



New Cardington Gate

AREA GUIDE

Ashberry
Homes

Meggison Way, Bedford, MK42 0US Telephone: 01908 364 200 ashberrymhomes.co.uk

Discover Bedford.

A wealth of activities to enjoy at your fingertips.

New Cardington Gate enjoys a wonderful village setting close to Bedford, surrounded by lush, open spaces that are ripe for exploration. This lovely development presents an enticing range of house styles, built with expertise, confidence and the utmost care. Designed with generous open space and close to an abundance of nearby parkland, New Cardington Gate provides a beautiful location to enjoy for years to come.

The area surrounding the development boasts a rich and fascinating heritage, with a number of enlightening leisure attractions to be enjoyed by residents of any age. Film and history enthusiasts will delight in a visit to the monumental Cardington Studios, one of the largest indoor spaces in Europe and the site of the world-famous Cardington Hangars. The studio itself holds regular events throughout the year and has been host to many blockbuster movies - all less than half a mile from home.



“ We had a really good experience with Ashberry and we would definitely recommend them to a friend.

Charlotte and Michael
Ashberry Homes at Pirton Fields

Everyday entertainment can be found in Bedford's bustling town centre, which is home to a multiplex cinema, museums, art galleries and notable cultural venues such as The Quarry, The Place and the Bedford Corn Exchange. For those who enjoy the outdoors, the stunning Priory Country Park is just a 10-minute drive from the development and boasts 360 acres of parkland where visitors can walk, sail, canoe, fish, or explore the enthralling man-made labyrinth.

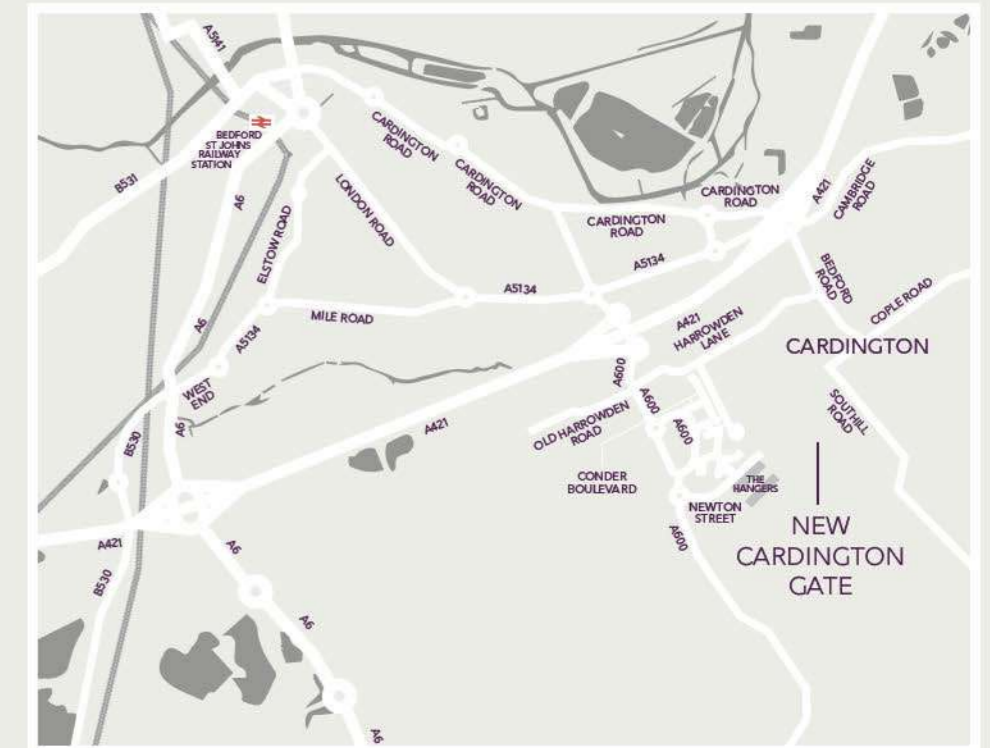
An ideal setting for families and professionals alike, New Cardington Gate enjoys close proximity to a range of well-regarded schools, along with excellent transport connections to major commuter areas in the region.

The nearby A421 provides easy access to Milton Keynes in 25 minutes, and Northampton in around 40 minutes, while Luton is just over 30 minutes away via the A421 and M1.

Bedford Station is just 15 minutes drive away and provides frequent services to destinations such as London St Pancras.



New Cardington Gate
Meggison Way
Bedford
MK42 0US



Map not to scale.



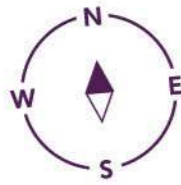
New Cardington Gate

DEVELOPMENT LAYOUT



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Key to plan
 s/s Sub station
 b/s Bin store
 c/s Cycle store
 v Visitor parking
 bcp Bin collection point

2 Bedroom Homes

- The Senetti**
Plots 288 & 304
- The Lavender**
Plots 171, 172, 183, 184, 185, 342, 343, 354, 355, 359, 360, 361, 362, 388, 389, 451, 452, 486, 487, 490, 491, 509, 510, 511, 512 & 513
- The Aspen**
Plots 301, 302 & 303

3 Bedroom Homes

- The Heather**
Plots 142, 143, 155, 159, 166, 167, 286, 287, 357, 390, 391, 417, 418, 419, 466, 467, 468, 476, 477, 480, 481, 482, 484, 485, 488, 489, 502, 503, 522, 523 & 524
- The Wisteria**
Plots 154, 156, 158, 170, 285, 356, 358, 379, 380, 386, 387, 411, 414, 447, 455, 494, 508 & 514
- The Orchid**
Plots 136, 137, 141, 144, 152, 153, 168, 169, 344, 345, 346, 347, 350, 351, 352, 353, 374, 375, 376, 377, 410, 415, 431, 432, 433, 434, 445, 446, 449, 450, 453, 454, 456, 457, 492, 493, 496, 497, 501, 504 & 515
- The Lysander**
Plots 135, 157, 186, 283, 284, 378, 381, 382, 385, 392, 400, 412, 458, 464, 465, 469 & 483
- The Foxglove**
Plots 150, 151 & 401
- The Olive**
Plots 516 & 521
- The Veronica**
Plots 393, 394, 395, 396, 397, 398 & 399

4 Bedroom Homes

- The Jasmine**
Plots 139, 140, 145, 146, 148, 149, 188, 195, 348, 383, 384, 402, 423, 438, 443, 448, 459, 460, 461, 462, 463, 478, 495, 499, 500, 505, 506, 517, 518, 519 & 520
- The Allium**
Plot 413
- The Angelica**
Plot 138, 147, 403, 422, 428, 437, 444, 479, 498 & 507
- The Albertine**
Plot 404, 406 & 407
- The Willow**
Plot 187, 196, 349 & 373
- The Sycamore**
Plot 189, 190, 193, 194, 425, 440 & 441
- The Oak**
Plot 409, 421, 429 & 436
- The Camellia**
Plot 405, 408, 416, 420, 430 & 435
- The Aster**
Plot 191, 192, 424, 426, 427, 439 & 442

Apartments

- Cedar & Willow House**
Plot 289 - 300
- Maple House**
Plot 305 - 310
- Beech & Oak House**
Plot 311 - 322

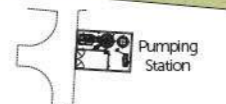
Rented Housing

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Shared Ownership Housing

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- Sales and Show Home Area**

The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor.





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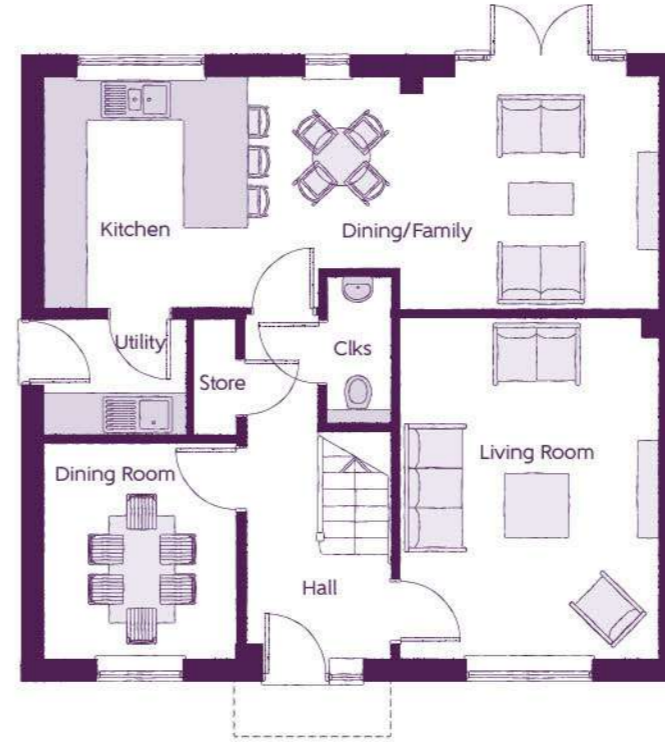
The Aster

4 BEDROOM HOME



The Aster

4 BEDROOM HOME



Ground Floor

Kitchen	3.220m x 2.818m	10'7" x 9'3"
Dining/Family	5.742m x 3.220m	18'10" x 10'7"
Living Room	4.740m x 3.586m	15'7" x 11'9"
Dining Room	3.020m x 2.667m	9'11" x 8'9"
Utility	1.981m x 1.632m	6'6" x 5'4"
Cloakroom	2.045m x 1.098m (max)	6'9" x 3'7" (max)



First Floor

Bedroom 1	4.261m x 3.648m (max)	13'11" x 11'11" (max)
Bedroom 1 En Suite	2.279m x 1.443m	7'5" x 4'8"
Bedroom 2	3.690m x 3.648m (max)	12'1" x 11'11" (max)
Bedroom 2 En Suite	2.603m x 1.890m (max)	8'6" x 6'2" (max)
Bedroom 3	4.376m x 2.656m	14'4" x 8'9"
Bedroom 4	3.653m x 2.714m	12'0" x 8'11"
Bathroom	2.714m x 2.075m	8'11" x 6'10"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

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The Camellia

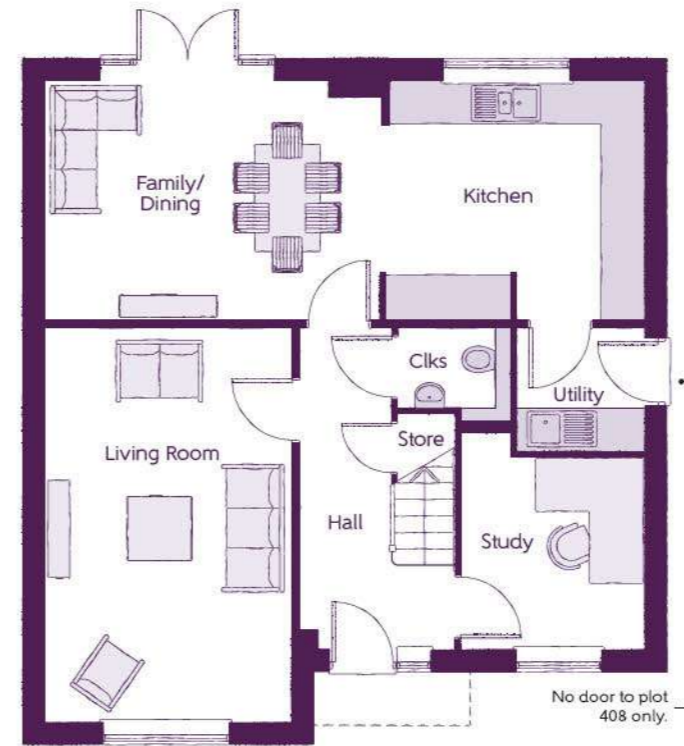
4 BEDROOM HOME

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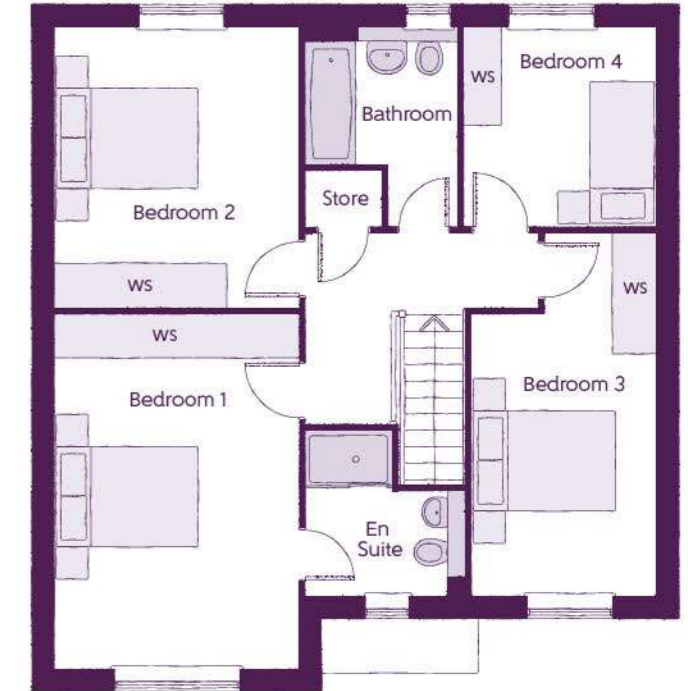
The Camellia

4 BEDROOM HOME



Ground Floor

Kitchen	3.710m x 3.298m	12'2" x 10'10"
Family/Dining	4.625m x 3.298m	15'2" x 10'10"
Living Room	5.450m x 3.385m	17'11" x 11'1"
Study	3.035m x 2.548m	10'10" x 8'4"
Utility	1.778m x 1.713m	5'10" x 5'7"
Cloakroom	1.572m x 1.315m	5'2" x 4'3"



First Floor

Bedroom 1	4.923m x 3.385m	16'2" x 11'1"
Bedroom 1 En Suite	2.272m x 2.227m	7'6" x 7'5"
Bedroom 2	3.887m x 3.385m	12'9" x 11'1"
Bedroom 3	5.035m x 2.548m	16'7" x 8'4"
Bedroom 4	2.763m x 2.750m	9'0" x 9'0"
Bathroom	2.763m x 2.025m	9'0" x 6'7"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Albertine

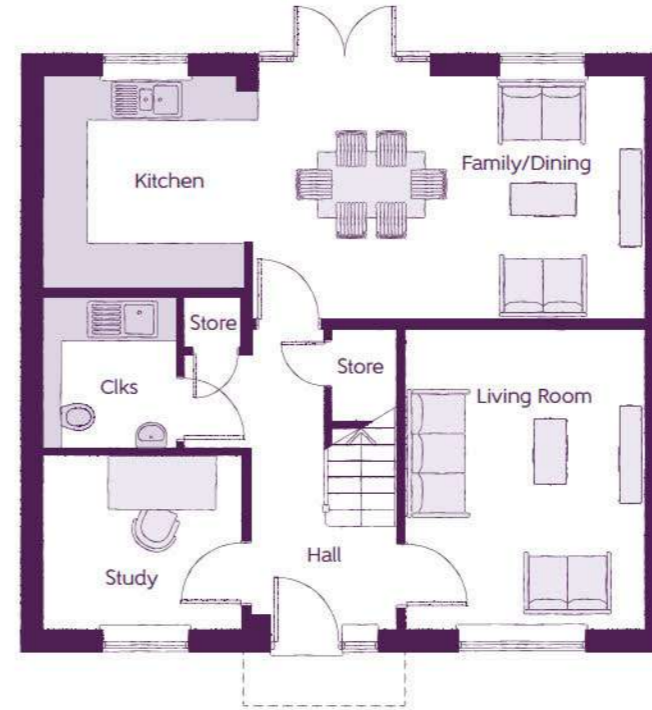
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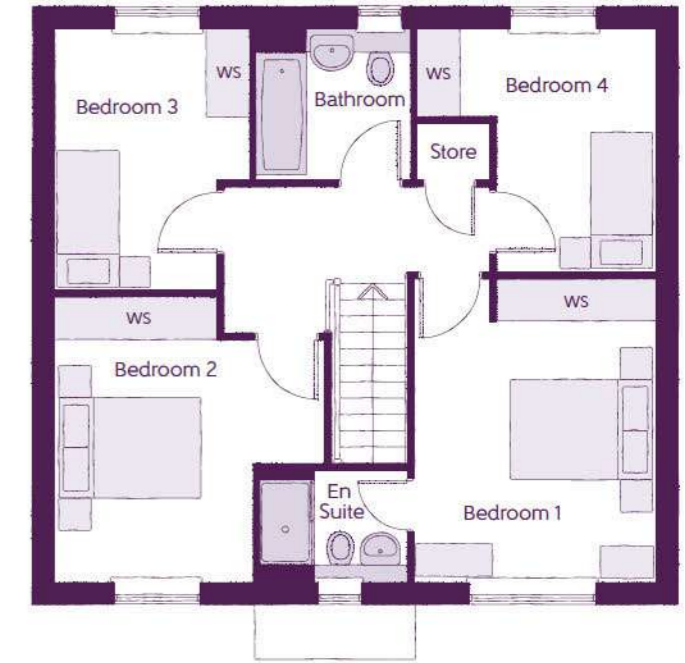
The Albertine

4 BEDROOM HOME



Ground Floor

Kitchen	2.992m x 2.920m	9'10" x 9'7"
Family/Dining	5.455m x 3.367m	17'11" x 11'1"
Living Room	4.143m x 3.299m	13'7" x 10'10"
Study	2.730m x 2.402m	8'11" x 7'11"
Cloakroom	2.100m x 1.845m	6'11" x 6'1"



First Floor

Bedroom 1	4.207m x 3.350m	13'10" x 11'0"
Bedroom 1 En Suite	2.059m x 1.549m	6'9" x 5'1"
Bedroom 2	3.957m x 3.742m <small>(max) (max)</small>	13'0" x 12'3" <small>(max) (max)</small>
Bedroom 3	3.615m x 2.702m	11'10" x 8'10"
Bedroom 4	3.365m x 3.307m	11'0" x 10'10"
Bathroom	2.150m x 2.077m	7'1" x 6'10"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Angelica

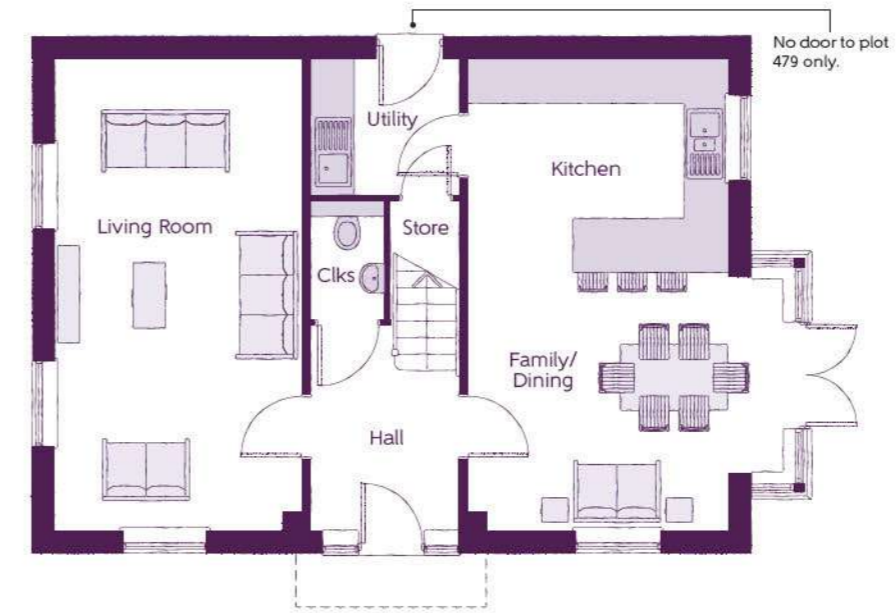
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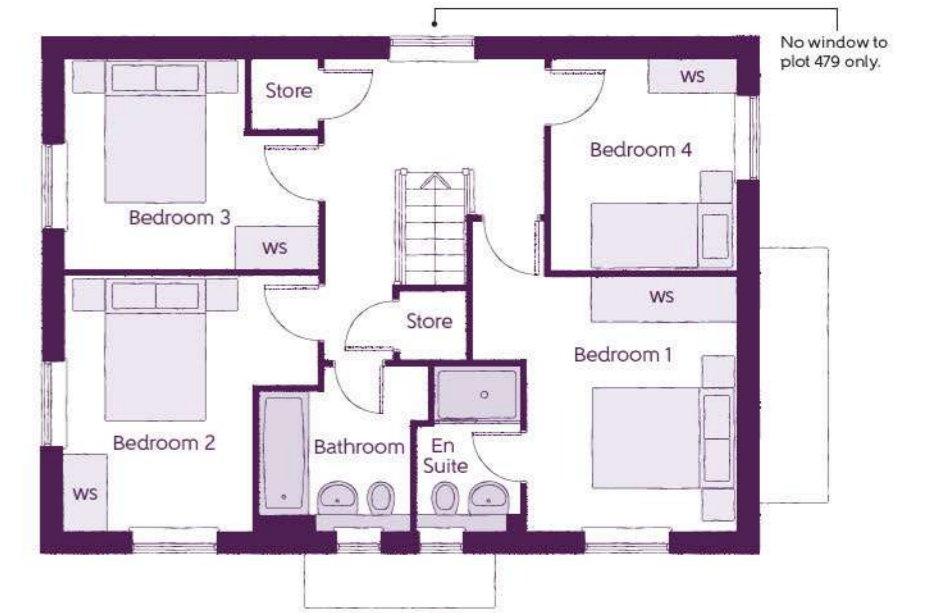
The Angelica

4 BEDROOM HOME



Ground Floor

Kitchen	3.600m x 3.038m	11'10" x 10'0"
Family/Dining	4.388m x 3.498m (inc. bay)	14'5" x 11'6" (inc. bay)
Living Room	6.535m x 3.417m	21'5" x 11'3"
Utility	2.030m x 1.873m	6'8" x 6'2"
Cloakroom	1.650m x 1.017m	5'5" x 3'4"



First Floor

Bedroom 1	4.285m x 3.662m (max)	14'1" x 12'0" (max)
Bedroom 1 En Suite	2.254m x 1.441m	7'5" x 4'9"
Bedroom 2	3.527m x 3.269m (max)	11'7" x 10'9" (max)
Bedroom 3	3.527m x 3.178m (max)	11'7" x 10'5" (max)
Bedroom 4	2.925m x 2.580m	9'7" x 8'6"
Bathroom	2.351m x 2.254m (max)	7'9" x 7'5" (max)

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Allium

4 BEDROOM HOME



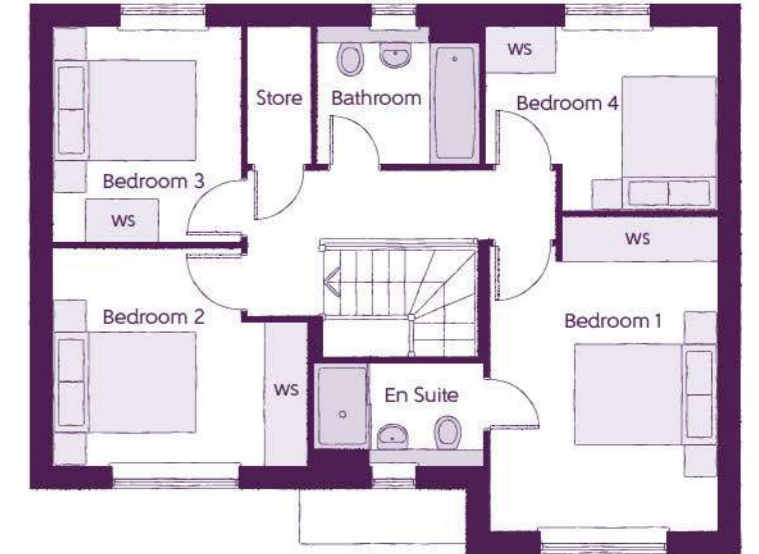
The Allium

4 BEDROOM HOME



Ground Floor

Kitchen	3.630m x 2.695m	11'11" x 8'10"
Dining	2.783m x 2.368m	9'2" x 7'9"
Family	3.142m x 2.875m	10'4" x 9'5"
Living Room	6.985m x 3.160m	22'11" x 10'4"
Cloakroom	1.863m x 0.903m	6'1" x 3'0"



First Floor

Bedroom 1	4.352m x 3.160m (max)	14'3" x 10'4" (max)
Bedroom 1 En Suite	2.316m x 1.423m	7'7" x 4'8"
Bedroom 2	3.584m x 3.063m (max)	11'9" x 10'1" (max)
Bedroom 3	2.935m x 2.561m	9'8" x 8'5"
Bedroom 4	3.285m x 2.545m (max)	10'9" x 8'4" (max)
Bathroom	2.242m x 1.905m	7'4" x 6'3"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Veronica

3 BEDROOM HOME

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The Veronica

3 BEDROOM HOME



Ground Floor

Kitchen	3.231m x 2.479m	10'7" x 8'2"
Living/Dining	6.259m x 4.667m (max) (max)	20'7" x 15'4" (max) (max)
Cloakroom	1.880m x 0.915m	6'2" x 3'0"



First Floor

Bedroom 2	4.249m x 3.130m (max)	13'11" x 10'3" (max)
Bedroom 2 En Suite	1.880m x 1.445m	6'2" x 4'9"
Bedroom 3	4.668m x 2.470m	15'4" x 8'1"
Bathroom	2.379m x 1.928m	7'10" x 6'4"



Second Floor

Bedroom 1	4.954m x 3.534m (max) (max)	16'3" x 11'7" (max) (max)
Bedroom 1 En Suite	2.190m x 1.817m	7'2" x 6'0"
Dressing	2.390m x 1.817m	7'10" x 6'0"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Jasmine

4 BEDROOM HOME

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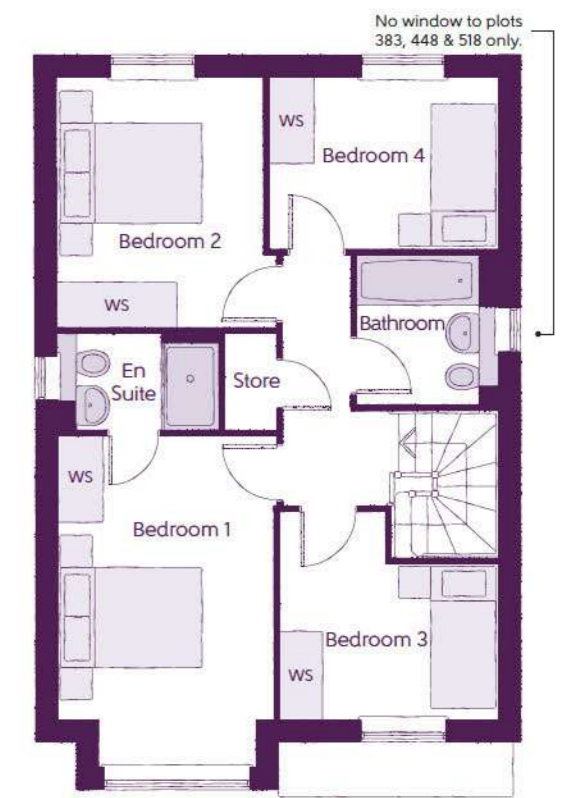
The Jasmine

4 BEDROOM HOME



Ground Floor

Kitchen	3.335m x 3.202m	10'11" x 10'6"
Family/Dining	4.480m x 2.884m (max)	14'8" x 9'6" (max)
Living Room	4.943m x 3.537m (inc bay)	16'3" x 11'7" (inc bay)
Utility	1.838m x 1.708m	6'0" x 5'7"
Cloakroom	2.083m x 0.973m	6'10" x 3'2"



First Floor

Bedroom 1	4.589m x 2.963m (inc bay)	15'1" x 9'9" (inc bay)
Bedroom 1 En Suite	2.224m x 1.345m	7'4" x 4'5"
Bedroom 2	3.463m x 3.030m (max)	11'4" x 9'11" (max)
Bedroom 3	3.035m x 2.869m (max)	10'1" x 9'5" (max)
Bedroom 4	3.168m x 2.379m	10'5" x 7'10"
Bathroom	2.075m x 1.905m	6'10" x 6'3"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Foxglove

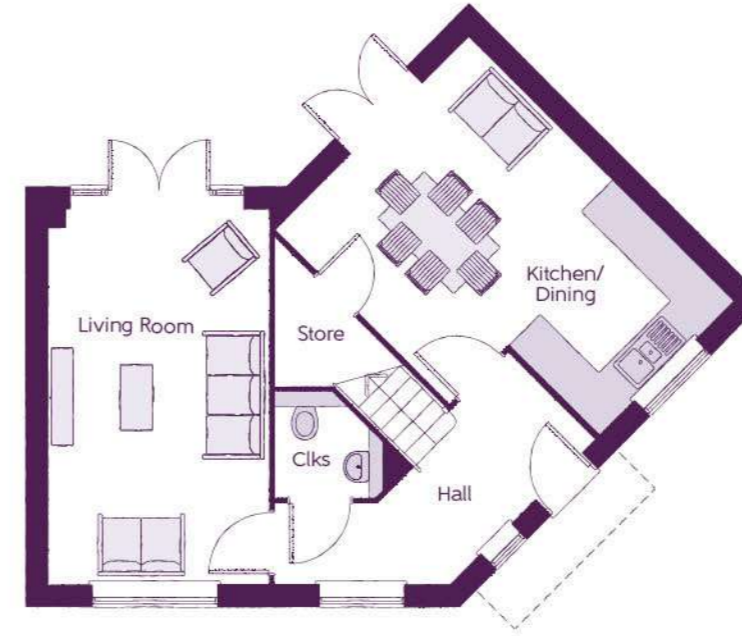
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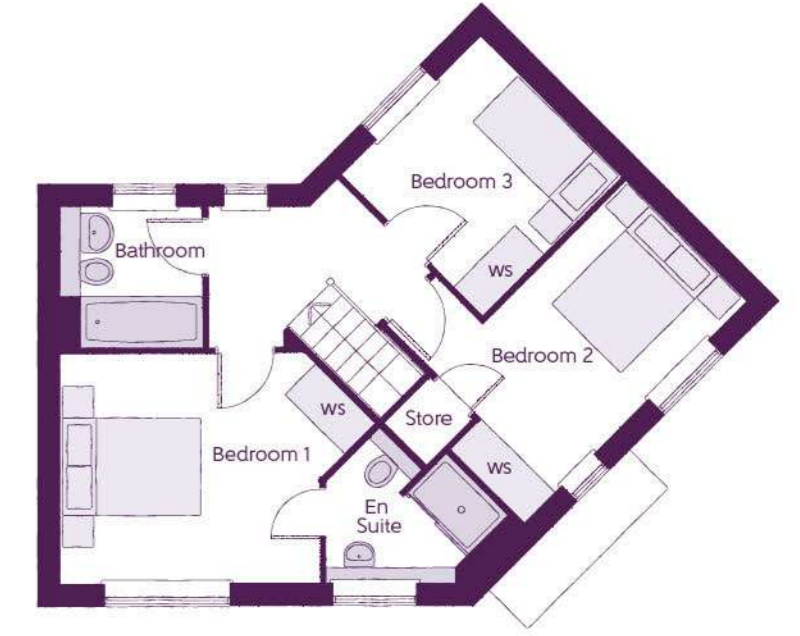
The Foxglove

3 BEDROOM HOME



Ground Floor

Kitchen/Dining	5.185m x 3.763m (max)	17'0" x 12'4" (max)
Living Room	5.185m x 3.005m	17'0" x 9'10"
Cloakroom	1.500m x 1.465m	4'11" x 4'10"



First Floor

Bedroom 1	3.650m x 3.185m	12'0" x 10'5"
Bedroom 1 En Suite	2.113m x 1.790m	6'11" x 5'11"
Bedroom 2	4.510m x 3.297m (max)	14'10" x 10'10" (max)
Bedroom 3	2.763m x 2.718m	9'1" x 8'11"
Bathroom	1.913m x 1.905m	6'3" x 6'3"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Lysander

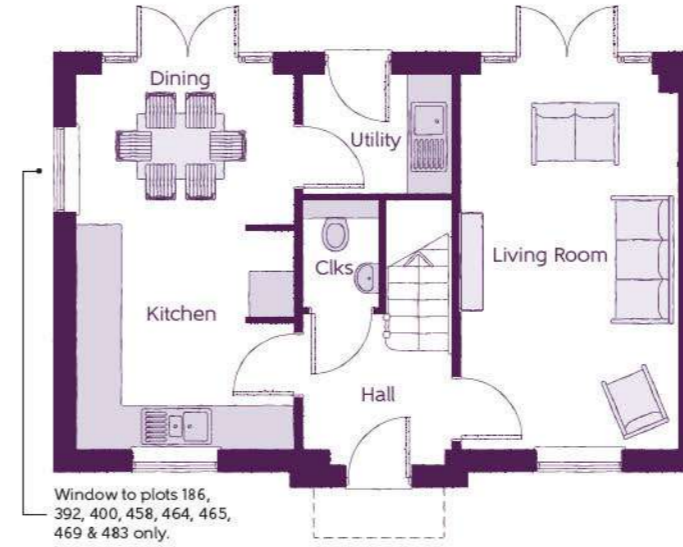
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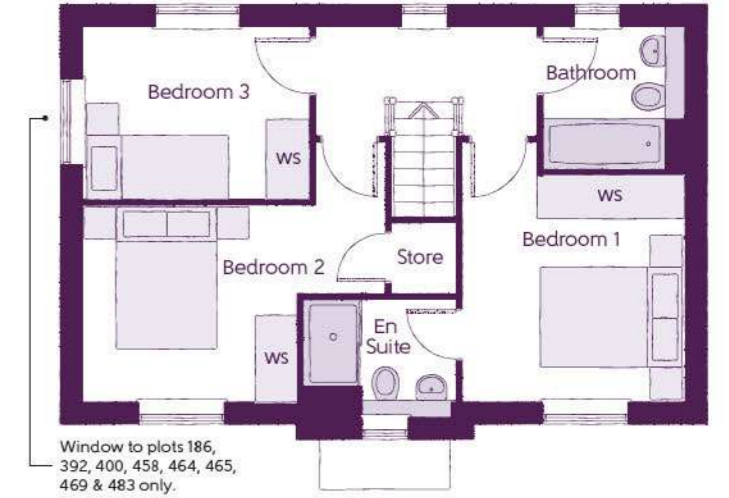
The Lysander

3 BEDROOM HOME



Ground Floor

Kitchen	3.156m x 2.955m	10'4" x 9'8"
Dining	2.955m x 2.029m	9'8" x 6'8"
Living Room	5.185m x 2.955m	17'0" x 9'8"
Utility	2.125m x 1.624m	7'0" x 5'4"
Cloakroom	1.529m x 1.072m	5'0" x 3'6"



First Floor

Bedroom 1	3.580m x 3.017m (max)	11'9" x 9'11" (max)
Bedroom 1 En Suite	2.140m x 1.625m	7'0" x 5'4"
Bedroom 2	4.177m x 2.677m (max)	13'8" x 8'9" (max)
Bedroom 3	3.100m x 2.421m	10'2" x 7'11"
Bathroom	1.980m x 1.905m	6'6" x 6'3"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Orchid

3 BEDROOM HOME



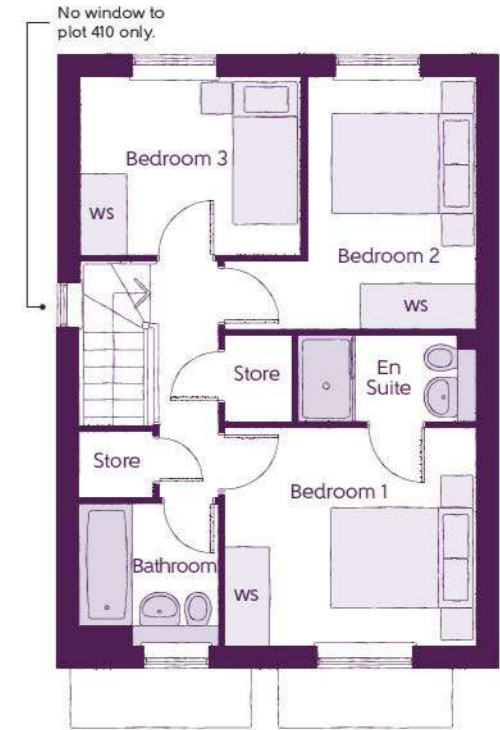
The Orchid

3 BEDROOM HOME



Ground Floor

Kitchen/Dining	5.455m x 3.050m	17'11" x 10'0"
Living Room	5.364m x 3.216m <small>(inc. bay)</small>	17'7" x 10'7" <small>(inc. bay)</small>
Cloakroom	1.895m x 0.951m	6'3" x 3'1"



First Floor

Bedroom 1	3.402m x 3.019m	11'2" x 9'11"
Bedroom 1 En Suite	2.445m x 1.195m	8'0" x 3'11"
Bedroom 2	3.645m x 3.402m <small>(max)</small>	11'9" x 11'2" <small>(max)</small>
Bedroom 3	2.890m x 2.474m	9'5" x 8'1"
Bathroom	1.965m x 1.957m	6'5" x 6'5"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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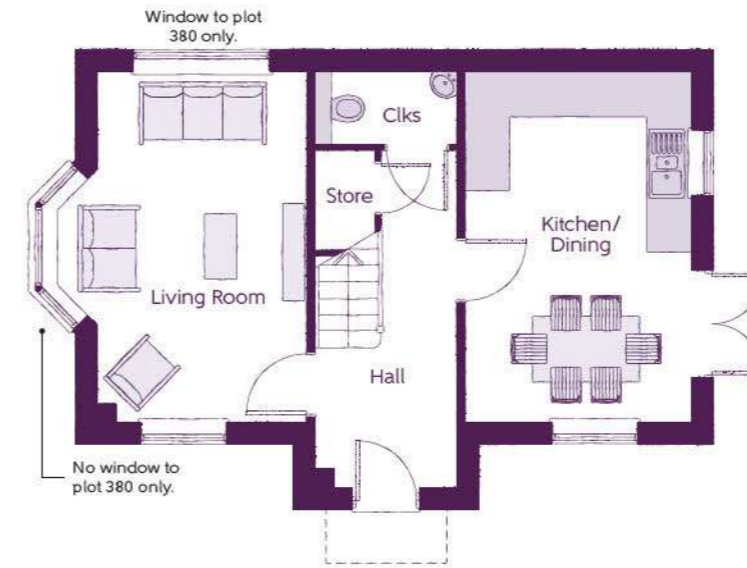
The Wisteria

3 BEDROOM HOME

Ashberry
Homes

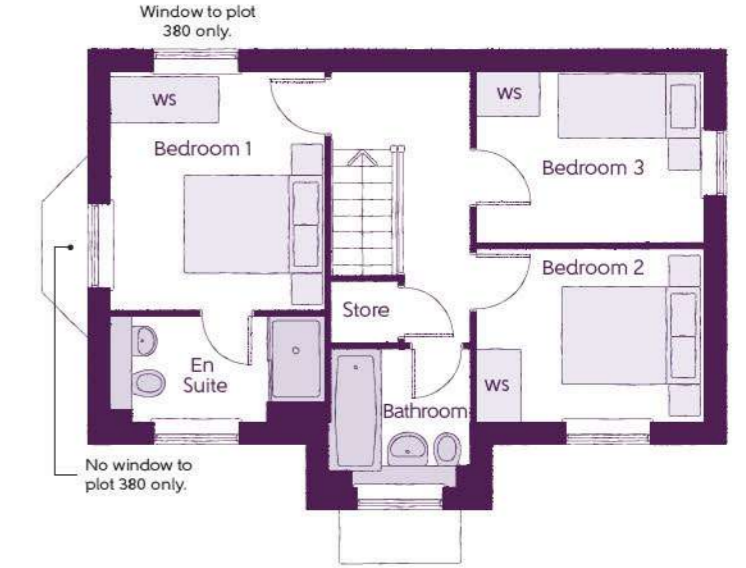
The Wisteria

3 BEDROOM HOME



Ground Floor

Kitchen/Dining	4.848m x 3.113m	15'11" x 10'3"
Living Room	4.848m x 3.487m (max)	15'11" x 11'5" (max)
Cloakroom	1.923m x 0.960m	6'4" x 3'2"



First Floor

Bedroom 1	3.302m x 2.949m	10'10" x 9'8"
Bedroom 1 En Suite	2.949m x 1.458m	9'8" x 4'9"
Bedroom 2	3.175m x 2.390m	10'5" x 7'10"
Bedroom 3	3.175m x 2.370m	10'5" x 7'9"
Bathroom	1.923m x 1.903m	6'4" x 6'3"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Heather

3 BEDROOM HOME

The Heather

3 BEDROOM HOME



Ground Floor

Kitchen/Dining	4.780m x 3.453m (max) (max)	15'8" x 11'4" (max) (max)
Living Room	5.138m x 3.900m (max) (max)	16'10" x 12'10" (max) (max)
Cloakroom	1.660m x 1.010m	5'5" x 3'4"



First Floor

Bedroom 1	3.359m x 3.292m (max)	11'0" x 10'10" (max)
Bedroom 1 En Suite	2.430m x 1.400m	8'0" x 4'7"
Bedroom 2	3.087m x 2.523m	10'2" x 8'3"
Bedroom 3	2.170m x 2.035m	7'1" x 6'8"
Bathroom	2.523m x 1.968m	8'3" x 6'5"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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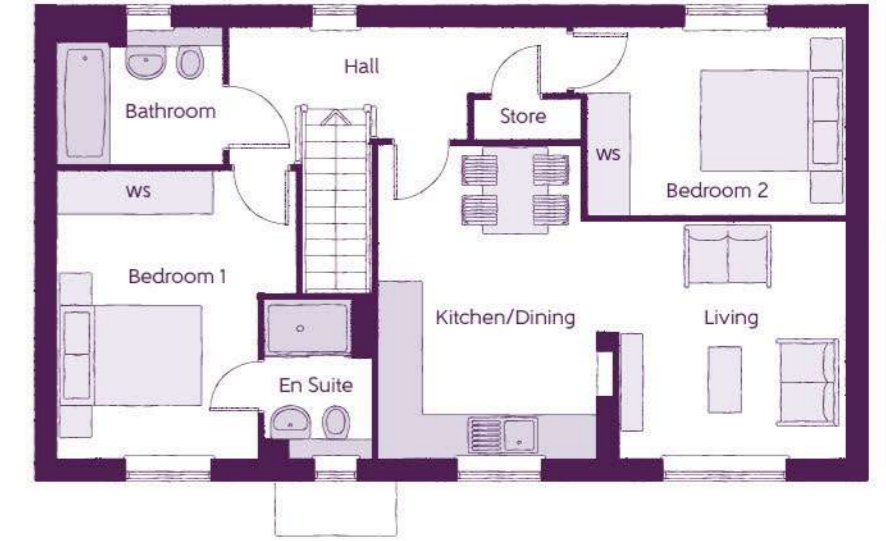
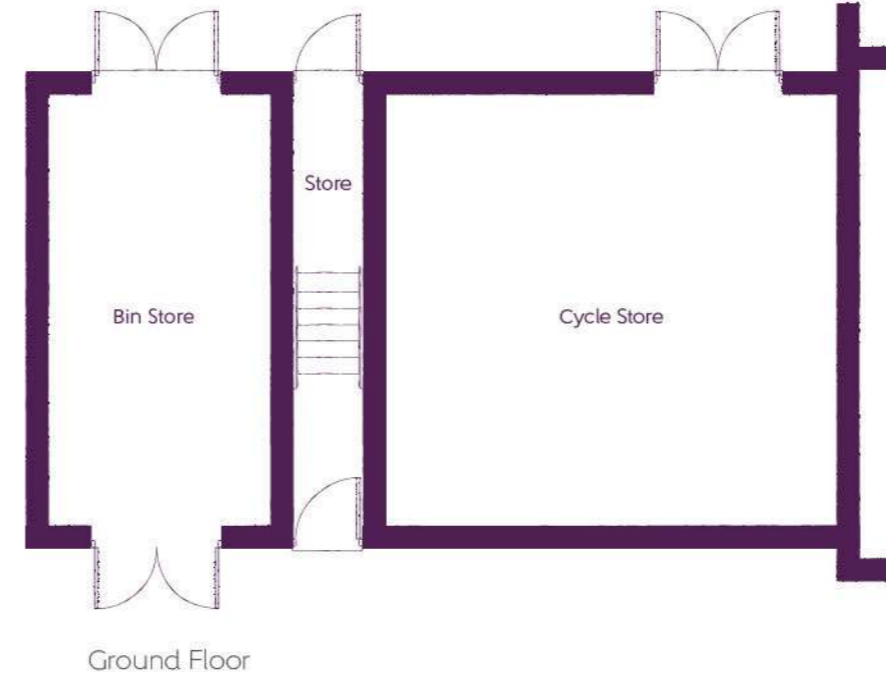
The Senetti

2 BEDROOM HOME



The Senetti

2 BEDROOM HOME



First Floor

Kitchen/Dining	4.279m x 3.081m <small>(max)</small>	14'0" x 10'1" <small>(max)</small>
Living	3.539m x 3.293m <small>(max)</small>	11'7" x 10'10" <small>(max)</small>
Bedroom 1	3.980m x 3.312m <small>(max)</small>	13'1" x 10'0" <small>(max)</small>
Bedroom 1 En Suite	2.198m x 1.460m	7'3" x 4'9"
Bedroom 2	3.963m x 2.592m <small>(max)</small>	13'0" x 8'6" <small>(max)</small>
Bathroom	2.213m x 1.905m	7'5" x 6'3"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Lavender

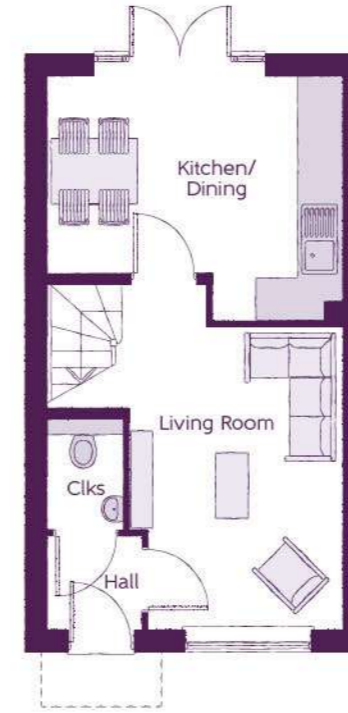
2 BEDROOM HOME

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The Lavender

2 BEDROOM HOME



Ground Floor

Kitchen/Dining	4.049m x 3.378m (max)	13'3" x 11'1" (max)
Living Room	4.853m x 3.159m (max)	15'11" x 10'4" (max)
Cloakroom	1.495m x 1.010m	4'10" x 3'4"



First Floor

Bedroom 1	4.049m x 2.725m	13'3" x 8'11"
Bedroom 2	4.049m x 2.400m (max)	13'3" x 7'10" (max)
Bathroom	2.360m x 1.905m	7'9" x 6'3"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Sycamore

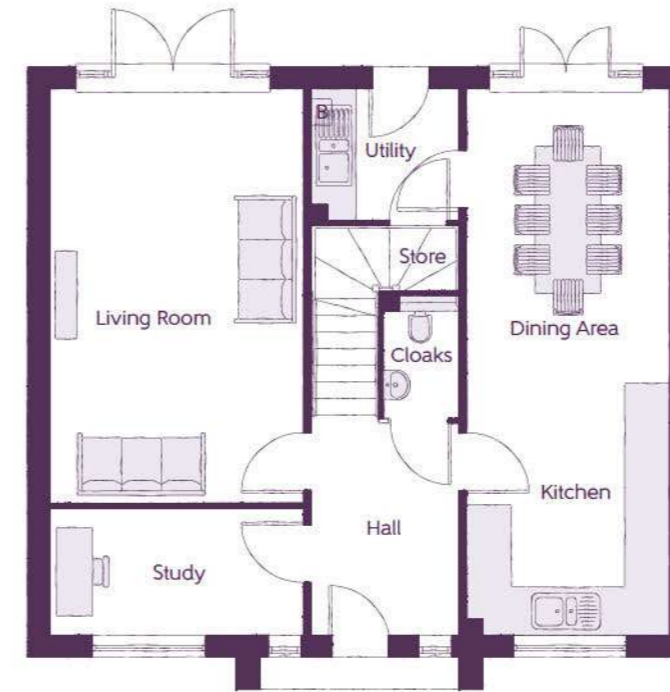
4 BEDROOM HOME

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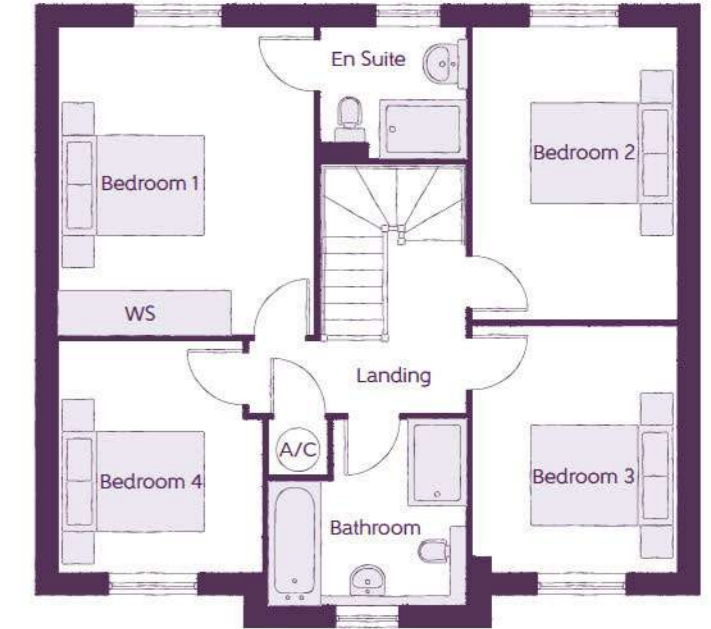
The Sycamore

4 BEDROOM HOME



Ground Floor

Living Room	5.730m x 3.485m	18'10" x 11'5"
Kitchen	4.085m x 2.775m	13'5" x 9'1"
Dining Area	3.470m x 2.775m	11'5" x 9'1"
Study	3.485m x 1.730m	11'5" x 5'8"



First Floor

Bedroom 1	4.260m x 3.540m	14'0" x 11'7"
Bedroom 2	4.055m x 2.830m	13'4" x 9'4"
Bedroom 3	3.405m x 2.830m	11'2" x 9'4"
Bedroom 4	3.200m x 2.830m	10'6" x 9'4"

B - Boiler Cloaks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) **A/C** - Airing Cupboard

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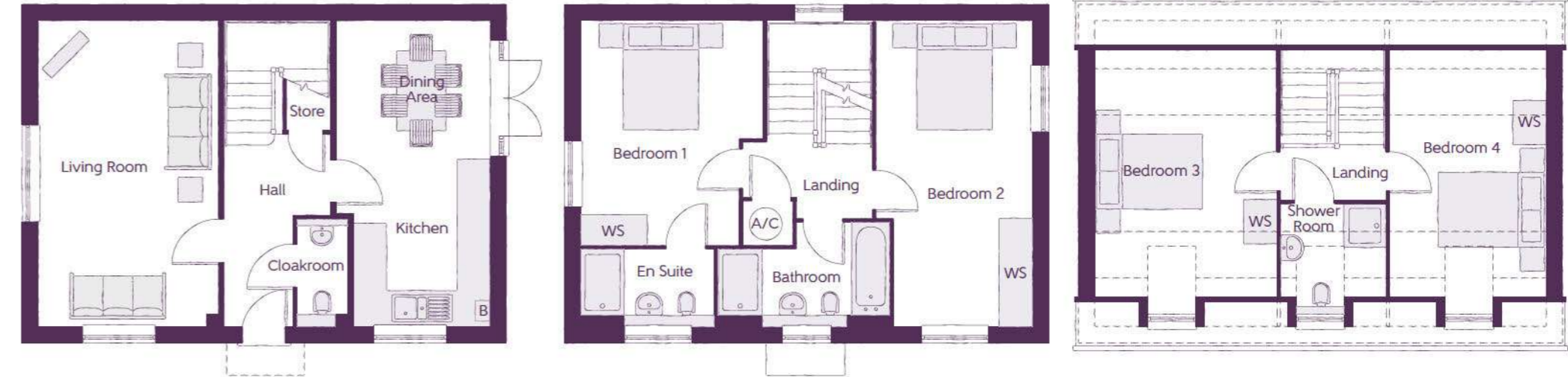
The Willow

4 BEDROOM HOME



The Willow

4 BEDROOM HOME



Ground Floor

Living Room	5.650m x 3.300m	18'7" x 10'10"
Kitchen	3.300m x 2.500m	10'10" x 8'3"
Dining Area	2.815m x 2.350m	9'3" x 7'9"

First Floor

Bedroom 1	4.130m x 3.355m (max)	13'7" x 11'0" (max)
Bedroom 2	5.650m x 2.870m (max)	18'7" x 9'5" (max)

Second Floor

Bedroom 3	4.600m x 3.355m (max)	15'1" x 11'0" (max)
Bedroom 4	4.600m x 2.870m (max)	15'1" x 9'5" (max)

B - Boiler **WS** - Wardrobe Space (suggestion only, wardrobe not included) **A/C** - Airing Cupboard - - - - - Reduced Head Height

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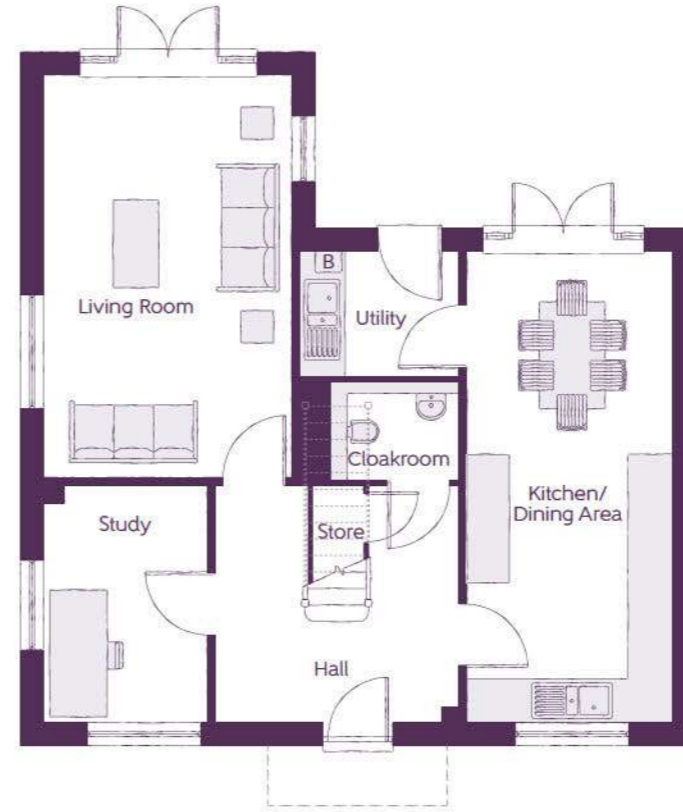
The Oak

4 BEDROOM HOME



The Oak

4 BEDROOM HOME



Ground Floor

Living Room	5.565m x 3.390m	18'3" x 11'1"
Kitchen/Dining Area	6.540m x 2.825m	21'5" x 9'3"
Study	3.300m x 2.230m	10'10" x 7'4"



First Floor

Bedroom 1	3.600m x 2.870m	11'10" x 9'5"
Bedroom 2	3.570m x 3.415m (max)	11'9" x 11'3" (max)
Bedroom 3	3.390m x 2.825m	11'1" x 9'3"
Bedroom 4	3.625m x 2.845m	11'11" x 9'4"

B - Boiler **WS** - Wardrobe Space (suggestion only, wardrobe not included) **A/C** - Airing Cupboard - - - - Reduced Head Height

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The Olive

3 BEDROOM HOME

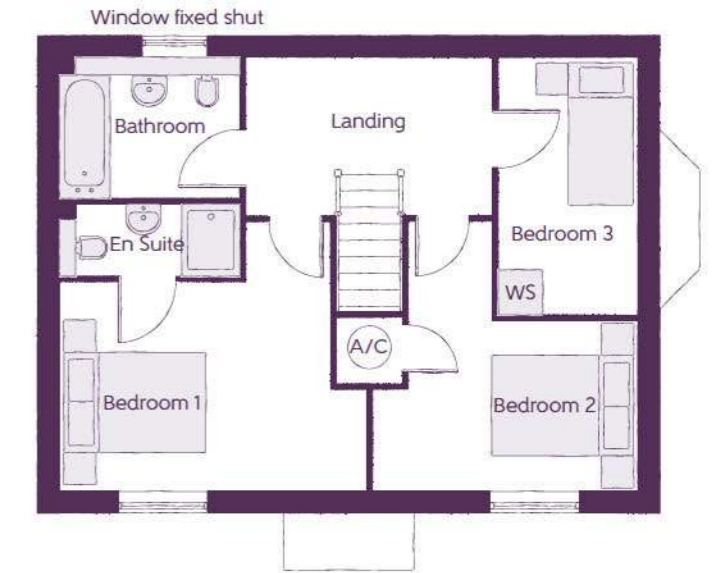
The Olive

3 BEDROOM HOME



Ground Floor

Living Room	5.980m x 3.110m (max) (max)	19'8" x 10'3" (max) (max)
Kitchen	3.675m x 2.540m	12'1" x 8'4"
Family Area	2.540m x 2.305m	8'4" x 7'7"
Dining Area	2.305m x 2.205m	7'7" x 7'3"



First Floor

Bedroom 1	4.270m x 3.165m (max) (max)	14'0" x 10'5" (max) (max)
Bedroom 2	3.745m x 3.250m (max) (max)	12'4" x 10'8" (max) (max)
Bedroom 3	2.730m x 2.635m	9'0" x 8'8"

B - Boiler **WS** - Wardrobe Space (suggestion only, wardrobe not included) **A/C** - Airing Cupboard

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The Aspen

2 BEDROOM HOME



The Aspen

2 BEDROOM HOME



Ground Floor

First Floor

Kitchen	5.310m x 2.020m	17'5" x 6'8"
Dining/Living Area	4.790m x 3.960m	15'9" x 13'0"
Bedroom 1	3.865m x 3.795m	12'8" x 12'5"
Bedroom 2	3.860m x 3.350m (max)	12'8" x 11'0" (max)

B - Boiler **WS** - Wardrobe Space (suggestion only, wardrobe not included) **RW** - Roof Window

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Willow & Cedar House

PLOTS 289 - 300

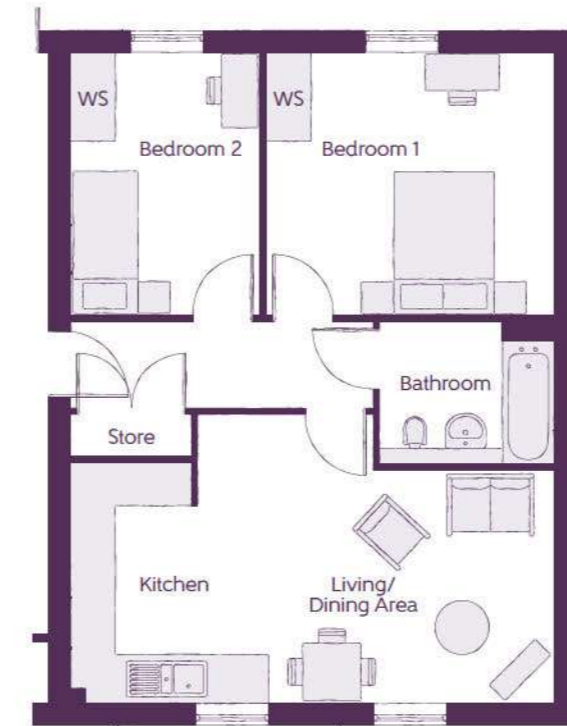
2 BEDROOM APARTMENTS

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Willow & Cedar House

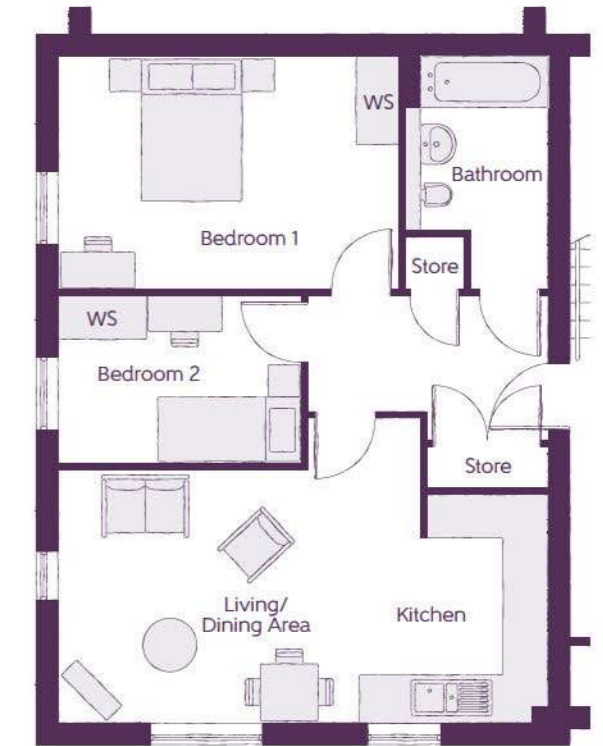
2 BEDROOM APARTMENTS



Plots 289 & 295

Living/Dining Area	4.510m x 3.220m (min) (min)	14'10" x 10'7" (min) (min)
Kitchen	3.330m x 2.180m (max)	10'11" x 7'2" (max)
Bedroom 1	3.985m x 3.635m	13'1" x 11'11"
Bedroom 2	3.635m x 2.610m	11'11" x 8'1"

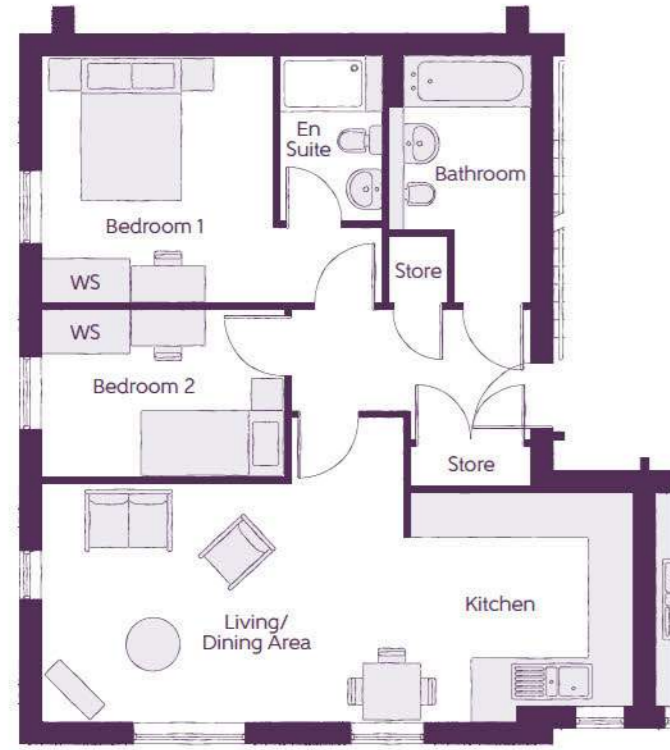
*Please note plot 295 is handed.



Plots 290 & 296

Living/Dining Area	4.585m x 3.510m (min) (min)	15'1" x 11'6" (min) (min)
Kitchen	3.155m x 2.180m (max)	10'4" x 7'2" (max)
Bedroom 1	4.710m x 3.220m	15'5" x 10'7"
Bedroom 2	3.360m x 2.320m	11'0" x 7'7"

*Please note plot 296 is handed.



Plots 292, 294, 298 & 300 (First floor shown)

Living/Dining Area	5.965m x 3.110m (max) (min)	19'7" x 10'2" (max) (min)
Kitchen	3.090m x 2.930m (max) (min)	10'2" x 9'7" (max) (min)
Bedroom 1	3.420m x 3.195m	11'3" x 10'6"
Bedroom 2	3.360m x 2.320m	11'0" x 7'7"

*Please note plot 298 is handed.



Plots 291, 293, 297 & 299 (First floor shown)

Living/Dining Area	4.935m x 2.820m (min) (min)	16'2" x 9'3" (min) (min)
Kitchen	3.090m x 2.930m (max)	10'2" x 9'7" (max)
Bedroom 1	3.985m x 2.520m (min)	13'1" x 8'3" (min)
Bedroom 2	3.420m x 2.610m	11'3" x 8'7"

*Please note plot 297 is handed.

WS - Wardrobe Space (suggestion only, wardrobe not included)

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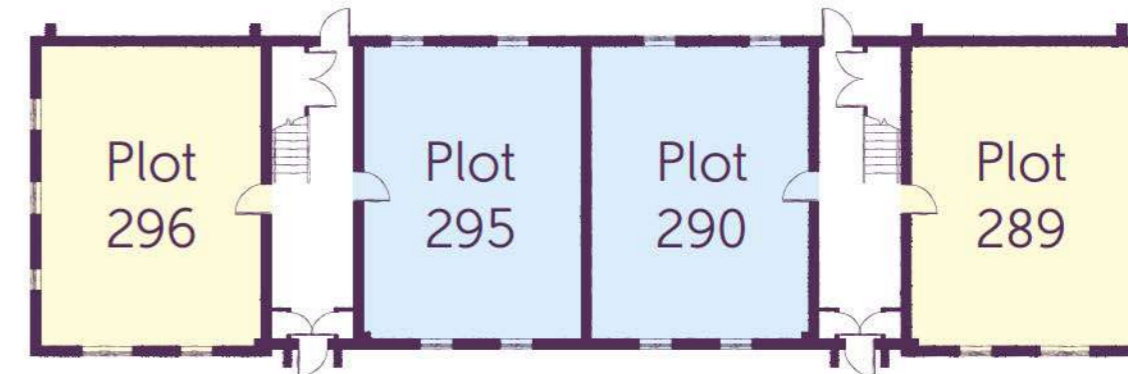
Willow House
Second Floor

Cedar House
Second Floor



Willow House
First Floor

Cedar House
First Floor



Willow House
Ground Floor

Cedar House
Ground Floor



Maple House

PLOTS 305 - 310

2 BEDROOM APARTMENTS

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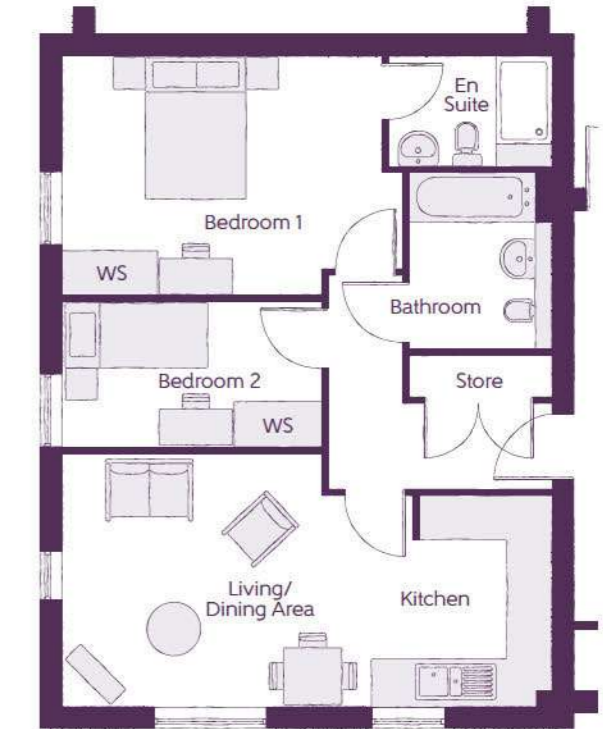
Maple House

2 BEDROOM APARTMENTS



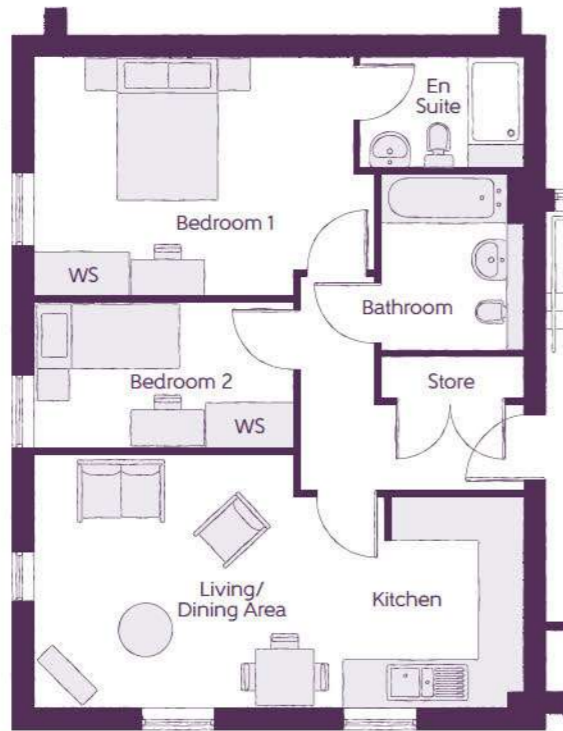
Plots 306, 308 & 310 (Ground floor shown)

Kitchen/Dining Area	3.935m x 2.693m (max)	12'11" x 8'10" (max)
Living Area	4.162m x 3.218m (max)	13'8" x 10'7" (max)
Bedroom 1	3.665m x 3.340m (max)	12'0" x 11'0" (max)
Bedroom 2	3.087m x 2.725m	10'1" x 8'11"



Plots 305 & 307 (Ground floor shown)

Living/Dining Area	4.830m x 3.510m (max)	15'10" x 11'6" (max)
Kitchen	2.910m x 1.935m (max)	9'7" x 6'4" (max)
Bedroom 1	4.410m x 3.295m (min)	14'6" x 10'10" (min)
Bedroom 2	3.570m x 2.020m	11'9" x 6'8"



Plot 309

Living/Dining Area	4.830m x 3.510m (max)	15'10" x 11'6" (max)
Kitchen	2.910m x 1.935m (max)	9'7" x 6'4" (max)
Bedroom 1	4.410m x 3.295m (min)	14'6" x 10'10" (min)
Bedroom 2	3.570m x 2.020m	11'9" x 6'8"

WS - Wardrobe Space (suggestion only, wardrobe not included)

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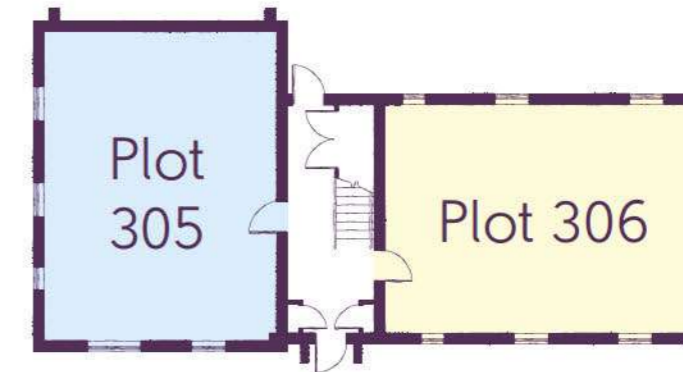
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Maple House
Second Floor



Maple House
First Floor



Maple House
Ground Floor



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Beech & Oak House

PLOTS 311 - 322

2 BEDROOM APARTMENTS

Ashberry
Homes

Beech & Oak House

2 BEDROOM APARTMENTS



Plots 311, 313, 315, 318, 320 & 322 (Ground floor shown)

Kitchen/Dining Area	3.935m x 2.693m (max)	12'11" x 8'10" (max)
Living Area	4.162m x 3.218m (max)	13'8" x 10'7" (max)
Bedroom 1	3.665m x 3.340m (max)	12'0" x 11'0" (max)
Bedroom 2	3.087m x 2.725m	10'2" x 8'11"

*Please note plots 318, 320 & 322 are handed.



Plots 312, 314, 317 & 319 (Ground floor shown)

Living/Dining Area	4.850m x 4.032m (max)	15'11" x 13'3" (max)
Kitchen	4.647m x 2.018m (max)	15'3" x 6'7" (max)
Bedroom 1	4.310m x 2.983m (max)	14'2" x 9'9" (max)
Bedroom 2	3.620m x 2.285m (min)	11'11" x 7'6" (min)

*Please note plots 317 & 319 are handed.



Plots 316 & 321

Living/Dining Area	4.850m (max)	4.032m (max)	15'11" (max)	13'3" (max)
Kitchen	4.647m	2.018m (max)	15'3"	6'7" (max)
Bedroom 1	4.310m (max)	2.983m	14'2" (max)	9'9"
Bedroom 2	3.620m	2.285m (min)	11'11"	7'6" (min)

*Please note plot 321 is handed.

WS - Wardrobe Space (suggestion only, wardrobe not included)

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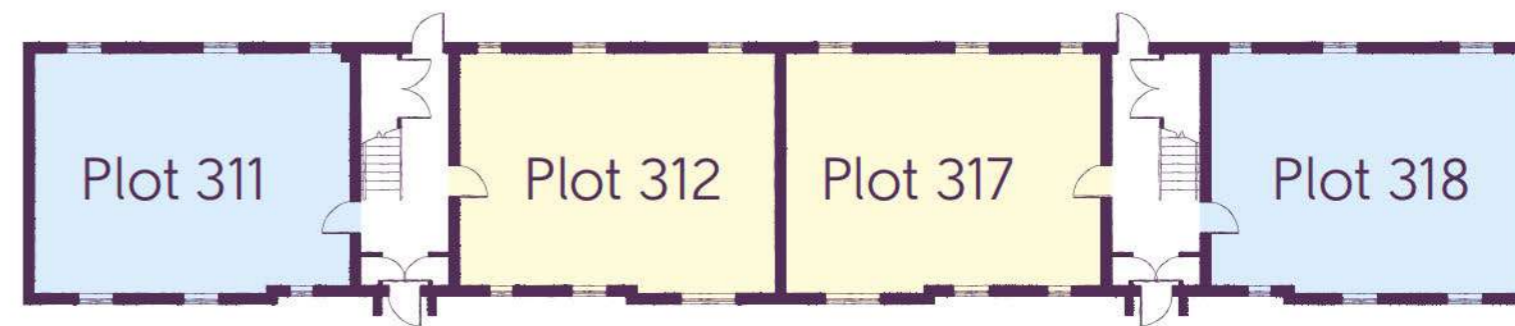
Beech House
Second Floor

Oak House
Second Floor



Beech House
First Floor

Oak House
First Floor



Beech House
Ground Floor

Oak House
Ground Floor

It's the little things that make a house your home

Add your own Personal Touch with our optional selection of finishes and fittings.

From upgrading our standard fittings to adding additional items, you can make your new home as individual as you are.

Choose from our range of Personal Touch options:

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- Integrated fridge/freezer
- Integrated or freestanding dishwasher
- Integrated or freestanding washing machine
- Upgrade to composite worktops
- Double oven
- Upgrade hob
- Integrated microwave

Flooring

- Choose from carpets, vinyl or laminate

Tiling

- Full and half height tiling
- Comprehensive upgrade options

Plumbing

- Heated towel rail

Security

- Intruder alarms
- Security lights

Electrical

- Additional sockets
- Additional switches
- Chrome sockets
- Chrome switches
- Under-unit lighting
- Shaver socket
- Recessed lighting
- BT and TV points

Miscellaneous

- Turf
- Wardrobes



Specification

Ashberry
Homes

Although we make every effort to ensure that as many Ashberry Personal Touch choices as possible are available to you, not every development offers all the range shown above. Therefore we recommend that you consult our Sales Advisor.

ashberrymhomes.co.uk

		1 & 2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	
FINISHES	Ceilings	Crown White Matt Emulsion	•	•	•
	Walls	Crown White Matt Emulsion	•	•	•
	Floors	Concrete GF ; Chipboard FF	•	•	•
	Window Cills	White Gloss MDF	•	•	•
	Stairs	Timber Stair - White Gloss MDF Strings	•	•	•
	Balusters	White Gloss Stop Square Balusters	•	•	•
	Newel Posts	White Gloss Stop Square Newels	•	•	•
	Newel Caps	White Gloss Flat Top Newel Caps	•	•	•
	Handrail	White Gloss Heavy Duty Handrail	•	•	•
	Skirting	White Gloss 94x14 MDF Grooved & Chamfered	•	•	•
		White Gloss 120x14 MDF Grooved & Chamfered	•	•	•
	Architrave	White Gloss 69x18 MDF Grooved & Chamfered	•	•	•
Internal Doors	White Pre Finished Ladder Moulded Doors	•	•	•	
Ironmongery	Chrome SR100 Door Furniture	•	•	•	
Wardrobes	Sliding Fitted Wardrobes to Bed 1	•	•	•	
KITCHEN	Frontals	Ashberry Band B options ^^^	•	•	•
		Ashberry Band C options ^^^	•	•	•
		Ashberry Band D options ^^^	•	•	•
	Carcass	Premium Grade 18mm thk Colour Matched Carcass	•	•	•
	Units	Frontal Matching Table Ends	•	•	•
		Unit Framing	•	•	•
	Worktops	40mm Square Edge Worktops with upstand	•	•	•
	Kitchen Sink	Leisure Linear Single Bowl SS Sink & TCAF3 Tap (inc Sink Liner)	•	•	•
		Leisure Linear Bowl & Half SS Sink & TCAF3 Tap (inc Sink Liner)	•	•	•
		Leisure Euroline Bowl & Half SS Sink & TCAF3 Tap (inc Sink Liner)	•	•	•
		Leisure Seattle Bowl & Half SS Sink & TCAF3 Tap (inc Sink Liner)	•	•	•
	Utility Sink	Leisure Linear Single Bowl SS Sink & TCAF3 Tap (inc Sink Liner)	•	•	•
		Leisure Euroline Single Bowl SS Sink & TCAF3 Tap (inc Sink Liner)	•	•	•
		Leisure Seattle Single Bowl SS Sink & TCAF3 Tap (inc Sink Liner)	•	•	•
	Appliances Oven	Zanussi Single Oven ZOB343X	•	•	•
		Zanussi Single Oven ZOB35471XK	•	•	•
		A E G Single Oven BPK642020M	•	•	•
		A E G Built-in Double Oven DEB331010M	•	•	•
	Appliances Hob	Zanussi 4 Burner Gas Hob ZGH62414XS & SS Splashback	•	•	•
		Zanussi 4 Burner Gas Hob ZGH65411XB & SS Splashback	•	•	•
		A E G 4 Burner Gas Hob HG65435ISM & SS Splashback	•	•	•
		A E G 5 Burner Gas Hob HG755450SY & SS Spashback	•	•	•
Appliances Extractor	Zanussi Cooker Hood Extractor ZHC60156X	•	•	•	
	A E G Cooker Hood Extractor DKB4950M	•	•	•	
	A E G Cooker Hood Extractor Chimney DKB4650M	•	•	•	
Appliances Extractor (Island)	Cooker Hood Extractor LFI519X ††	•	•	•	
	A E G Cooker Hood Extractor DIE6180HM ††	•	•	•	
Appliances Microwave	Zanussi Microwave ZKK47901XK	•	•	•	
	A E G Microwave KMK721000M	•	•	•	

		1 & 2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes		
KITCHEN	Appliances Fridge Freezer	Fridge Freezer Space Only	•	•	•	
		Zanussi 70/30 Fridge Freezer ZBB28441SV	•	•	•	
		Zanussi 70/30 Fridge Freezer ZBB28441SV (2no)	•	•	•	
	Appliance Dishwasher	Removeable Unit 600 (inc Feed & Waste) **	•	•	•	
		Zanussi Dishwasher ZDLN1511	•	•	•	
		Zanussi Dishwasher ZDT21006FA	•	•	•	
	Appliance Washing Machine	Washing Machine Space Only (inc Feed & Waste)	•	•	•	
	WET ROOMS	Cloaks - WC	Roca DEBBA WC with Concealed Cistern & PL1 Flush Plate †††	•	•	•
		Cloaks - Basin	Roca Wash Hand Basin ††	•	•	•
		Cloaks - Brassware	Bristan PISA Small Basin Chrome Mixer Tap	•	•	•
Cloaks - Tiling		Band 2 Tiling to WC Boxing, Splashback Tiling to WHB, Box Edge Chrome Trim	•	•	•	
		Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Box Edge Chrome Trim	•	•	•	
		Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge Chrome Trim	•	•	•	
Bathroom - WC		Roca DEBBA WC with Concealed Cistern & PL1 Flush Plate †††	•	•	•	
Bathroom - Basin		Roca DEBBA 500 WHB with Full Pedestal ^^	•	•	•	
		Roca DEBBA 550 WHB with Semi Pedestal ^^	•	•	•	
Bathroom - Bath		Roca MALAGA Acrylic Bath & Rigid Bath Panel	•	•	•	
Bathroom - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	•	•	•		
	Bristan SAIL Chrome Bath & Basin Mixer Taps	•	•	•		
Bathroom - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ††	•	•	•		
Bathroom - Shower	Mira RELATE EV Thermostatic Shower †	•	•	•		
	Mira RELATE EV Thermostatic Shower #	•	•	•		
Bathroom - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Box Edged Chrome Trim * †	•	•	•		
	1/2 Height Tiling (Band 3) to Wet Walls with Box Edged Chrome Trim * †	•	•	•		
	1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim * †	•	•	•		
En-Suite - WC	Roca DEBBA WC with Concealed Cistern & PL1 Flush Plate †††	•	•	•		
En-Suite - Basin	Roca DEBBA 450 WHB with Full Pedestal	•	•	•		
	Roca DEBBA 550 WHB with Semi Pedestal	•	•	•		
En-Suite - Bath	Roca MALAGA Acrylic Bath & Rigid Bath Panel ††	•	•	•		
En-Suite - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	•	•	•		
	Bristan SAIL Chrome Bath & Basin Mixer Taps	•	•	•		
En-Suite - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ††	•	•	•		
En-Suite - Shower	Mira RELATE EV Thermostatic Shower ***	•	•	•		
	Mira RELATE ERD Thermostatic Shower	•	•	•		
En-Suite - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Box Edged Chrome Trim †	•	•	•		
	1/2 Height Tiling (Band 3) to Wet Walls with Box Edged Chrome Trim †	•	•	•		
	1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim †	•	•	•		
MECHANICAL	Boiler	Ideal LOGIC Combination Boiler (Cb)	•	•	•	
		Ideal LOGIC Boiler & ThermoQ Evocyl HW Cylinder (Hob)	•	•	•	
	Controls	Dual Zoned 3 way Heating Programmer	•	•	•	
	Radiators	Stelrad Compact Steel Panel Radiators with Grilles	•	•	•	
	Towel Warmers	Flat Chrome to Bathroom & En-Suite 1 Only	•	•	•	
Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 1)	•	•	•		

		1 & 2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	
ELECTRICS	Home Working	Dedicated Power, USB & Data points	•	•	•
	Safety - Fire	Optical Smoke Detector LD3 D2 DET	•	•	•
	Safety - Carbon	Honeywell XC70 Carbon Monoxide Detector	•	•	•
	Consumer Unit	Wylex Consumer Unit	•	•	•
	Sockets & Switches	Electrium CASA White Fittings	•	•	•
	USB Locations	Kitchen, Lounge & Bed 1 ONLY	•	•	•
	Shaver / Toothbrush Point	Bathroom ONLY	•	•	•
		Bathroom & Ensuite 1 Only	•	•	•
	Lighting	Pendant Fitting to Habitable Rooms	•	•	•
	Lighting - Kitchen	White Recessed Spot Lights	•	•	•
		Polished Chrome Recessed Spot Lights	•	•	•
	Lighting - Kitchen Under Unit	High Output Tri-Light	•	•	•
	Lighting - Bathroom & En-Suites	White Recessed Spot Lights	•	•	•
		Polished Chrome Recessed Spot Lights	•	•	•
	Lighting - External	External Light Clifton Brushed Steel Up/Down (Front & Rear)	•	•	•
Security - Carbon	Mains Wired Carbon Monoxide Detector	•	•	•	
	Honeywell XC70 Carbon Monoxide Detector	•	•	•	
Communications - TV	TV Point to Lounge, Family, Bed 1 & Study	•	•	•	
Communications - Voice	Telephone Point to Lounge	•	•	•	
Communications - Data	Cat 6 Network Point to Lounge, Family, Bed 1 & Study	•	•	•	
Communications - Satellite	Dual Connection Satellite Points to Lounge	•	•	•	
Broadband	Ultrafast Fibre Connectivity Openreach	•	•	•	
EXTERNALS & MISC	Build Method	Masonry †††	•	•	•
	Maintenance	External Tap	•	•	•
	Number Plaque	Artisan Number Plaque	•	•	•
	Footpath & Patio	Bull Riven PCC Flags 450x450x32's	•	•	•
		Grey PCC Flags 450x450x32's	•	•	•
	Garages	Light & Power Point to incurtilage Garages †††	•	•	•
Drives	Bitmac Black ††	•	•	•	
Landscaping - Front	Medalion Turf & Landscape Planting ^	•	•	•	
Landscaping - Rear	Rotovated Topsoil ^	•	•	•	

* full height around bath where shower provided as standard
 ** at build stage
 *** flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler
 † full height to shower enclosure
 †† housetype dependent
 ††† inc soft close mechanism seat on 4 & 5 beds ONLY
 ‡ over bath ONLY incorporating MIRA bath screen 1.1863.004 where no shower elsewhere in dwelling

‡‡ plot dependent
 ‡‡‡ plot specific, refer to site layout
 ^ refer to site landscape layout
 ^^ semi recessed basin if AD M4(ii) applicable
 ^^^ soft close mechanism to doors and drawers
 # where provision of shower tray allows

Information correct at time of going to print. In the event of product discontinuation or issues with stock availability Ashberry will always fit a suitable alternative.