

CLIFTON MEADOWS

St Weonards · Herefordshire



By **FreemanHomes**

LOW
CARBON
HOMES





WELCOME TO

CLIFTON MEADOWS

St Weonards · Herefordshire

Clifton Meadows is a beautiful collection of only 32 spacious, low-carbon homes that combine traditional designs with contemporary touches for comfortable, connected, modern living.

From a vantage point in the village of St Weonards, this unique development enjoys classic Herefordshire countryside views across rolling open fields, yet it is less than nine miles from the Wye Valley market towns of Ross-on-Wye and Monmouth, and just over ten miles to the cathedral city of Hereford.

FreemanHomes

SPACE TO LIVE

We design every Freeman Home with your comfort, convenience and enjoyment in mind. We prioritise features that we know are important to you, such as spacious rooms, an abundance of built-in storage, a superior specification and plenty of natural light.

The homes at Clifton Meadows are predicted to achieve A-rated Energy Performance Certificates, featuring solar PV panels, air source heat pumps and an energy-efficient design and specification.

For those who reserve early, we offer the opportunity to personalise your new home, from flooring finishes, kitchen appliances to security features. Our Freeman Choice range of options will help you make your new property feel like home before you've even unpacked the first box.

At Clifton Meadows, we have positioned the properties to make the most of the views into the surrounding countryside, and we've drawn inspiration from the local architecture to design beautiful homes that complement the village's existing aesthetics. Inside, these properties blend contemporary comforts with practical and stylish layouts, giving you space to live.

We're confident that you will love these homes as much as we do. Talk to our friendly team today and let us tell you more about Clifton Meadows and the surrounding area. We look forward to meeting you.



Luke Freeman
Joint Chief Executive

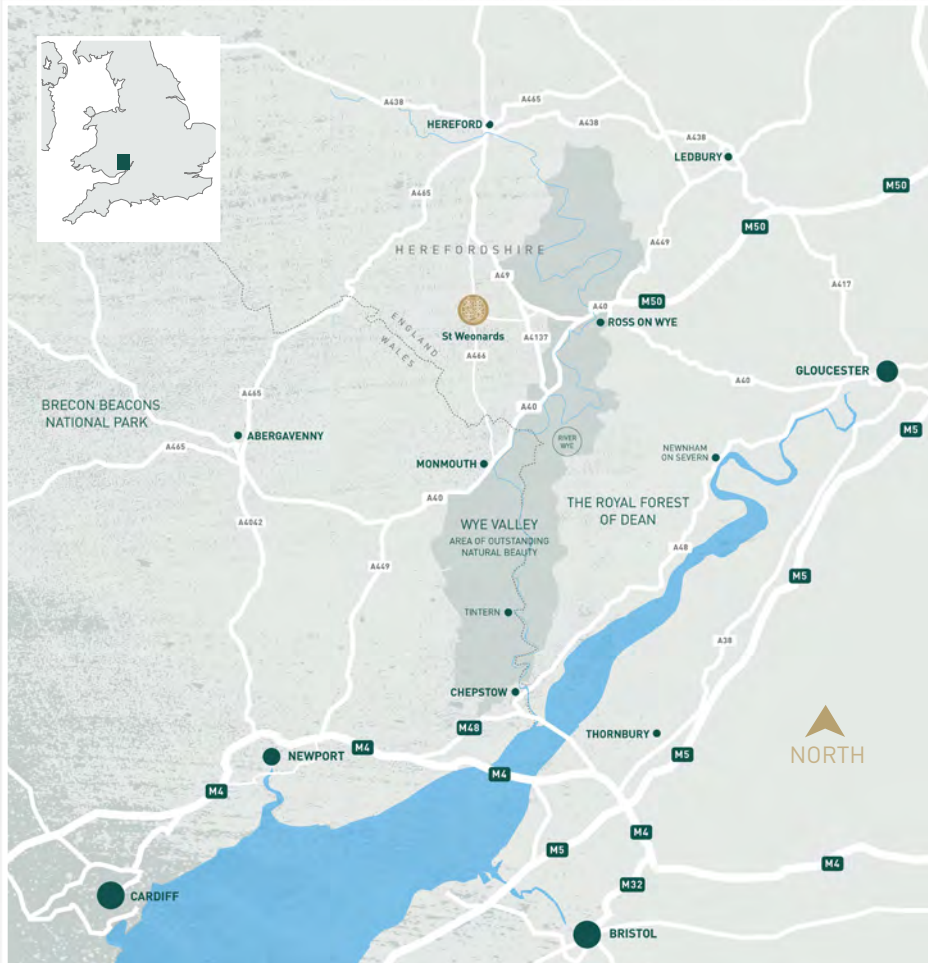


CLIFTON MEADOWS



*Classic
Herefordshire
countryside
views*

AREA OF OUTSTANDING NATURAL BEAUTY



4
*St Weonards
Church*

5
*Monmouth
Coffee Shop*

6
*Hereford Cider
Museum*

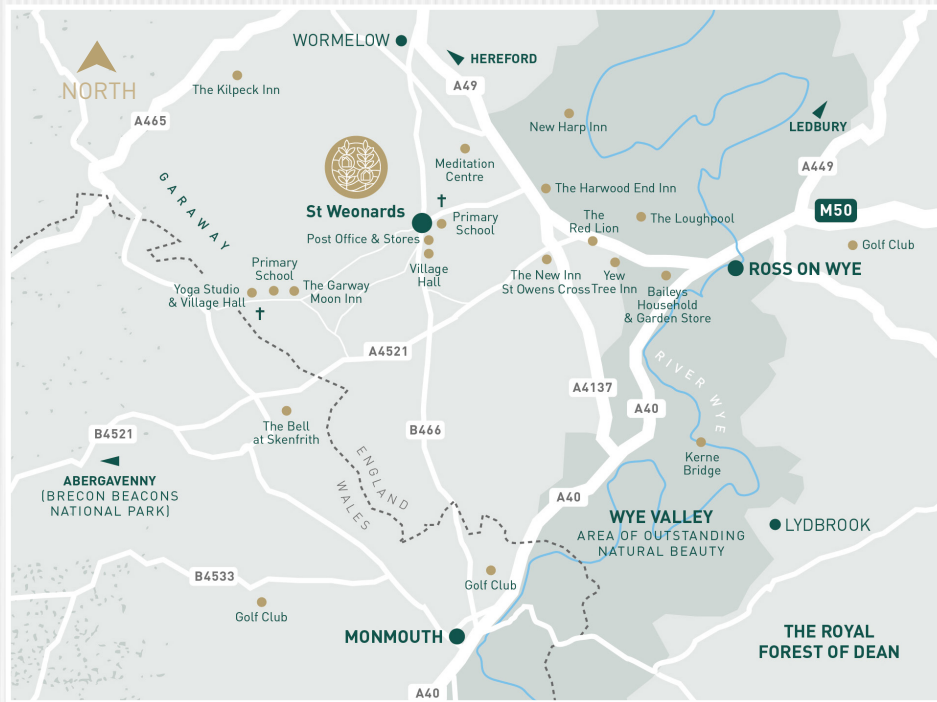
7
*Local produce from
the Wye Valley*

8
*View across
Ross on Wye*



A LOCATION LIKE NO OTHER

Enjoy the best of both worlds at Clifton Meadows where you can explore open countryside from your front door step, or bustling market towns and a vibrant cathedral city just a short distance away. The entire area is peppered with noteworthy independents, activities and attractions.



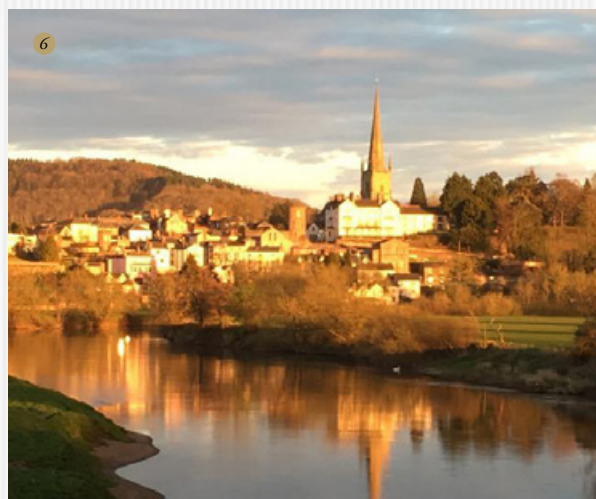
WHAT'S NEARBY

Eating out

Herefordshire is famed for its local produce, so it's unsurprising that you are spoilt for choice with places to eat and drink, no matter what you fancy, close to home. Country pubs are plentiful, each offering something different to the other; tuck into great British pub classics at The Garway Moon Inn, just over two miles away; book into The Loughpool at Sellack, just six miles away, for a Sunday Roast you won't forget in a hurry; or sample dishes from award-winning chef, Michael Fowler, at The New Inn at St Owens Cross, less than 4 miles away, in newly refurbished, cosy surroundings.

Shopping

St Weonard's village Post Office & Stores stock an impressive selection of fresh and dried goods to include local fruit and vegetables, homemade cakes and even local wine! The nearby market towns of Ross-on-Wye and Monmouth are home to beautiful independent shops, delis and cafes, plus multiple supermarkets such as Waitrose and M&S Foodhall; Visit Baileys Home Store on the A40 just off the Wilton roundabout to shop an array of beautifully designed homewares; Hereford is only ten miles away and offers a mix of popular high-street brands and growing number of independents, with Old Hereford Market housing numerous family restaurants alongside a Waitrose supermarket; and in less than an hour you could be in Cheltenham or Cardiff for a full day or afternoon's shopping trip.



4
*The New Inn
at St Owens Cross*

5
Hereford Old Market

6
*The market town
of Ross on Wye*



Culture

From small pop-up craft fairs to nationally-renowned food festivals, the local towns and city present exciting annual event calendars to excite all the senses. The annual Abergavenny Food Festival showcases locally farmed, grown and artisan-made produce; Hereford's Bastion Street Feast brings together the best street food, drinks and local music artists; Rossiter Books in both Ross-on-Wye and Monmouth host author events; and The Savoy Theatre in Monmouth – one of the oldest theatres in Wales – host films, live entertainment and cinema events.

Health & Wellbeing

Nurture your health and wellbeing with a never-ending list of indoor and outdoor activities on your door step. Explore the expanse Herefordshire countryside on foot with the family and any four-legged friends; walk alongside the River Wye brimming with wildlife in the Wye Valley; find your inner yogi with weekly yoga classes at both Garway and Orcop village halls; join a group exercise class or step into the gym at Halo leisure in both Ross-on-Wye and Hereford; or try something a little bit different and scale the walls at Hereford Climbing centre for an adrenaline boost!

Education

St Weonards Academy Primary School, which also hosts a pre-school group, is just one mile from Clifton Meadows; the school was rated 'Outstanding' in their last Ofsted inspection. John Kyrle High School and Sixth Form College in Ross-on-Wye is rated 'Good' by Ofsted and Hereford Sixth Form College is rated Ofsted 'Outstanding'. Monmouth is home to the renowned family of Haberdashers' schools for girls and boys from 4 to 18 years.

7

Open countryside walks throughout Herefordshire

8

Hereford Climbing Centre



Free^{man}Homes

OUR SIGNATURE SPECIFICATION



CLIFTON MEADOWS

CONTEMPORARY LIVING

Let your personality shine through your new home with the Freeman Choice of options and upgrades. We will talk you through the items available and offer more detailed information to assist with decision making, helping you to personalise your home.

The homes at Clifton Meadows feature the Freeman Homes' *signature specification* combining meticulous attention to detail with premium branded appliances and products.

Kitchen & Utility

- Beautifully designed, fully-fitted Symphony kitchens
- Soft close doors and drawer units with integrated cutlery tray
- Choice of laminate worktops with matching upstand (subject to build stage)
- NEFF integrated single oven
- NEFF integrated dishwasher
- Integrated 70/30 fridge freezer
- NEFF 4-zone ceramic hob, stainless steel splashback and cooker hood
- Utility room with space for one or two appliances (as design dictates)



Symphony®



Bathroom, En suite and Cloakrooms

- White Villeroy and Boch sanitaryware
- Hansgrohe chrome fittings
- Adept Eco BIV thermostatic shower with low profile shower tray to bathrooms and en suite
- Underfloor heating to bathrooms and en suites
- Classic straight towel rail in chrome to bathrooms and en suites
- Shaver socket to bathroom and en suite
- Porcelanosa half-height tiles with full-height wall tiles to shower enclosure and bath




Villeroy & Boch
1748

hansgrohe

mira
SHOWERS

PORCELANOSA



Finishes

- Tomkinson Twist carpet to stairs, landing, bedrooms and living room
- Comfytex flooring to kitchen, utility, hall and WC
- Fitted wardrobes with sliding doors to bedrooms (as design dictates)
- Natural stained ash handrail
- Internal walls and ceilings finished in white emulsion
- Internal woodwork finished in finished in Crown Pure Brilliant White
- uPVC windows and patio doors prefinished in Silver Grey
- Bowater Maple natural grained front door with clear glass
- Patio doors leading to garden
- Hormann metal up and over garage door in Silver Grey
- Oak Veneer Prefinished interior doors

Safety and Security

- External multi-point locking door with thumb lock
- Window locks
- In-door viewer with security chain

Heating, Lighting & Electrical

- Viridian roof-integrated Solar PV panels
- Underfloor heating system throughout ground floor (as design dictates)
- NIBE Air Source Heat Pump
- Project EV 7.3 kW electric car charging point
- Underfloor heating and/or Stelrad Compact Radiators as design dictates
- Low energy downlights and pendant lighting (as design dictates)
- Ample sockets throughout including media plate in living room
- TV and telephone points to kitchen, study and living room
- TV points to all bedrooms
- USB charging port sockets to kitchen/family room and master bedroom
- Satin chrome push door bell
- Pendant light to loft



Environmental Details

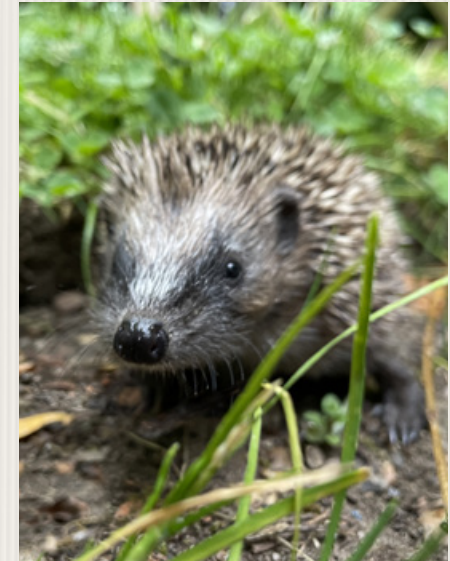
Properties predicted to achieve A-rated energy assessments

Market-leading renewable energy technologies

- Hedgehog-friendly fencing allows hedgehogs to roam freely in search of food and mates
- Hedgehog houses within the shared open areas provide shelter and somewhere to nest
- Bird boxes provide a home for nesting birds, and bat boxes provide a place for bats to roost
- St Weonards is an Area of Outstanding Natural Beauty with a Dark Skies Policy, making it a haven for wildlife and stargazing. All external lights at Clifton Meadows are wildlife-friendly, low-light fixtures
- Dual flush mechanism to toilets to reduce water use
- Double-glazed windows providing a high level of thermal insulation and reduced heat loss
- High levels of insulation within roof spaces and external wall cavities, to limit heat loss in the winter and reduce heat gain in the summer
- Significant recycling of waste materials and packaging during the construction of each home
- Rainwater butt and garden composting bin

Garden & Garage

- Lighting and double power socket to garage
- External tap
- Landscaping to front garden and turf to back garden
- External, low-level, wildlife-friendly lights to front and back of property
- Patio to rear garden



Stay connected at home

With fast broadband, everyone in the house can be online, keeping in touch with friends and family on Skype or Facetime, working from home, watching iPlayer or a movie on Netflix, and doing the weekly shop, all at the same time!

St Weonards benefits from fibre enabled broadband with average speeds of 67Mbps. The village also falls under Fastershire, which is a partnership between Gloucestershire County Council and Herefordshire Council, that is bringing even faster broadband to the two counties. St Weonards is part of the Stage 3 Rollout, which will see network provider Gigaclear build a brand-new fibre to the premises (FTTP) in the village. The properties will then receive access to an ultrafast fibre connection with speeds up to 1,000Mbps. The build is due to start in Summer/Autumn 2021. For the latest updates visit www.fastershire.com

Space to work from home

Whether it's a downstairs study, spare room converted into a home office, or a dedicated corner of a spacious open-plan layout, we have a wide range of designs to suit your work-from-home style. Better still, inspire productivity and put your own stamp on your work-friendly space!



Fast fibre enabled broadband



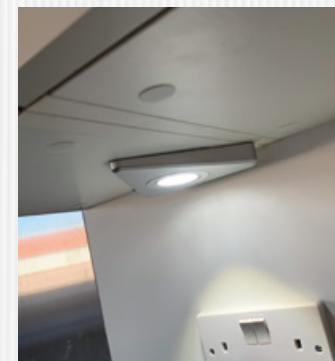
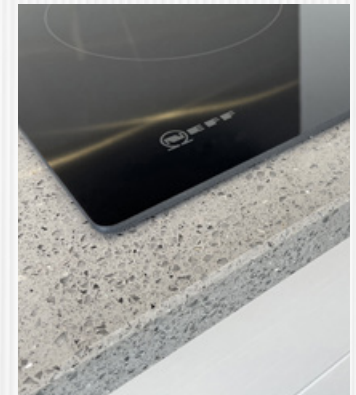
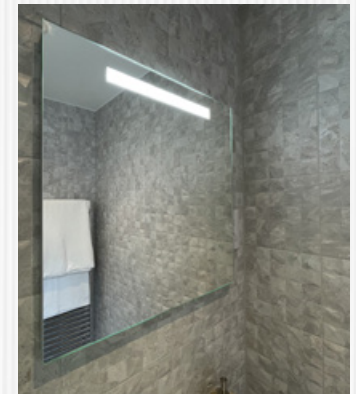
YOUR FREEMAN CHOICE

Once you have chosen your Freeman Home, it's time to personalise it and make it your own. We have spent a lot of time talking to our customers, sourcing items and researching ideas to create the perfect specification.

Our customers tell us they want to choose colours, finishes and add personal touches to make their home truly individual. You may have some ideas about what you want, or perhaps you are looking for some inspiration.

The Freeman Choice helps you personalise your property and ensure it feels like home from the moment you step inside.

Create your perfect home



CLIFTON MEADOWS

SITE MAP

THE TENNYSON

PLOTS 23, 24, 25, 26, 30 & 31

THE JOYCE

PLOT 1

THE NESBIT

PLOT 9

THE STEINBECK

PLOTS 3, 4, 5 & 8

THE YEAT

PLOTS 6 & 7

THE POTTER

PLOT 29

THE HUGHES

PLOT 27

THE WILDE

PLOT 28 & 32

THE BLAKE

PLOT 2

THE GOLDING

PLOT 10 & 22

These particulars are set out as a general outline for guidance only. The information in this site map does not in any way form part of a contract or warranty. Computer generated images are indicative only and all measurements are approximate. Details may be subject to change.





CLIFTON MEADOWS

HOUSE TYPE



THE TENNYSON

81.2sqm / 874sqft

PLOTS 23, 24, 25, 26, 30 & 31

Page 15



THE POTTER

92.6sqm / 996sqft

PLOT 29

Page 18



THE JOYCE

112sqm / 1,206sqft

PLOT 1

Page 20



THE HUGHES

117.9sqm / 1,269sqft

PLOT 27

Page 22



THE NESBIT

128.8sqm / 1,386sqft

PLOT 9

Page 24



THE WILDE

135.8sqm / 1,462sqft

PLOTS 28 & 32

Page 26



THE STEINBECK

150.5sqm / 1,620sqft

PLOTS 3, 4, 5 & 8

Page 28



THE BLAKE

156.5sqm / 1,685sqft

PLOT 2

Page 34



THE YEAT

164.6sqm / 1,772sqft

PLOTS 6 & 7

Page 36



THE GOLDING

166.1sqm / 1,788sqft

PLOTS 10 & 22

Page 40

All measurements are approximate and may vary on site. CGIs are of a similar property previously built. Floor plans are indicative only and are subject to change.



CLIFTON MEADOWS

THE TENNYSON

81.2sqm / 874sqft | PLOTS 23, 24, 25, 26, 30 & 31

SPECIFICATION OVERVIEW

- Low-carbon, energy efficient home, predicted to achieve an A-rated energy assessment
- Semi-detached two bedroom property
- Open plan kitchen living and dining area
- Integrated NEFF kitchen appliances
- French doors onto patio and garden
- En suites to both bedrooms
- Fitted wardrobes with sliding doors
- Private garden
- Sleek roof-integrated Solar PV panels and market leading NIBE Air Source Heat Pump
- Single garage with private parking
- Electric car charging point

THE TENNYSON KEY FEATURES



2 BEDROOMS



OPEN PLAN LAYOUT



2 EN SUITES



FITTED WARDROBES



SINGLE GARAGE



ENERGY EFFICIENT



LOW CARBON

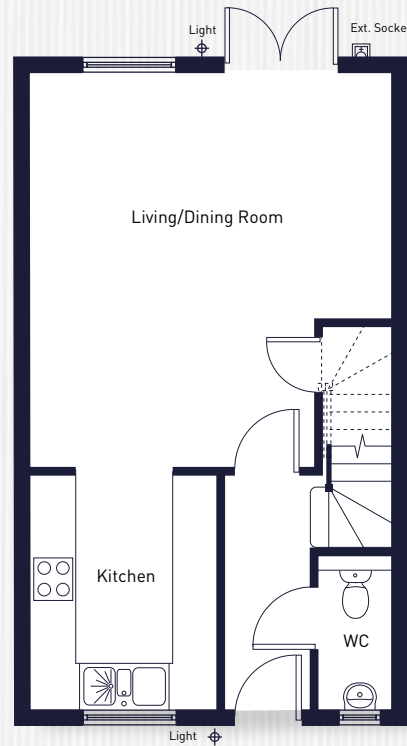


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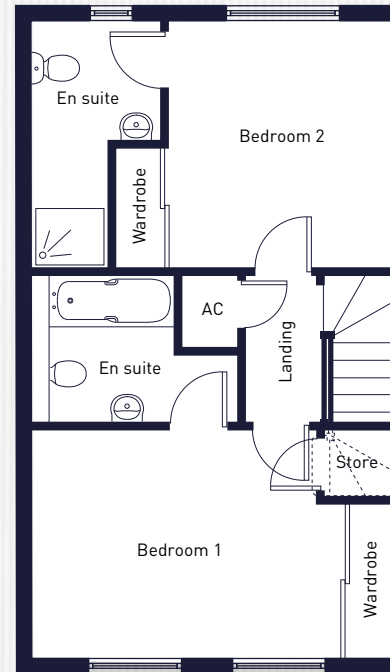


THE TENNYSON

81.2sqm / 874sqft



GROUND FLOOR



FIRST FLOOR

Living/Dining Room	5.2m x 4.8m	17'1" x 15'9"
Kitchen	3.1m x 2.5m	10'2" x 8'2"

Bedroom 1	4.2m x 3.1m	13'9" x 10'2"
Bedroom 2	3.2m x 3.1m	10'6" x 10'2"

Total living space
81.2 sqm
874 sqft

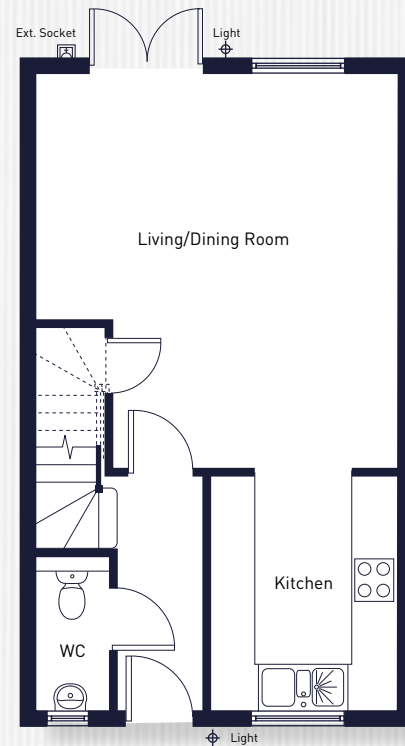
PLOTS 23, 25 & 30

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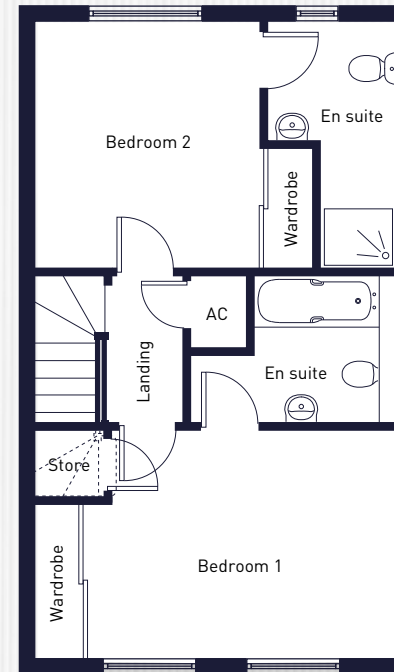


THE TENNYSON

81.2sqm / 874sqft



GROUND FLOOR



FIRST FLOOR

Living/Dining Room	5.2m x 4.8m	17'1" x 15'9"
Kitchen	3.1m x 2.5m	10'2" x 8'2"

Bedroom 1	4.2m x 3.1m	13'9" x 10'2"
Bedroom 2	3.2m x 3.1m	10'6" x 10'2"

Total living space
81.2 sqm
874 sqft

PLOTS 24, 26 & 31

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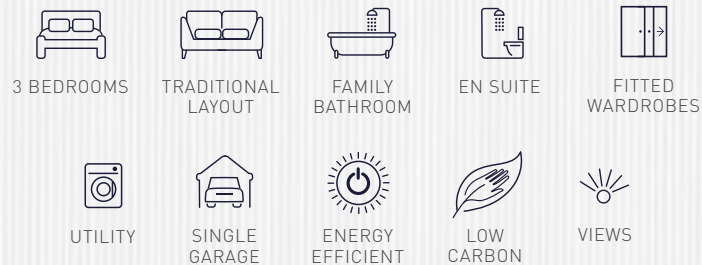




SPECIFICATION OVERVIEW

- Low-carbon, energy efficient home, predicted to achieve an A-rated energy assessment
- Detached three-bedroom property
- Premium position at Clifton Meadows
- Views out to surrounding countryside
- Spacious open plan kitchen and dining room
- Integrated NEFF kitchen appliances
- Two sets of French doors to garden
- Separate utility with external door
- Separate and spacious living room
- Family bathroom
- En suite to master bedroom
- Fitted wardrobes with sliding doors to bedrooms 1 & 2
- Generous private garden
- Sleek roof-integrated Solar PV panels and market leading NIBE Air Source Heat Pump
- Single garage with private parking
- Electric car charging point

THE POTTER KEY FEATURES

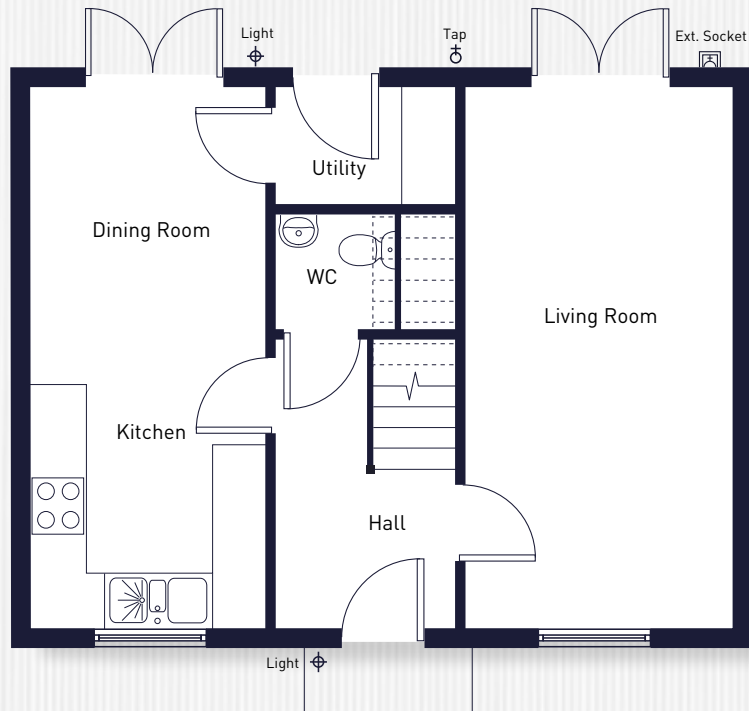


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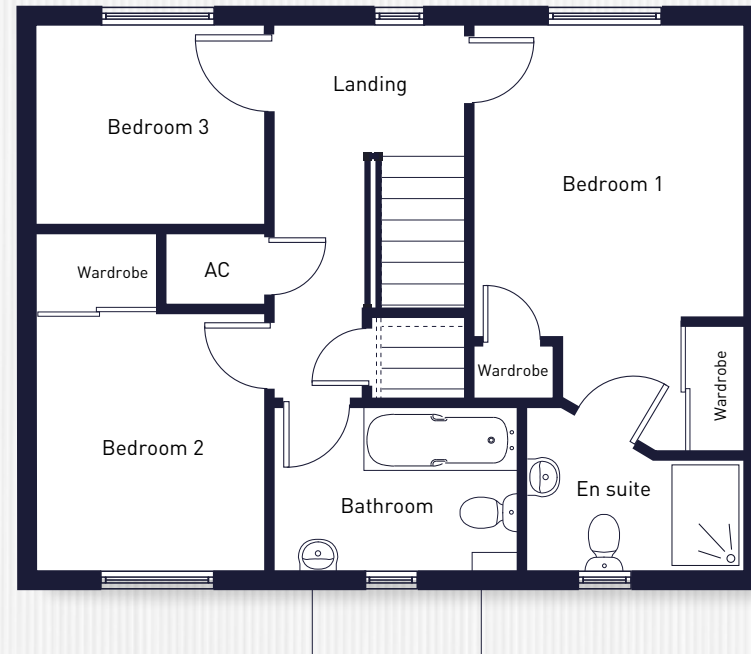


THE POTTER

92.6sqm / 996sqft | DETACHED



GROUND FLOOR



FIRST FLOOR

Living Room	6.0m x 3.0m	19'8" x 9'10"
Kitchen/Dining Room	6.0m x 2.6m	19'8" x 8'6"
Utility	1.3m x 2.0m	4'3" x 6'7"

Bedroom 1	3.2m x 3.0m	10'6" x 9'10"
Bedroom 2	3.5m x 2.5m	11'6" x 8'2"
Bedroom 3	2.5m x 1.6m	8'2" x 5'3"

Total living space
92.6 sqm
996 sqft

PLOT 29

All measurements are approximate and may vary on site. CGIs and floor plans are indicative only and are subject to change.



SPECIFICATION OVERVIEW

- Low-carbon, energy efficient home, predicted to achieve an A-rated energy assessment
- Detached four-bedroom property
- Spacious kitchen with NEFF appliances
- Utility with external door
- Spacious living room opening via double doors into separate dining room
- Family bathroom
- En suite to bedroom 1
- Fitted wardrobes to bedrooms 1,2 &3
- Sleek roof-integrated Solar PV panels and market leading NIBE Air Source Heat Pump
- Single garage with personnel door and private parking
- Electric car charging point

THE JOYCE KEY FEATURES



4 BEDROOMS



TRADITIONAL
LAYOUT



FAMILY
BATHROOM



EN SUITE



FITTED
WARDROBES



UTILITY



HOME
WORKING



SINGLE
GARAGE



ENERGY
EFFICIENT



LOW
CARBON

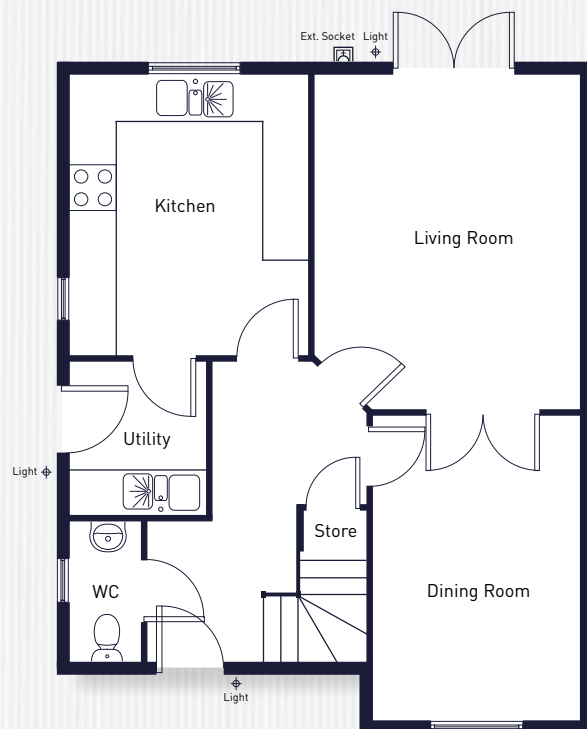


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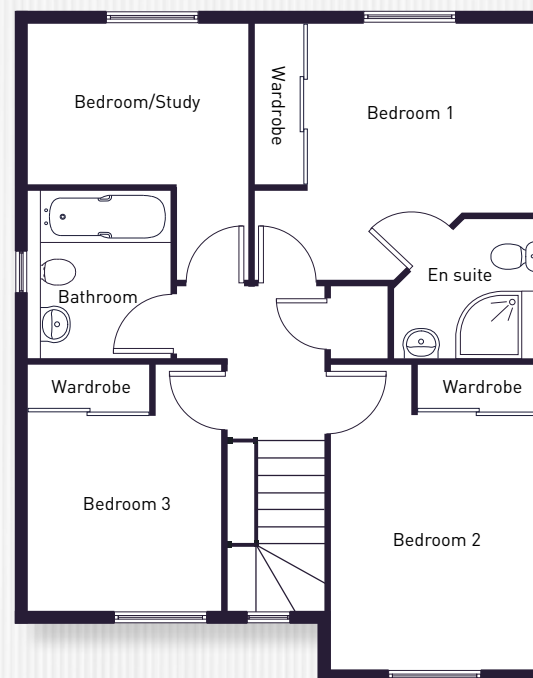


THE JOYCE

112sqm / 1,206sqft | DETACHED



GROUND FLOOR



FIRST FLOOR

Living Room	4.5m x 3.6m	14'9" x 11'10"
Kitchen	3.8m x 3.2m	12'6" x 10'6"
Dining Room	4.2m x 2.9m	13'9" x 9'6"
Utility	2.0m x 1.8m	6'7" x 5'11"

Bedroom 1	2.6m x 3.9m	8'6" x 12'10"
Bedroom 2	4.2m x 2.9m	13'9" x 9'6"
Bedroom 3	2.6m x 3.3m	8'6" x 10'10"
Bedroom/Study	2.1m x 3.0m	6'11" x 9'10"

Total living space
112 sqm
1,206 sqft

PLOT 1

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SPECIFICATION OVERVIEW

- Low-carbon, energy efficient home, predicted to achieve an A-rated energy assessment
- Detached three-bedroom property
- Views out to surrounding countryside
- Spacious kitchen
- Integrated NEFF kitchen appliances
- Separate utility with external door
- Two sets of French doors onto garden
- Separate and spacious living room
- Separate dining room with connecting doors
- Separate study or snug
- Family bathroom
- En suite to master bedroom
- Separate dressing room with fitted wardrobes
- Generous private garden
- Sleek roof-integrated Solar PV panels and market leading NIBE Air Source Heat Pump
- Double garage with private parking
- Electric car charging point

THE HUGHES KEY FEATURES



3 BEDROOMS



TRADITIONAL
LAYOUT



FAMILY
BATHROOM



EN SUITE



DRESSING
ROOM



HOME
WORKING



UTILITY



DOUBLE
GARAGE



ENERGY
EFFICIENT



LOW
CARBON

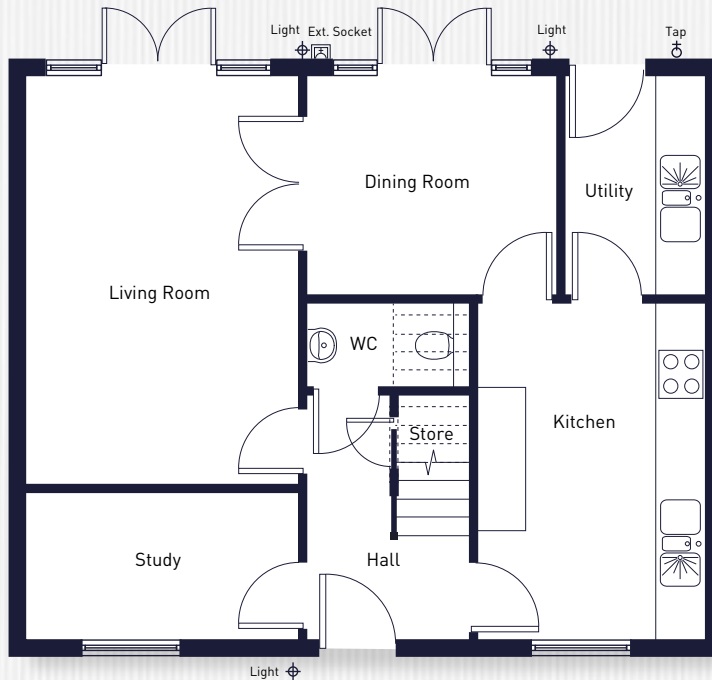


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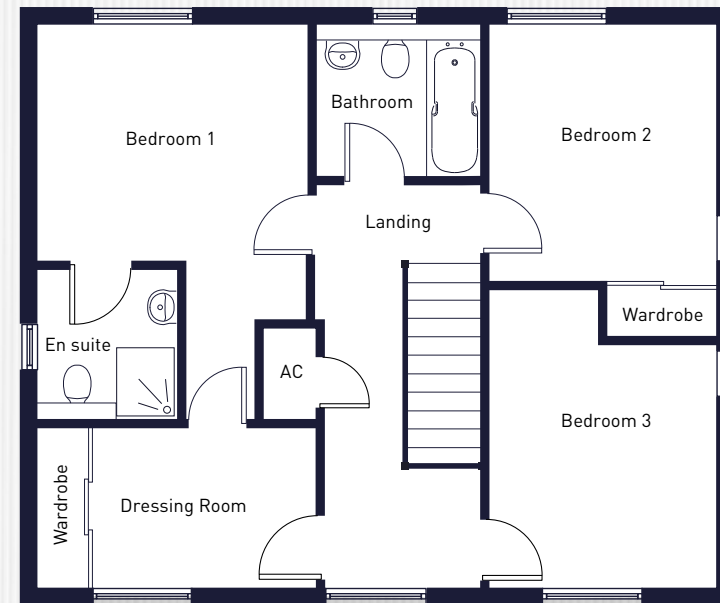


THE HUGHES

117.9sqm / 1,269sqft



GROUND FLOOR



FIRST FLOOR

Living Room	5.1m x 3.4m	16'9" x 11'2"
Kitchen	2.8m x 4.0m	9'2" x 13'1"
Dining Room	3.2m x 2.7m	10'6" x 8'10"
Utility	2.7m x 1.7m	8'10" x 5'7"
Study	1.8m x 3.4m	5'11" x 11'2"

Bedroom 1	3.4m x 3.0m	11'2" x 9'10"
Dressing Room	3.5m x 2.0m	11'6" x 6'7"
Bedroom 2	2.8m x 3.2m	9'2" x 10'6"
Bedroom 3	3.0m x 2.8m	9'10" x 9'2"

Total living space
117.9 sqm
1,269 sqft

PLOT 27

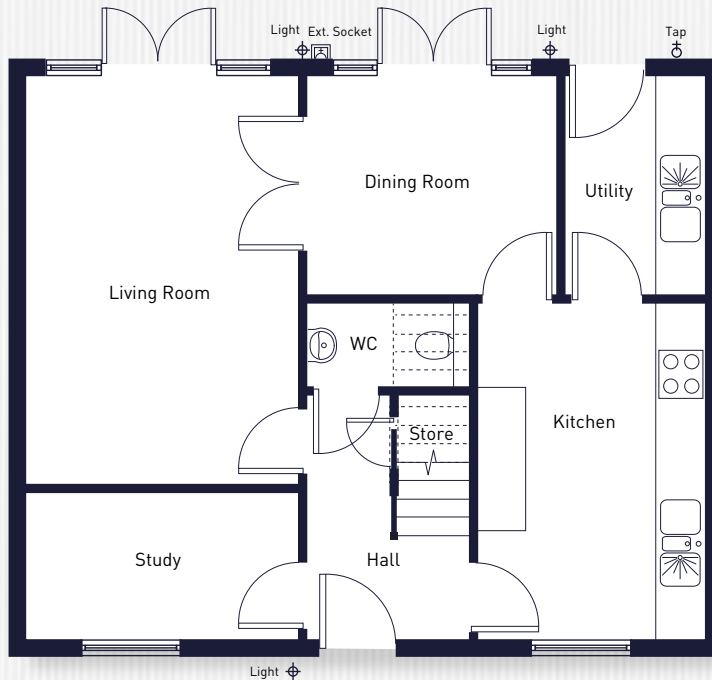
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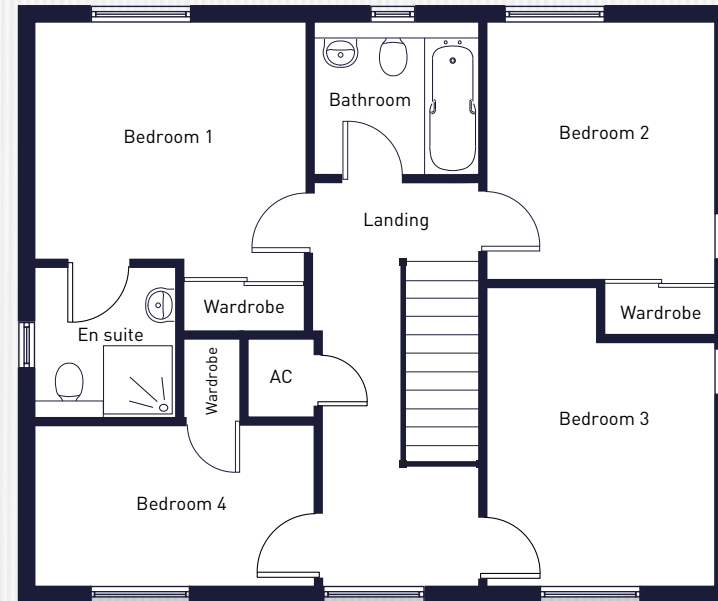
THE HUGHES

117.9sqm / 1,269sqft

OPTION
4 BEDROOM
LAYOUT



GROUND FLOOR



FIRST FLOOR

Living Room	5.1m x 3.4m	16'9" x 11'2"
Kitchen	2.8m x 4.0m	9'2" x 13'1"
Dining Room	3.2m x 2.7m	10'6" x 8'10"
Utility	2.7m x 1.7m	8'10" x 5'7"
Study	1.8m x 3.4m	5'11" x 11'2"

Bedroom 1	3.4m x 3.0m	11'2" x 9'10"
Bedroom 2	2.8m x 3.2m	9'2" x 10'6"
Bedroom 3	3.0m x 2.8m	9'10" x 9'2"
Bedroom 4	3.5m x 2.0m	11'6" x 6'7"

Total living space
117.9 sqm
1,269 sqft

PLOT 27

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SPECIFICATION OVERVIEW

- Low-carbon, energy efficient home, predicted to achieve an A-rated energy assessment
- Detached four-bedroom property
- Spacious kitchen with NEFF appliances
- Open plan kitchen and dining area
- Utility room with rear door
- Spacious living room flooded with natural light with French doors to patio
- Family bathroom
- En suite shower room to bedroom 1
- Fitted wardrobes with sliding doors to bedrooms 1, 2 & 3
- South-east facing garden with generous patio
- Sleek roof-integrated Solar PV panels and market leading NIBE Air Source Heat Pump
- Electric car charging point
- Single garage with parking for two cars

THE NESBIT KEY FEATURES

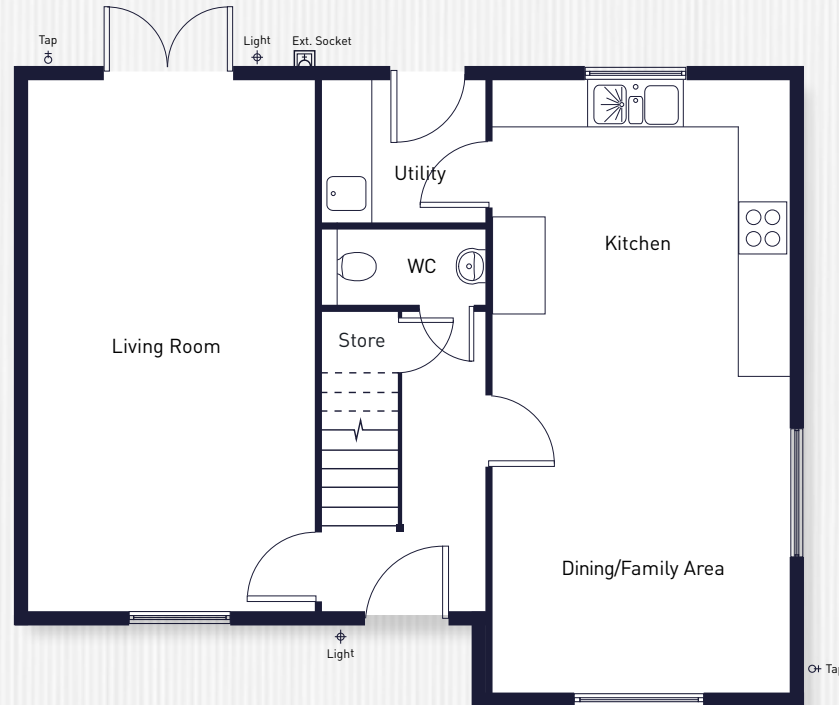


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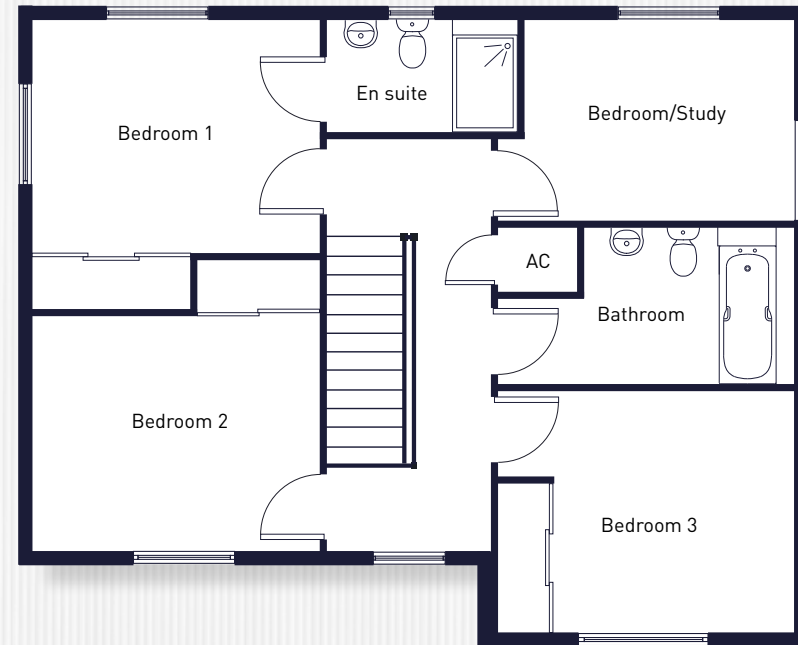


THE NESBIT

128.8sqm / 1,386sqft | DETACHED



GROUND FLOOR



FIRST FLOOR

Living Room	6.6m x 3.6m	21'6" x 11'8"
Kitchen/Family Area	7.6m x 3.6m	24'9" x 11'8"
Utility	1.7m x 2.0m	5'5" x 6'5"

Bedroom 1	2.9m x 3.6m	9'5" x 11'8"
Bedroom 2	2.9m x 3.6m	9'5" x 11'8"
Bedroom 3	3.0m x 3.6m	9'8" x 11'8"
Bedroom/Study	2.5m x 3.3m	8'2" x 10'8"

Total living space
128.8 sqm
1,386 sqft

PLOT 9

All measurements are approximate and may vary on site. CGIs and floor plans are indicative only and are subject to change.

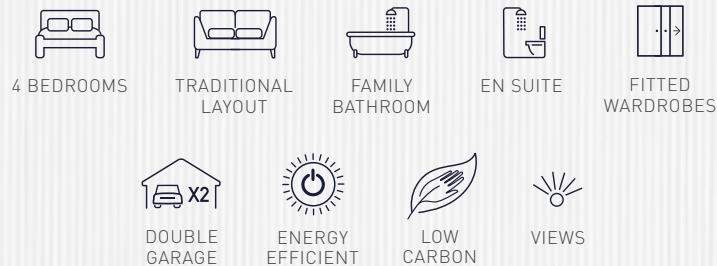




SPECIFICATION OVERVIEW

- Low-carbon, energy efficient home, predicted to achieve an A-rated energy assessment
- Detached four-bedroom property
- Premium positions at Clifton Meadows
- Views out to surrounding countryside
- Spacious kitchen
- Integrated NEFF kitchen appliances
- Two sets of French doors onto garden
- Separate and spacious living room
- Separate dining room
- Family bathroom
- En suite to master bedroom
- Fitted wardrobes with sliding doors to bedrooms 1, 2 & 3
- Generous private garden
- Sleek roof-integrated Solar PV panels and market leading NIBE Air Source Heat Pump
- Double garage with private parking
- Electric car charging point

THE WILDE KEY FEATURES

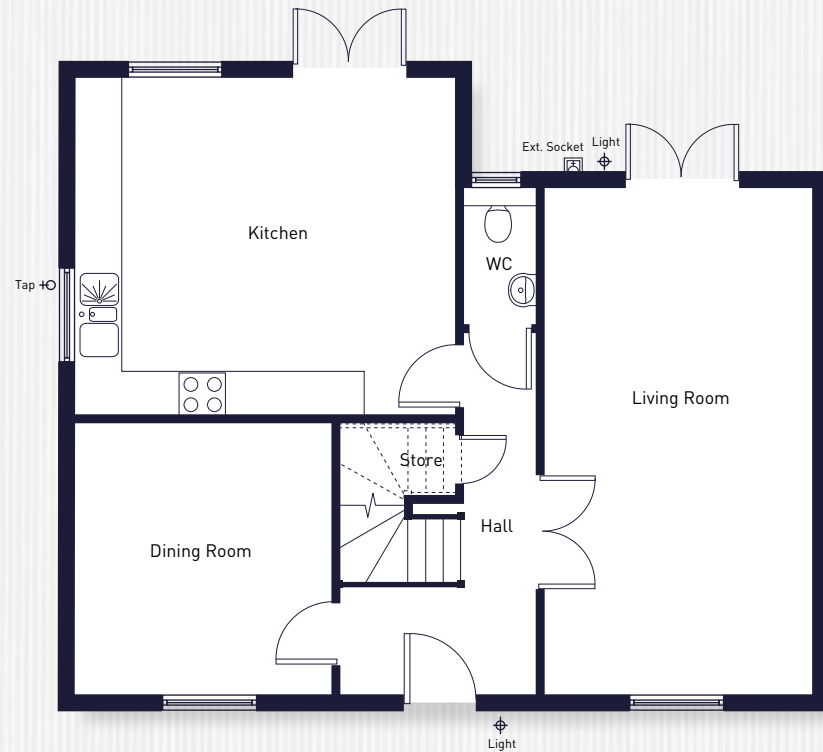


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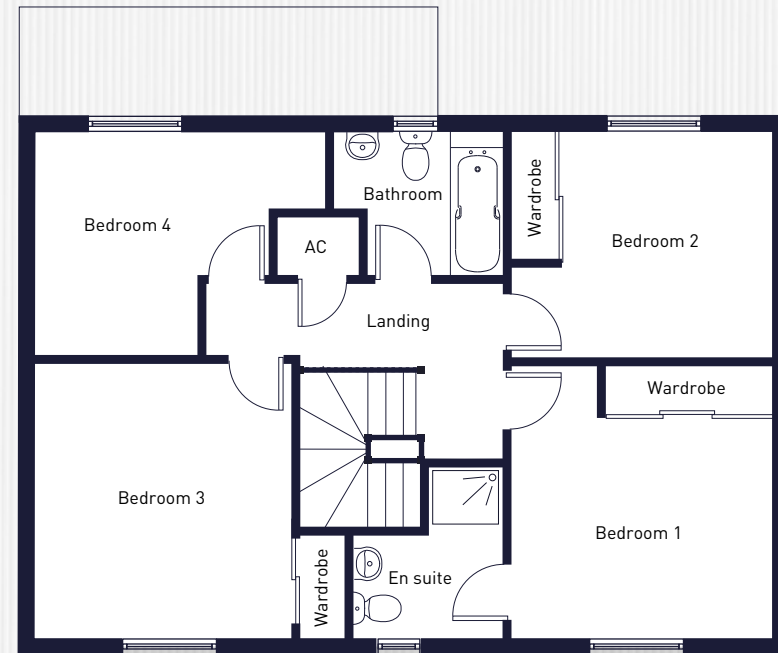


THE WILDE

135.8sqm / 1,462sqft



GROUND FLOOR



FIRST FLOOR

Living Room	6.9m x 3.5m	22'8" x 11'6"
Kitchen	5.0m x 4.5m	16'5" x 14'9"
Dining Room	3.6m x 3.4m	11'8" x 11'2"

Bedroom 1	3.4m x 2.9m	11'2" x 9'6"
Bedroom 2	3.0m x 2.7m	9'10" x 8'10"
Bedroom 3	3.4m x 3.6m	11'2" x 11'8"
Bedroom 4	3.0m x 2.2m	9'10" x 7'3"

Total living space
135.8 sqm
1,462 sqft

PLOT 28 & 32

All measurements are approximate and may vary on site. CGIs and floor plans are indicative only and are subject to change.



THE STEINBECK

150.5sqm / 1,620sqft | DETACHED | PLOT 3

SPECIFICATION OVERVIEW

- Low-carbon, energy efficient home, predicted to achieve an A-rated energy assessment
- Detached four-bedroom property
- Spacious kitchen with NEFF appliances including eye-level oven
- Open plan kitchen and dining area
- Utility with external door
- Spacious living room with French doors to patio
- Separate study for home working
- Family bathroom with separate shower
- En suite to bedroom 1
- Fitted wardrobes with sliding doors to bedrooms 1, 2 & 3
- South-west facing garden
- Sleek roof-integrated Solar PV panels and market leading NIBE Air Source Heat Pump
- Double garage with personnel door and private parking
- Electric car charging point
- Countryside views

THE STEINBECK KEY FEATURES



4 BEDROOMS



TRADITIONAL
LAYOUT



FAMILY
BATHROOM



EN SUITE



FITTED
WARDROBES



UTILITY



HOME
WORKING



DOUBLE
GARAGE



ENERGY
EFFICIENT



LOW
CARBON



VIEWS



All measurements are approximate and may vary on site. CGIs are of a similar property previously built. Floor plans are indicative only and are subject to change.



THE STEINBECK

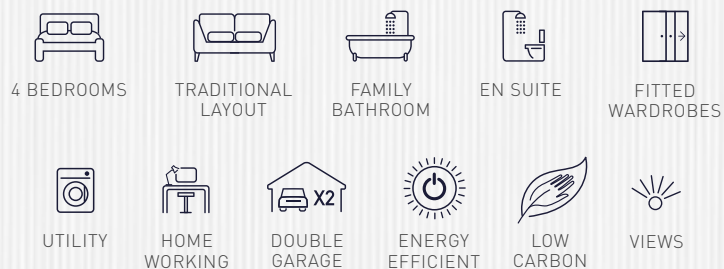
150.5sqm / 1,620sqft | DETACHED | PLOT 4



SPECIFICATION OVERVIEW

- Low-carbon, energy efficient home, predicted to achieve an A-rated energy assessment
- Detached four-bedroom property
- Spacious kitchen with NEFF appliances including eye-level oven
- Open plan kitchen and dining area
- Utility with external door
- Spacious living room with French doors to patio
- Separate study for home working
- Family bathroom with separate shower
- En suite to bedroom 1
- Fitted wardrobes with sliding doors to bedrooms 1, 2 & 3
- South-west facing garden
- Sleek roof-integrated Solar PV panels and market leading NIBE Air Source Heat Pump
- Double garage with personnel door and private parking
- Electric car charging point
- Countryside views

THE STEINBECK KEY FEATURES

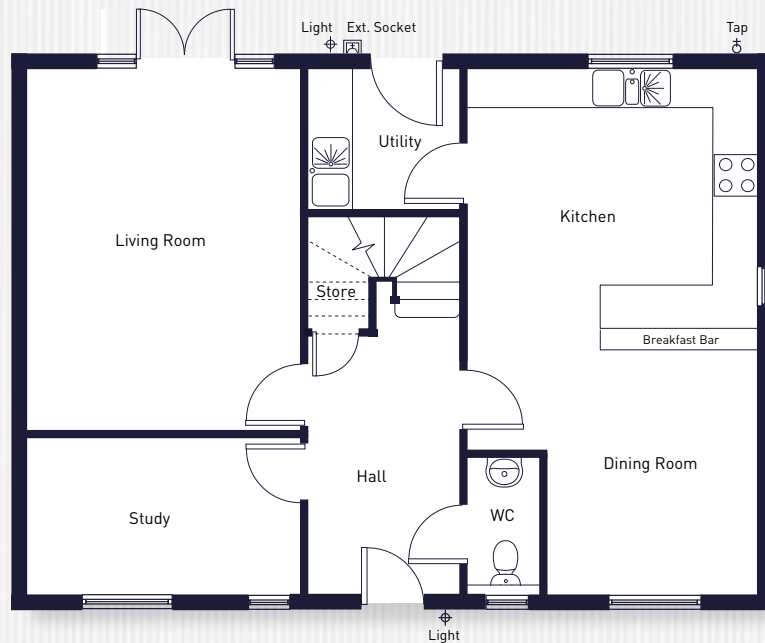


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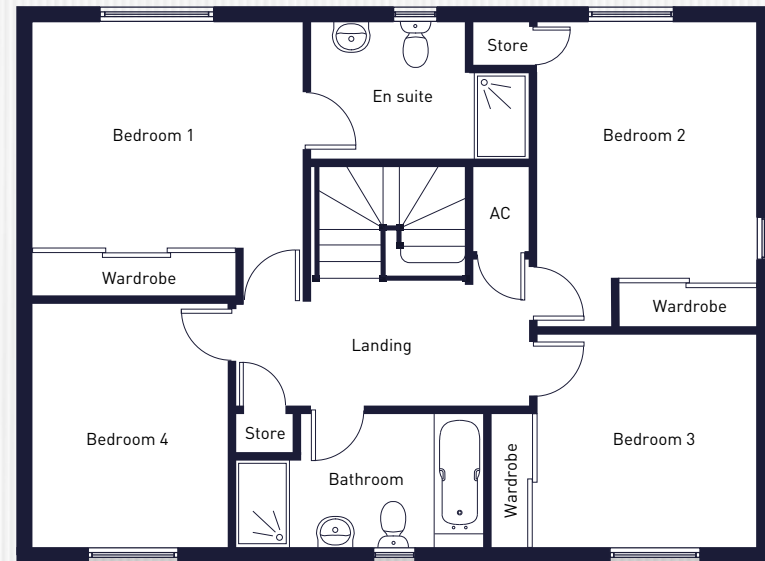
THE STEINBECK

150.5sqm / 1,620sqft | DETACHED



GROUND FLOOR

Living Room	5.0m x 3.8m	16'5" x 12'6"
Kitchen/Dining Room	7.5m x 4.0m	24'7" x 13'1"
Utility	2.1m x 2.0m	6'11" x 6'7"
Study	3.8m x 2.3m	12'6" x 7'75"



FIRST FLOOR

Bedroom 1	3.2m x 3.8m	10'6" x 12'6"
Bedroom 2	3.7m x 3.0m	12'2" x 9'10"
Bedroom 3	3.0m x 3.0m	9'10" x 9'10"
Bedroom 4	2.7m x 2.7m	8'10" x 8'10"

Total living space
150.5 sqm
1,620 sqft

PLOT 3 & 4

All measurements are approximate and may vary on site. CGIs and floor plans are indicative only and are subject to change.



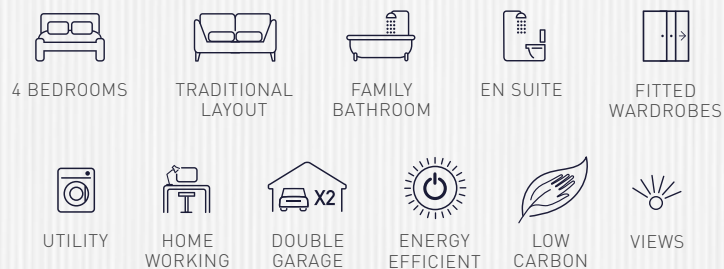
THE STEINBECK

150.5sqm / 1,620sqft | DETACHED | PLOT 5

SPECIFICATION OVERVIEW

- Low-carbon, energy efficient home, predicted to achieve an A-rated energy assessment
- Detached four-bedroom property
- Spacious kitchen with NEFF appliances including eye-level oven
- Open plan kitchen and dining area
- Utility with external door
- Spacious living room with French doors to patio
- Separate study for home working
- Family bathroom with separate shower
- En suite to bedroom 1
- Fitted wardrobes with sliding doors to bedrooms 1, 2 & 3
- South-west facing garden
- Sleek roof-integrated Solar PV panels and market leading NIBE Air Source Heat Pump
- Double garage with personnel door and private parking
- Electric car charging point

THE STEINBECK KEY FEATURES



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THE STEINBECK

150.5sqm / 1,620sqft | DETACHED | PLOT 8

SPECIFICATION OVERVIEW

- Low-carbon, energy efficient home, predicted to achieve an A-rated energy assessment
- Detached four-bedroom property
- Spacious kitchen with NEFF appliances including eye-level oven
- Open plan kitchen and dining area
- Utility with external door
- Spacious living room with French doors to patio
- Separate study for home working
- Family bathroom with separate shower
- En suite to bedroom 1
- Fitted wardrobes with sliding doors to bedrooms 1, 2 & 3
- South-west facing garden
- Sleek roof-integrated Solar PV panels and market leading NIBE Air Source Heat Pump
- Double garage with personnel door and private parking
- Electric car charging point

THE STEINBECK KEY FEATURES



4 BEDROOMS



TRADITIONAL
LAYOUT



FAMILY
BATHROOM



EN SUITE



FITTED
WARDROBES



UTILITY



HOME
WORKING



DOUBLE
GARAGE



ENERGY
EFFICIENT



LOW
CARBON



VIEWS

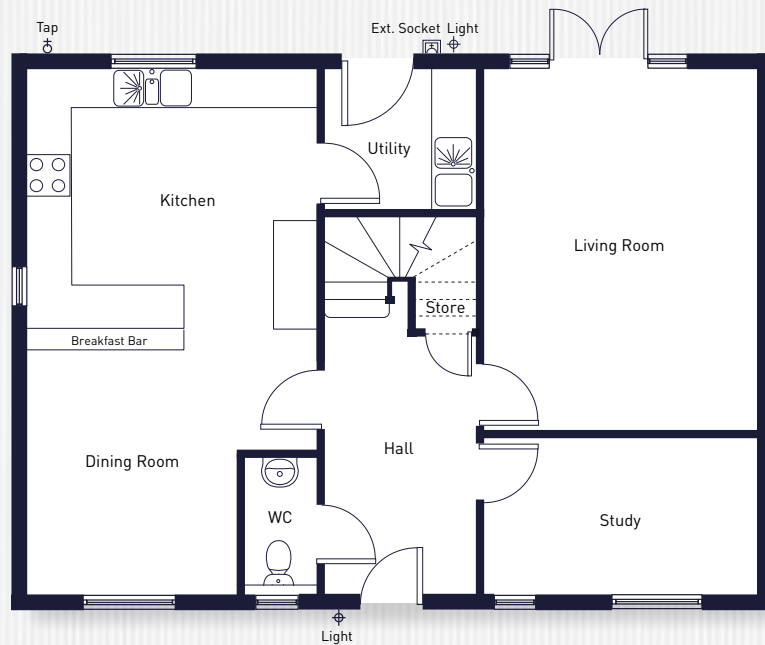


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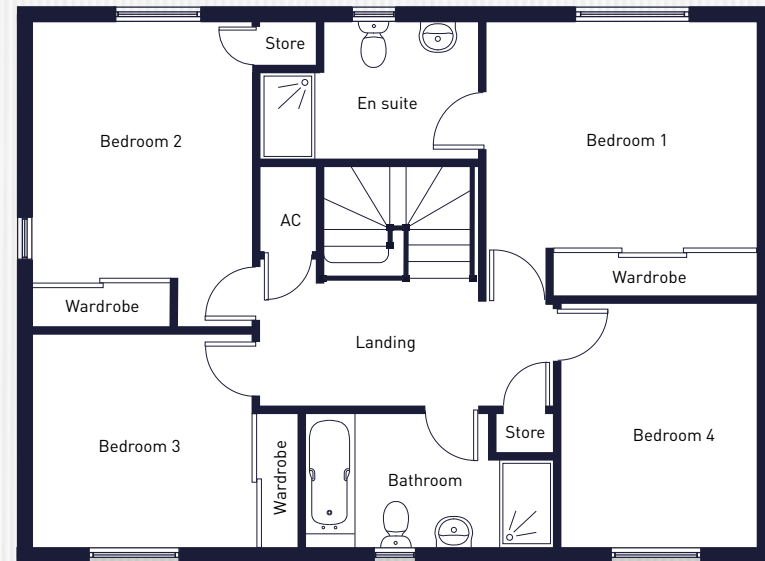
THE STEINBECK

150.5sqm / 1,620sqft | DETACHED



GROUND FLOOR

Living Room	5.0m x 3.8m	16'5" x 12'6"
Kitchen/Dining Room	7.5m x 4.0m	24'7" x 13'1"
Utility	2.1m x 2.0m	6'11" x 6'7"
Study	3.8m x 2.3m	12'6" x 7'75"



FIRST FLOOR

Bedroom 1	3.2m x 3.8m	10'6" x 12'6"
Bedroom 2	3.7m x 3.0m	12'2" x 9'10"
Bedroom 3	3.0m x 3.0m	9'10" x 9'10"
Bedroom 4	2.7m x 2.7m	8'10" x 8'10"

Total living space
150.5 sqm
1,620 sqft

PLOT 5 & 8

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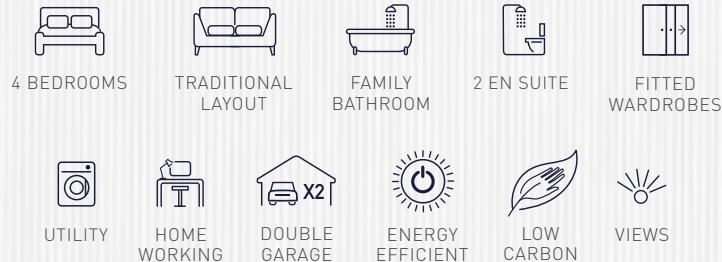
THE BLAKE

156.5sqm / 1,685sqft | DETACHED | PLOT 2

SPECIFICATION OVERVIEW

- Low-carbon, energy efficient home, predicted to achieve an A-rated energy assessment
- Detached four-bedroom property
- Spacious kitchen with NEFF appliances and breakfast bar
- Open plan kitchen and dining area
- Utility room with rear door
- Spacious living room with feature fire place and French doors to patio
- Family bathroom
- En suite shower room to bedroom 1 and 2
- Fitted wardrobes with sliding doors to all bedrooms
- First floor study
- Sleek roof-integrated Solar PV panels and market leading NIBE Air Source Heat Pump
- Double garage with private parking
- Electric car charging point

THE BLAKE KEY FEATURES



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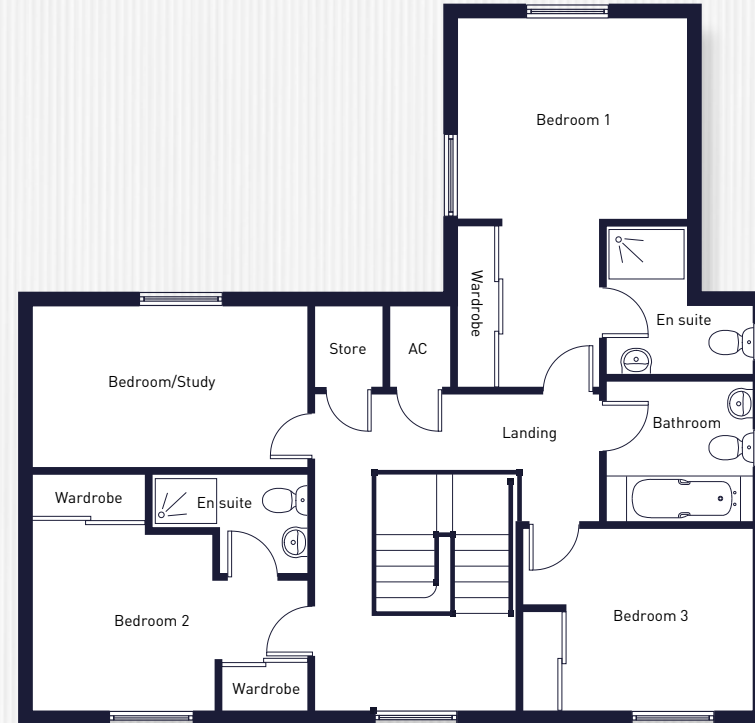


THE BLAKE

156.5sqm/1685sqft | DETACHED



GROUND FLOOR



FIRST FLOOR

Living Room	6m x 3.8m	19'6" x 12'4"
Kitchen/Dining	7m x 4.4m	22'9" x 14'4"
Utility	1.7m x 2.4m	5'5" x 7'8"
Playroom	3.1m x 2.4m	10'1" x 7'8"

Bedroom 1	5.2m x 3.4m	17'0" x 11'1"
Bedroom 2	4m x 3.5m	13'1" x 11'4"
Bedroom 3	2.7m x 3.5m	8'8" x 11'4"
Bedroom/Study	4.1m x 2.4m	13'4" x 7'8"

Total living space
156.5 sqm
1,685 sqft

PLOT 2

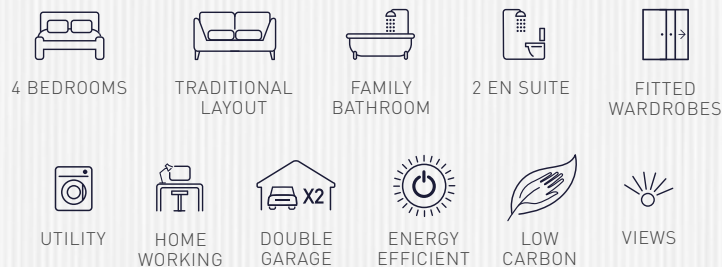
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SPECIFICATION OVERVIEW

- Low-carbon, energy efficient home, predicted to achieve an A-rated energy assessment
- Detached four-bedroom property
- Light, airy and spacious kitchen with NEFF appliances
- Open plan kitchen
- Separate dining room
- Utility room with door into back garden
- Spacious living room with feature fire place and French doors to patio
- Family bathroom
- First floor study
- En suite shower room to bedroom 1 and 2
- Fitted wardrobes with sliding doors to all bedrooms
- South-west facing garden with patio
- Sleek roof-integrated Solar PV panels and market leading NIBE Air Source Heat Pump
- Double garage with private parking
- Electric car charging point

THE YEAT KEY FEATURES

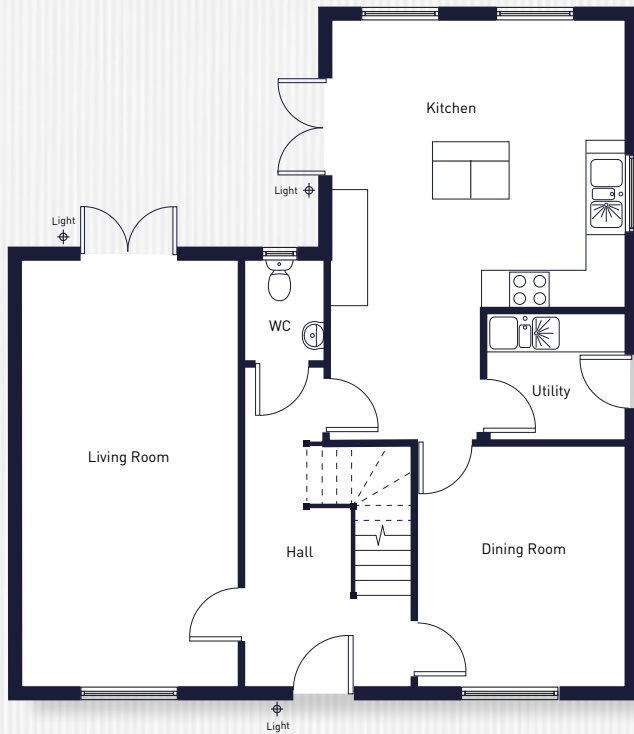


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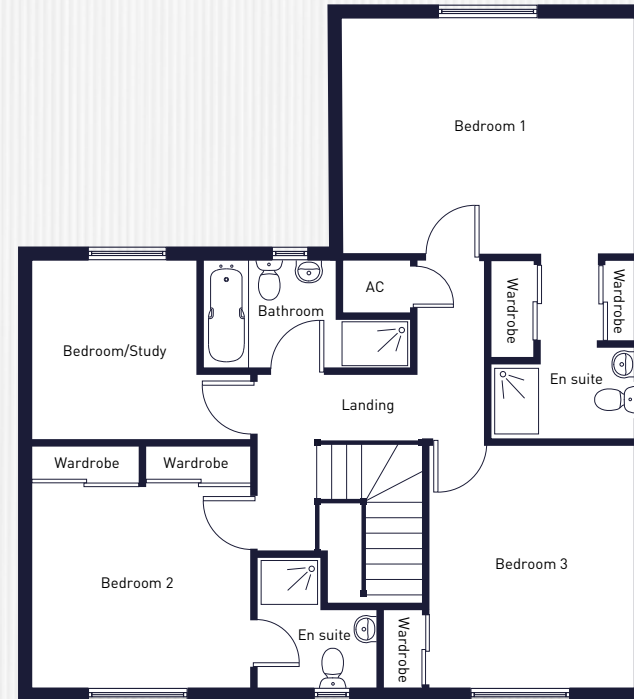


THE YEAT

164.6sqm / 1,772sqft | DETACHED



GROUND FLOOR



FIRST FLOOR

Living Room	6.8m x 3.5m	22'4" x 11'6"
Kitchen	4.9m x 4.6m	16'1" x 15'1"
Dining Room	3.3m x 3.9m	10'10" x 12'10"
Utility	2.0m x 2.2m	6'7" x 7'3"

Bedroom 1	4.7m x 3.7m	15'5" x 12'2"
Bedroom 2	3.5m x 3.1m	11'6" x 10'2"
Bedroom 3	3.9m x 3.3m	12'10" x 10'10"
Bedroom/Study	2.9m x 2.7m	9'6" x 8'10"

Total living space
164.6 sqm
1,772 sqft

PLOT 6

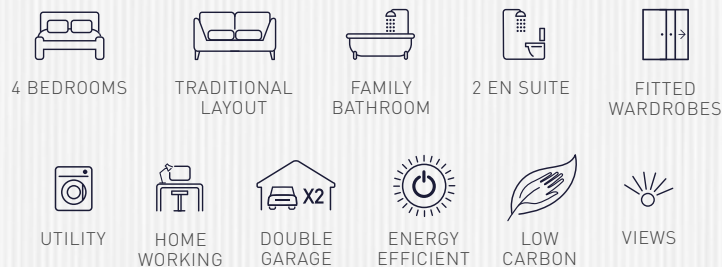
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SPECIFICATION OVERVIEW

- Low-carbon, energy efficient home, predicted to achieve an A-rated energy assessment
- Detached four-bedroom property
- Light, airy and spacious kitchen with NEFF appliances
- Open plan kitchen
- Separate dining room
- Utility room with door into back garden
- Spacious living room with feature fire place and French doors to patio
- Family bathroom
- First floor study
- En suite shower room to bedroom 1 and 2
- Fitted wardrobes with sliding doors to all bedrooms
- South-west facing garden with patio
- Sleek roof-integrated Solar PV panels and market leading NIBE Air Source Heat Pump
- Double garage with private parking
- Electric car charging point

THE YEAT KEY FEATURES

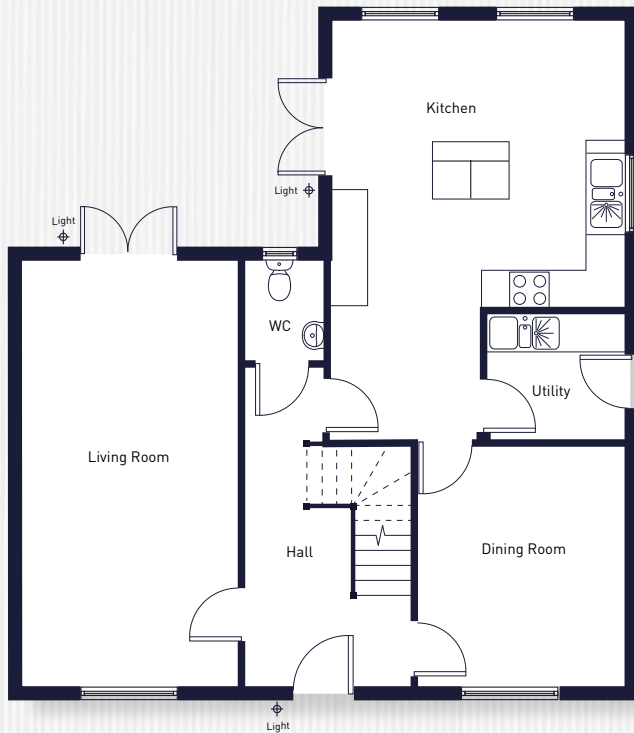


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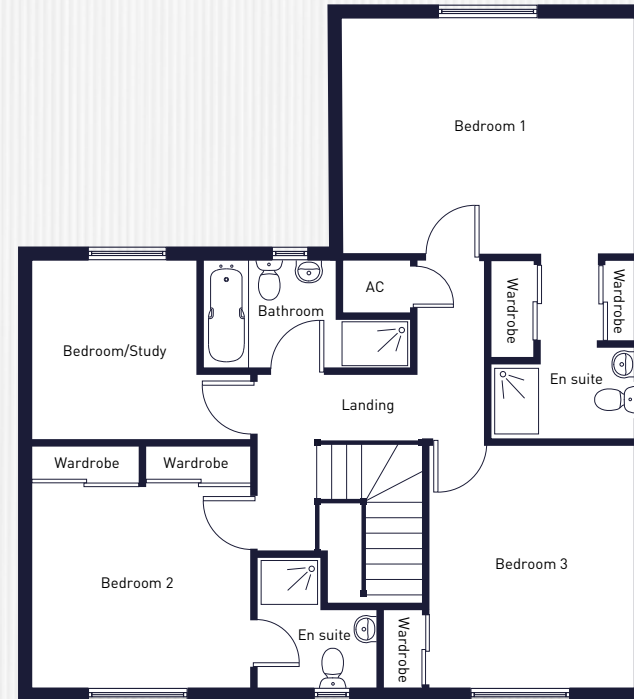


THE YEAT

164.6sqm / 1,772sqft | DETACHED



GROUND FLOOR



FIRST FLOOR

Living Room	6.8m x 3.5m	22'4" x 11'6"
Kitchen	4.9m x 4.6m	16'1" x 15'1"
Dining Room	3.3m x 3.9m	10'10" x 12'10"
Utility	2.0m x 2.2m	6'7" x 7'3"

Bedroom 1	4.7m x 3.7m	15'5" x 12'2"
Bedroom 2	3.5m x 3.1m	11'6" x 10'2"
Bedroom 3	3.9m x 3.3m	12'10" x 10'10"
Bedroom/Study	2.9m x 2.7m	9'6" x 8'10"

Total living space
164.6 sqm
1,772 sqft

PLOT 7

All measurements are approximate and may vary on site. CGIs and floor plans are indicative only and are subject to change.





SPECIFICATION OVERVIEW

- Low-carbon, energy efficient home, predicted to achieve an A-rated energy assessment
- Detached four bedroom property
- Spacious kitchen with NEFF appliances
- Open plan kitchen and dining area with large sliding doors
- Utility room
- Spacious living room with French doors to patio
- Separate study for home working
- Family bathroom with separate shower
- Ensuite to bedroom 1 and bedroom 2
- Fitted wardrobes with sliding doors to bedrooms 1 & 3
- Walk in wardrobe to bedroom 2
- South facing garden with generous patio
- Sleek roof-integrated Solar PV panels and market leading NIBE Air Source Heat Pump
- Single garage with personnel door and private parking
- Electric car charging point

THE GOLDING KEY FEATURES



4 BEDROOMS



OPEN
PLAN LIVING



FAMILY
BATHROOM



2 EN SUITE



FITTED
WARDROBES



UTILITY



HOME
WORKING



SINGLE
GARAGE



ENERGY
EFFICIENT



LOW
CARBON

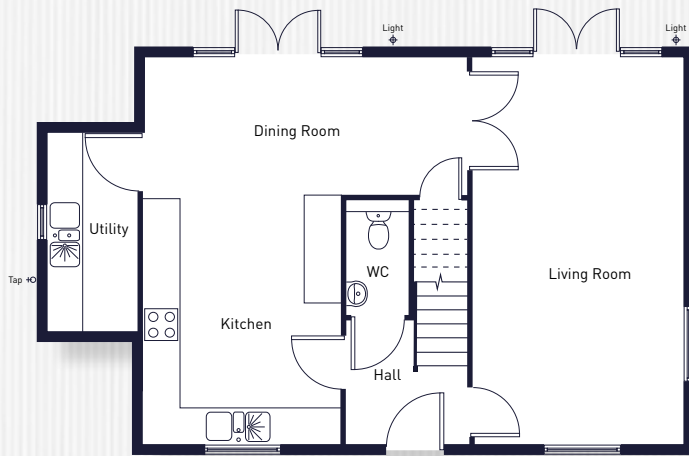


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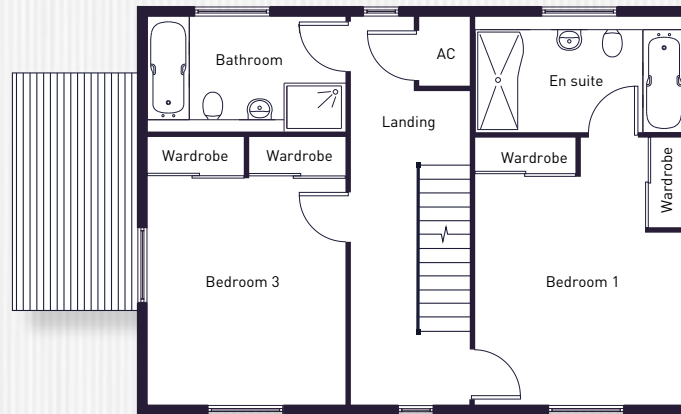
THE GOLDING

166.1sqm / 1,788sqft DETACHED



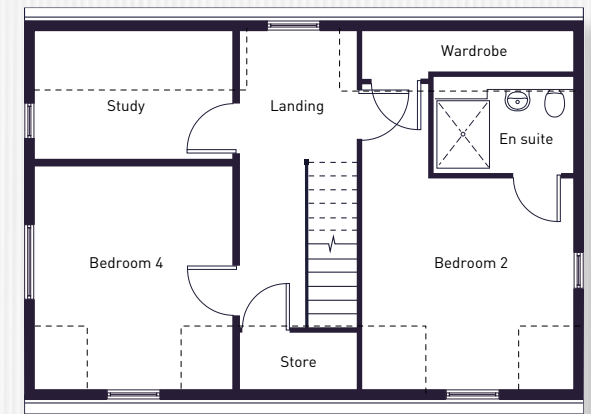
GROUND FLOOR

Living Room	6.5m x 3.5m	21'3" x 11'4"
Kitchen/Family Area	6.4m x 5.3m	20'9" x 17'4"
Utility	3.3m x 1.2m	10'8" x 3'9"



FIRST FLOOR

Bedroom 1	4.4m x 3.5m	14'4" x 11'4"
Bedroom 3	3.8m x 3.3m	12'4" x 10'8"



SECOND FLOOR

Bedroom 2	3.5m x 3.5m	11'4" x 11'4"
Bedroom 4	3.2m x 3.7m	10'4" x 12'1"
Study	2.2m x 3.3m	7'2" x 10'8"

Total living space
166.1 sqm
1,788 sqft

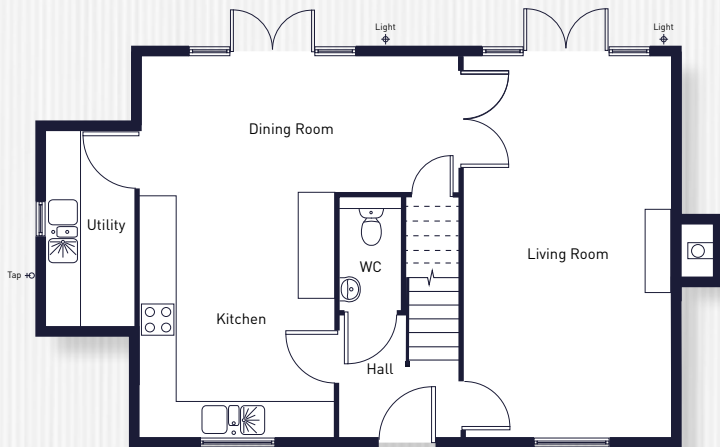
PLOT 10

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THE GOLDING

166.1sqm / 1,788sqft DETACHED



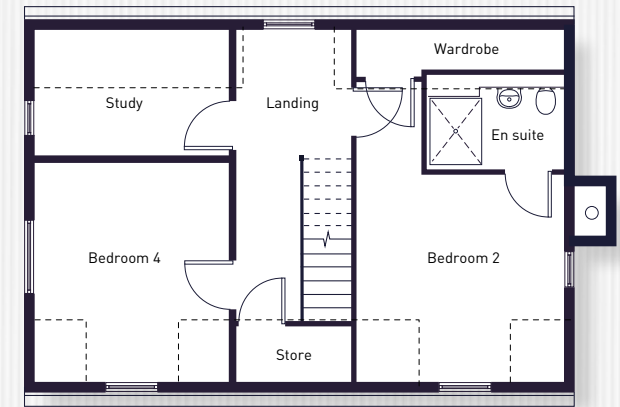
GROUND FLOOR

Living Room	6.5m x 3.5m	21'3" x 11'4"
Kitchen/Family Area	6.4m x 5.3m	20'9" x 17'4"
Utility	3.3m x 1.2m	10'8" x 3'9"



FIRST FLOOR

Bedroom 1	4.4m x 3.5m	14'4" x 11'4"
Bedroom 3	3.8m x 3.3m	12'4" x 10'8"



SECOND FLOOR

Bedroom 2	3.5m x 3.5m	11'4" x 11'4"
Bedroom 4	3.2m x 3.7m	10'4" x 12'1"
Study	2.2m x 3.3m	7'2" x 10'8"

Total living space
166.1 sqm
1,788 sqft

PLOT 22

All measurements are approximate and may vary on site. CGIs and floor plans are indicative only and are subject to change.



PROUD TO BE DIFFERENT

Sustainability

We are committed to building sustainable homes and work with our suppliers to source sustainable products and methods to ensure we are building for a better future.

Room to live

Freeman Homes have garnered a reputation for generously proportioned homes that will be a pleasure to live in for years to come.

Abundance of storage

You will find ample built-in storage throughout our homes - a feature for which our customers continually praise us.

Exceptional quality

All of the homes at Clifton Meadows have quality touches throughout, including Porcelanosa tiles, underfloor heating, integrated NEFF kitchen appliances, Villeroy & Boch sanitaryware and Hansgrohe brassware.

Peace of mind

All of our homes have a ten-year NHBC warranty and our team is always on hand to assist you with any queries you may have.

Excellent customer service

We are a customer-focused organisation whose customers are at the forefront of our minds when we design, build and hand over our homes. We listen to our customers and treat them like members of our family, getting to know each individual and doing what we can to remove any stress and make moving an enjoyable experience.

Award-winning

Our growing array of accolades for design and innovation is testament to our dedication to excellence. You can be assured that every Freeman Home is of the highest quality.



BUILDING A BETTER FUTURE

We have all been rethinking the way we live our lives, and here at Freeman Homes we are more committed than ever to building for a better future.

Enjoy space to work, relax and play; countryside in which to exercise, connect with nature and breathe fresh air every day; a safe community in which to live, where you can spend quality time with loved ones.

Freeman Homes is a second generation, family-owned business with a heritage dating back to 1966. Our commitment to excellence remains true to the values upon which our company was founded.

Family is at the heart of everything we do, and we are proud to build homes where memories are made and cherished.

We are passionate about the stunning landscapes within which we build, and actively seek locations that offer great lifestyles and better futures.

From our family to yours



Talk to our friendly team today

01594 543354

stweonards@freemanhomes.co.uk

www.freemanhomes.co.uk

FreemanHomes
A division of the MF Freeman Group



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