

# LANDIMORE PARK

HARDINGSTONE

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



**TILIA**  
HOMES

## Welcome to Landimore Park

This beautiful collection of two, three, four and five bedroom homes in Hardingstone, on the outskirts of Northampton, offers the perfect base for modern family life. Sympathetically designed to complement the local vernacular and set around attractively landscaped open space, these homes have been built with contemporary style and connectivity in mind, and form the beginning of a desirable new community.



## Education

Landimore Park is situated within minutes of a fantastic selection of local schools that cater for primary, secondary and sixth form students.

### Preston Hedge's Primary School

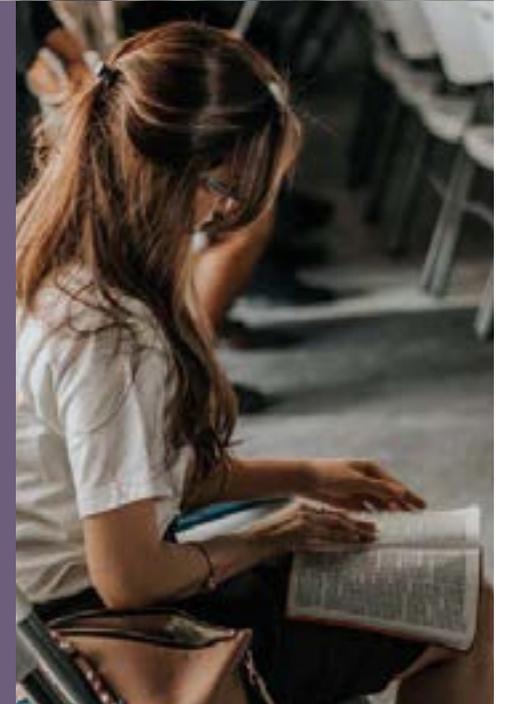
This large two-form entry primary school is located less than a mile away. It operates with a philosophy of 'fun, creativity and achievement' and has been rated 'Outstanding' by Ofsted.

### Caroline Chisholm School

Positioned within a mile of Landimore Park, this popular primary, secondary and sixth form strives to make learning enjoyable for all students, from reception through to A-Level.

### Northampton College

Offering a wide range of courses and set within state-of-the-art facilities, Northampton College prides itself on being one of the leading colleges in the country.



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



## Connections

Good transport links to nearby towns, cities and further afield.



8  
min

Northampton Town Centre  
3 miles

27  
min

Milton Keynes  
15.2 miles

46  
min

Royal Leamington Spa  
37.2 miles



21  
min

Rugby

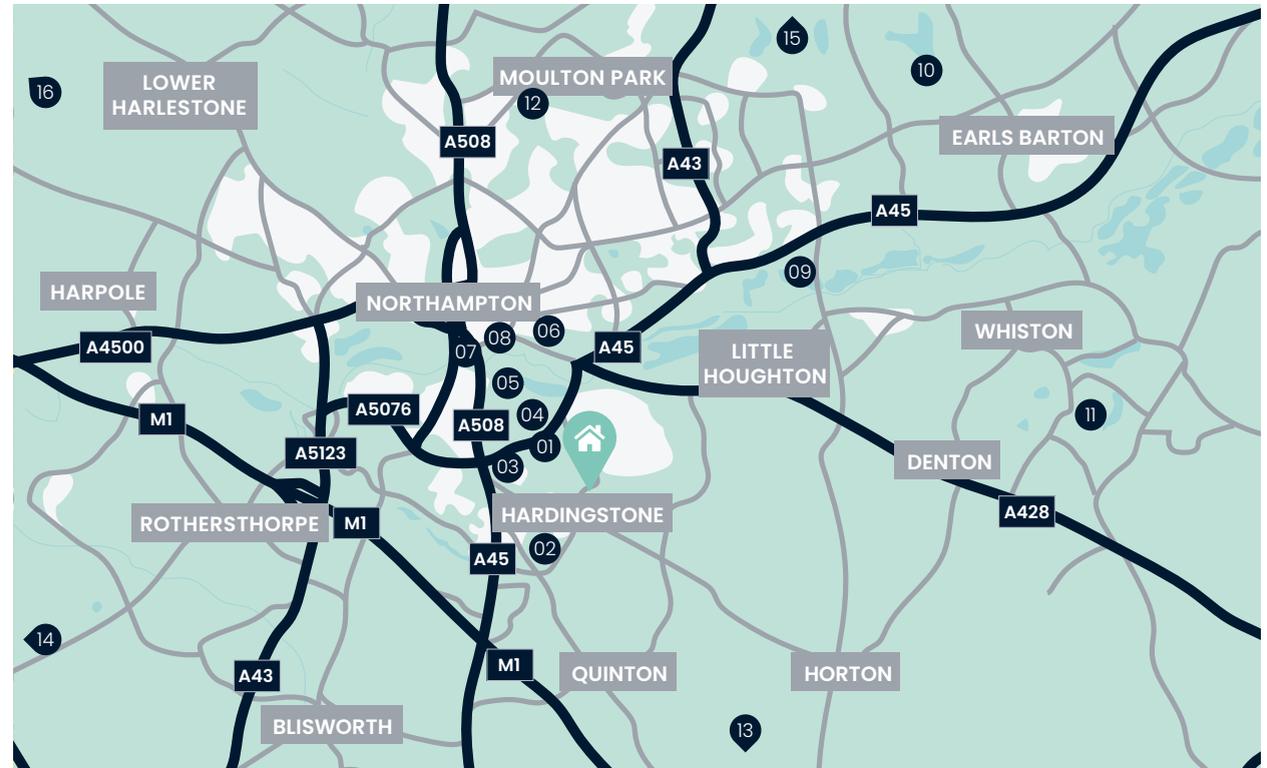
55  
min

London Euston

1 04  
hr min

Birmingham

Destinations by train  
Northampton Station



## Your nearest transport links



Northampton  
Station



M1



Luton  
Airport

### Up to 2 Miles

01. Hardington Pocket Park
02. Wootton Community and Sports Centre
03. Waitrose Supermarket
04. Delapré Golf Centre

### Up to 5 Miles

05. Delapré Abbey
06. Northampton General Hospital
07. Cultural Quarter
08. St Giles' Street

### Up to 10 Miles

09. Billing Aquadrome
10. Sywell Country Park
11. Castle Ashby Gardens
12. University of Northampton

### Up to 25 Miles

13. Milton Keynes
14. National Trust Canons Ashby
15. Kettering
16. Rugby



# The benefits of buying new

All our homes also come with a '2-year Tilia Homes Customer Care Warranty' and a further '8-year NHBC Warranty' for added peace of mind.



## Energy-Efficient

New homes are built to the latest specifications and standards meaning a more energy-efficient home.



## No Chain

You are not buying into a chain. This means a faster, easier buying process without the hassle.



## Great Schemes

Benefit from schemes only available when buying a new build, such as our Part Exchange and Smooth Move schemes.



## Personalise your home

You can make changes to your home by choosing from our extensive list of finishing touches subject to build stage.



## Low Maintenance

With the latest regulations and specifications it's unlikely you'll need to worry about repairs for a while. New homes also include a 10-year NHBC warranty to cover structural defects.



## It's Brand New

Be the first to live in the property. It's brand new – and all yours!

\*Available only at specified stages of build.

# Moving Schemes

Tilia Homes likes to make sure that you can move into your new dream home, whatever your situation. We can help you overcome almost any obstacle that you face as a new homebuyer.



## Part Exchange

If you want to ensure a smooth and easy move to your new home by Tilia Homes, you may wish to consider our Part Exchange scheme.



## Smooth Move

We'll do all we can to ensure that your existing home is sold quickly, at the best possible price – and we'll pay the estate agent's fees.



# Customer Commitment

Our aim is to do our best to take care of everything.

From carefully choosing the ideal location for our new community to designing and building homes that fit perfectly into the natural environment.

We'll make sure you have all the information you need every step of the way, whether that's letting you know what's happening with your sale or introducing you to every detail of your new home – we know homebuilding doesn't stop once you've moved in.

We pride ourselves on being there for our customers throughout the buying and selling process – and beyond.

Helping build homes and communities we can all be proud of, for many years to come.

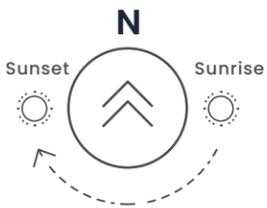


Tilia Homes in their efforts to improve designs reserve the right to alter site plans, floorplans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. Maps shown are not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps) and [nationalrail.co.uk](https://www.nationalrail.co.uk). Information is correct at the time of going to print. Please see the development page on our website for further details. For terms and conditions on our schemes and incentives including Part Exchange or Smooth Move, go to [tiliahomes.co.uk](https://tiliahomes.co.uk). Please speak to your Sales Executive for further details. September 2022.

2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	5 Bedroom Homes
<ul style="list-style-type: none"> <li>The Dalton</li> <li>The Pemberton</li> </ul>	<ul style="list-style-type: none"> <li>The Alderley V1</li> <li>The Bembridge V1</li> <li>The Clandon</li> <li>The Coleridge V1</li> <li>The Derwent V1 &amp; 2</li> <li>The Dunstable</li> <li>The Melford</li> <li>The Derwent V2</li> <li>The Morden</li> </ul>	<ul style="list-style-type: none"> <li>The Arlington V1 &amp; V2</li> <li>The Ashleworth V1 &amp; V2</li> <li>The Claydon V1</li> <li>The Grantham</li> <li>The Selsdon V1</li> <li>The Willington V1</li> </ul>	<ul style="list-style-type: none"> <li>The Barrington</li> <li>The Branscombe</li> </ul>

— Affordable Housing
— Private Rental Homes
BCP — Bin Collection Point
BS — Bin Store
CS — Cycle Store
SS — Sub-Station
V — Visitor Parking



# The Buxton

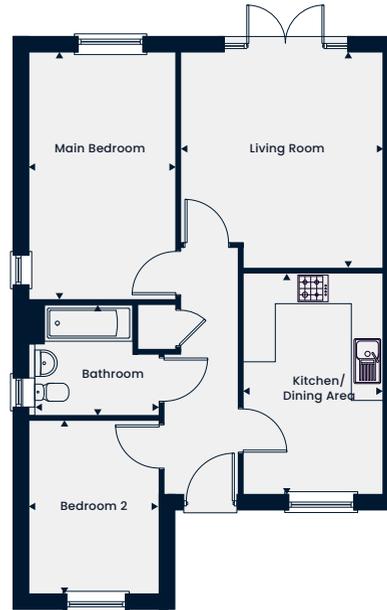
## 2 Bedroom Home



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A lovely two bedroom bungalow featuring a living room with double doors to the garden and a separate kitchen/dining area. The main bedroom, second bedroom, bathroom and cupboard complete this home.



### Ground Floor

Kitchen/Dining Area	4.26m x 2.66m   14'0" x 8'9"
Living Room	4.15m x 3.86m   13'8" x 12'8"
Main Bedroom	4.75m x 2.75m   15'7" x 9'0"
Bedroom 2	3.31m x 2.43m   10'11" x 8'0"
Bathroom	2.43m x 2.15m   8'0" x 7'1"

# The Dalton

## 2 Bedroom Home



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# The Dalton

## 2 Bedroom Home

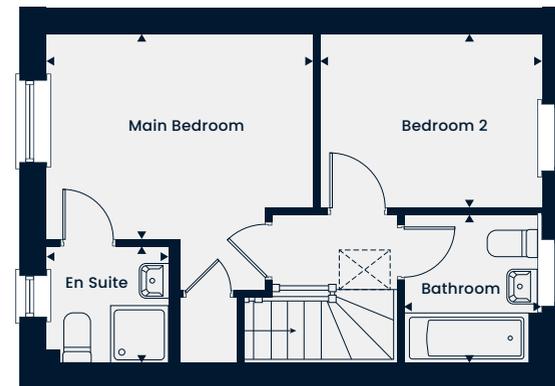
Total Area 692 sq. ft.

A charming two bedroom home with a kitchen/dining area and a spacious living area. Double doors lead to the rear garden. Upstairs, two good sized bedrooms are found and a family bathroom, the main bedroom benefits from an en suite.



### Ground Floor

Kitchen/Dining Area	3.83m x 2.46m   12'7" x 8'1"
Living Room	4.57m x 2.90m   15'0" x 9'6"



### First Floor

Main Bedroom	3.67m x 2.86m   12'1" x 9'5"
En Suite	1.69m x 1.62m   5'7" x 5'4"
Bedroom 2	3.06m x 2.42m   10'0" x 7'11"
Bathroom	2.06m x 1.90m   6'9" x 6'3"

WC – Cloakroom – Rooflight

\*Window to plot 148 only. The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. July 2022.

# The Pemberton

2 Bedroom Home



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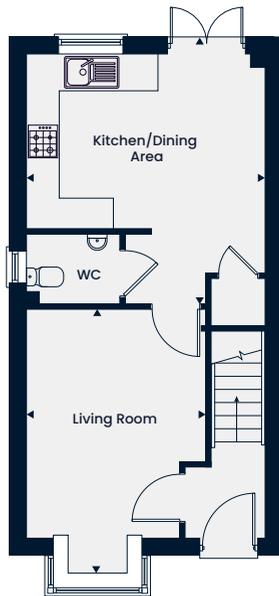


# The Pemberton

## 2 Bedroom Home

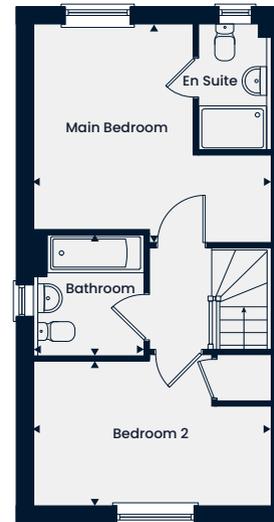
Total Area 777 sq. ft.

A delightful two bedroom home featuring a living room with a bay window allowing for plenty of natural light and a separate kitchen/dining area with double doors leading out to the garden. Upstairs you'll find the main bedroom boasting an en suite, a further bedroom, and a family bathroom.



### Ground Floor

Kitchen/Dining Area	4.40m x 4.12m   14'5" x 13'6"
Living Room	4.01m x 3.11m   13'2" x 10'2"



### First Floor

Main Bedroom	4.12m x 3.84m   13'6" x 12'7"
En Suite	2.21m x 1.25m   7'3" x 4'1"
Bedroom 2	4.12m x 2.56m   13'6" x 8'5"
Bathroom	2.15m x 1.92m   7'1" x 6'4"

WC – Cloakroom

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# The Alderley V1

3 Bedroom Home



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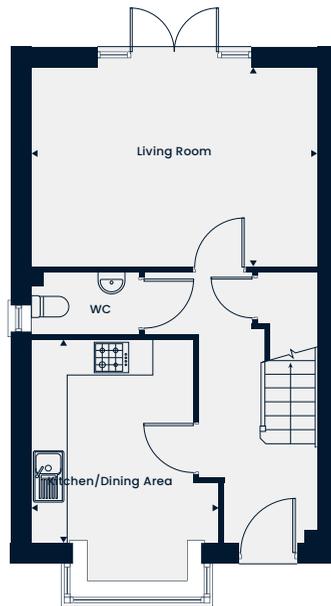


# The Alderley V1

## 3 Bedroom Home

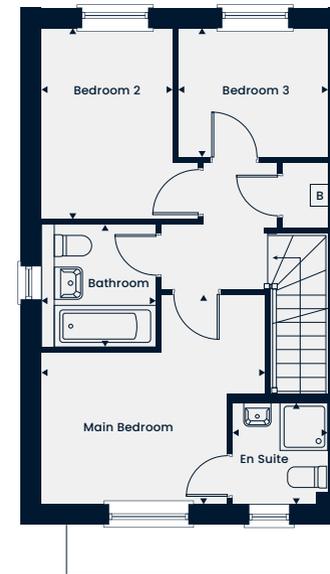
Total Area 858 sq. ft.

The Alderley V1 is a lovely three bedroom home. The ground floor features a living room and a spacious kitchen/dining area with a bay window. A cloakroom and handy storage cupboard complete the ground floor. Upstairs, there is the main bedroom featuring an en suite, two further bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining Area	3.43m x 3.14m   11'3" x 10'4"
Living Room	4.79m x 3.41m   15'9" x 11'2"



### First Floor

Main Bedroom	3.74m x 3.52m   12'3" x 11'7"
En Suite	1.67m x 1.60m   5'6" x 5'3"
Bedroom 2	3.26m x 2.63m   10'8" x 8'8"
Bedroom 3	2.52m x 2.21m   8'3" x 7'3"
Bathroom	2.07m x 1.89m   6'9" x 6'3"

B – Boiler WC – Cloakroom

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# The Bembridge V1

3 Bedroom Home



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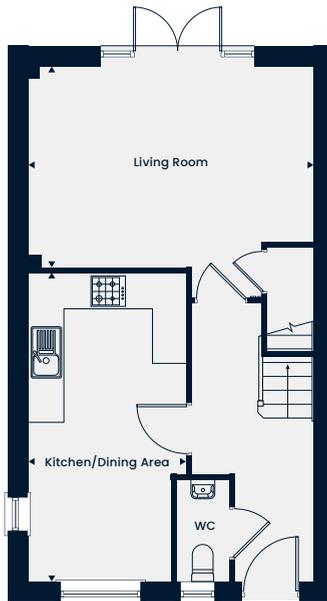


# The Bembridge V1

## 3 Bedroom Home

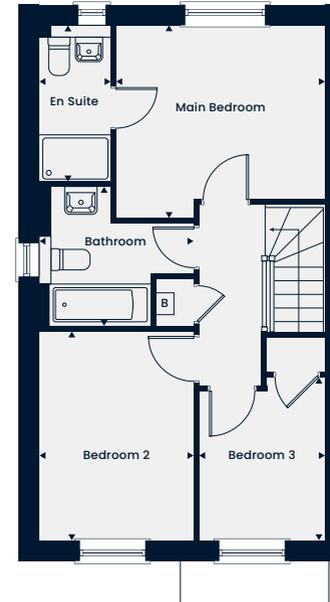
Total Area 915 sq. ft.

The Bembridge V1 is a delightful three bedroom home featuring a spacious living room, with double doors leading out to the garden, and a large open-plan kitchen/dining area. Upstairs there is the main bedroom with an en suite, two further good-sized bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining Area	5.22m x 2.66m   17'2" x 8'9"
Living Room	4.79m x 3.39m   15'9" x 11'2"



### First Floor

Main Bedroom	3.50m x 3.27m   11'6" x 10'9"
En Suite	2.64m x 1.20m   8'8" x 3'11"
Bedroom 2	3.54m x 2.58m   11'8" x 8'6"
Bedroom 3	2.76m x 2.12m   9'1" x 6'11"
Bathroom	2.58m x 2.34m   8'7" x 7'8"

B – Boiler WC – Cloakroom

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# The Clandon

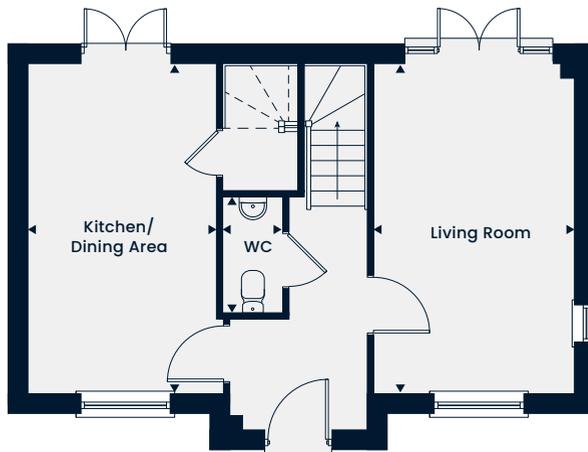
## 3 Bedroom Home



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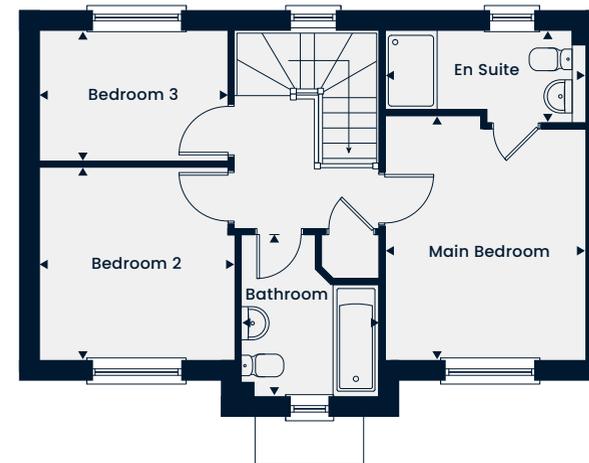


A modern three bedroom home with a spacious living room and a large open-plan kitchen/dining area, both rooms include double doors leading out to the garden. Upstairs, the main bedroom benefits from an en suite, two further bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining Area	4.99m x 2.79m   16'4" x 9'2"
Living Room	4.99m x 3.02m   16'4" x 9'11"



### First Floor

Main Bedroom	3.69m x 3.02m   12'1" x 9'11"
En Suite	3.02m x 1.36m   9'11" x 4'6"
Bedroom 2	2.91m x 2.91m   9'7" x 9'7"
Bedroom 3	2.80m x 1.95m   9'2" x 6'5"
Bathroom	2.43m x 2.05m   8'0" x 6'9"

WC – Cloakroom

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# The Coleridge V1

3 Bedroom Home



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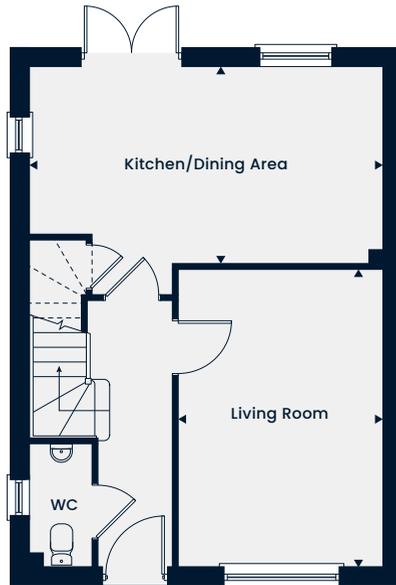


# The Coleridge V1

## 3 Bedroom Home

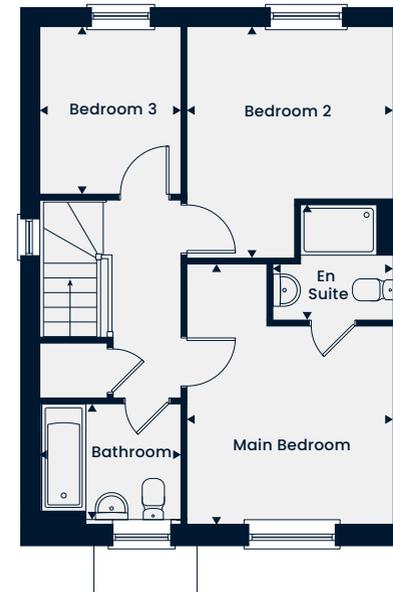
Total Area 938 sq. ft.

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



### Ground Floor

Kitchen/Dining Area	5.47m x 3.06m   17'9" x 10'0"
Living Room	4.65m x 3.17m   15'2" x 10'4"



### First Floor

Main Bedroom	4.10m x 3.19m   13'4" x 10'4"
En Suite	1.84m x 1.80m   6'0" x 5'9"
Bedroom 2	3.61m x 3.19m   11'8" x 10'4"
Bedroom 3	2.59m x 2.15m   8'4" x 7'0"
Bathroom	2.15m x 1.88m   7'0" x 6'1"

WC – Cloakroom

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# The Derwent V1

3 Bedroom Home



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# The Derwent V1

## 3 Bedroom Home

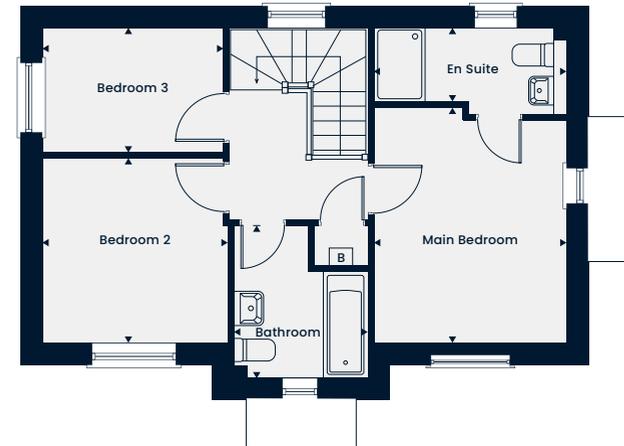
Total Area 946 sq. ft.

A delightful three bedroom home featuring a living room with a bay window allowing for plenty of natural light, and a separate kitchen/dining area with double doors leading out to the garden. Upstairs you'll find the main bedroom boasting an en suite, two further bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining Area	5.02m x 2.86m   16'5" x 9'4"
Living Room	5.02m x 3.05m   16'5" x 10'3"



### First Floor

Main Bedroom	3.73m x 3.05m   12'2" x 9'11"
En Suite	3.05m x 1.38m   9'11" x 4'6"
Bedroom 2	2.94m x 2.92m   9'6" x 9'5"
Bedroom 3	2.86m x 1.98m   9'4" x 6'6"
Bathroom	2.44m x 2.12m   7'11" x 6'11"

B – Boiler WC – Cloakroom

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# The Derwent V2

3 Bedroom Home



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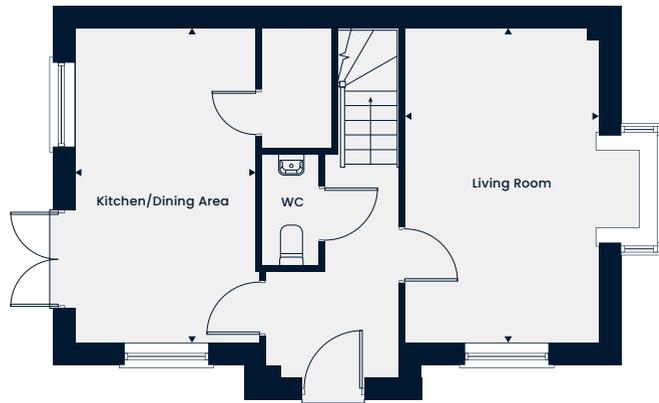


# The Derwent V2

## 3 Bedroom Home

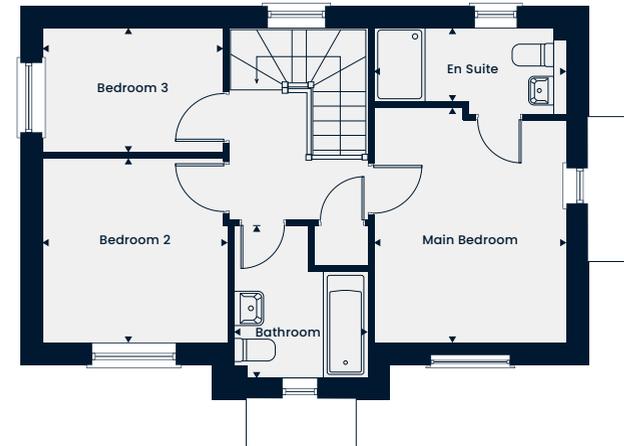
Total Area 947 sq. ft.

A delightful three bedroom home featuring a living room with a bay window allowing for plenty of natural light, and a separate kitchen/dining area with double doors leading out to the garden. Upstairs you'll find the main bedroom boasting an en suite, two further bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining Area	5.02m x 2.86m   16'5" x 9'4"
Living Room	5.02m x 3.05m   16'5" x 10'3"



### First Floor

Main Bedroom	3.73m x 3.05m   12'2" x 9'11"
En Suite	3.05m x 1.38m   9'11" x 4'6"
Bedroom 2	2.94m x 2.92m   9'6" x 9'5"
Bedroom 3	2.86m x 1.98m   9'4" x 6'6"
Bathroom	2.44m x 2.12m   7'11" x 6'11"

WC – Cloakroom

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# The Melford V1

3 Bedroom Home



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# The Melford V1

## 3 Bedroom Home

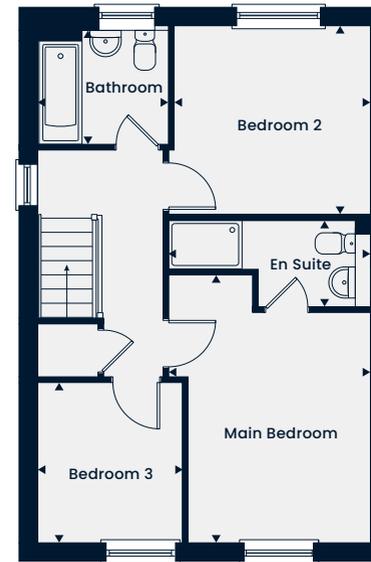
Total Area 984 sq. ft.

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



### Ground Floor

Kitchen/Dining Area	5.34m x 3.03m   17'5" x 9'9"
Living Room	5.22m x 3.08m   17'1" x 10'1"



### First Floor

Main Bedroom	4.32m x 3.22m   14'1" x 10'5"
En Suite	3.22m x 1.38m   10'5" x 4'4"
Bedroom 2	3.13m x 3.03m   10'2" x 9'9"
Bedroom 3	2.56m x 2.28m   8'3" x 7'4"
Bathroom	2.08m x 1.87m   6'4" x 6'1"

WC – Cloakroom

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# The Morden V1

3 Bedroom Home



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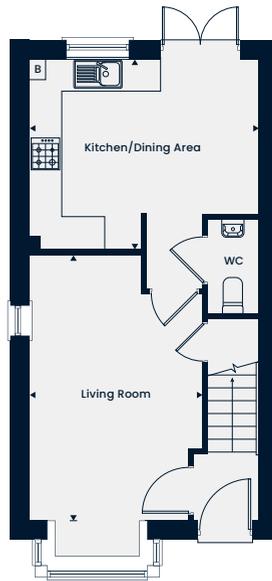


# The Morden V1

## 3 Bedroom Home

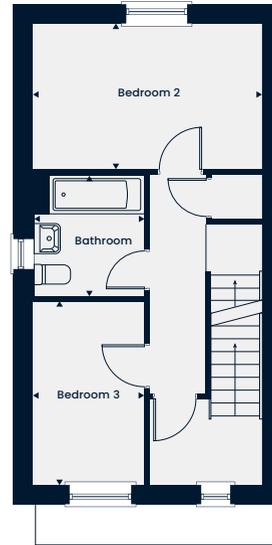
Total Area 1,092 sq. ft.

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



### Ground Floor

Kitchen/Dining Area  
4.12m x 3.46m | 13'6" x 11'4"  
Living Room  
4.83m x 3.11m | 15'10" x 10'2"



### First Floor

Bedroom 2  
4.12m x 2.66m | 13'6" x 8'9"  
Bedroom 3  
3.33m x 2.01m | 10'11" x 6'7"  
Bathroom  
2.22m x 2.01m | 7'3" x 6'7"



### Second Floor

Main Bedroom  
6.82m x 4.12m | 22'3" x 13'7"  
En Suite  
2.17m x 1.57m | 7'1" x 5'2"

B – Boiler    - - - - Reduced Head Height    WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. July 2022.



# The Morden V2

3 Bedroom Home



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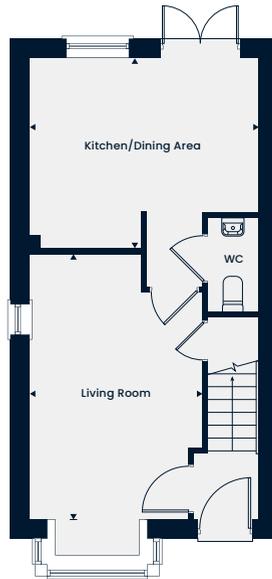


# The Morden V2

## 3 Bedroom Home

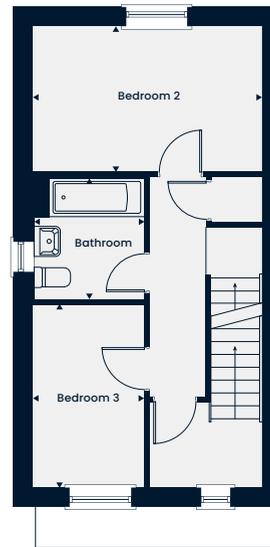
Total Area 1,093 sq. ft.

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



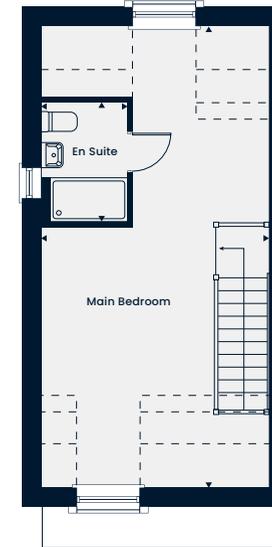
### Ground Floor

Kitchen/Dining Area  
4.12m x 3.46m | 13'6" x 11'4"  
Living Room  
4.83m x 3.11m | 15'10" x 10'2"



### First Floor

Bedroom 2  
4.12m x 2.66m | 13'6" x 8'9"  
Bedroom 3  
3.33m x 2.01m | 10'11" x 6'7"  
Bathroom  
2.22m x 2.01m | 7'3" x 6'7"



### Second Floor

Main Bedroom  
6.82m x 4.12m | 22'3" x 13'7"  
En Suite  
2.17m x 1.57m | 7'1" x 5'2"

--- Reduced Head Height WC - Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. September 2022.

# The Arlington V1

4 Bedroom Home



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# The Arlington VI

## 4 Bedroom Home

Total Area 1,210 sq. ft.

A charming four bedroom home featuring a spacious kitchen/dining/family area and a separate living room on the ground floor. The first floor comprises the main bedroom with an en suite, three further good-sized bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining/Family Area	6.03m x 4.58m   19'9" x 15'3"
Living Room	5.58m x 3.32m   18'3" x 10'1"



### First Floor

Main Bedroom	4.11m x 3.18m   13'6" x 10'5"
En Suite	2.41m x 1.39m   7'10" x 4'6"
Bedroom 2	3.48m x 3.18m   11'5" x 10'5"
Bedroom 3	2.76m x 2.33m   9'0" x 7'7"
Bedroom 4	2.76m x 2.21m   9'1" x 7'3"
Bathroom	2.09m x 1.67m   6'10" x 5'5"

B – Boiler WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. July 2022.



# The Arlington V2

4 Bedroom Home



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# The Arlington V2

## 4 Bedroom Home

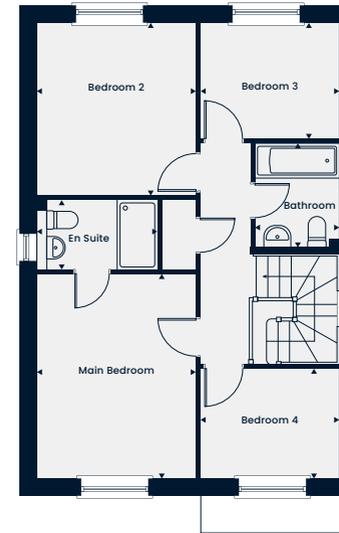
Total Area 1,210 sq. ft.

A charming four bedroom home featuring a spacious kitchen/dining/family area and a separate living room on the ground floor. The first floor comprises the main bedroom with an en suite, three further good-sized bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining/Family Area	6.03m x 4.58m   19'9" x 15'3"
Living Room	5.58m x 3.32m   18'3" x 10'1"



### First Floor

Main Bedroom	4.11m x 3.18m   13'6" x 10'5"
En Suite	2.41m x 1.39m   7'10" x 4'6"
Bedroom 2	3.48m x 3.18m   11'5" x 10'5"
Bedroom 3	2.76m x 2.33m   9'0" x 7'7"
Bedroom 4	2.76m x 2.21m   9'1" x 7'3"
Bathroom	2.09m x 1.67m   6'10" x 5'5"

WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. September 2022.

# The Ashleworth VI

4 Bedroom Home



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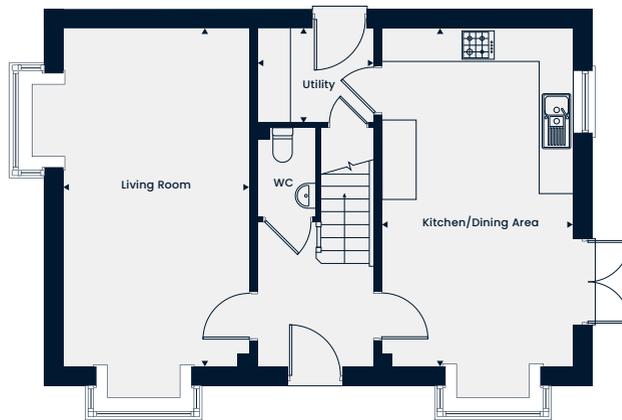


# The Ashleworth V1

## 4 Bedroom Home

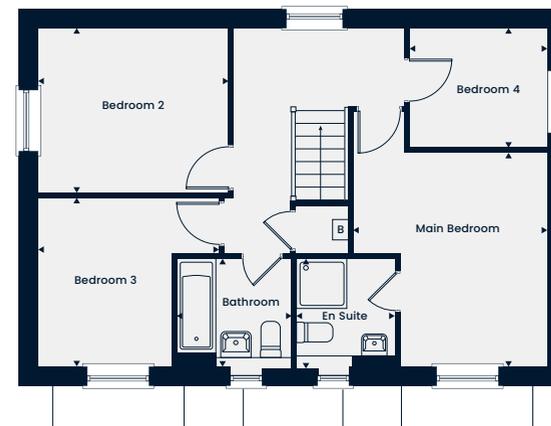
Total Area 1,249 sq. ft.

A delightful four bedroom home featuring bay windows allowing for plenty of natural light throughout the ground floor. A spacious kitchen/dining area, a separate living room and a utility complete downstairs. On the first floor the main bedroom boasting an en suite, three further bedrooms and a family bathroom can be found.



### Ground Floor

Kitchen/Dining Area	6.15m x 3.45m   20'2" x 11'4"
Living Room	6.15m x 3.35m   20'2" x 11'0"
Utility	2.09m x 1.71m   6'10" x 5'8"



### First Floor

Main Bedroom	3.90m x 3.51m   12'9" x 11'6"
En Suite	1.96m x 1.79m   6'5" x 5'11"
Bedroom 2	3.43m x 2.98m   11'3" x 9'10"
Bedroom 3	3.43m x 3.07m   11'3" x 10'1"
Bedroom 4	2.48m x 2.16m   8'2" x 7'1"
Bathroom	2.06m x 1.96m   6'9" x 6'5"

B – Boiler WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. July 2022.

# The Ashleworth V2

4 Bedroom Home



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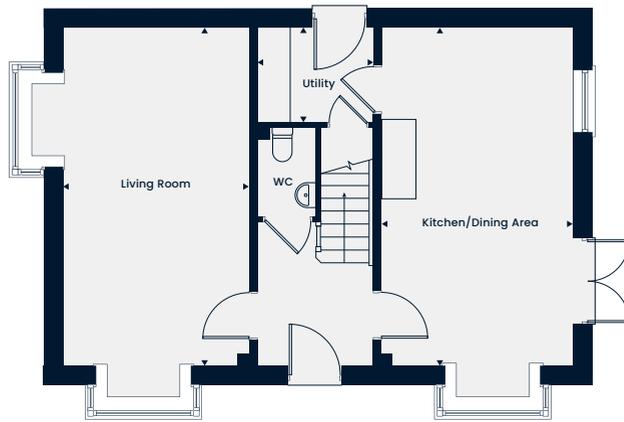


# The Ashleworth V2

## 4 Bedroom Home

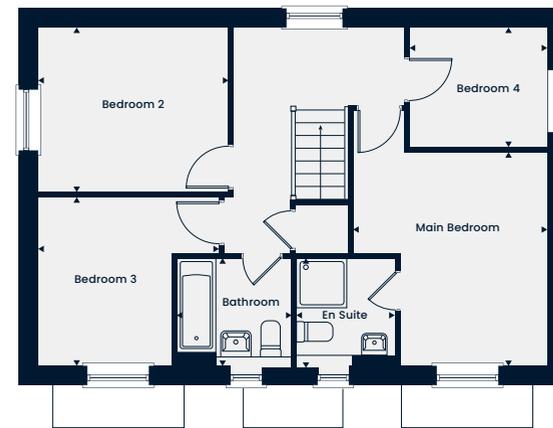
Total Area 1,267 sq. ft.

A delightful four bedroom home featuring bay windows allowing for plenty of natural light throughout the ground floor. A spacious kitchen/dining area, a separate living room and a utility complete downstairs. On the first floor the main bedroom boasting an en suite, three further bedrooms and a family bathroom can be found.



### Ground Floor

Kitchen/Dining Area	6.15m x 3.45m   20'2" x 11'4"
Living Room	6.15m x 3.35m   20'2" x 11'0"
Utility	2.09m x 1.71m   6'10" x 5'8"



### First Floor

Main Bedroom	3.90m x 3.51m   12'9" x 11'6"
En Suite	1.96m x 1.79m   6'5" x 5'11"
Bedroom 2	3.43m x 2.98m   11'3" x 9'10"
Bedroom 3	3.43m x 3.07m   11'3" x 10'1"
Bedroom 4	2.48m x 2.16m   8'2" x 7'1"
Bathroom	2.06m x 1.96m   6'9" x 6'5"

WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. September 2022.

# The Claydon V1

4 Bedroom Home



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# The Claydon V1

## 4 Bedroom Home

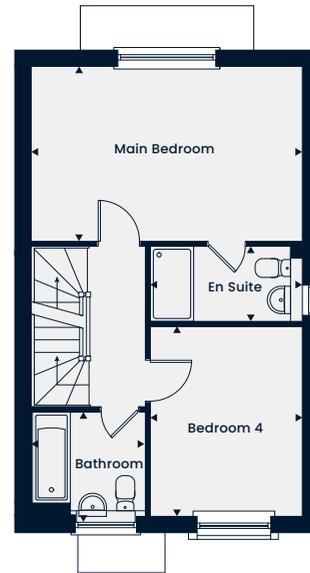
Total Area 1,370 sq. ft.

A modern four bedroom three-storey home. The ground floor comprises a kitchen/dining area and a separate living room with double doors leading into the garden. The first floor offers the main bedroom with an en suite alongside bedroom 4 and a family bathroom. Bedrooms 2 and 3 are found on the top floor, complete with a Jack and Jill bathroom.



### Ground Floor

Kitchen/Dining Area  
4.97m x 2.64m | 16'3" x 8'6"  
Living Room  
4.90m x 3.19m | 16'0" x 10'4"



### First Floor

Main Bedroom  
4.90m x 3.19m | 16'0" x 10'4"  
En Suite  
2.74m x 1.38m | 8'9" x 4'5"  
Bedroom 4  
3.47m x 2.74m | 11'3" x 8'9"  
Bathroom  
2.04m x 1.88m | 6'6" x 6'1"



### Second Floor

Bedroom 2  
4.90m x 3.19m | 16'0" x 10'4"  
Bedroom 3  
4.90m x 3.34m | 16'0" x 10'9"  
Jack & Jill Bathroom  
2.64m x 1.50m | 8'6" x 4'9"

WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. September 2022.

# The Grantham

4 Bedroom Home



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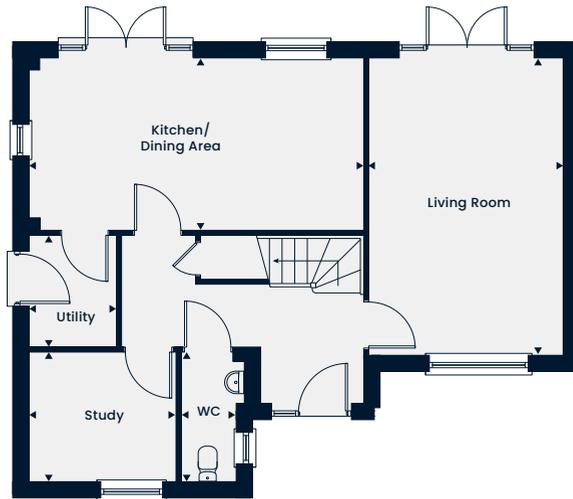


# The Grantham

## 4 Bedroom Home

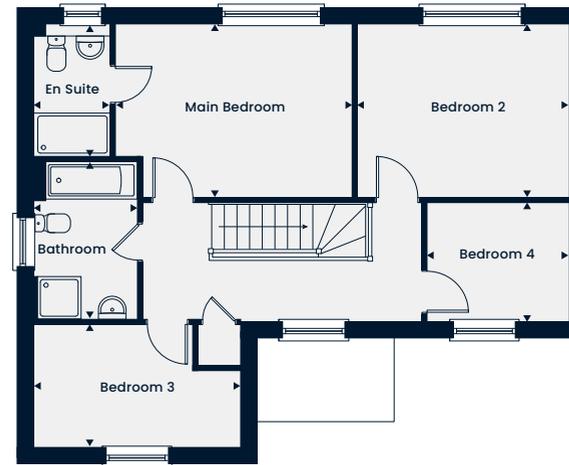
Total Area 1,394 sq. ft.

A spacious four bedroom home which benefits from a study and utility. Downstairs is complete with a living room and open-plan kitchen/dining area, both complemented with double doors leading out to the garden. Upstairs, there is the main bedroom, three further bedrooms and a family bathroom. The main bedroom benefits from an en suite.



### Ground Floor

Kitchen/Dining Area	6.14m x 3.14m   20'1" x 10'3"
Living Room	5.47m x 3.56m   17'6" x 11'6"
Study	2.69m x 2.37m   8'8" x 7'7"



### First Floor

Main Bedroom	4.34m x 3.19m   14'2" x 10'4"
Bedroom 2	3.89m x 3.19m   12'7" x 10'4"
Bedroom 3	3.78m x 2.25m   12'4" x 7'3"
Bedroom 4	2.59m x 2.16m   8'4" x 7'0"
En Suite	2.42m x 1.38m   7'9" x 4'5"
Bathroom	2.92m x 1.88m   9'5" x 6'1"

WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. September 2022.

# The Selsdon V1

4 Bedroom Home



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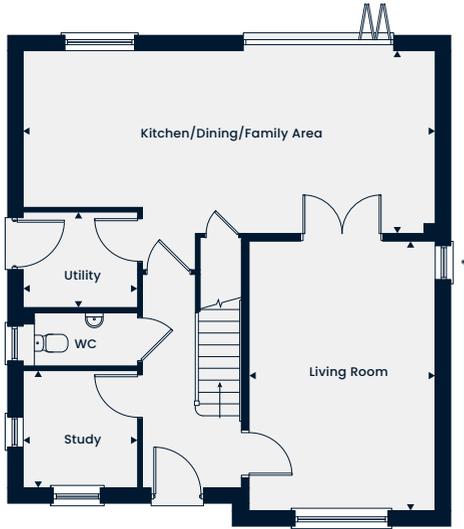


# The Selsdon VI

## 4 Bedroom Home

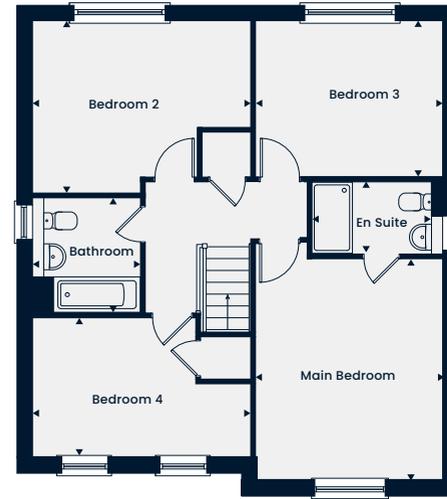
Total Area 1,509 sq. ft.

A spacious four bedroom home which benefits from a study, utility, living room and a separate open-plan kitchen/dining/family area, with a bi-fold door leading out to the garden. Upstairs, there is the main bedroom, three further bedrooms and a family bathroom. The main bedroom benefits from an en suite.



### Ground Floor

Kitchen/Dining/Family Area	7.94m x 3.54m   26'0" x 11'6"
Living Room	5.25m x 3.55m   17'2" x 11'6"
Study	2.24m x 2.19m   7'3" x 7'1"
Utility	2.19m x 1.82m   7'1" x 5'9"



### First Floor

Main Bedroom	4.31m x 3.59m   14'1" x 11'7"
En Suite	2.51m x 1.39m   8'2" x 4'5"
Bedroom 2	4.22m x 3.33m   13'8" x 10'9"
Bedroom 3	3.60m x 3.02m   11'8" x 9'9"
Bedroom 4	4.23m x 2.76m   13'8" x 9'0"
Bathroom	2.24m x 2.04m   7'3" x 6'6"

WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. September 2022.

# The Willington V1

4 Bedroom Home



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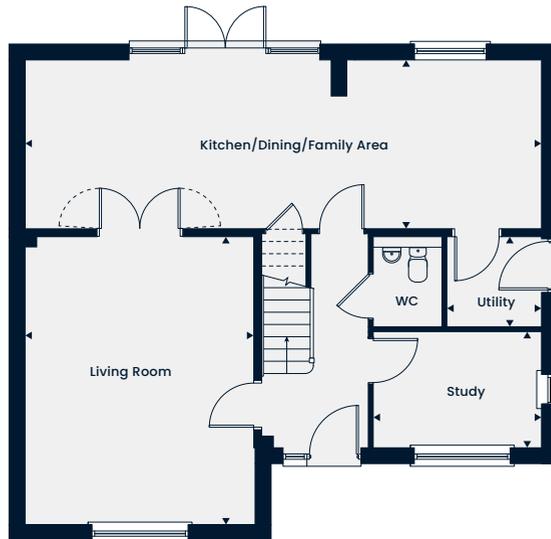


# The Wellington V1

## 4 Bedroom Home

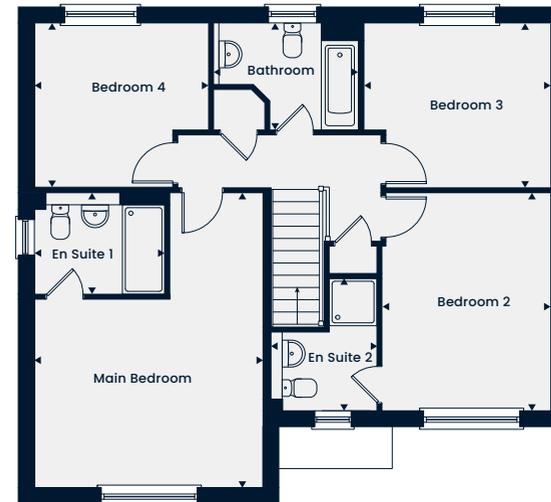
Total Area 1,662 sq. ft.

A lovely four bedroom home featuring a living room and an open-plan kitchen/dining/family area with double doors leading out to the garden. The ground floor is complete with a separate utility room, cloakroom, storage cupboard and spacious study. Upstairs, both the main bedroom and bedroom 2 benefit from an en suite, while two further bedrooms and a family bathroom complete the first floor.



### Ground Floor

Kitchen/Dining/Family Area	9.63m x 3.15m   31'5" x 10'3"
Living Room	5.42m x 4.23m   17'7" x 10'3"
Study	3.10m x 2.14m   10'1" x 7'0"
Utility	1.72m x 1.70m   5'6" x 5'5"



### First Floor

Main Bedroom	5.54m x 4.23m   18'1" x 13'8"
En Suite 1	2.39m x 1.90m   7'8" x 6'2"
Bedroom 2	4.08m x 3.12m   13'3" x 10'2"
En Suite 2	2.45m x 2.00m   8'0" x 6'5"
Bedroom 3	3.47m x 3.07m   11'3" x 10'0"
Bedroom 4	3.22m x 3.07m   10'5" x 10'0"
Bathroom	2.70m x 1.97m   8'8" x 6'4"

WC – Cloakroom

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# The Barrington

5 Bedroom Home



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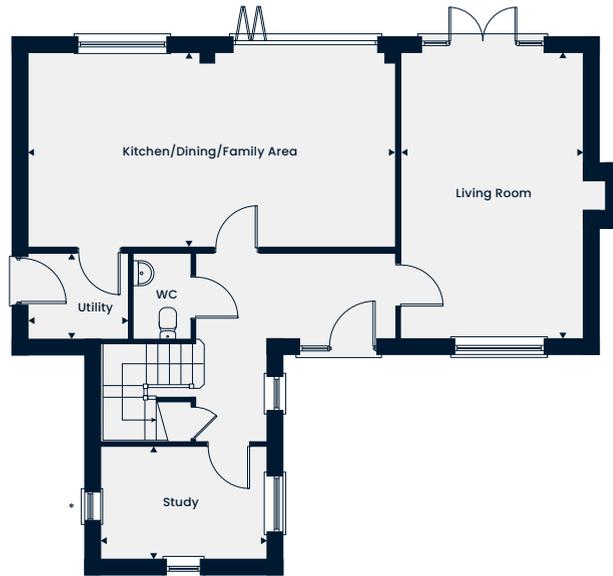


# The Barrington

## 5 Bedroom Home

Total Area 1,749 sq. ft.

A spacious five bedroom home with an open-plan kitchen/dining/family area and a living room with double doors leading out to the garden. The living room has access to the hall leading to the study and the ground floor is complete with a utility. On the first floor, the main bedroom and second bedroom boast an en suite, three further bedrooms and a family bathroom can be found.



### Ground Floor

Kitchen/Dining/Family Area	7.40m x 3.94m   24'3" x 12'11"
Living Room	5.80m x 3.64m   19'0" x 11'11"
Utility	1.99m x 1.70m   6'6" x 5'7"
Study	3.33m x 2.27m   10'11" x 7'5"



### First Floor

Main Bedroom	5.80m x 3.34m   19'0" x 10'11"
En Suite 1	2.04m x 1.68m   6'8" x 5'6"
Bedroom 2	3.39m x 3.09m   11'1" x 10'2"
En Suite 2	2.04m x 1.58m   6'8" x 5'2"
Bedroom 3	3.59m x 2.60m   11'9" x 8'6"
Bedroom 4	3.33m x 2.27m   10'11" x 7'5"
Bedroom 5	2.84m x 2.60m   9'4" x 8'6"
Bathroom	2.24m x 2.04m   7'4" x 6'8"

WC – Cloakroom

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# The Branscombe

5 Bedroom Home



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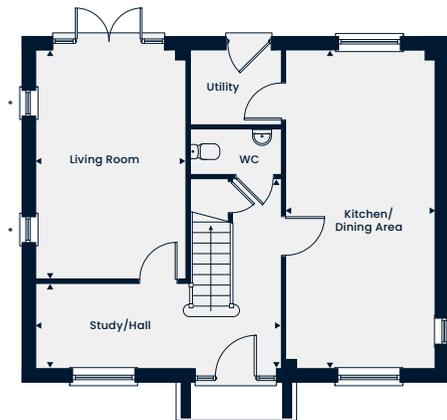


# The Branscombe

## 5 Bedroom Home

Total Area 1,801 sq. ft.

A spacious five bedroom, three-storey home with an open-plan kitchen/dining area and a living room with double doors leading out to the garden. The living room has access to the study/hall and the ground floor is complete with a utility. On the first floor, the main bedroom boasts an en suite, two further bedrooms and a family bathroom. On the top floor, there are two good-sized bedrooms, with the second bedroom featuring an en suite.



### Ground Floor

Kitchen/Dining Area

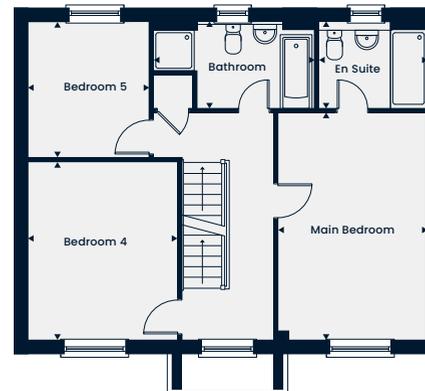
7.04m X 3.24m | 23'1" x 10'8"

Living Room

5.04m X 3.24m | 16'6" x 10'8"

Study/Hall

5.33m x 4.20m x 1.88m | 17'6" x 13'9" x 6'2"



### First Floor

Main Bedroom

5.04m x 3.24m | 16'6" x 10'8"

Bedroom 4

3.94m x 3.24m | 12'11" x 10'8"

Bedroom 5

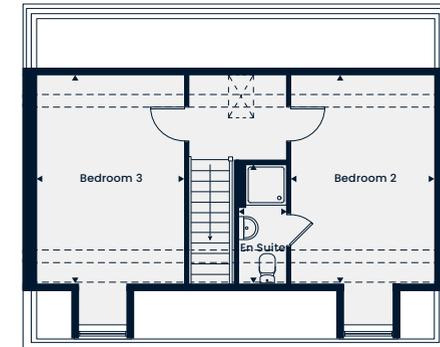
2.98m x 2.62m | 9'9" x 8'7"

En Suite

2.34m x 1.88m | 7'8" x 6'2"

Bathroom

3.53m x 1.88m | 11'5" x 6'2"



### Second Floor

Bedroom 2

4.69m x 3.13m | 15'5" x 10'3"

Bedroom 3

4.69m x 3.24m | 15'5" x 10'8"

En Suite

2.64m x 1.12m | 8'8" x 3'8"

--- Reduced Head Height WC - Cloakroom

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# TILIA HOMES

## YOUR NEW HOME SPECIFICATION



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# Specifications

Kitchen	2 & 3 bedrooms	4 bedrooms	5 bedrooms
Choice of kitchen units with soft-close drawers and doors*	✓	✓	✓
Choice of worktops 40mm with matching upstand to kitchen and utility room	✓	✓	✓
Stainless steel single bowl sink with mixer tap to kitchen	✓		
Stainless steel one and a half bowl sink with mixer tap to kitchen		✓	✓
Integrated fridge freezer			✓
Integrated dishwasher			✓
Integrated washing machine			✓
Stainless steel four-ring gas hob	✓	✓	
Stainless steel five-ring gas hob			✓
Under counter single oven	✓		
Built-in double oven		✓	✓

## Electrical

TV points to living room, main bedroom, kitchen/dining area and/or kitchen**	✓	✓	✓
BT telephone points to: living room, main bedroom, study/family area	✓	✓	✓
Chrome downlights to bathrooms and en suites	✓	✓	✓
Chrome downlights to kitchen/utility			✓

## Bathroom & En Suite

Choice of wall tiles*	✓	✓	✓
White sanitaryware	✓	✓	✓
Chrome heated towel rails in bathrooms and en suites	✓	✓	✓

## Internal Features

All ceilings and walls finished in white emulsion	✓	✓	✓
All woodwork finished in white gloss	✓	✓	✓
Four-panel smooth finish internal doors	✓	✓	✓
Internal doors furniture to be chrome lever latch on round rose	✓	✓	✓
Gas-fired central heating, Ideal condensing boiler with hot water cylinder†		✓	✓
Gas-fired Ideal combi-boiler	✓		
All radiators to be fitted with a thermostatic valve except in room where thermostat is located	✓	✓	✓

## External Features

Double-glazed uPVC windows and double doors	✓	✓	✓
Chrome-effect door furniture to front door	✓	✓	✓
Front gardens to be finished in accordance with the landscape schedule	✓	✓	✓
Outside light location adjacent to the front door and wiring only to rear door	✓	✓	✓
Rear gardens to be tidied, rotovated and graded	✓	✓	✓
Garages – up and over doors. Sockets and ceiling lights provided to garages within curtilage only	✓	✓	✓

10-year NHBC warranty and 2-year Tilia Homes Customer Care. Please note that the fee for any upgrades is non-refundable and is payable in advance. These particulars should be treated as general guidance only and should not be relied upon as statements or representations of fact. We operate a policy of continuous product development and individual features may vary. Please ask our Sales Executives for detailed information regarding specific properties. \*Choices made from our selected ranges, available only at specified stages of build. Please confirm all details with our Sales Executives at point of reservation. \*\*Please note TV points are provided – purchaser to arrange own connection including aerial. †Alfriston and Arlington have a gas-fired combi-boiler. Photography is indicative only. May 2022.



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