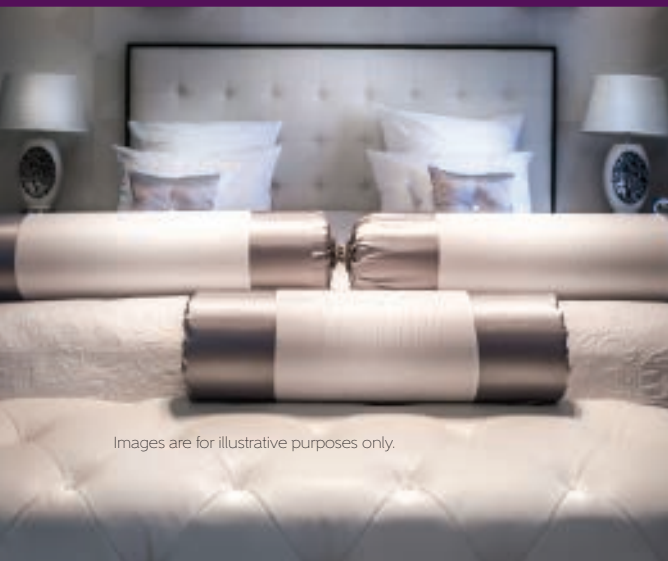


# HARTSHORNE VIEW

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HARTSHORNE

 **Ashberry**  
Homes



Images are for illustrative purposes only.



## It's the start of something new.

Welcome to Ashberry Homes, a developer of homes built to exceptional standards in carefully chosen locations; a developer that places individuality and excellence at the heart of house-building.

At Ashberry Homes, we believe that in order to create homes that are loved, they must be built with expertise, confidence and the utmost care. Our teams of skilled craftsmen work to the highest of standards, ensuring the needs of the homebuyer are always the inspiration behind our designs. What's more, our Personal Touch selection of optional finishes and upgrades allows you to make your new home as unique as you are.

This pride in our workmanship extends to the environment, with sustainable features built in to every Ashberry home to help preserve precious natural resources, while at the same time ensuring lower energy running costs for you.

From the moment you visit our sales office to the moment you step into your new Ashberry home we will be there to offer advice and guidance. Our friendly and professional team will help ensure your homebuying journey is a happy one, supporting you throughout the decisions and choices you make. And once you move in we will still be there if you need us, with a comprehensive programme of aftercare you can rely on.

Ashberry Homes abides by the New Homes Quality Code, an independent industry code established to champion quality new homes and deliver better outcomes for consumers.







# Market town charm in an expanse of green.



Hartshorne View is a delightful collection of three and four bedroom homes on the outskirts of historic Swadlincote. Sitting in the heart of the National Forest, this bustling market town is surrounded by beautiful outdoor spaces, while enjoying excellent transport connections to nearby Burton upon Trent and the city of Derby.

You'll find all the essentials and more right on your doorstep. Supermarkets, banks, a doctor's surgery, pharmacy, post office and leisure centre are all just minutes away by road, while the pedestrianised town centre plays home to a great mixture of independent shops and cafés, many of the high-street favourites and a regular local market.

There's also lots to keep you entertained, whatever your interests. Explore Swadlincote's rich potting history with a visit to Sharpe's Pottery Museum, or get into the festival spirit with one of the town's popular annual events. Alternatively, the great selection of bars and restaurants is complemented by a multi-screen cinema to create the perfect night out.

If you love the outdoors, Hartshorne View is just over a mile from Swadlincote Woodlands. This 80-acre forest park consists of 22,000 trees and a network of trails – the perfect place to lose yourself in nature. Nearby Maurice Lea Memorial Park and Eureka Park offer great open spaces for games, picnics or relaxing strolls, but if you need more of a thrill, you can ski, snowboard or toboggan at the Swadlincote Snowsports Centre.

When it comes to education, families will love the great selection of schools nearby. These include Hartshorne C of E Primary School, Eureka Primary School and Granville Academy secondary school which are all within a three-minute drive.

For a little more excitement, excellent nearby road connections will take you to Burton upon Trent in 20 minutes and Derby in 30 minutes. Alternatively, Burton upon Trent Station provides rail links to Birmingham, Nottingham, Cardiff, Sheffield, Newcastle and Edinburgh. International travel is also made easy with Birmingham Airport just 35 minutes away, which operates flights to over 150 worldwide destinations.

**Love your home,**  
not somebody else's.



## SPECIFICATION

- Stainless steel Zanussi appliances including 4 or 5 ring gas hob
- Integrated fridge/freezer, dishwasher and washer/dryer - Gold+
- Wall tiling to cloakroom, bathroom and en suite
- Roca sanitaryware
- Bristan brassware
- Mira Elevate hinged square top bath screen - Gold specification
- Fitted wardrobes to bedroom 1 - Gold specification
- Fitted wardrobes to bedrooms 1 & 2 - Gold+ specification
- TV point to living room and bedroom 1 - Silver specification
- TV point to living room, bedroom 1 and kitchen - Gold specification
- TV point to living room, all bedrooms and kitchen - Gold+ specification
- Doubled glazed windows
- uPVC French doors to private rear garden (where applicable)
- Gas fired central heating
- Carbon monoxide detector
- Mains operated smoke and heat detectors
- Power and light to garage within plot curtilage
- External light to front and rear
- Turf and landscaping to front garden
- Turf to rear garden - Gold+ specification
- 10 year NHBC warranty





## PERSONAL TOUCH

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

Our Personal Touch selection of optional finishes and fittings allows you to decide whether you want to upgrade the quality fittings we offer as standard, or even choose to include additional items so that you can make your new home as individual as you are.

And, most importantly of all, because we recognise that you want to move in to your ideal home from day one, we will ensure that all your chosen features are expertly fitted and finished by the time you move in.

#### KITCHENS:

- Upgraded kitchen doors and/or units
- Composite kitchen worktop
- Enhanced selection of sinks and taps
- Wine cooler
- Integrated fridge/freezer
- Induction hob
- Integrated washer/dryer
- Under cupboard lighting

#### FLOORING:

- Carpeting
- Laminate flooring
- Luxury vinyl flooring

#### CERAMIC TILING:

- Additional choice of tiling
- Tiling to additional areas
- Floor tiling
- Chrome tile trims

#### WARDROBES:

- A choice of fitted wardrobes

#### BATHROOM:

- Wall mounted vanity unit
- Shower over bath with shower screen and extra standard specification tiling
- Selection of shower fittings
- Chrome heated towel rail
- Bathroom accessories

#### ELECTRICAL:

- Additional TV or BT point
- Additional double electrical sockets in white or chrome
- External socket
- TV aerial
- White or chrome downlighters
- Decorative light fittings
- Burglar alarm

#### GARDENS:

- Turfed rear garden
- Landscaping
- Extended patio area
- Decorative external lighting
- Outside tap







## FIND YOUR PLACE TO FLOURISH

Welcome to Hartshorne View, a new collection of 3 and 4 bedroom homes positioned in the village of Hartshorne, all available in a range of styles and finished to an exceptional standard.



Space for everyone in  
a house that deserves  
**to be called home.**



# Here for you at every step.

At Ashberry Homes we know that when you are buying and selling a home it can be a time when you need support and guidance; that's why we are here to help you.

We strive to give all our customers an enjoyable house buying experience and help make their dream home a reality by being here for you at every step of the way.

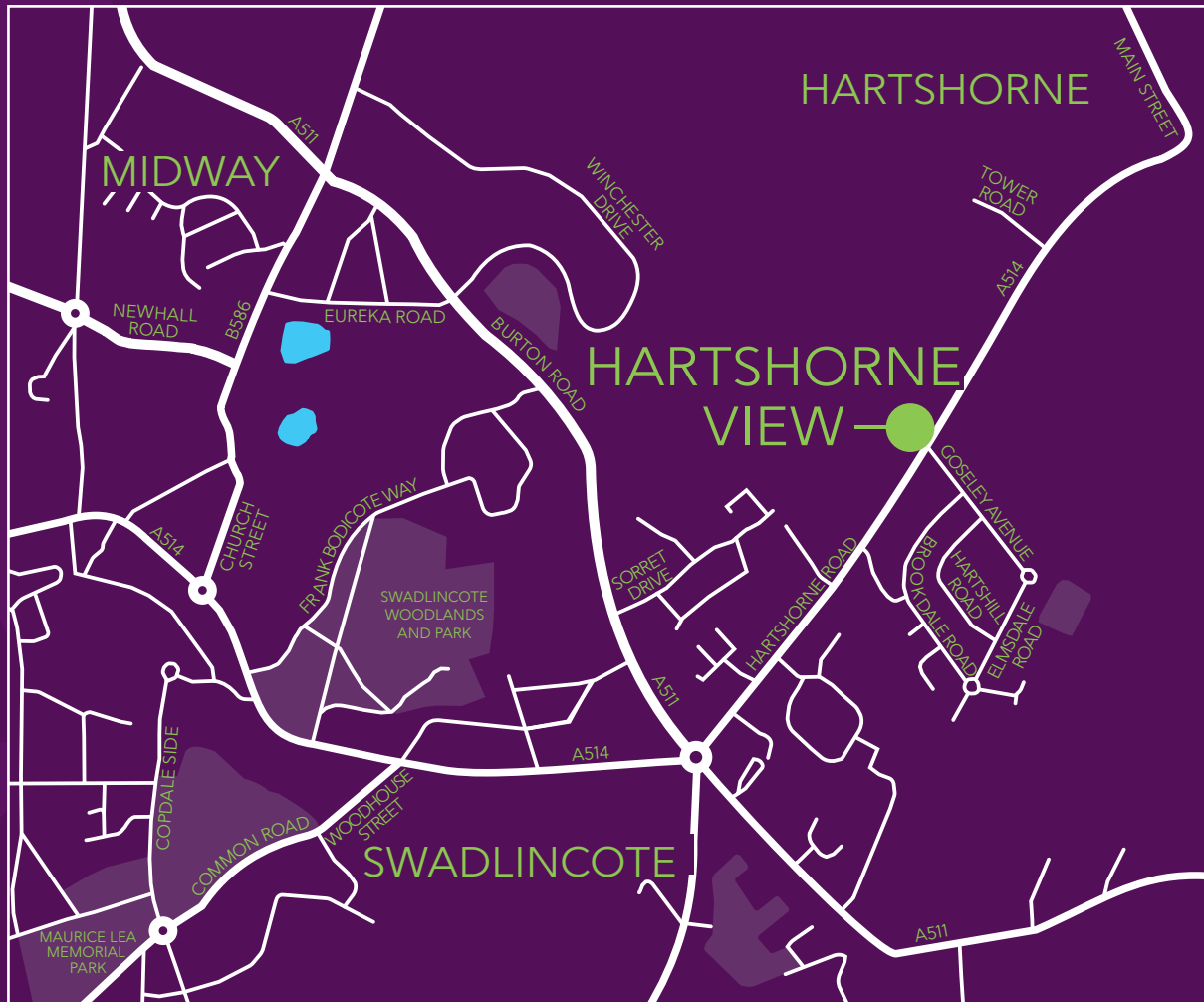
Our expert team will be by your side to advise and guide you from the moment you first visit us right through to the completion of your purchase. We'll also be by your side on moving-in day to welcome you into your new home, helping to ensure your move goes smoothly. And we don't just stop when you have the keys. Should you need us, our customer care team is on hand to help with any query you might have, no matter how small.

We work hard to provide a level of service and customer care second to none to ensure you will have many years of enjoyment in your new home.

Ashberry Homes reserve the right to refuse a Home Exchange. The eligibility of a property for Home Exchange is dependent on its location being within the operational area of the division. Available on selected developments and plots only, subject to status and availability. Cannot be used in conjunction with other offers. Help to Buy cannot be used in conjunction with other schemes. The equity loan must be repaid after 25 years, or earlier if you sell your property and is interest free for the first 5 years. From year 6 a fee of 1.75% is payable on the equity loan, which rises annually by RPI plus 1%. Help to Buy is subject to eligibility and may not be available on this development. Assisted Move is available on selected developments and plots only, subject to status and availability. Cannot be used in conjunction with other offers. Reservations can only be taken on homes released for sale once you achieve a sale on your own home, plots cannot be held whilst you are on the Assisted Move scheme.



We look forward to meeting you...



**HARTSHORNE VIEW**  
Woodville Road, Hartshorne, Derbyshire, DE11 7EY

**Ashberry**  
Homes

Ashberry Homes, East Midlands,  
Romulus Court, Meridian East,  
Meridian Business Park, Leicester, LE19 1YG

Call: 0116 289 2244

[www.ashberryhomes.co.uk](http://www.ashberryhomes.co.uk)