



## Maltings Place

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MALTINGS PLACE A COLLECTION  
OF 3, 4 AND 5 BEDROOM HOMES  
SET WITHIN ST JAMES' PARK,  
BISHOP'S STORTFORD.

Ashberry  
Homes

## Village living at its best

A collection of three, four, and five bedroom homes that bring Ashberry Homes luxury to the St James' Park community.

Located in the village of Thorley, on the outskirts of Bishop's Stortford, Maltings Place at St James' Park is set around a proposed brand-new primary and secondary school and features extensive parkland and open space – perfect for family life.

Despite the bustle of the town centre being a simple seven-minute drive away, this charming village possesses a genuine rural charm. Nearby Thorley Wash Nature Reserve is the highlight of the surrounding Hertfordshire countryside, with its towpath, bridleway and sculpture trail making the ideal place to stroll among peaceful surroundings.

It's the perfect way to earn a trip to the village pub, whether that's to warm up with a hearty lunch on a crisp winter's day or refuel with a cold drink in the summer sun. Each home at Maltings Place has been designed and built to the high standards of quality for which Ashberry is renowned. A perfect balance between energy efficiency, practicality and comfort, combined with excellent local amenities and transport links, means there's no better place to call home – now and long into the future.



“ 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

## Market-town charm on your doorstep

The hustle and bustle of the town centre is just a short drive away whenever you need it.

Bishop's Stortford's historic streets play home to countless cafés that make the ideal pit stop on a day browsing the many independent shops, high street retailers and regular local market.

Alternatively, spend the day soaking up some history and culture at the South Mill Arts Centre, where you'll find a museum and gallery to explore. Furthermore, an easy drive north will take you to the beautiful Audley End house, gardens and popular miniature railway, which is a wonderful family experience.

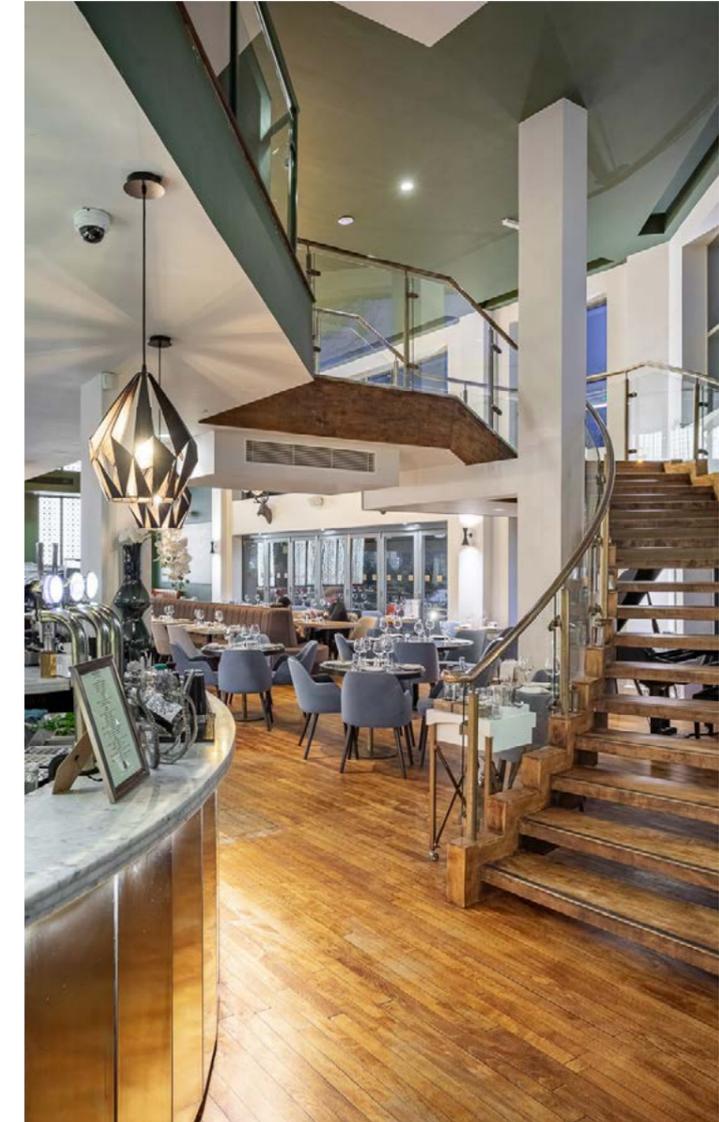
Evening entertainment is well catered for with a trip to the cinema or the town's theatre where there are various regular shows to enjoy including drama, comedy, music and dance. Add a great selection of bars and restaurants into the mix and you can be sure of an enjoyable night out.

If fitness is your thing, look no further than Nuffield Fitness Centre, which offers a swimming pool, well-appointed gym and a range of fitness classes. Additionally, nearby Down Hall luxury hotel and spa makes the

perfect place to pamper yourself after a workout, with a wet spa, indulgent treatments and an enticing restaurant.

When it comes to transport, Maltings Place is very well-connected. Via road, the M11 puts the city of Cambridge within an hour and opens gateways to the rest of the country via the M25 and A1(M).

Trips to London by rail are also made easy with Bishop's Stortford station operating services to Liverpool Street in around 40 minutes, while the 20-minute drive to Stansted Airport puts over 150 worldwide destinations on your doorstep.





# Development Plan



## 3 Bedroom Homes

-  **The Alyssum**  
Plots 13, 28, 34, 67, 109 & 118
-  **The Clematis**  
Plots 33, 40, 41, 44, 45, 68, 74, 110, 111, 112 & 113
-  **The Buttercup**  
Plots 42, 43, 57 & 71
-  **The Bergamot**  
Plots 72 & 73

## 4 Bedroom Homes

-  **The Lily**  
Plots 12, 48, 79, 84 & 90
-  **The Ophelia**  
Plots 27, 56, 91, 105, 106, 107, 114 & 117
-  **The Tuscany**  
Plots 35, 58, 66, 80, 81, 87, 89, 100 & 116
-  **The Daffodil**  
Plots 49, 59, 64, 99 & 108
-  **The Honeysuckle**  
Plots 51, 54, 61, 62, 86, 92, 102, 104 & 115
-  **The Cassia**  
Plot 69

## 5 Bedroom Homes

-  **The Marigold**  
Plot 36
-  **The Lilac**  
Plots 37, 38 & 39
-  **The Sienna**  
Plots 50, 55, 101 & 103
-  **The Hydrangea**  
Plot 65
-  **The Anthurium**  
Plots 82, 83, 85 & 88
-  **The Lotus**  
Plots 60 & 63

## 2 - 4 Bedroom Homes

-  **Affordable Homes**

### Key to plan

- v Visitor parking
- u Unallocated parking
- s/s Sub station
- bcp Bin collection point
- Shed
- Electric Charge Point (Active)

### Material Finishes

- T - Tile Hanging Version
- R - Rendered Version

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.



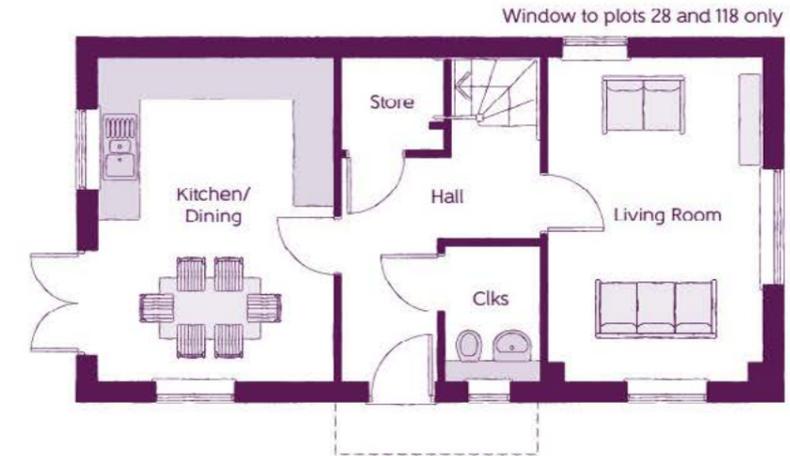
## The Alyssum

3 BEDROOM HOME



## The Alyssum

3 BEDROOM HOME



### Ground Floor

Kitchen/Dining	4.79m x 3.49m	15'9" x 11'6"
Living Room	4.79m x 3.16m	15'9" x 10'4"
Cloakroom	2.03m x 1.43m	6'8" x 4'8"



### First Floor

Bedroom 1	3.50m x 4.00m (max)	11'6" x 13'1" (max)
Bedroom 1 En Suite	1.20m x 3.02m	3'11" x 9'11"
Bedroom 2	2.55m x 4.59m	8'4" x 15'1"
Bedroom 3	2.15m x 3.49m	7'1" x 11'6"
Bathroom	2.22m x 2.01m	7'3" x 6'7"

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

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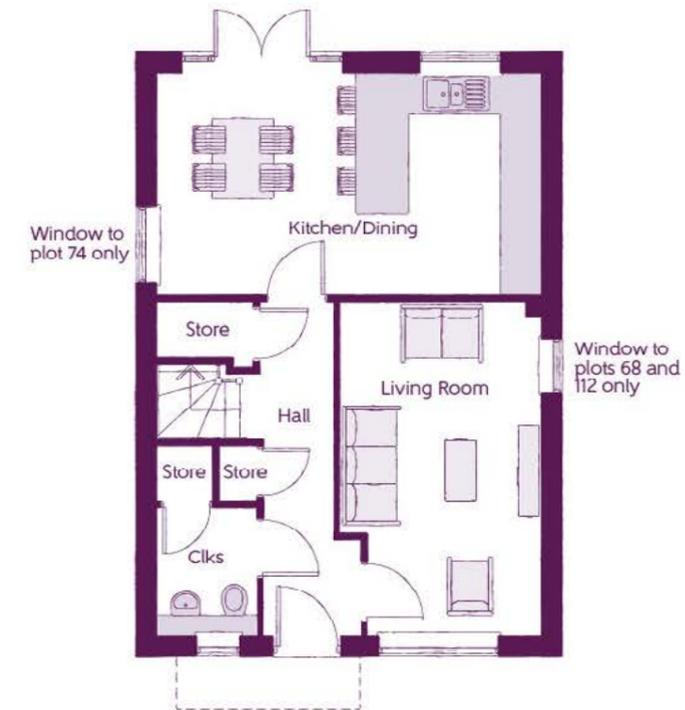
## The Clematis

3 BEDROOM HOME

**Ashberry**  
Homes

## The Clematis

3 BEDROOM HOME



### Ground Floor

Kitchen/Dining	5.64m x 3.24m	18'6" x 10'7"
Living Room	2.94m x 4.95m	9'8" x 16'3"
Cloakroom	1.47m x 1.89m	4'10" x 6'3"



### First Floor

Bedroom 1	4.15m x 3.30m (max)	13'7" x 10'10" (max)
Bedroom 1 En Suite	2.03m x 2.39m	6'8" x 7'10"
Bedroom 2	2.43m x 3.46m	8'0" x 11'4"
Bedroom 3	3.11m x 2.81m (max)	10'3" x 9'3" (max)
Bathroom	1.98m x 2.31m	6'6" x 7'7"

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

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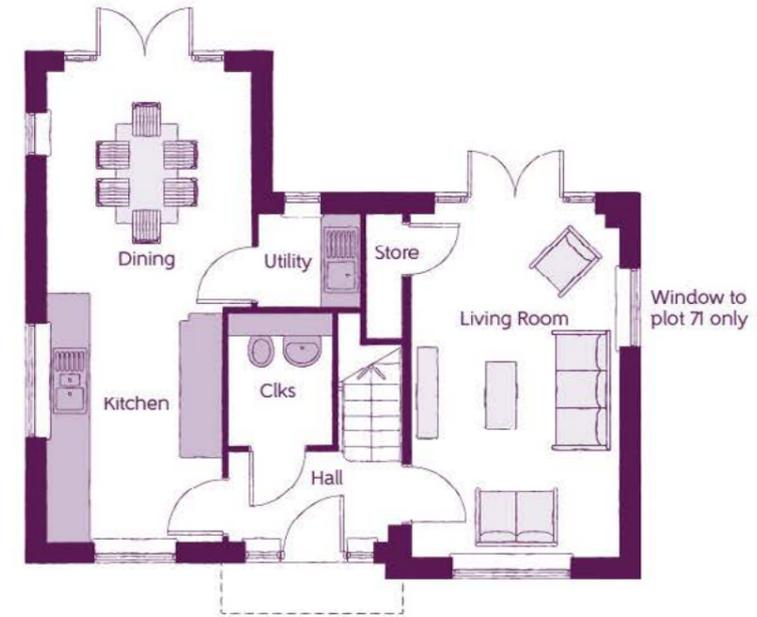
## The Buttercup

3 BEDROOM HOME



## The Buttercup

3 BEDROOM HOME



### Ground Floor

Kitchen/Dining	3.05m x 6.99m (max)	10'0" x 22'11" (max)
Living Room	3.05m x 5.07m	10'0" x 16'8"
Utility	1.48m x 1.39m	4'10" x 4'7"
Cloakroom	1.50m x 1.93m	4'11" x 6'4"



### First Floor

Bedroom 1	4.20m x 3.74m (max)	13'9" x 12'3" (max)
Bedroom 1 En Suite	2.12m x 1.60m	6'11" x 5'3"
Bedroom 2	3.05m x 3.16m	10'0" x 10'4"
Bedroom 3	3.11m x 3.37m (max)	10'2" x 11'1" (max)
Bathroom	1.98m x 2.16m	6'6" x 7'1"

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

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## The Bergamot

3 BEDROOM HOME

**Ashberry**  
Homes

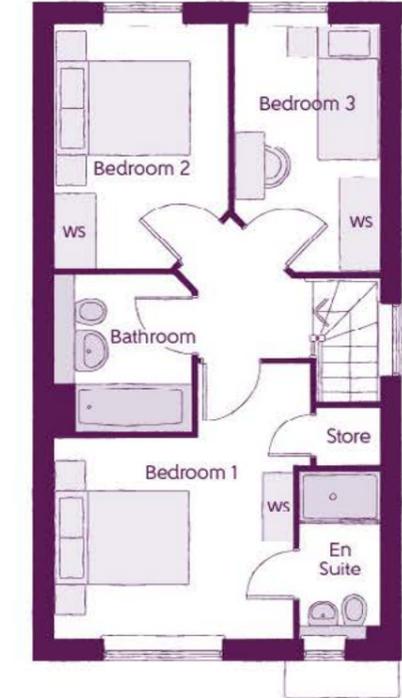
## The Bergamot

3 BEDROOM HOME



Ground Floor

Kitchen/Breakfast	3.12m x 3.93m (max)	10'3" x 12'11" (max)
Living/Dining Room	4.78m x 3.30m	15'8" x 10'10"
Cloakroom	2.58m x 1.65m	8'6" x 5'5"



First Floor

Bedroom 1	3.49m x 4.10m (max)	11'5" x 13'5" (max)
Bedroom 1 En Suite	1.20m x 2.49m	3'11" x 8'2"
Bedroom 2	2.54m x 3.62m (max)	8'4" x 11'10" (max)
Bedroom 3	2.15m x 3.69m (max)	7'1" x 12'1" (max)
Bathroom	1.98m x 2.33m	6'6" x 7'8"

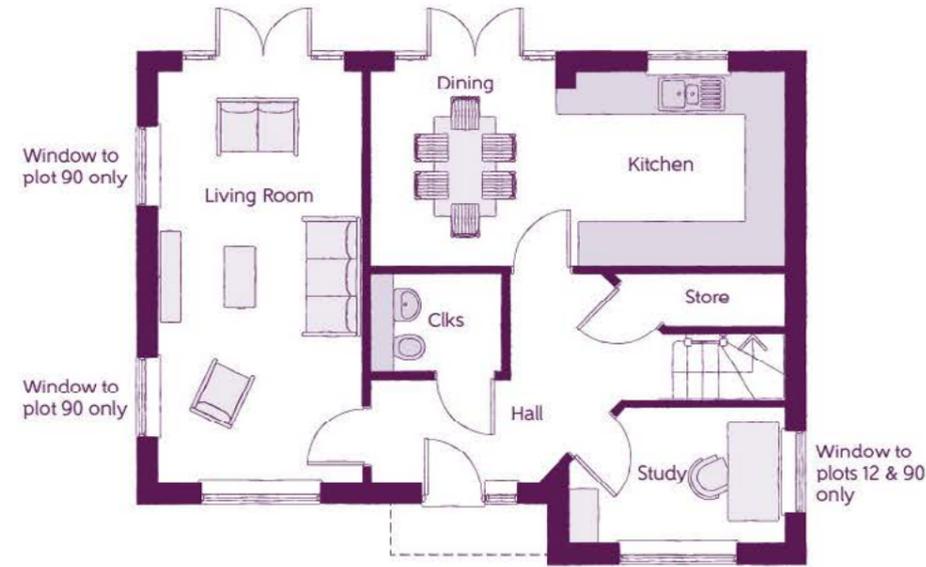
Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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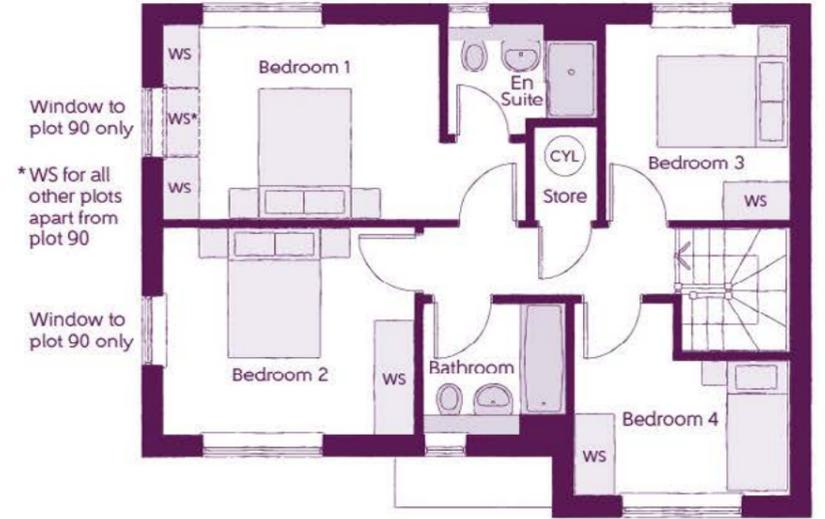
The Lily  
4 BEDROOM HOME

The Lily  
4 BEDROOM HOME



Ground Floor

Kitchen/Dining	6.09m x 2.86m	20'0" x 9'4"
Living Room	3.00m x 6.09m	9'10" x 20'0"
Study	3.16m (max) x 2.01m (max)	10'4" (max) x 6'7" (max)
Cloakroom	1.89m x 1.48m	6'2" x 4'10"



First Floor

Bedroom 1	5.37m (max) x 2.92m	17'7" (max) x 9'7" (max)
Bedroom 1 En Suite	2.25m x 1.64m	7'5" x 5'5"
Bedroom 2	3.70m x 3.08m	12'2" x 10'1"
Bedroom 3	2.71m x 2.92m	8'11" x 9'7"
Bedroom 4	3.16m (max) x 2.88m (max)	10'4" (max) x 9'5" (max)
Bathroom	2.20m x 1.98m	7'3" x 6'6"

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

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## The Ophelia

4 BEDROOM HOME

**Ashberry**  
Homes

## The Ophelia

4 BEDROOM HOME



### Ground Floor

Kitchen/Dining	6.42m x 4.42m (max) (max)	21'1" x 14'6" (max) (max)
Living Room	3.39m x 4.77m	11'1" x 15'8"
Utility	1.58m x 1.66m	5'2" x 5'5"
Cloakroom	1.46m x 2.22m	4'10" x 7'4"



### First Floor

Bedroom 1	3.19m x 3.78m (max)	10'5" x 12'5" (max)
Bedroom 1 En Suite	1.54m x 2.05m	5'1" x 6'9"
Bedroom 1 Dressing Room	1.56m x 2.05m	5'1" x 6'9"
Bedroom 2	3.19m x 3.35m	10'6" x 11'0"
Bedroom 3	3.60m x 2.25m	11'10" x 7'4"
Bedroom 4	3.40m x 2.22m	11'2" x 7'4"
Bathroom	1.98m x 2.15m	6'6" x 7'1"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) CYL - Hot Water Cylinder

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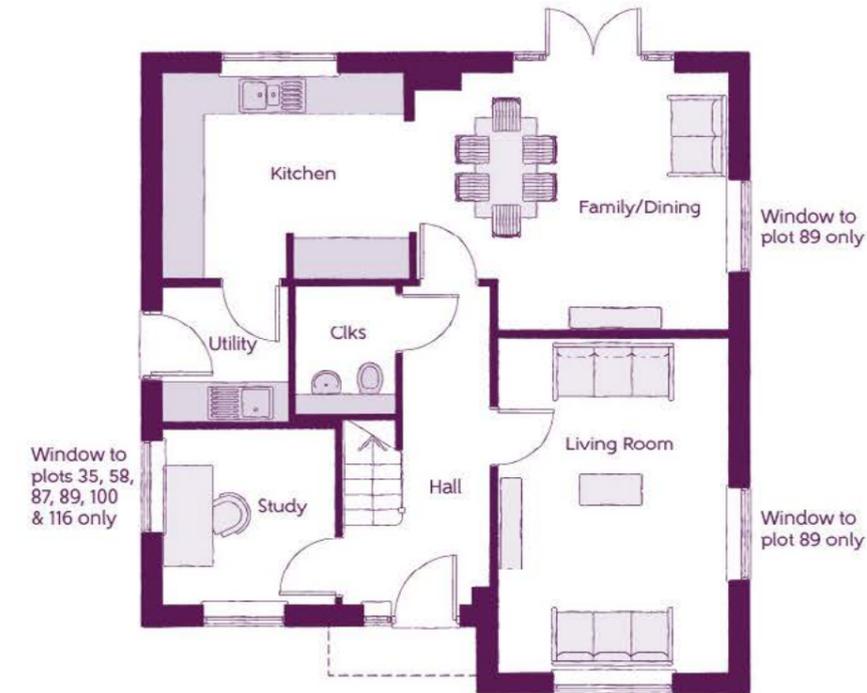
## The Tuscany

4 BEDROOM HOME

**Ashberry**  
Homes

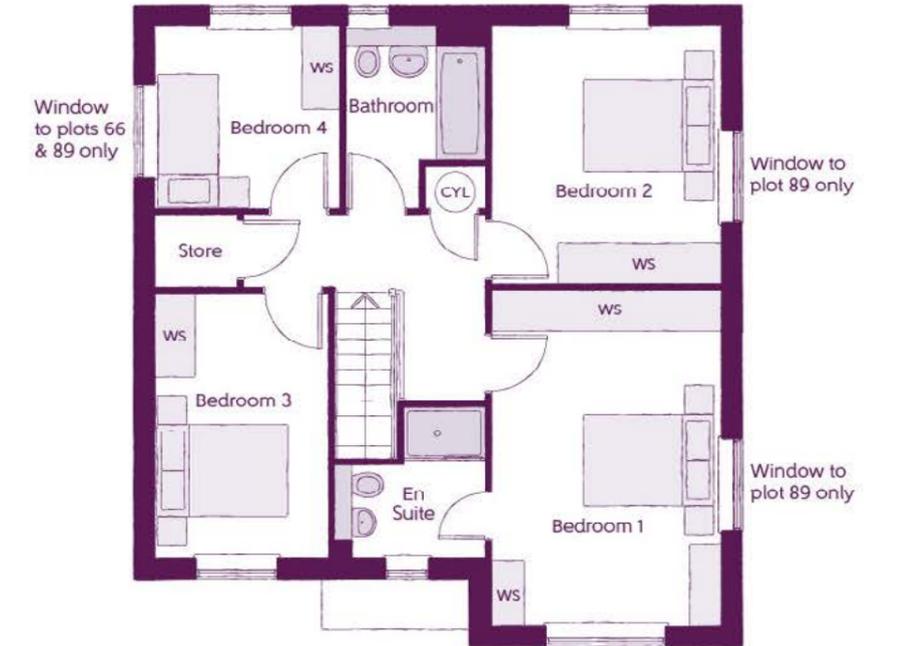
## The Tuscany

4 BEDROOM HOME



### Ground Floor

Kitchen	3.71m x 3.00m (max) (max)	12'2" x 9'10" (max) (max)
Family/Dining	4.62m x 3.80m	15'2" x 12'6"
Living Room	3.39m x 4.95m	11'1" x 16'3"
Study	2.54m x 2.61m	8'4" x 8'7"
Utility	1.84m x 2.04m	6'0" x 6'8"
Cloakroom	1.50m x 1.91m	4'11" x 6'3"



### First Floor

Bedroom 1	3.39m x 4.96m	11'1" x 16'3"
Bedroom 1 En Suite	2.24m x 2.20m	7'4" x 7'3"
Bedroom 2	3.39m x 3.85m	11'1" x 12'7"
Bedroom 3	2.54m x 3.91m	8'4" x 12'10"
Bedroom 4	2.69m x 2.71m	8'10" x 8'11"
Bathroom	2.09m x 2.71m (max)	6'10" x 8'11" (max)

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) CYL - Hot Water Cylinder

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## The Daffodil

4 BEDROOM HOME

**Ashberry**  
Homes

## The Daffodil

4 BEDROOM HOME



### Ground Floor

Kitchen/Family/Dining	4.72m x 6.05m	15'6" x 19'9"
Living Room	3.90m x 4.72m	12'9" x 15'6"
Study/Bedroom	3.17m x 2.55m	10'4" x 8'4"
Utility	2.57m x 1.85m	8'5" x 6'1"
Cloakroom	1.47m x 1.75m	4'10" x 5'8"

### First Floor

Bedroom 1	5.54m x 3.00m (max)	18'2" x 9'10" (max)
Bedroom 1 En Suite	3.22m x 1.65m	10'6" x 5'5"
Bedroom 2	3.45m x 5.02m (max)	11'3" x 16'6" (max)
Bedroom 2 En Suite	1.20m x 3.12m	3'11" x 10'3"
Bedroom 3	3.10m x 4.02m	10'2" x 13'2"
Bedroom 4	2.92m x 2.87m	9'7" x 9'5"
Bathroom	2.37m x 1.90m	7'9" x 6'3"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) CYL - Hot Water Cylinder

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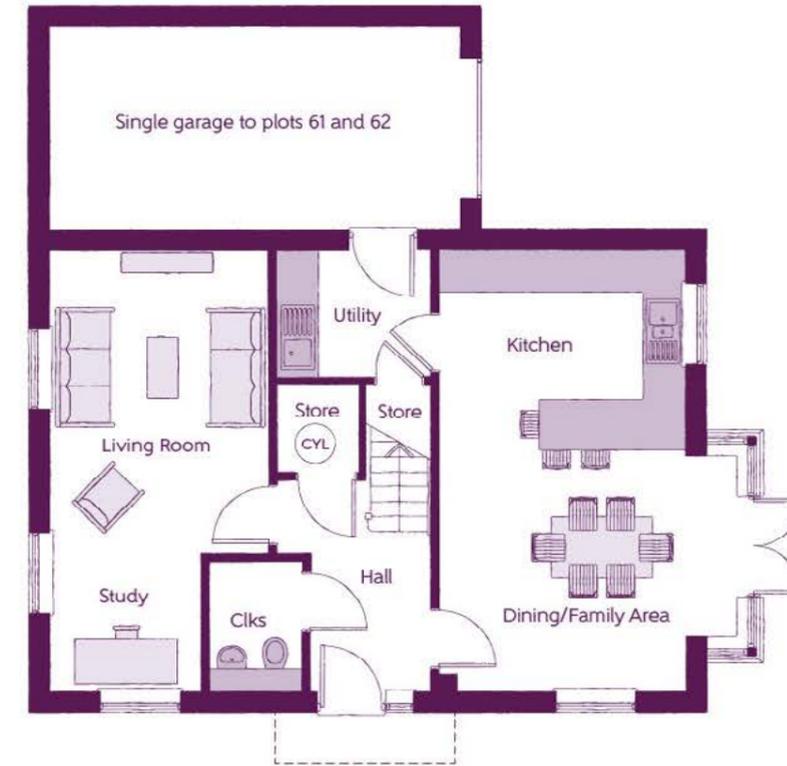
## The Honeysuckle

4 BEDROOM HOME

**Ashberry**  
Homes

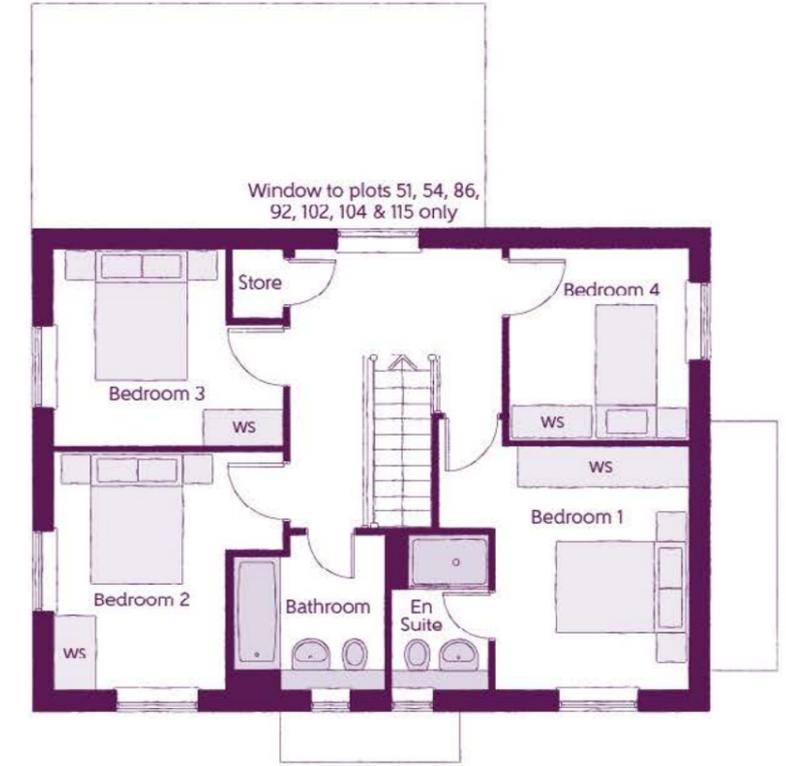
## The Honeysuckle

4 BEDROOM HOME



### Ground Floor

Kitchen/Dining/ Family Area	4.39m x 6.54m (inc bay)	14'5" x 21'5" (inc bay)
Living Room	3.20m x 4.49m	10'6" x 14'9"
Snug	2.12m x 2.05m	7'0" x 6'9"
Utility	2.25m x 1.87m	7'5" x 6'2"
Cloakroom	1.43m x 1.90m	4'8" x 6'3"



### First Floor

Bedroom 1	3.66m x 3.60m (max) (max)	12'0" x 11'10" (max) (max)
Bedroom 1 En Suite	1.44m x 2.27m	4'9" x 7'6"
Bedroom 2	3.39m x 3.54m (max)	11'1" x 11'7" (max)
Bedroom 3	3.39m x 2.91m (max)	11'1" x 9'6" (max)
Bedroom 4	2.64m x 2.85m	8'8" x 9'4"
Bathroom	2.23m x 2.27m	7'4" x 7'6"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) CYL - Hot Water Cylinder

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The Cassia  
4 BEDROOM HOME



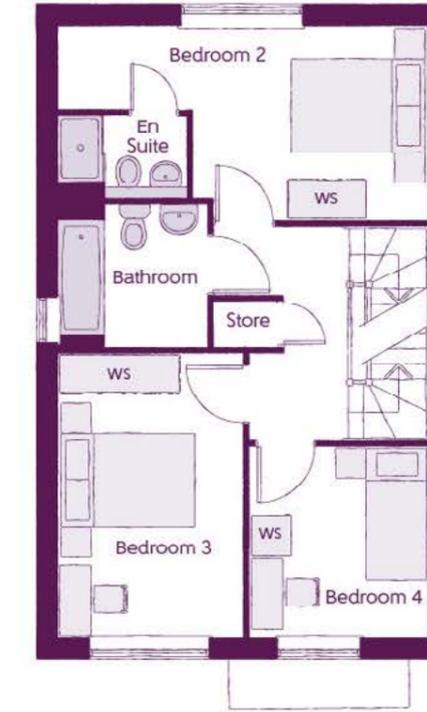
# The Cassia

4 BEDROOM HOME



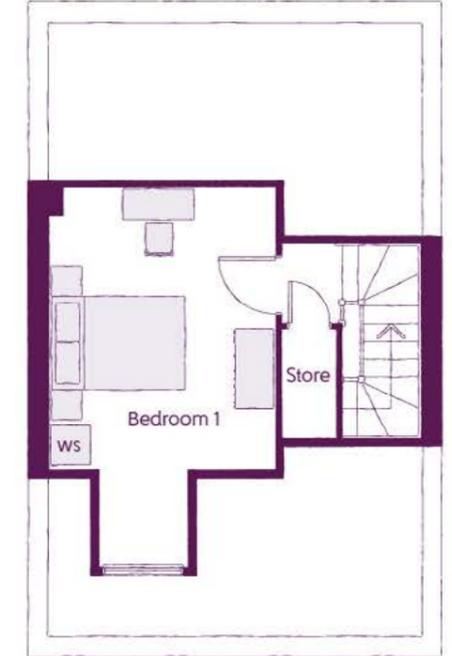
**Ground Floor**

Kitchen	2.57m x 2.99m	8'5" x 9'10"
Living/Dining	5.50m x 6.01m	18'1" x 19'9"
Cloakroom	1.45m x 1.80m	4'9" x 5'11"



**First Floor**

Bedroom 2	5.50m x 2.89m	18'1" x 9'6"
Bedroom 3	2.75m x 4.20m <sup>(max)</sup>	9'0" x 13'9" <sup>(max)</sup>
Bedroom 4	2.63m x 2.84m	8'8" x 9'4"
Bathroom	1.90m x 2.15m	9'0" x 8'10"



**Second Floor**

Bedroom 1	3.35m x 5.69m <sup>(max)</sup>	11'0" x 18'8" <sup>(max)</sup>
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Clks - Cloakroom    WS - Wardrobe Space (suggestion only, wardrobe not included)

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## The Marigold

5 BEDROOM HOME

**Ashberry**  
Homes

## The Marigold

5 BEDROOM HOME



### Ground Floor

Kitchen	3.00m x 3.60m	9'10" x 11'9"
Family/Dining	3.52m x 3.60m	11'7" x 11'9"
Living Room	4.50m x 3.20m	14'8" x 10'6"
Study	2.05m x 2.12m	6'8" x 6'11"
Utility	1.87m x 2.25m	6'1" x 7'4"
Cloakroom	1.90m x 1.45m	6'2" x 4'9"



### First Floor

Bedroom 1	3.60m x 3.66m (max)	11'9" x 12'0" (max)
Bedroom 1 En Suite	2.27m x 1.45m	7'5" x 4'9"
Bedroom 2	3.55m x 3.40m (max)	11'7" x 11'2" (max)
Bedroom 3	2.90m x 3.40m (max)	9'6" x 11'2" (max)
Bedroom 4	2.85m x 2.62m	9'4" x 8'7"
Bathroom	1.97m x 2.27m (max)	6'6" x 7'5" (max)
Study/Bedroom 5	3.07m x 4.36m (max)	10'11" x 14'4" (max)

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) CYL - Hot Water Cylinder

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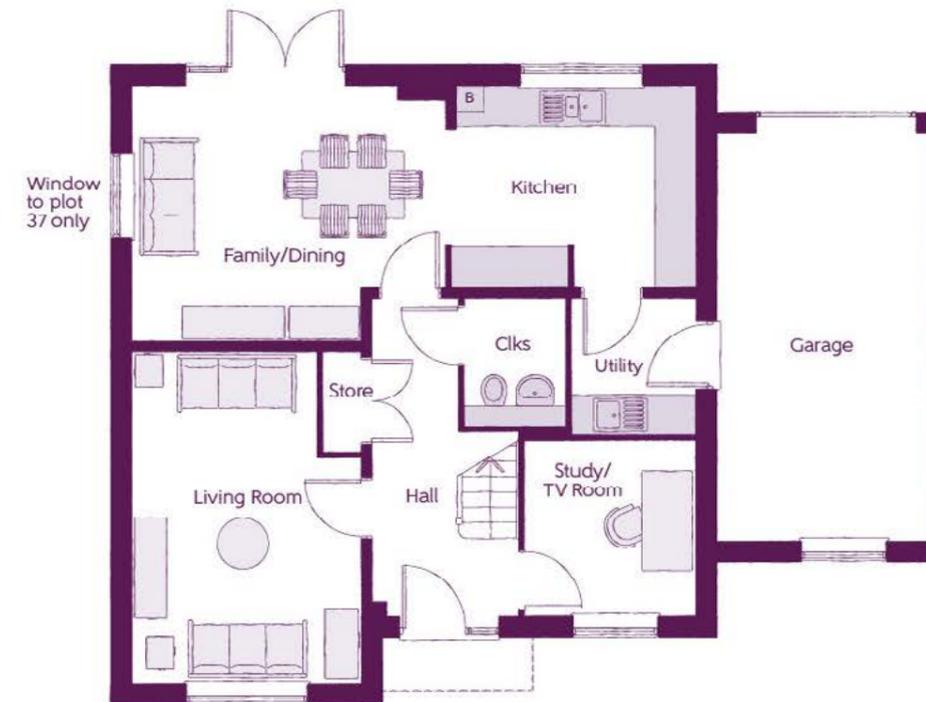


The Lilac  
5 BEDROOM HOME



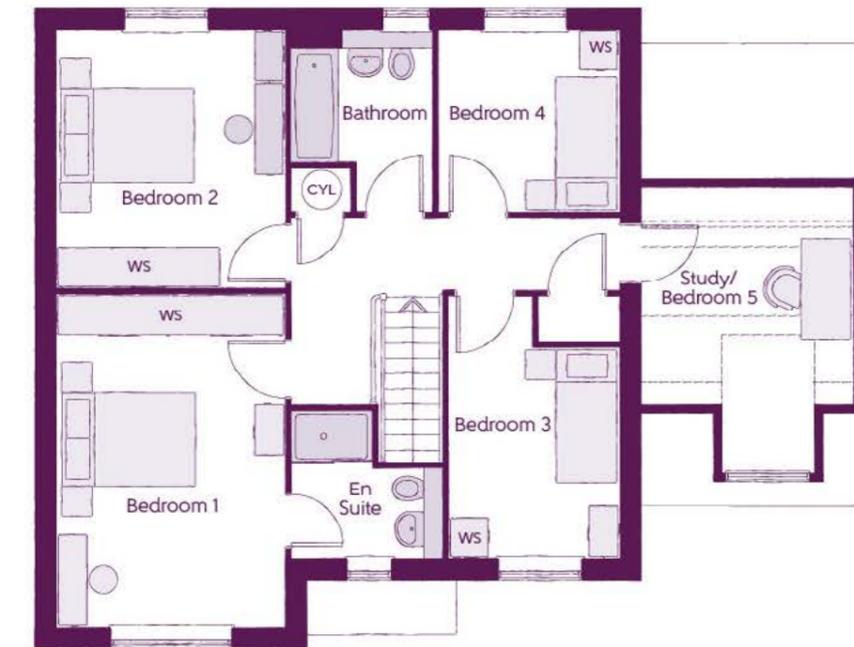
# The Lilac

5 BEDROOM HOME



Ground Floor

Kitchen	3.70m x 3.00m	12'1" x 9'10"
Family/Dining	4.62m x 3.80m	15'2" x 12'5"
Living Room	3.37m x 4.95m	11'1" x 16'2"
Study/TV Room	2.55m x 2.60m	8'4" x 8'6"
Utility	1.85m x 2.05m	6'0" x 6'8"
Cloakroom	1.50m x 1.92m	4'11" x 6'3"



First Floor

Bedroom 1	3.37m x 4.95m	11'1" x 16'3"
Bedroom 1 En Suite	2.22m x 2.20m	7'4" x 7'2"
Bedroom 2	3.37m x 3.85m	11'1" x 12'7"
Bedroom 3	2.52m x 3.90m	8'4" x 12'10"
Bedroom 4	2.67m x 2.70m	8'9" x 8'10"
Study/Bedroom 5	3.07m x 4.27m (max)	10'0" x 14'0" (max)
Bathroom	2.10m x 2.70m	6'10" x 8'10"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) CYL - Hot Water Cylinder

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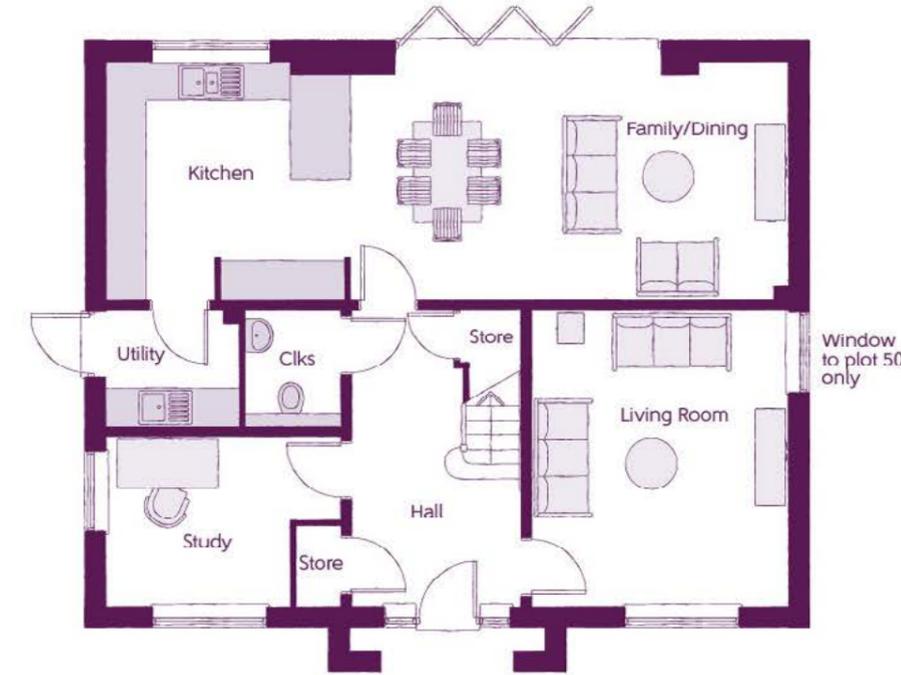
## The Sienna

5 BEDROOM HOME



## The Sienna

5 BEDROOM HOME



### Ground Floor

Kitchen	3.70m x 3.65m	12'2" x 12'0"
Family/Dining	6.65m x 3.65m	21'10" x 12'0"
Living Room	3.90m x 4.53m	12'10" x 14'10"
Utility	2.00m x 1.80m	6'7" x 5'11"
Study	3.55m x 2.58m	11'8" x 8'6"
Cloakroom	1.45m x 1.80m	4'9" x 5'11"



### First Floor

Bedroom 1	3.63m x 3.83m	11'11" x 12'7"
Bedroom 1 En Suite	2.60m x 1.40m	8'6" x 4'7"
Bedroom 2	3.63m x 3.35m	11'11" x 11'0"
Bedroom 2 En Suite	2.78m x 1.43m	9'1" x 4'8"
Bedroom 3	3.80m x 3.40m	12'6" x 11'2"
Bedroom 4	3.63m x 2.93m	11'11" x 9'7"
Bedroom 5	2.93m x 2.98m	9'7" x 9'9"
Bathroom	2.75m x 2.68m	9'0" x 8'10"

Clks - Cloakroom W - Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included) CYL - Hot Water Cylinder

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## The Hydrangea

5 BEDROOM HOME

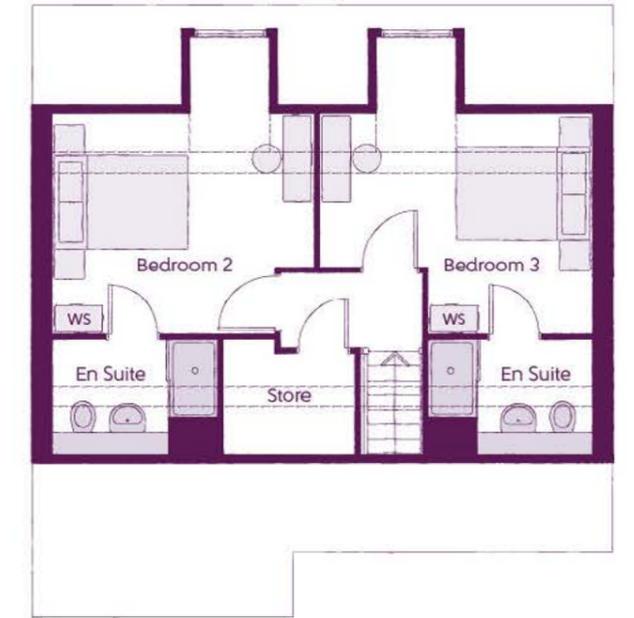


## The Hydrangea

5 BEDROOM HOME

### First Floor

Bedroom 1	3.82m x 4.00m	12'7" x 13'1"
Bedroom 1 En Suite	1.72m x 2.70m	5'7" x 8'10"
Bedroom 4	3.37m x 4.02m	11'1" x 13'2"
Bedroom 5	2.52m x 3.90m	8'4" x 12'9"
Bathroom	2.60m x 2.70m	8'6" x 8'10"



### Second Floor

Bedroom 2	4.02m x 4.63m <sup>(max)</sup>	13'2" x 15'2" <sup>(max)</sup>
Bedroom 2 En Suite	2.55m x 1.82m	8'4" x 5'11"
Bedroom 3	4.22m x 4.63m <sup>(max)</sup>	13'10" x 15'2" <sup>(max)</sup>
Bedroom 3 En Suite	2.52m x 1.82m	8'4" x 5'11"



### Ground Floor

Kitchen	3.50m x 3.00m	11'6" x 9'10"
Family/Dining	4.81m x 3.80m	15'9" x 12'5"
Living Room	3.37m x 4.95m	11'1" x 16'2"
Utility	1.85m x 2.02m	6'0" x 6'8"
Study	2.55m x 2.60m	8'4" x 8'6"
Cloakroom	1.50m x 1.92m	4'11" x 6'3"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) CYL - Hot Water Cylinder

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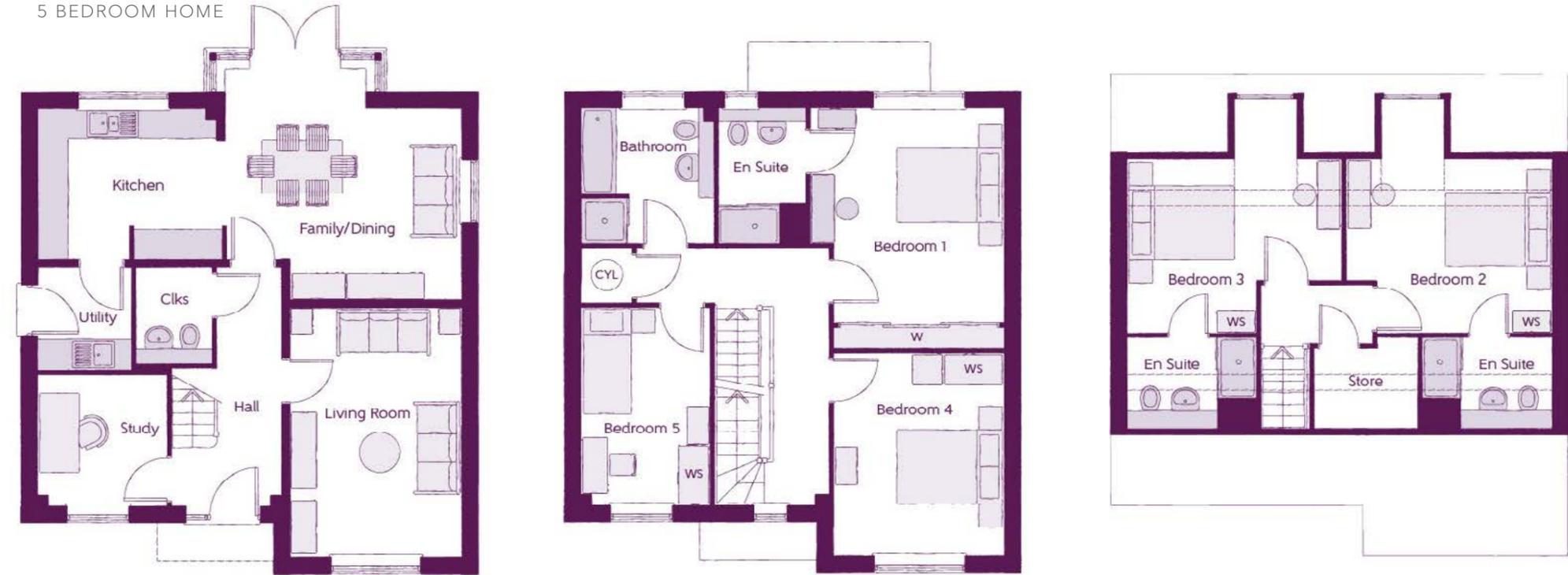
## The Anthurium

5 BEDROOM HOME



## The Anthurium

5 BEDROOM HOME



### Ground Floor

Kitchen	3.50m x 3.00m	11'6" x 9'10"
Family/Dining	4.81m x 3.80m	15'9" x 12'5"
Living Room	3.37m x 4.95m	11'1" x 16'2"
Utility	1.85m x 2.02m	6'0" x 6'8"
Study	2.55m x 2.60m	8'4" x 8'6"
Cloakroom	1.50m x 1.92m	4'11" x 6'3"

### First Floor

Bedroom 1	3.82m x 4.00m	12'7" x 13'1"
Bedroom 1 En Suite	1.72m x 2.70m	5'7" x 8'10"
Bedroom 4	3.37m x 4.02m	11'1" x 13'2"
Bedroom 5	2.52m x 3.90m	8'4" x 12'9"
Bathroom	2.60m x 2.70m	8'6" x 8'10"

### Second Floor

Bedroom 2	4.02m x 4.63m <sub>(max)</sub>	13'2" x 15'2" <sub>(max)</sub>
Bedroom 2 En Suite	2.55m x 1.82m	8'4" x 5'11"
Bedroom 3	4.22m x 4.63m <sub>(max)</sub>	13'10" x 15'2" <sub>(max)</sub>
Bedroom 3 En Suite	2.52m x 1.82m	8'4" x 5'11"

Clks - Cloakroom W - Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included) CYL - Hot Water Cylinder

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The Lotus  
5 BEDROOM HOME



# The Lotus

5 BEDROOM HOME

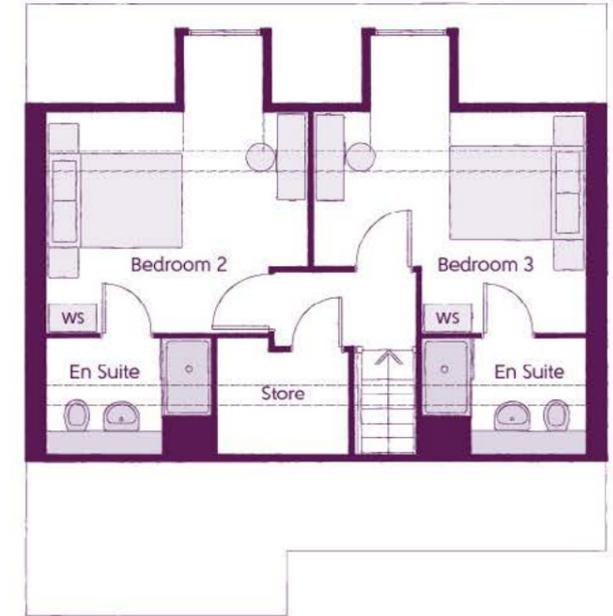
## First Floor

Bedroom 1	3.82m x 4.00m	12'7" x 13'1"
Bedroom 1 En Suite	1.72m x 2.70m	5'7" x 8'10"
Bedroom 4	3.37m x 4.02m	11'1" x 13'2"
Bedroom 5	2.52m x 3.90m	8'4" x 12'9"
Bathroom	2.60m x 2.70m	8'6" x 8'10"



## Ground Floor

Kitchen	3.50m x 3.00m	11'6" x 9'10"
Family/Dining	4.81m x 3.80m	15'9" x 12'5"
Living Room	3.37m x 4.95m	11'1" x 16'2"
Utility	1.85m x 2.02m	6'0" x 6'8"
Study	2.55m x 2.60m	8'4" x 8'6"
Cloakroom	1.50m x 1.92m	4'11" x 6'3"



## Second Floor

Bedroom 2	4.02m x 4.63m (max)	13'2" x 15'2" (max)
Bedroom 2 En Suite	2.55m x 1.82m	8'4" x 5'11"
Bedroom 3	4.22m x 4.63m (max)	13'10" x 15'2" (max)
Bedroom 3 En Suite	2.52m x 1.82m	8'4" x 5'11"

Clks - Cloakroom W - Fitted Wardrobe WS - Wardrobe Space (suggestion only, wardrobe not included) CYL - Hot Water Cylinder

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# Specification

		3 Bedroom Homes	4 Bedroom Homes	5 Bedroom Homes	
<b>FINISHES</b>	Entrance Doors	GRP Insulated Door	•	•	•
	Loft Hatch	Loft Hatch - Hinged Drop Down ** TT	•	•	•
	Ceilings	Crown White Matt Emulsion	•	•	•
	Walls	Crown White Matt Emulsion	•	•	•
	Floors	Concrete Ground Floor / Chipboard First Floor	•	•	•
	Window Cills	White Satin MDF	•	•	•
	Stairs	Timber Stair - White Satin MDF Strings	•	•	•
	Balusters	White Satin Stop Chamfered Balusters	•	•	•
	Newel Posts	White Satin Stop Chamfered Newels	•	•	•
	Newel Caps	Oak Stop Chamfered Newels	•	•	•
	Handrail	Oak Flat Top Newel Caps	•	•	•
	Skirting	Oak Heavy Duty Handrail	•	•	•
	Architrave	White Satin 120x14 MDF Grooved & Chamfered	•	•	•
	Internal Doors	White Pre Finished Ladder Internal Doors	•	•	•
	Ironmongery	Oak Veneer Internal Doors	•	•	•
Wardrobes	Satin CSL192 Door Furniture	•	•	•	
	Sliding Fitted Wardrobes to Bed 1	•	•	•	
<b>KITCHEN</b>	Carcass	Premium Grade 18mm 1/2 Colour Matched Carcass	•	•	•
	Frontals	Bellway Band C options & Bellway Band D options &	•	•	•
	Units	Frontal Matching Table Ends	•	•	•
	Worktops	Unit Framing	•	•	•
		40mm Square Edge Worktops with upstand	•	•	•
		Silestone Worktops with upstand	•	•	•
	Kitchen Sink	Rangemaster Aria Bowl & Hall SS Sink & Aquamono Tap (inc Sink Liner)	•	•	•
		Rangemaster Clendale Bowl & Hall SS Sink & Aquamono Tap (inc Sink Liner)	•	•	•
		Rangemaster Undermount sink (1.5 bowl) ††	•	•	•
	Utility Sink	Rangemaster Aria Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	•	•	•
		Rangemaster Clendale Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	•	•	•
		Rangemaster Undermount sink ††	•	•	•
	Appliances Oven	Zanussi Single Oven ZOB343X	•	•	•
		Zanussi Single Oven ZOHNK3X1	•	•	•
		A E G Single Oven BPK642020M	•	•	•
Appliances Hob	Zanussi 4 Burner Gas Hob ZCH62414XS & SS Splashback	•	•	•	
	Zanussi 4 Burner Gas Hob ZCNNS42X & SS Splashback	•	•	•	
	A E G 5 Burner Gas Hob HG7554505Y & SS Splashback	•	•	•	
Appliances Extractor	Zanussi Cooker Hood Extractor ZHC6015GX	•	•	•	
	A E G Cooker Hood Extractor DKB4950M	•	•	•	
Appliances Microwave	Zanussi Combination Microwave ZK647900XX	•	•	•	
	A E G Combination Microwave KM9721000M	•	•	•	
Appliances Fridge Freezer	Zanussi 70/30 Fridge Freezer ZBB284475V	•	•	•	
	Zanussi 70/30 Fridge Freezer ZNLNBF51 (2-no)	•	•	•	
Appliance Dishwasher	Removeable Unit (inc Feed & Waste) †	•	•	•	
	Zanussi Dishwasher ZDK.N1511	•	•	•	
Appliance Washing Machine	Washing Machine Space Only (inc Feed & Waste)	•	•	•	
<b>WET ROOMS</b>	Cloaks - WC	Roca DEBBA WC with Concealed Cistern & PL2 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, Flat Edge Chrome Trim	•	•	•
		Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge Chrome Trim	•	•	•
		Splashback Tiling to Wash Hand Basin with Flat Edge Chrome Trim	•	•	•
	Bathroom - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ##	•	•	•
	Bathroom - Basin	Roca DEBBA 500WHB with Semi Pedestal	•	•	•
		Roca DEBBA 550 WHB with Semi Pedestal ----	•	•	•
	Bathroom - Bath	Roca OSLO 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	Over Bath Mira MINIMAL Single Thermostatic Shower ***	•	•	•

		3 Bedroom Homes	4 Bedroom Homes	5 Bedroom Homes		
<b>WET ROOMS</b>	Bathroom - Tiling	Full height Tiling to Bath (Band 2), Splashback to WHB, Flat Edged Chrome Trim	•	•	•	
		1/2 Height Tiling (Band 4) to Wet Walls with Flat Edged Brushed Trim *** TTT	•	•	•	
	En-Suite - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ##	•	•	•	
		ROCA DEBBA WC with Concealed Cistern & PL1 Flush Plate #	•	•	•	
	En-Suite - Basin	Roca DEBBA 450 WHB with Semi Pedestal	•	•	•	
		Roca DEBBA 550 WHB with Semi Pedestal	•	•	•	
	En-Suite - Bath	Roca OSLO 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 MINIMAL Single Thermostatic Shower †††	•	•	•	
		Mira MINIMAL Dual Thermostatic Shower	•	•	•	
	En-Suite - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged Chrome Trim †††	•	•	•	
		1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim †††	•	•	•	
	<b>MECHANICAL</b>	Boiler	Ideal LOGIC Combination Boiler (Cb) ^^	•	•	•
		Ideal LOGIC Boiler & ThermoQ Evocyl HW Cylinder (HCb) ^^	•	•	•	
Controls		Google Nest 3RD Gen Dual Zone Learning Thermostat	•	•	•	
Radiators		Stelrad Compact Steel Panel Radiators with Grilles	•	•	•	
Towel Warmers		Flat Chrome Dual Fuel to Bathroom & En Suite 1	•	•	•	
Ventilation		Window Trickle Ventilators with Mechanical Extract Fans (system 1)	•	•	•	
<b>ELECTRICS</b>		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	Hettrium CASA White Fittings	•	•	•
		USB Locations	Kitchen, Living Room & Bedroom 1 ONLY	•	•	•
		Shaver / Toothbrush Point	Bathroom & Ensuite 1 Only	•	•	•
		Lighting	Pendant Fitting to Habitable Rooms	•	•	•
		Lighting - Kitchen	White Recessed Spot Lights	•	•	•
	Lighting - Kitchen Under Unit	Slimline Tri-Light	•	•	•	
	Lighting - Bathroom & En-Suites	White Recessed Spot Lights	•	•	•	
	Lighting - External	External Light Clifton Brushed Steel Up/Down (Front & Rear)	•	•	•	
	Communications - TV	TV Point to Living Room, Family, Bedroom 1 & Study	•	•	•	
	Communications - Voice	Telephone Point to Living Room	•	•	•	
	Communications - Data	Cat 6 Network Point to Living Room, Family, Bedroom 1 & Study	•	•	•	
Communications - Satellite	Dual Connection Satellite Points to Living Room	•	•	•		
Broadband	Ultrafast Fibre Connectivity Openreach	•	•	•		
<b>EXTERNALS &amp; MISC</b>	Build Method	Masonry -	•	•	•	
	Garages Electricals	Light & Power Point to incuriage Garages -	•	•	•	
	Maintenance	External Tap	•	•	•	
	Number Plaque	Ashberry Number Plaque	•	•	•	
	Footpath & Patio	Grey River PCC Flags 450x450x32's	•	•	•	
	Garages	Steel Panel Up & Over Canopy Garage Door -	•	•	•	
	Drives	Bitumic Black ###	•	•	•	
	Landscaping - Front	Medallion Turf & Landscape Planting ---	•	•	•	
	Landscaping - Rear	Rotivated Topsoil ---	•	•	•	
	EV Charging Terminal	Universal Socket 7KW * †	•	•	•	

\* refer site layout  
 \*\* fire rated as necessary  
 \*\*\* full height around bath where shower provided as standard  
 † electrical infrastructure upgrade maybe required  
 †† where layout allows  
 ††† full height to shower enclosure  
 † at build stage  
 †† available only with Silestone / Earthstone or Granite worktops  
 ††† flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler  
 ^ housetype dependent - liaise with sales executive  
 ^^ housetype dependent on particular 4 bed housetypes - liaise with Sales Advisor  
 ^^^ inc MIRA bath screen 13863.004

## inc soft close mechanism seat  
 ### inc soft close mechanism seat on 4 & 5 Bedroom Homes ONLY  
 #### plot dependent  
 --- plot specific, refer site layout  
 --- refer site landscape layout  
 --- semi recessed basin if AD M4(i) applicable  
 & soft close mechanism to doors & drawers



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

10 year **NHBC** warranty

## It's the start of something new

Welcome to Ashberry Homes, a developer of homes built to exceptional standards in carefully chosen locations, where we place 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 team of skilled craftsmen work to the highest of standards, making sure that your needs 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 into every Ashberry home - helping to preserve precious natural resources and ensuring lower energy running costs for you.



“ The staff at Ashberry Homes have been so helpful throughout my journey. Moving home can be a stressful time, and they really helped to keep me informed. They are exceptional.

**Jonathan**  
Cherry Fields



“ I would recommend buying with Ashberry Homes, as they went above and beyond to ensure the quality of build and service beat our expectations.

**Matt and Katya**  
The Limes

From the moment you visit our sales centre to the second you step into your new Ashberry home, we will be there to offer our guidance and expertise.

Our friendly and professional team will help ensure that your home-buying journey is as straightforward as possible, supporting you through each decision you make. Plus, once you move in, we will still be there if you need us, providing a comprehensive programme of aftercare that you can rely on.

Ashberry Homes abides by The Consumer Code, which is an independent industry code developed to make the home-buying process fairer and more transparent for purchasers.

**CONSUMER  
CODE FOR  
HOME BUILDERS**  
[www.consumercode.co.uk](http://www.consumercode.co.uk)





## Here for you at every step

At Ashberry Homes, we know that buying and selling a home is a time when you need support and guidance, which is why we're here to help.

We strive to give all our customers an enjoyable home-buying experience and help make your dream home a reality by being here for you 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 available on moving day to welcome you into your new home, helping to ensure your move goes smoothly. We don't just stop when you have the keys either. Should you need us, our customer care team will be on hand to help with any queries, no matter how small.



## Love your home, not somebody else's

All of our homes are equipped with superior fixtures and fittings, which perfectly complements our focus on design and attention to detail.

Expertly crafted using state-of-the-art materials, your brand new home is finished to a high standard so you can start enjoying it the moment you get your keys.



“ We would recommend Ashberry Homes to others as they build a strong standard of homes. The aftercare was very good to make sure we had settled in.

**Amber and Darren**  
Elizabeth Gardens

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

Our Personal Touch selection of optional finishes and fittings puts all the decisions in your hands.

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

Most importantly, we will ensure that your chosen features are expertly fitted and finished, ready for your move-in day.



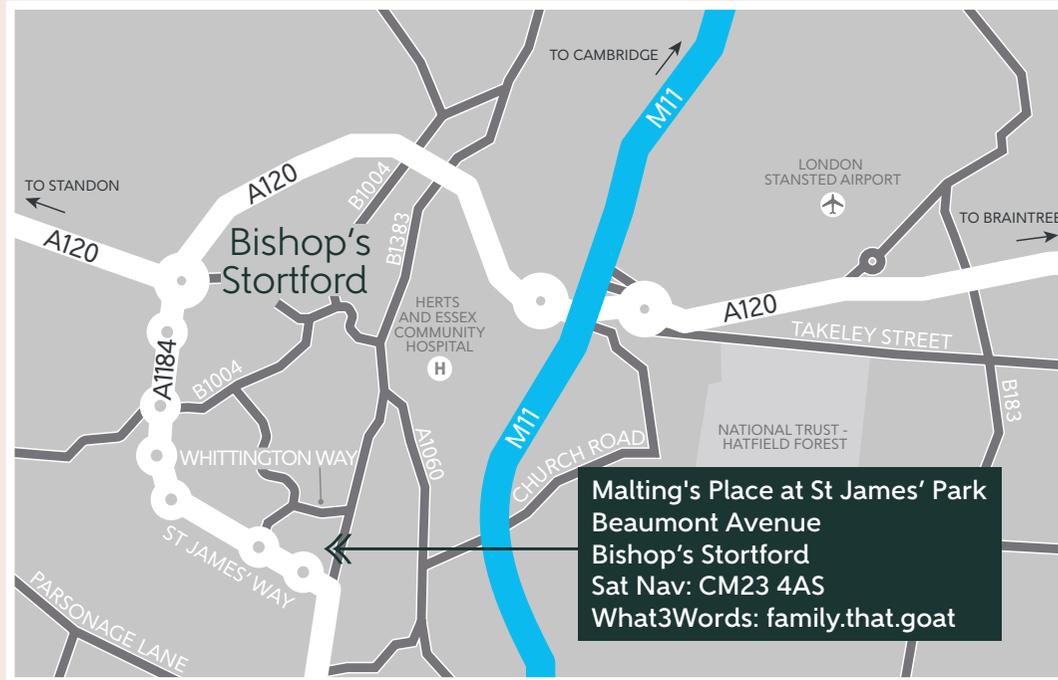
“ We fell in love with our home the moment we saw it. It was our dream home, right down to the white picket fence outside our front garden.

**Wyon and Tasnova**  
Victoria Gardens



# How to find us

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

Ashberry  
Homes

