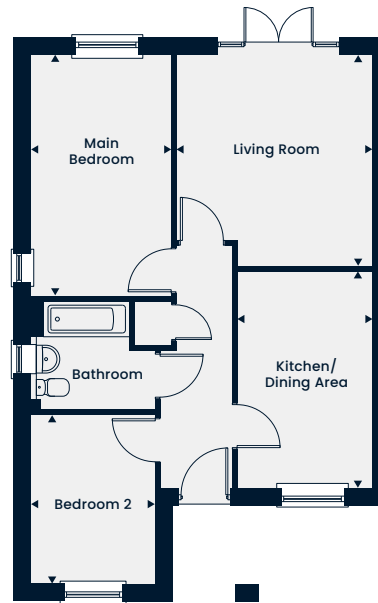


The Buxton

2 Bedroom Home

Total Area 674 sq. ft.

A charming two bedroom bungalow featuring a modern kitchen/dining area, a separate living room and two good-sized bedrooms with easy access to the family bathroom.



Ground Floor

Kitchen/Dining Area	4.26m x 2.66m 14'0" x 8'9"
Living Room	4.15m x 3.86m 13'8" x 12'8"
Main Bedroom	4.75m x 2.75m 15'7" x 9'1"
Bedroom 2	3.31m x 2.43m 10'11" x 8'0"

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. November 2021.

The Pemberton

2 Bedroom Home



This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

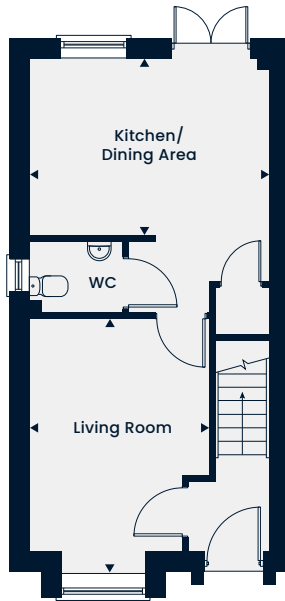


The Pemberton

2 Bedroom Home

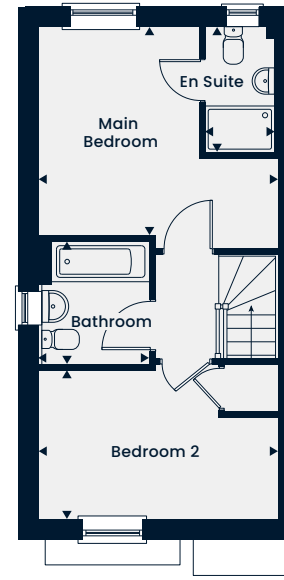
Total Area 776 sq. ft.

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	4.12m x 3.06m 13'6" x 10'0"
Living Room	4.41m x 3.11m 14'5" x 10'2"



First Floor

Main Bedroom	4.12m x 3.62m 13'6" x 11'10"
En Suite	2.16m x 1.20m 7'1" x 3'11"
Bedroom 2	4.12m x 2.56m 13'6" x 8'4"
Bathroom	2.15m x 1.92m 7'0" 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. November 2021.

The Oakwood

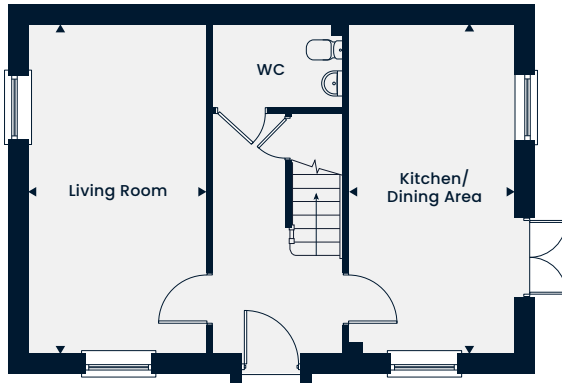
3 Bedroom Home



This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

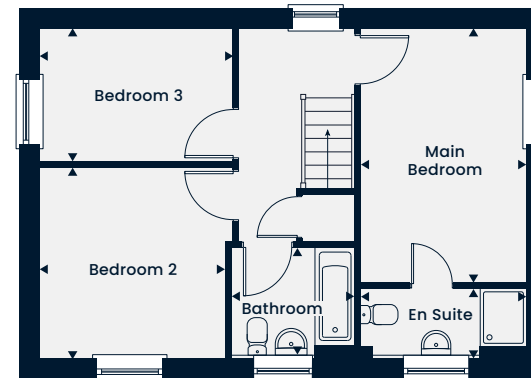


A modern three bedroom home with a spacious living room and a large open-plan kitchen/dining area with double doors leading out to the garden. Upstairs there is the main bedroom which benefits from an en suite, two further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	5.72m x 2.86m 18'9" x 9'4"
Living Room	5.72m x 3.08m 18'9" x 10'1"



First Floor

Main Bedroom	4.40m x 2.86m 14'5" x 9'4"
En Suite	2.86m x 1.19m 9'4" x 3'10"
Bedroom 2	3.33m x 3.29m 10'11" x 10'9"
Bedroom 3	3.33m x 2.31m 10'11" x 7'6"
Bathroom	2.15m x 1.87m 7'0" x 6'1"

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. November 2021.

The Maywood

3 Bedroom Home



This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

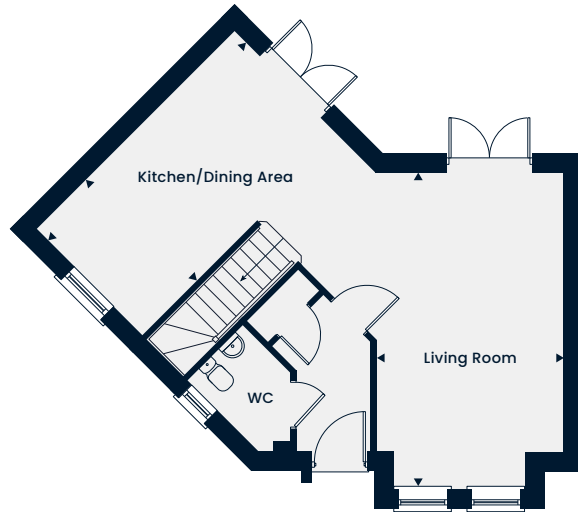


The Maywood

3 Bedroom Home

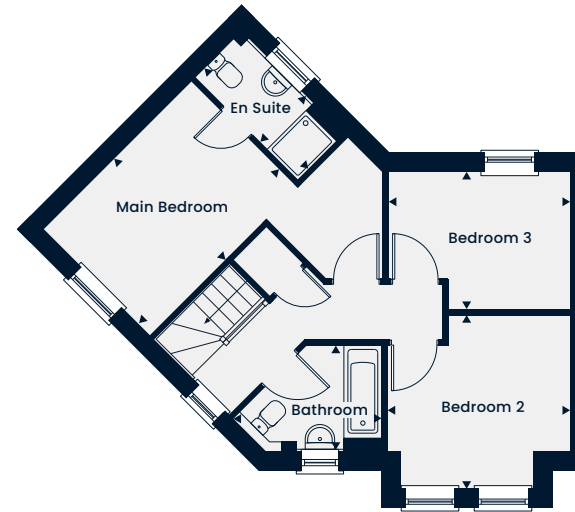
Total Area 1,072 sq. ft.

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



Ground Floor

Kitchen/Dining Area	5.13m x 2.76m 16'10" x 9'0"
Living Room	5.81m x 3.41m 19'0" x 11'2"



First Floor

Main Bedroom	3.84m x 2.76m 12'7" x 9'0"
En Suite	2.65m x 1.15m 8'8" x 3'9"
Bedroom 2	3.36m x 3.19m 11'3" x 10'5"
Bedroom 3	3.33m x 2.52m 10'11" x 8'3"
Bathroom	2.73m x 1.90m 8'11" 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. November 2021.

The Holmewood

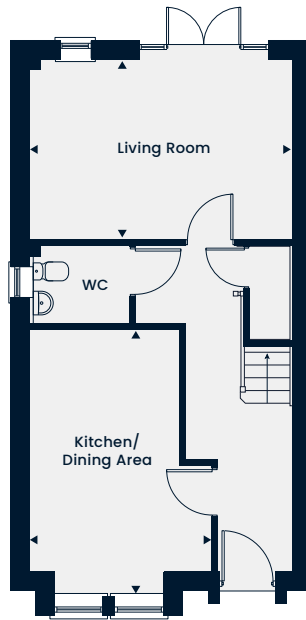
3 Bedroom Home



This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

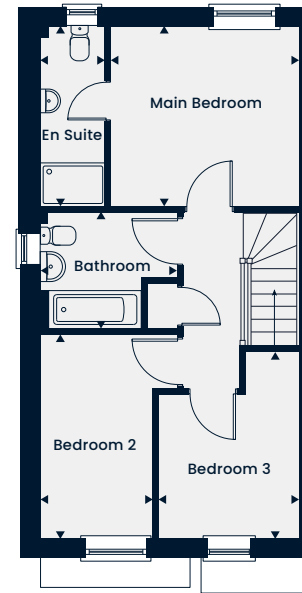


The Holmewood is a delightful three bedroom home featuring a spacious living room, with double doors leading out to the garden and an open-plan kitchen/dining area complete the ground floor. Upstairs there is the main bedroom with an en suite, two further good-sized bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	4.88m x 3.33m 16'0" x 10'11"
Living Room	4.79m x 3.15m 15'8" x 10'4"



First Floor

Main Bedroom	3.45m x 3.31m 11'4" x 10'10"
En Suite	3.31m x 1.20m 10'10" x 3'11"
Bedroom 2	3.75m x 2.13m 12'3" x 7'0"
Bedroom 3	3.46m x 2.57m 11'4" x 8'5"
Bathroom	2.52m x 2.15m 8'3" x 7'0"

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. November 2021.

The Redwood V2

3 Bedroom Home



This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

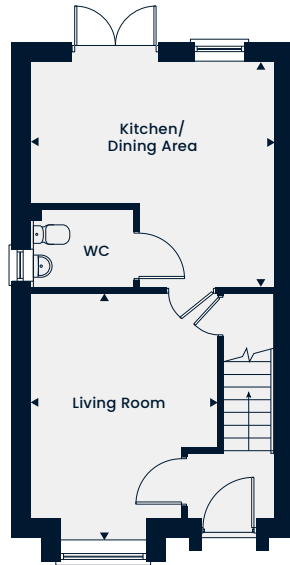


The Redwood V2

3 Bedroom Home

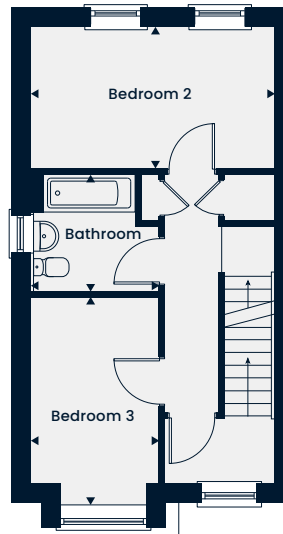
Total Area 1,195 sq. ft.

A modern three bedroom home set over three floors with a spacious living room leading through to the kitchen/dining area on the ground floor with double doors leading out to the garden. The first floor offers two good-sized bedrooms and a family bathroom. The top floor features galleried ceilings, the main bedroom, en suite and dressing room.



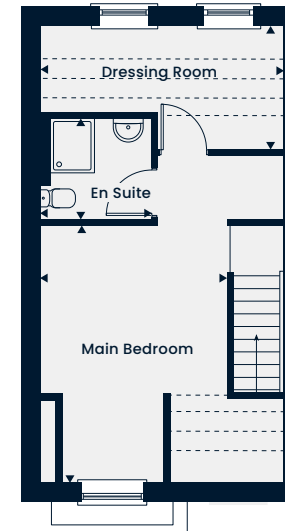
Ground Floor

Kitchen/Dining Area
4.46m x 4.17m | 14'7" x 13'8"
Living Room
4.53m x 3.44m | 14'10" x 11'3"



First Floor

Bedroom 2
4.46m x 2.61m | 14'7" x 8'6"
Bedroom 3
3.83m x 2.35m | 12'6" x 7'8"
Bathroom
2.35m x 2.15m | 7'8" x 7'0"



Second Floor

Main Bedroom
4.74m x 3.44m | 15'6" x 11'3"
Dressing Room
4.46m x 1.65m | 14'7" x 5'4"
En Suite
1.87m x 1.87m | 6'1" x 6'1"

- - - 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. November 2021.

The Redwood V1

3 Bedroom Home



This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

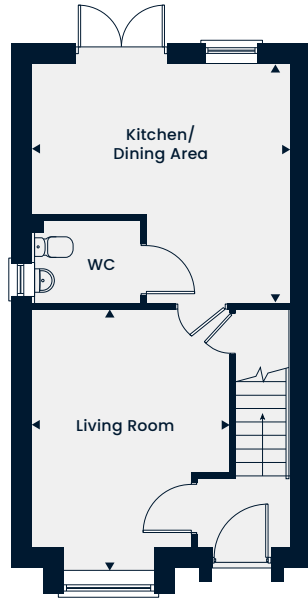


The Redwood V1

3 Bedroom Home

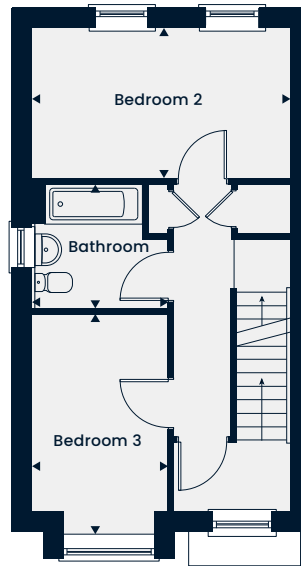
Total Area 1,245 sq. ft.

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



Ground Floor

Kitchen/Dining Area
4.46m x 4.17m | 14'7" x 13'8"
Living Room
4.53m x 3.44m | 14'10" x 11'3"



First Floor

Bedroom 2
4.46m x 2.61m | 14'7" x 8'6"
Bedroom 3
3.83m x 2.35m | 12'6" x 7'8"
Bathroom
2.35m x 2.15m | 7'8" x 7'0"



Second Floor

Main Bedroom
4.74m x 4.46m | 15'6" x 14'7"
Dressing Room
4.46m x 2.26m | 14'7" x 5' 4"
En Suite
1.87m x 1.87m | 6'1" x 6'1"

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. November 2021.

The Lindford

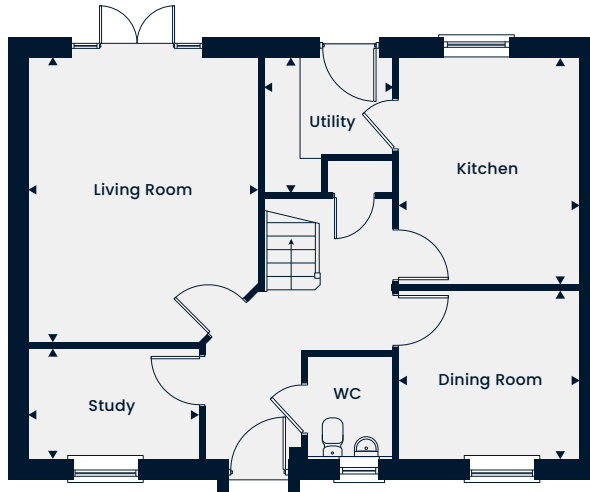
4 Bedroom Home



This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

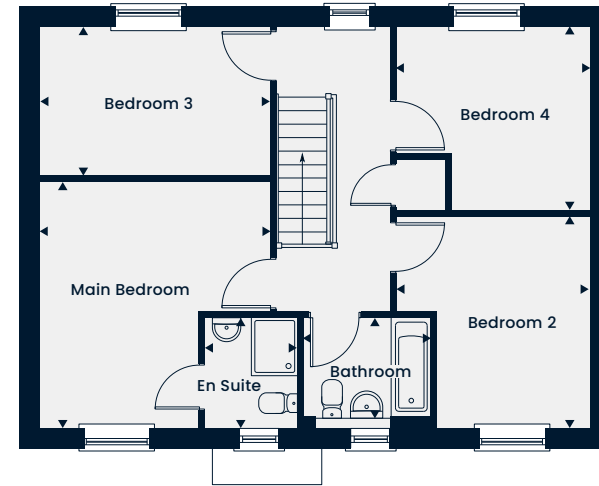


A delightful four bedroom home featuring a separate kitchen, dining room, living room and a study downstairs.
On the first floor the main bedroom has an en suite, three further bedrooms and a family bathroom.



Ground Floor

Kitchen	3.93 x 3.10m 12'10" x 10'2"
Dining Room	3.10m x 2.91m 10'2" x 9'6"
Living Room	4.93m x 3.95m 16'2" x 12'11"
Study	2.96m x 1.91m 9'8" x 6'3"
Utility	2.33m x 2.17m 7'8" x 7'1"



First Floor

Main Bedroom	4.25m x 4.00m 13'11" x 13'1"
En Suite	1.91m x 1.61m 6'3" x 5'3"
Bedroom 2	3.67m x 3.36m 12'0" x 11'0"
Bedroom 3	4.00m x 2.58m 13'1" x 8'5"
Bedroom 4	3.36m x 3.17m 11'2" x 10'4"
Bathroom	2.21m x 1.91m 7'3" 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. November 2021.

The Medford

4 Bedroom Home



This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

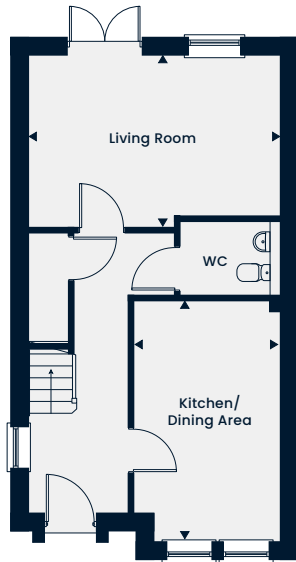


The Medford

4 Bedroom Home

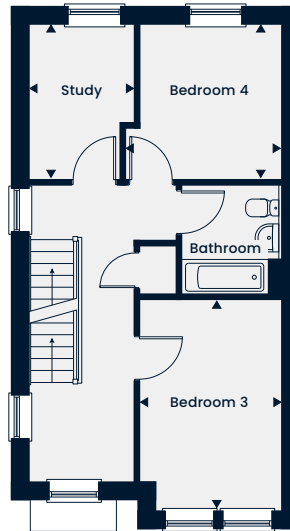
Total Area 1,474 sq. ft.

A modern four bedroom home set over 3 floors. The ground floor comprises of a kitchen/dining area and a separate living room with double doors leading into the garden. The first floor consists of bedroom 3 and 4, a study and a bathroom. The main bedroom and bedroom 2 are found on the top floor, complete with an en suite to both rooms.



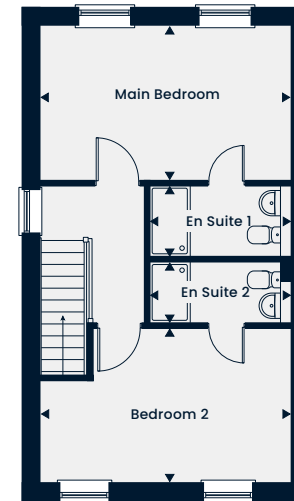
Ground Floor

Kitchen/Dining Area
4.74m x 2.86m | 15'6" x 9'4"
Living Room
4.91m x 3.36m | 16'1" x 11'0"



First Floor

Bedroom 3
4.13m x 2.76m | 13'6" x 9'0"
Bedroom 4
3.04m x 3.03m | 9'11" x 9'11"
Study
3.04m x 2.05m | 9'11" x 6'9"



Second Floor

Main Bedroom
4.91m x 3.04m | 16'1" x 9'11"
En Suite 1
2.75m x 1.40m | 9'0" x 4'7"
Bedroom 2
4.91m x 3.03m | 16'1" x 9'11"
En Suite 2
2.76m x 1.20m | 9'0" x 3'11"

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. November 2021.

The Birchwood

4 Bedroom Home



This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

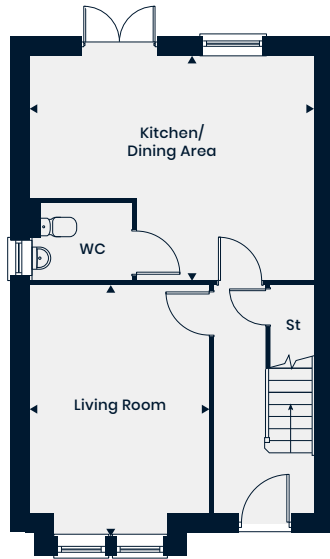


The Birchwood

4 Bedroom Home

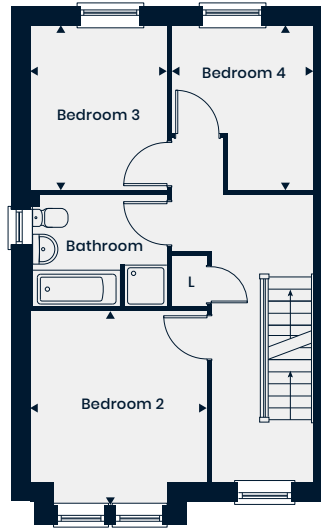
Total Area 1,483 sq. ft.

A modern four bedroom home set over three floors with a spacious living room and kitchen/dining area with double doors leading to the garden. The first floor has three good-sized bedrooms and a family bathroom. The top floor boasts a study and an expansive main bedroom with an en suite.



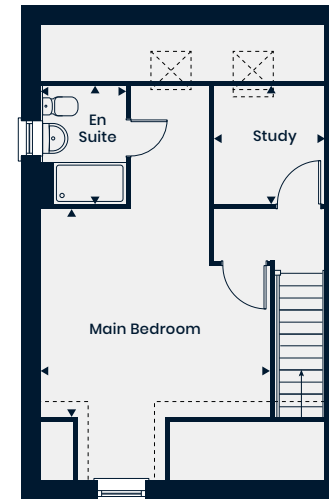
Ground Floor

Kitchen/Dining Area
5.47m x 4.33m | 17'9" x 14'2"
Living Room
4.72m x 3.46m | 15'4" x 11'3"



First Floor

Bedroom 2
3.63m x 3.42m | 11'9" x 11'2"
Bedroom 3
3.18m x 2.64m | 10'4" x 8'6"
Bedroom 4
3.18m x 2.73m | 10'4" x 8'9"
Bathroom
2.64m x 2.14m | 8'6" x 7'0"



Second Floor

Main Bedroom
4.43m x 4.00m | 14'5" x 13'1"
Study
2.27m x 2.13m | 7'4" x 6'9"
En Suite
2.27m x 1.65m | 7'4" x 5'4"

- - - - Reduced Head Height ☒ - 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. *Excludes dormer window. November 2021.



The Stamford

4 Bedroom Home



This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

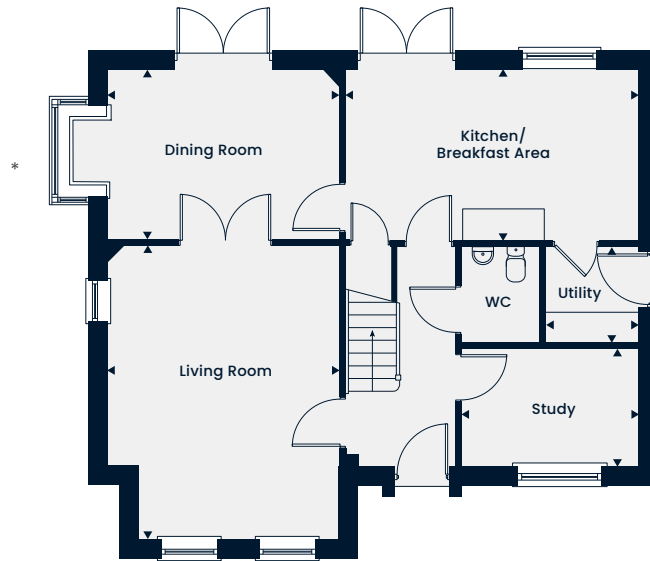


The Stamford

4 Bedroom Home

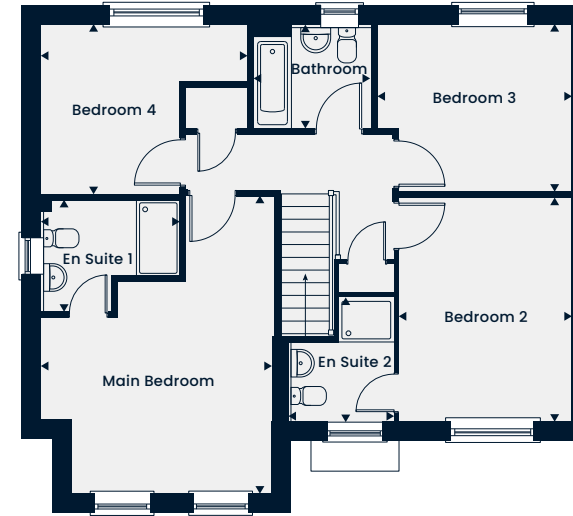
Total Area 1,653 sq. ft.

A charming four bedroom home featuring a spacious kitchen/breakfast area, a separate living room, and a dining room with double doors to the garden. A utility and study complete the ground floor. The first floor comprises of the main bedroom and second bedroom, both feature an en suite. There are two further good-sized bedrooms and a family bathroom.



Ground Floor

Kitchen/Breakfast Area	5.36m x 3.16m 17'7" x 10'4"
Dining Room	4.23m x 3.12m 13'0" x 10'2"
Living Room	5.39m x 4.23m** 17'8" x 13'10"***
Study	3.26m x 2.12m 10'8" x 6'11"
Utility	1.80m x 1.71m 5'10" x 5'7"



First Floor

Main Bedroom	5.48m x 4.29m 17'11" x 14'1"
En Suite 1	2.51m x 2.06m 8'2" x 6'9"
Bedroom 2	4.09m x 3.17m 13'5" x 10'4"
En Suite 2	2.23m x 2.11m 7'4" x 6'11"
Bedroom 3	3.58m x 3.08m 11'9" x 10'1"
Bedroom 4	3.81m x 3.12m 12'6" x 10'2"
Bathroom	2.17m x 1.87m 7'1" x 6'1"

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. *Bay window to plots 80, 225 & 307 only. **Excludes bay window. November 2021.



The Charlesworth

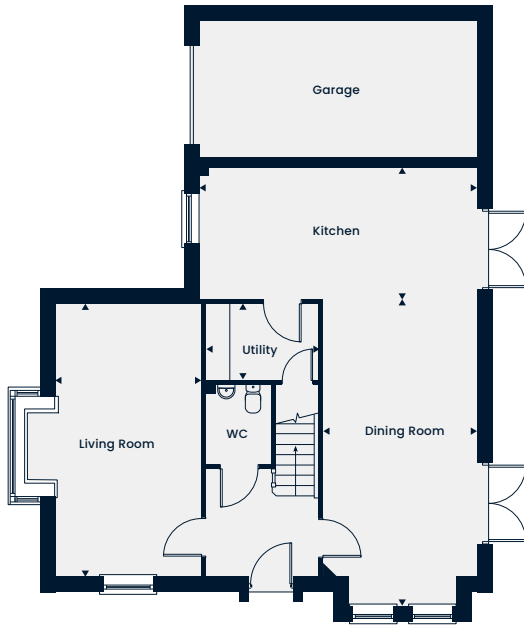
5 Bedroom Home



This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

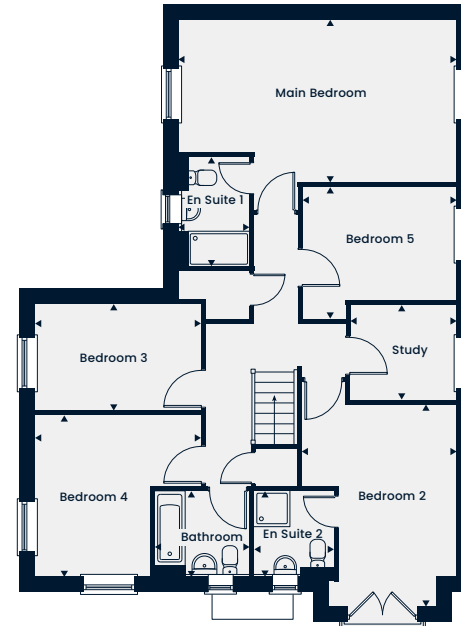


A beautiful L-shaped five bedroom home featuring a spacious kitchen with an adjoining utility room and double doors leading to the garden. An adjacent dining room with double doors provides additional access to the garden and separate living room. Upstairs the main bedroom and bedroom 2 both feature an en suite, while three further bedrooms, a study and family bathroom complete the first floor. This home also benefits from a garage.



Ground Floor

Kitchen	6.26m x 2.94m 20'6" x 9'7"
Dining Room	6.97m x 3.45m 22'10" x 11'3"
Living Room	6.14m x 3.27m* 20'2" x 10'8"*
Utility	2.49m x 1.71m 8'2" x 5'7"



First Floor

Main Bedroom	6.26m x 3.66m 20'6" x 12'0"	Bedroom 4	3.76m x 3.64m 12'4" x 11'11"
En Suite 1	2.47m x 1.58m 8'1" x 5'2"	Bedroom 5	3.48m x 2.98m 11'5" x 9'9"
Bedroom 2	4.57m x 3.50m 14'11" x 11'6"	Study	2.41m x 2.14m 7'10" x 7'0"
En Suite 2	1.93m x 1.79m 6'4" x 5'10"	Bathroom	2.15m x 1.93m 7'0" x 6'4"
Bedroom 3	3.76m x 2.41m 12'4" x 7'10"		

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. *Excludes bay window. November 2021.

The Hemsworth

5 Bedroom Home



This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

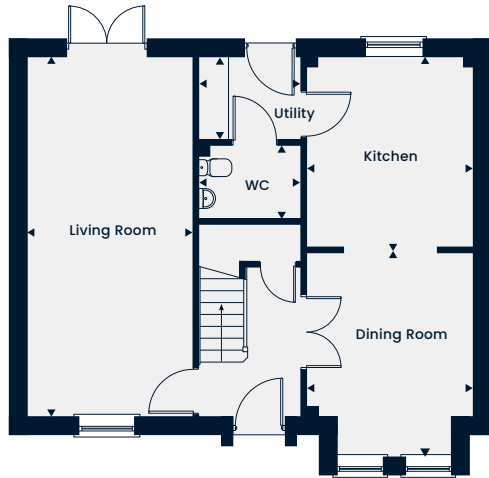


The Hemsworth

5 Bedroom Home

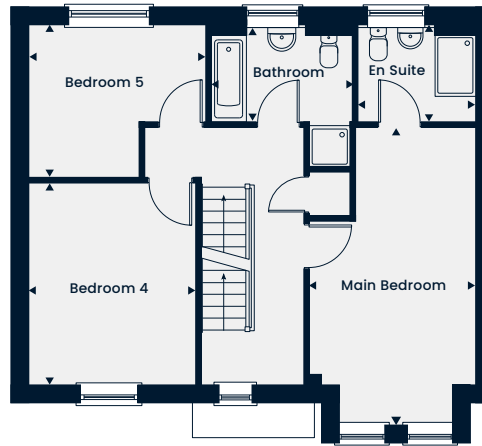
Total Area 1,860 sq. ft.

A well-proportioned five bedroom home set over three floors featuring a spacious living room with double doors leading to the garden and a separate open-plan kitchen/dining room with an adjoining utility room. The first floor offers the main bedroom with en suite, two further bedrooms and a family bathroom. On the second floor two bedrooms can be found and bedroom 2 benefits from an en suite.



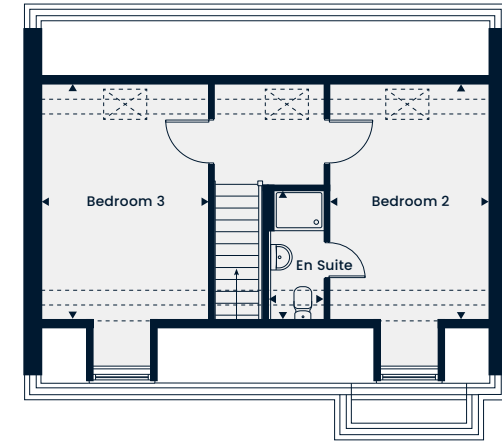
Ground Floor

Kitchen	3.73m x 3.25m 12'2" x 10'7"
Dining Room	4.03m x 3.25m 13'2" x 10'7"
Living Room	7.04m x 3.25m 23'1" x 10'8"
Utility	1.98m x 1.45m 6'6" x 4'9"



First Floor

Main Bedroom	5.84m x 3.26m 19'2" x 10'8"
En Suite	2.31m x 1.90m 7'6" x 6'2"
Bedroom 4	3.96m x 3.25m 12'11" x 10'8"
Bedroom 5	3.46m x 2.99m 11'4" x 9'9"
Bathroom	2.78m x 1.90m 9'1" x 6'2"



Second Floor

Bedroom 2	4.62m x 3.11m* 15'2" x 10'2"*
En Suite	2.55m x 1.06m 8'4" x 3'5"
Bedroom 3	4.62m x 3.28m* 15'2" x 10'9"*

- - - Reduced Head Height ☒ - 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. *Excludes dormer window. November 2021.



Gateway Apartments

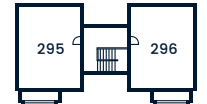
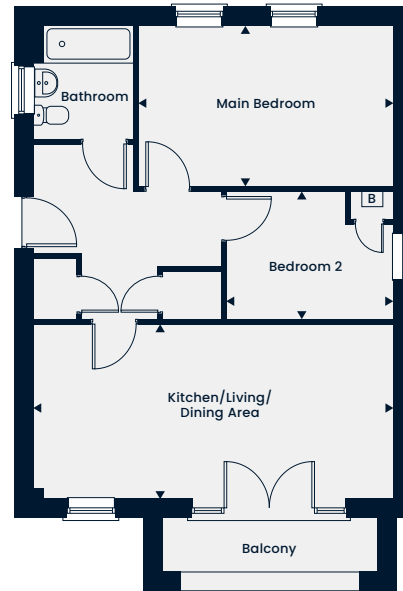
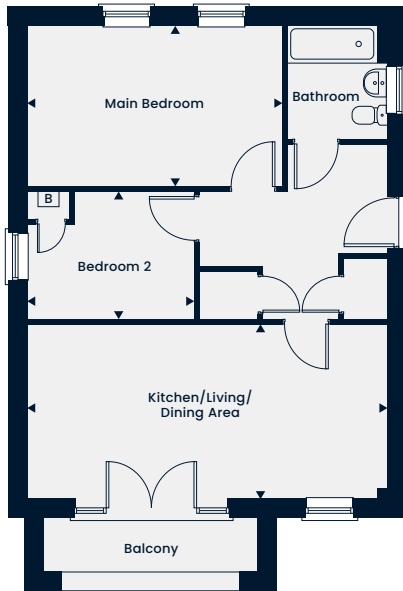
2 Bedroom Apartment



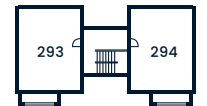
This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.



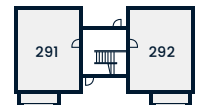
A collection of contemporary two bedroom apartments with an open-plan kitchen/living/dining area which features double doors to the balcony. Each apartment benefits from a main bedroom, a second double bedroom and a family bathroom.



Second Floor



First Floor



Ground Floor

Plot 291

Kitchen/Living/Dining Area
Main Bedroom
Bedroom 2

6.87m x 3.31m | 22'6" x 10'10"
4.83m x 3.05m | 15'10" x 10'0"
3.22m x 2.41m | 10'7" x 7'11"

Plot 292

Kitchen/Living/Dining Area
Main Bedroom
Bedroom 2

6.87m x 3.31m | 22'6" x 10'10"
4.83m x 3.05m | 15'10" x 10'0"
3.22m x 2.41m | 10'7" x 7'11"

B – Boiler

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. November 2021.

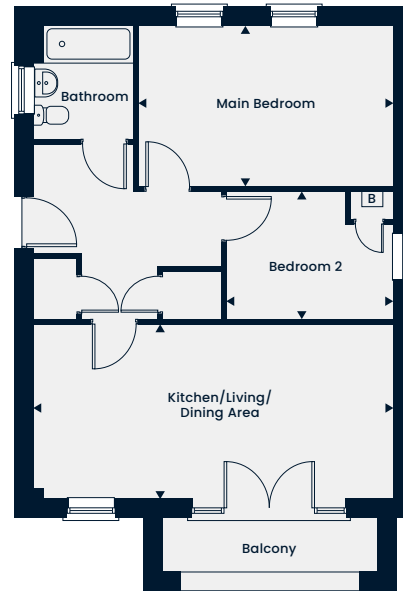


A collection of contemporary two bedroom apartments with an open-plan kitchen/living/dining area which features double doors to the balcony. Each apartment benefits from a main bedroom, a second double bedroom and a family bathroom.



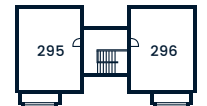
Plot 293

Kitchen/Living/Dining Area	6.87m x 3.31m 22'6" x 10'10"
Main Bedroom	4.83m x 3.05m 15'10" x 10'0"
Bedroom 2	3.22m x 2.41m 10'7" x 7'11"

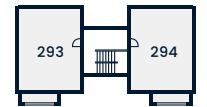


Plot 294

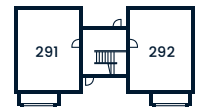
Kitchen/Living/Dining Area	6.87m x 3.31m 22'6" x 10'10"
Main Bedroom	4.83m x 3.05m 15'10" x 10'0"
Bedroom 2	3.22m x 2.41m 10'7" x 7'11"



Second Floor



First Floor



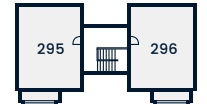
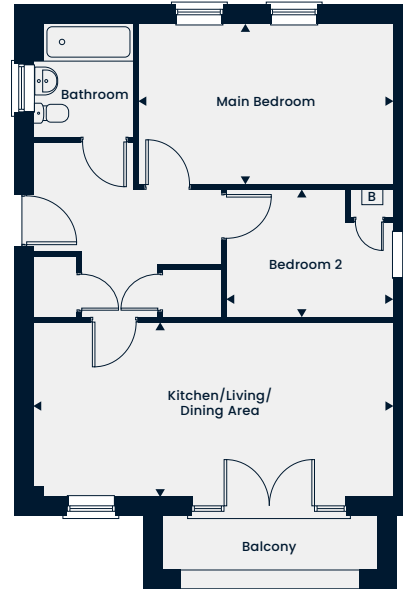
Ground Floor

B – Boiler

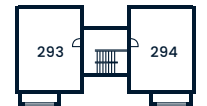
The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. November 2021.



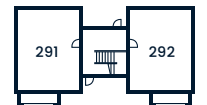
A collection of contemporary two bedroom apartments with an open-plan kitchen/living/dining area which features double doors to the balcony. Each apartment benefits from a main bedroom, a second double bedroom and a family bathroom.



Second Floor



First Floor



Ground Floor

Plot 295

Kitchen/Living/Dining Area
Main Bedroom
Bedroom 2

6.87m x 3.31m | 22'6" x 10'10"
4.83m x 3.05m | 15'10" x 10'0"
3.22m x 2.41m | 10'7" x 7'11"

Plot 296

Kitchen/Living/Dining Area
Main Bedroom
Bedroom 2

6.87m x 3.31m | 22'6" x 10'10"
4.83m x 3.05m | 15'10" x 10'0"
3.22m x 2.41m | 10'7" x 7'11"

B – Boiler

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. 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.

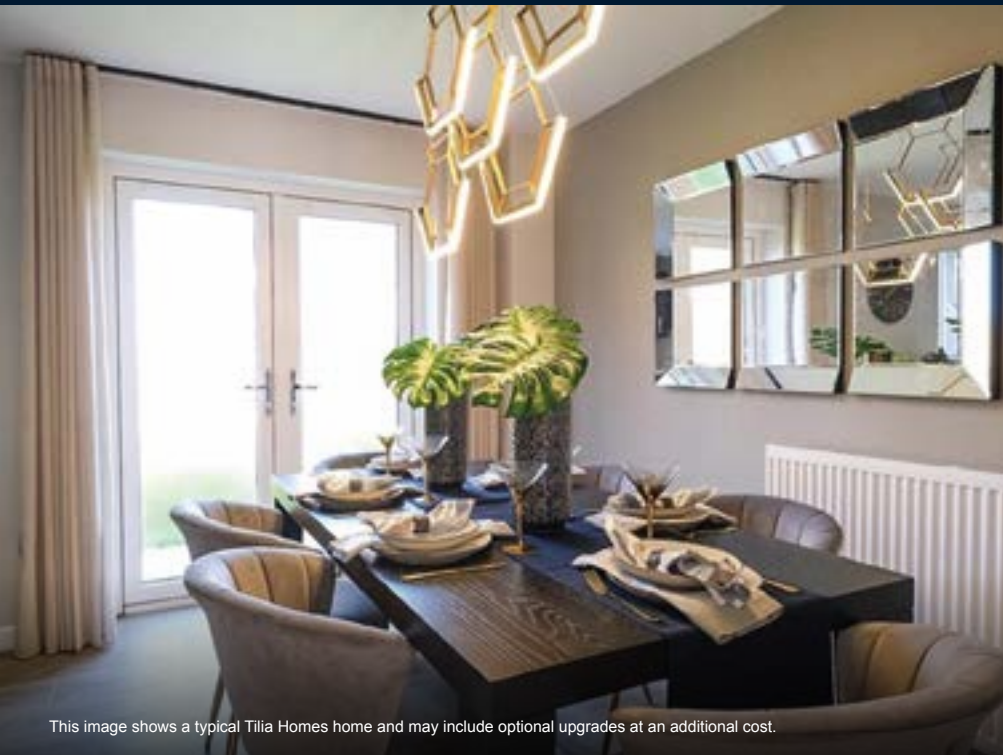


Smooth Move

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.



Chancel Road
off Glebelands Road
Ashton Green
Leicester
Leicestershire
LE4 2WF

Find us using what3words
///scans.marble.nest

01164 900855
verdantisesales@tiliahomes.co.uk
tiliahomes.co.uk

